

Farnham Employment Land Review Assessments

August 2014

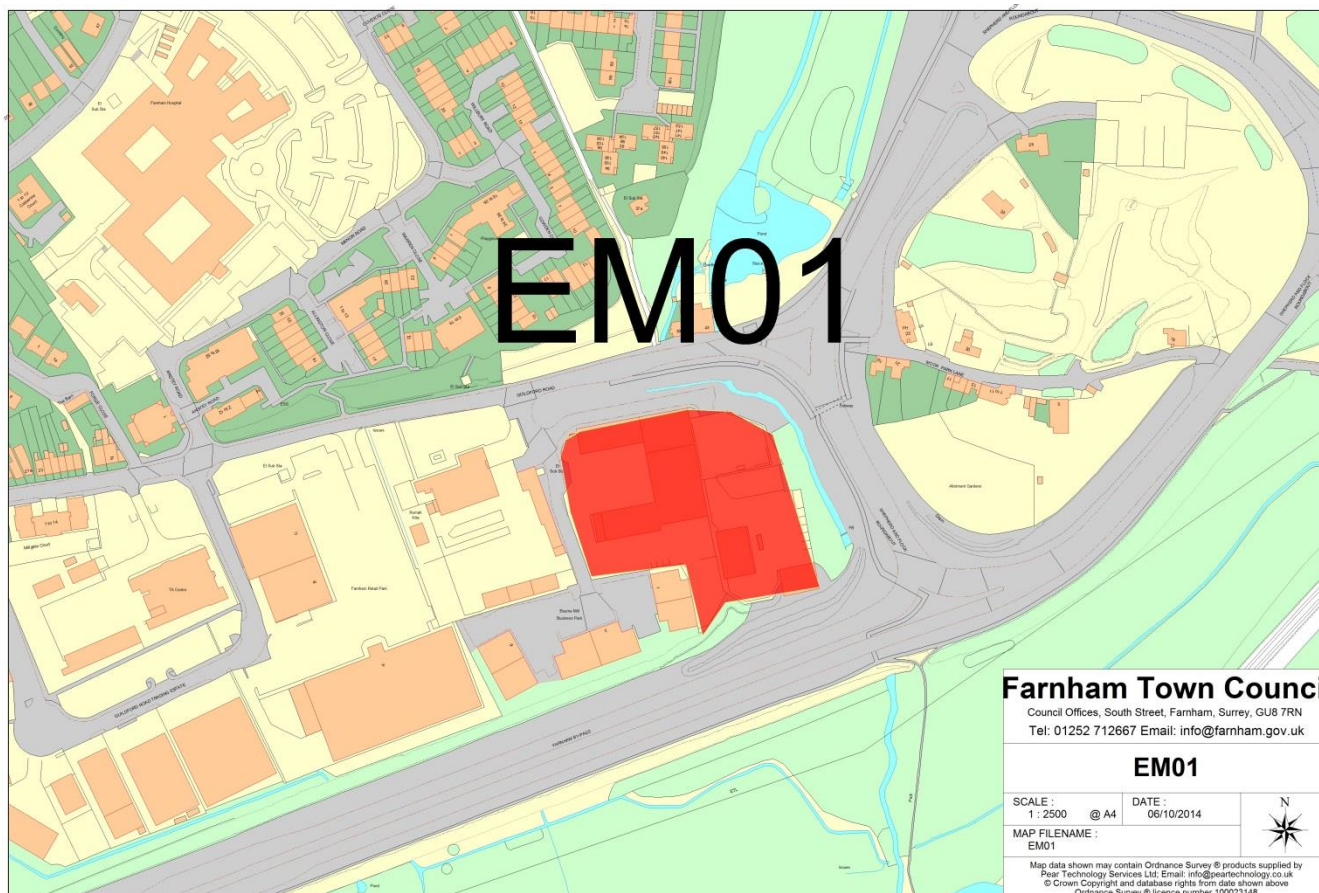
FNP Ref.	Site Description
EM01	Guildford Road Council Depot
EM02	Coxbridge Business Park
EM03	Riverside Industrial Park
EM04	Riverside Business Park
EM05	Romans Business Park
EM06	Romans Industrial Park
EM07	Farnham Business Centre
EM08	St Paul's House, East Street
EM09	St Stephen's House, East Street
EM10	Hurlands Business Centre
EM11	Farnham Trading Estate & Monkton Park
EM12	Grove Bell Industrial Estate
EM13	Bridge Court, Wrecclesham
EM14	Colemans Yard, Wrecclesham Hill
EM15	Coal Yard, Wrecclesham Hill
EM16	The Dairy, Weydon Lane
EM17	Farnham Business Park (Broadmede)
EM18	Buildbase, Weydon Lane
EM19	Hones Yard, Waverley Lane

EM20	Abbey Business Park
EM21	Millenium Centre
EM22	Headway House
EM23	Preymead, Badshot Lea
EM24	Century Farm, Badshot Lea
EM25	St Georges Yard
EM26	The Factory, Crondall Lane
EM27	Stephensons Engineering (Wrecclesham Works)
EM28	Surrey Sawmills
EM29	Land at Water Lane, Farnham
EM30	Bourne Mill Business Park

Site Location: Guildford Road Council Depot**FNP Reference: EM01**

Site Area	0.95Ha
Current Use	Council Depot
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield, located near other industry
Planning history	Extensions and changes to internal unit sizes
Site Condition: premises in very good/good/average/poor condition	Average
Vacancy: note number of vacant units	None
Parking facilities: onsite parking availability or over spilling into surrounding area	Parking on site and some internal overspill
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - off A31
Flood Zone (1,2,3a,3b)	Yes - both 2 & 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	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 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	Within a built industrial area
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 current development on landscape	NA

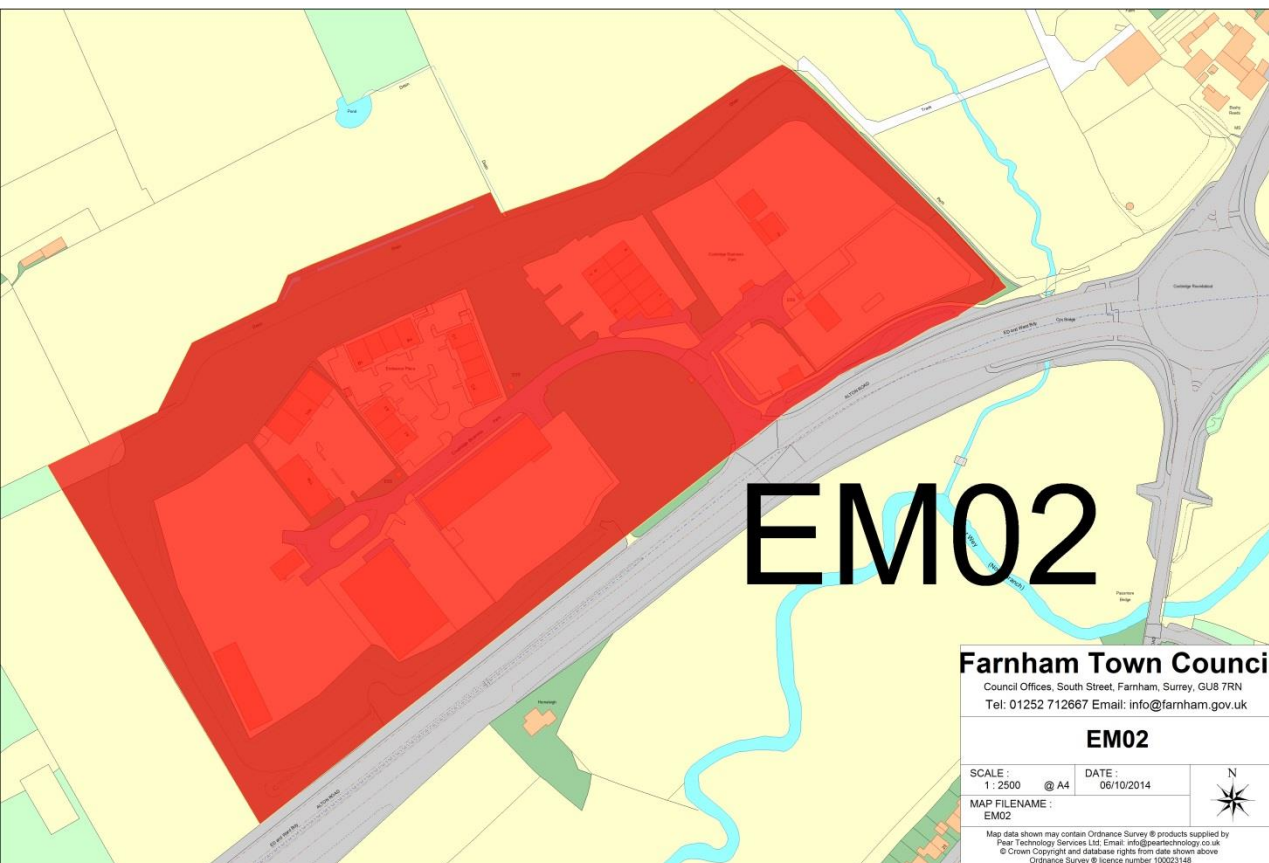
Known intentions of landowners	Not known
Meets a market need and likely to be economically viable	Yes, although site needs improvement.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Could be suitable for an intensification of industrial use if the refuse site were to be relocated.



Site Location: Coxbridge Business Park**FNP Reference: EM02**

Site Area	8.7Ha
Current Use	Business Park
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield, within countryside, surrounded by agricultural land on the Western edge of the Town
Planning history	Permission for two further units
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	None
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - bus from train station to the site. Good access to A31.
Flood Zone (1,2,3a,3b)	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	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 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 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 current development on landscape	Existing permissions does not allow for high buildings

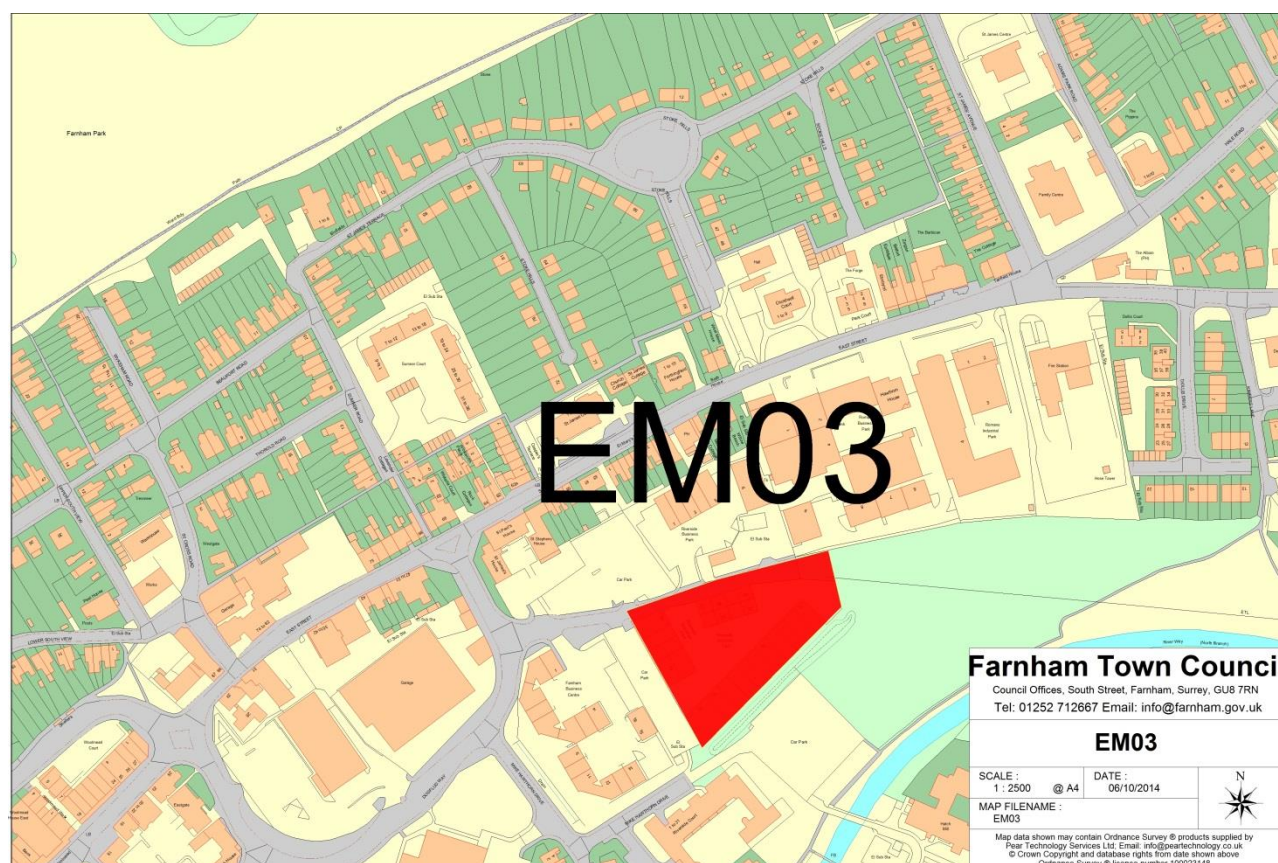
Known intentions of landowners	Development continuing to expand through recent consents
Meets a market need and likely to be economically viable	Yes - noted that unable to compete with offerings of Farnborough Business Parks
Summary of Assessment (Site suitability/ availability and achievability for retention)	Intended for business use, the site now has a mix of uses. Evidence of continuing expansion. Should be retained.



Site Location: Riverside Industrial Park**FNP Reference: EM03**

Site Area	0.6Ha
Current Use	Light industrial
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, just outside of the FNP town centre boundary, adjacent to other business sites. Small units.
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	0
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - on one way system in to town centre
Flood Zone (1,2,3a,3b)	2 & 3
Within AQMA	Feeds directly into AQMA
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	Feeds directly into AQMA
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	
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	Within industrial built up area of town
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 current development on landscape	None

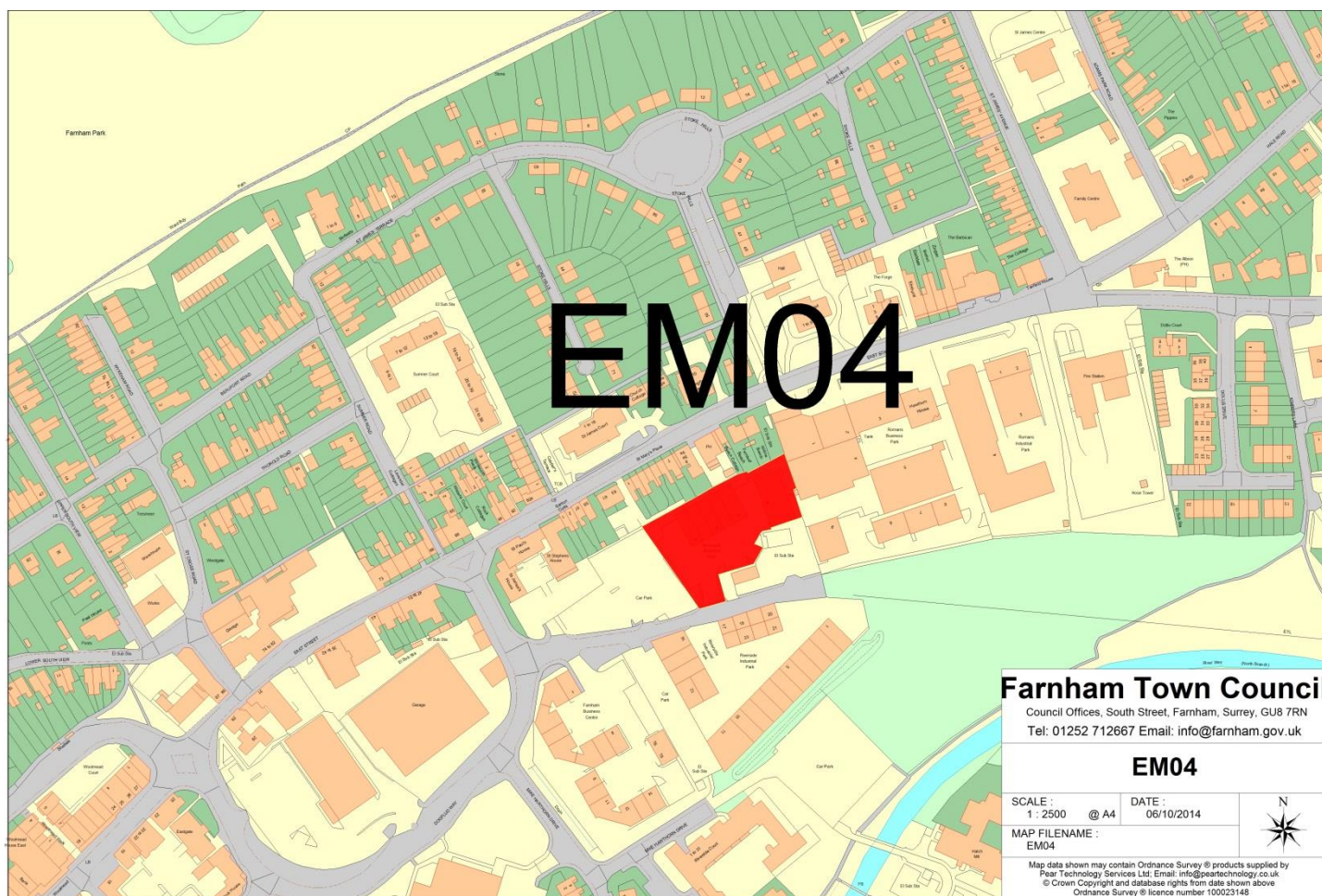
Known intentions of landowners	Not Known
Meets a market need and likely to be economically viable	Yes - popular and easy to let although lack of parking can affect marketability.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Existing business site - limited room for expansion. Should be retained.



Site Location: Riverside Business Park**FNP Reference: EM04**

Site Area	0.3Ha
Current Use	Offices and warehouses
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, just outside of the FNP town centre boundary, adjacent to other business sites
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	1 out of 24
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - on one way system in to town centre
Flood Zone (1,2,3a,3b)	No
Within AQMA	Feeds directly into AQMA
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	Feeds directly into AQMA
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 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	Within industrial built up area of town
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 current development on landscape	None

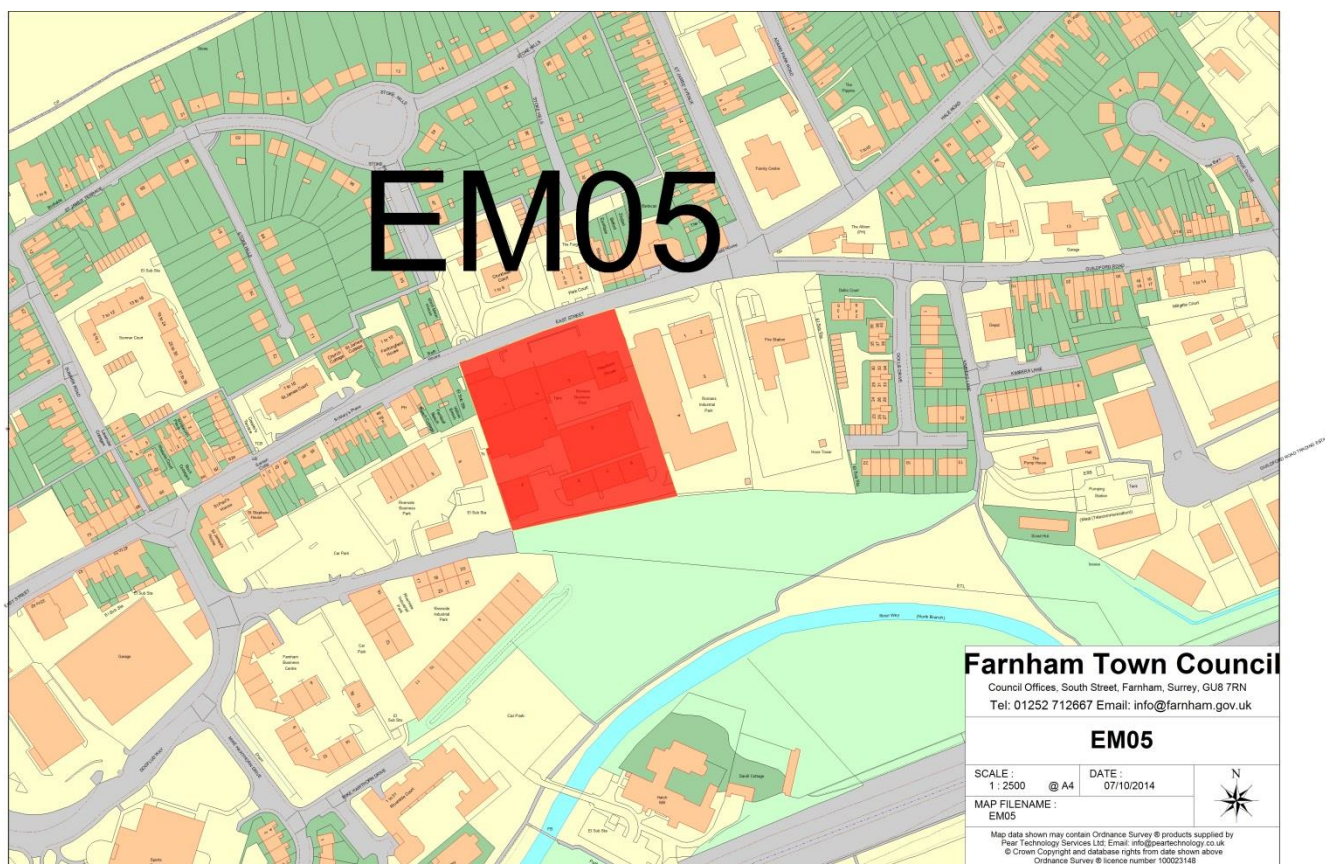
Known intentions of landowners	Not known
Meets a market need and likely to be economically viable	Yes - Good office and storage space. Sells well to owner occupiers.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Existing business site - limited room for expansion. Should be retained.



Site Location: Romans Business Park**FNP Reference: EM05**

Site Area	0.86Ha
Current Use	Retail and sui generis
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, just outside of the FNP town centre boundary, set back from road with road frontage, adjacent to other business sites and adjoining residential
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	1
Parking facilities: onsite parking availability or over spilling into surrounding area	On site for customers and staff
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good
Flood Zone (1,2,3a,3b)	No
Within AQMA	Abuts
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	Abuts
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 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	None
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 current development on landscape	No

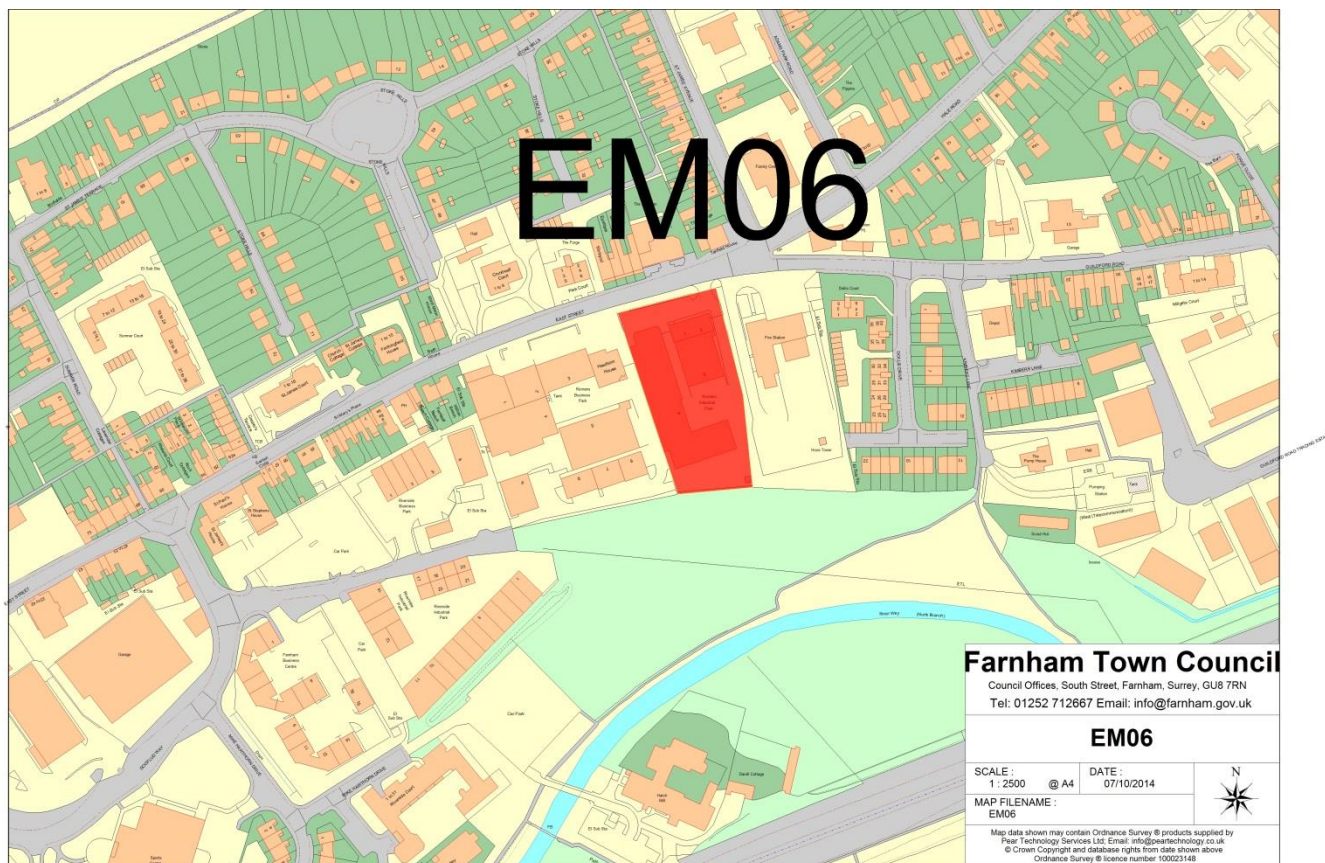
Known intentions of landowners	Not known
Meets a market need and likely to be economically viable	Meets an out of centre retail need. • Provides economic units for larger goods, which are not suited to town centre location
Summary of Assessment (Site suitability/ availability and achievability for retention)	None of site is currently in business use class, therefore cannot be protected as a business site.



Site Location: Romans Industrial Park**FNP Reference: EM06**

Site Area	0.5Ha
Current Use	Retail
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, just outside of the FNP town centre boundary, set back from road with road frontage, adjacent to other business sites and adjoining residential
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	0
Parking facilities: onsite parking availability or over spilling into surrounding area	On site for customers and staff
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good
Flood Zone (1,2,3a,3b)	No
Within AQMA	Abuts
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	Abuts
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 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	None
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 current development on landscape	No

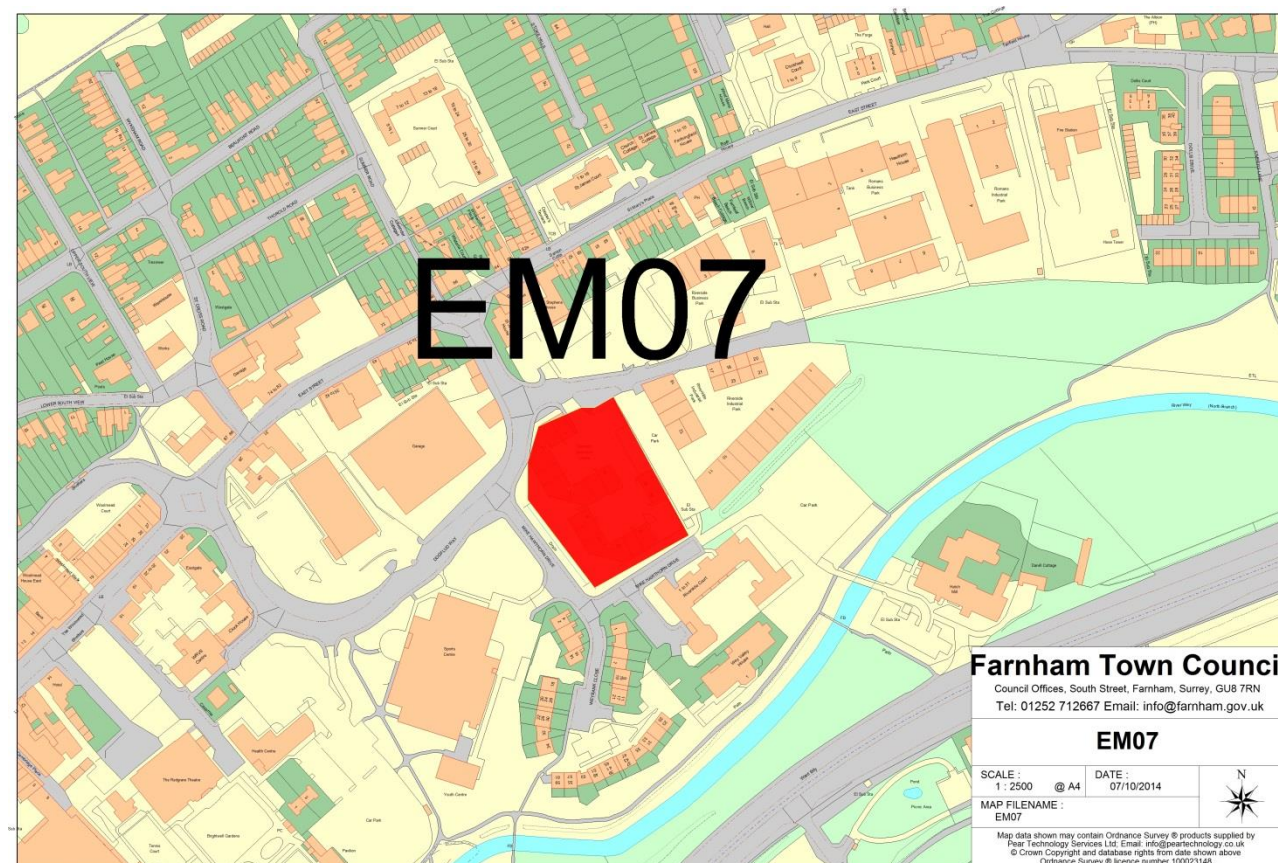
Known intentions of landowners	Not known
Meets a market need and likely to be economically viable	Convenient storage/industrial use close to town centre. Meets an out of centre retail need.
Summary of Assessment (Site suitability/ availability and achievability for retention)	None of site is currently in business use class, therefore cannot be protected as a business site.



Site Location: Farnham Business Centre**FNP Reference: EM07**

Site Area	0.5Ha
Current Use	Light industrial and warehouses
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, just outside of the FNP town centre boundary, adjacent to other business sites. Small units.
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	3
Parking facilities: onsite parking availability or over spilling into surrounding area	Good
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - on one way system in to town centre
Flood Zone (1,2,3a,3b)	2 & 3
Within AQMA	Feeds directly into AQMA
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	Feeds directly into AQMA
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 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	None
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 current development on landscape	None

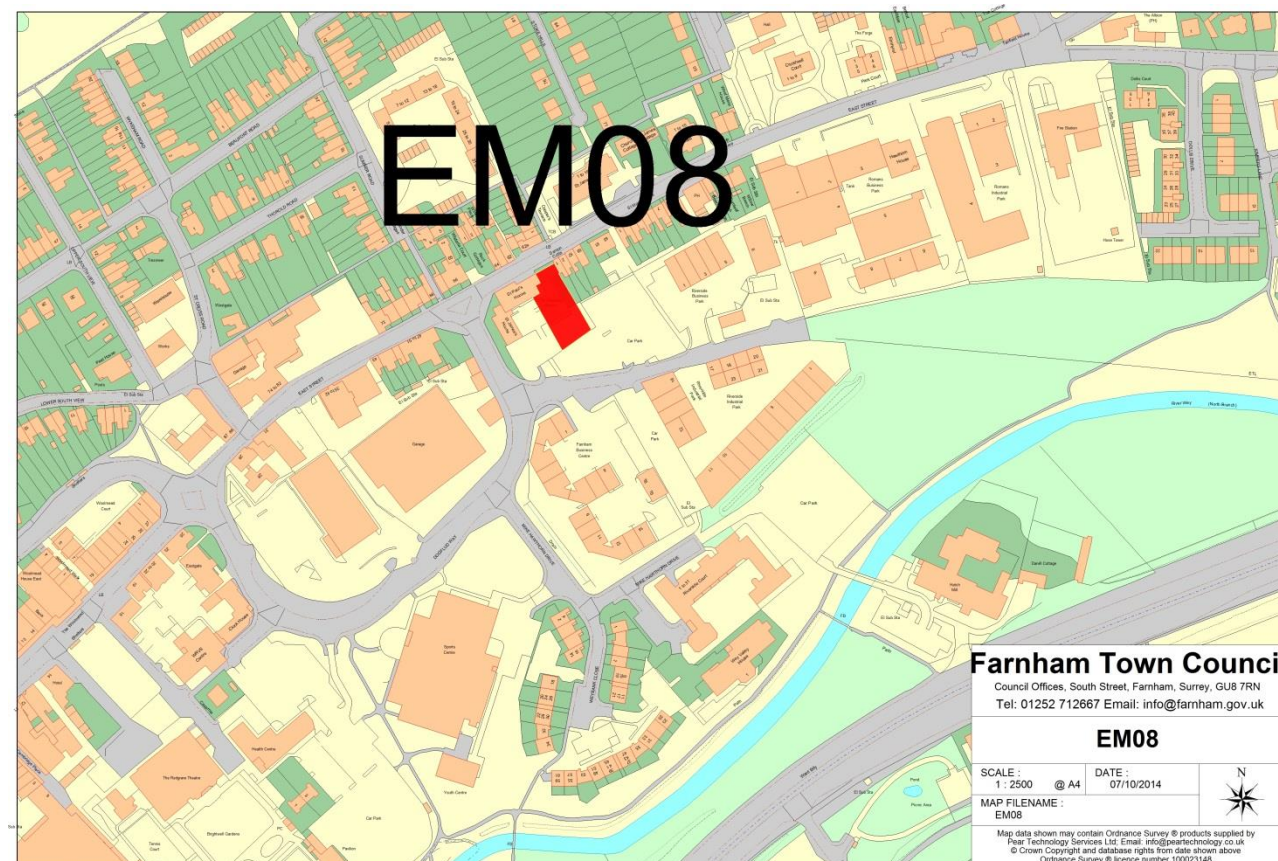
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes, as small starter units or secondary space, although awkward ground leases make units difficult to sell
Summary of Assessment (Site suitability/ availability and achievability for retention)	Existing business site - limited room for expansion. Should be retained.



Site Location: St Paul's House, East Street**FNP Reference: EM08**

Site Area	0.05Ha
Current Use	Offices
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Two storey offices fronting East Street, with acces to rear, via Dogflud Way.
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	0
Parking facilities: onsite parking availability or over spilling into surrounding area	At rear
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - off one way system
Flood Zone (1,2,3a,3b)	No
Within AQMA	Abuts
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	Abuts
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 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	None
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 current development on landscape	None

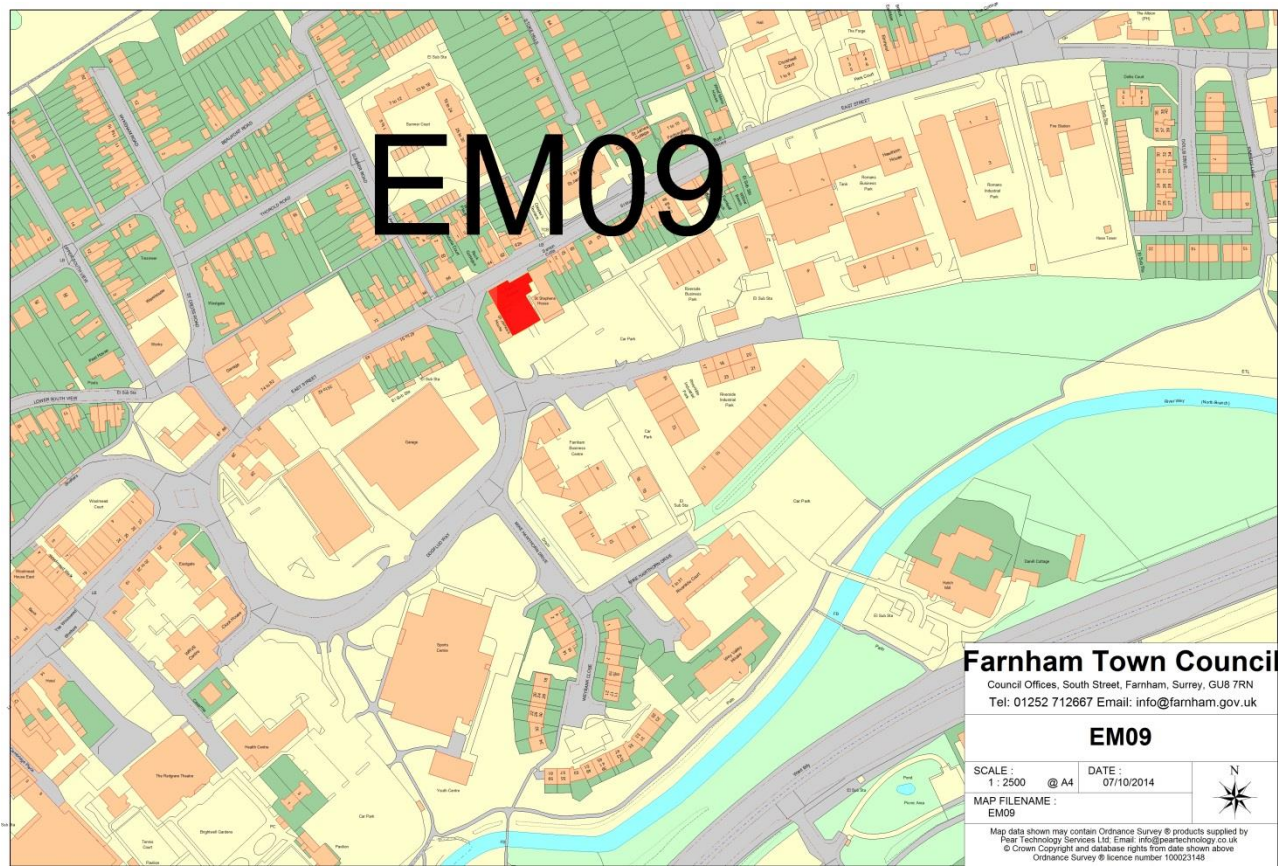
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes, although offices are outdated. Offering flexible leases with own parking.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Existing business site - limited room for expansion. Should be retained.



Site Location: St Stephen's House, East Street**FNP Reference: EM09**

Site Area	0.07Ha
Current Use	Offices
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Two storey offices fronting East Street, with acces to rear, via Dogflud Way.
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	0
Parking facilities: onsite parking availability or over spilling into surrounding area	At rear
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - off one way system
Flood Zone (1,2,3a,3b)	No
Within AQMA	Abuts
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	Abuts
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 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	None
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 current development on landscape	None

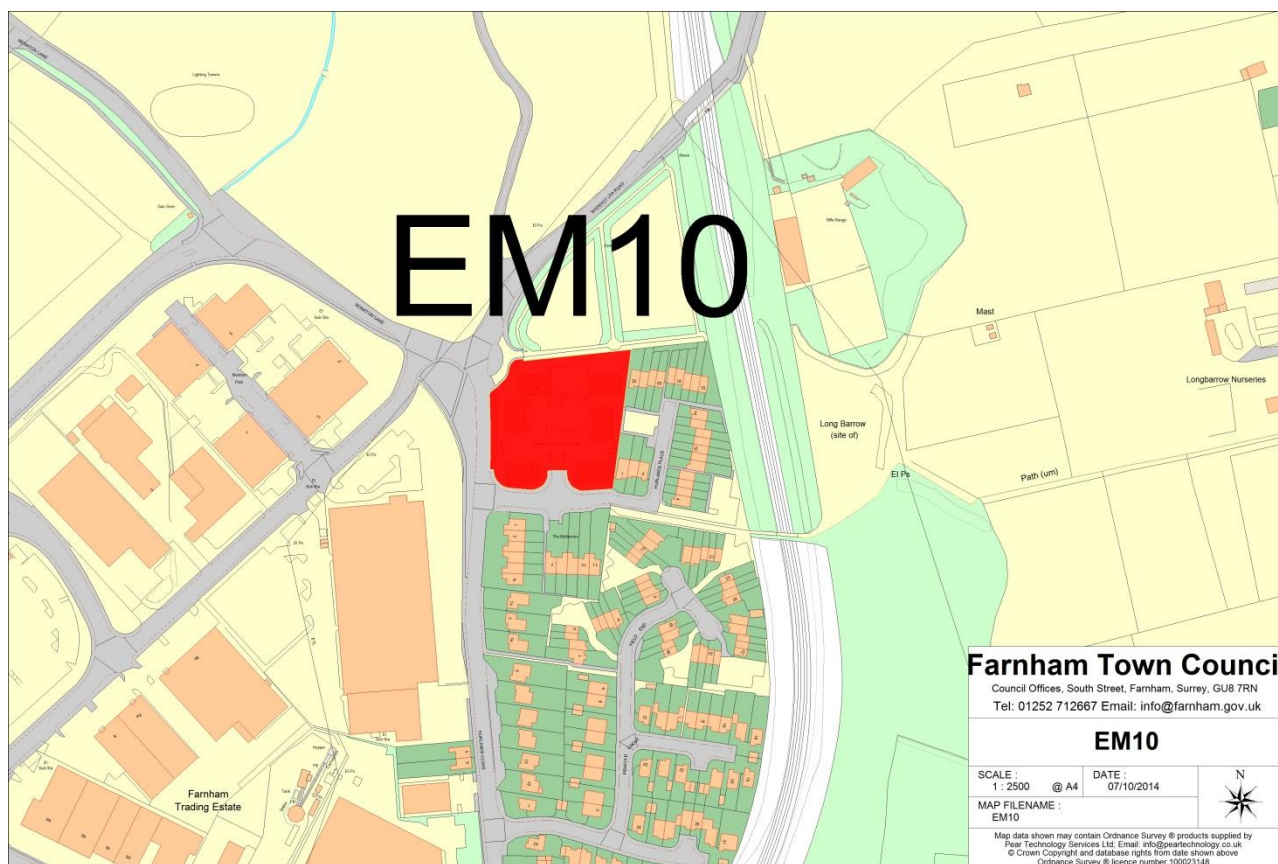
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes, although offices are outdated and difficult to reconfigure and not appealing externally.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Existing business site - limited room for expansion. Should be retained.



Site Location: Hurlands Business Centre**FNP Reference: EM10**

Site Area	0.53Ha
Current Use	Offices
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Small offices, out of town centre location, adjacent to residential
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	2
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good
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 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 sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Abuts
Within or adjoins ancient woodland	No
Impact of current development on landscape	None

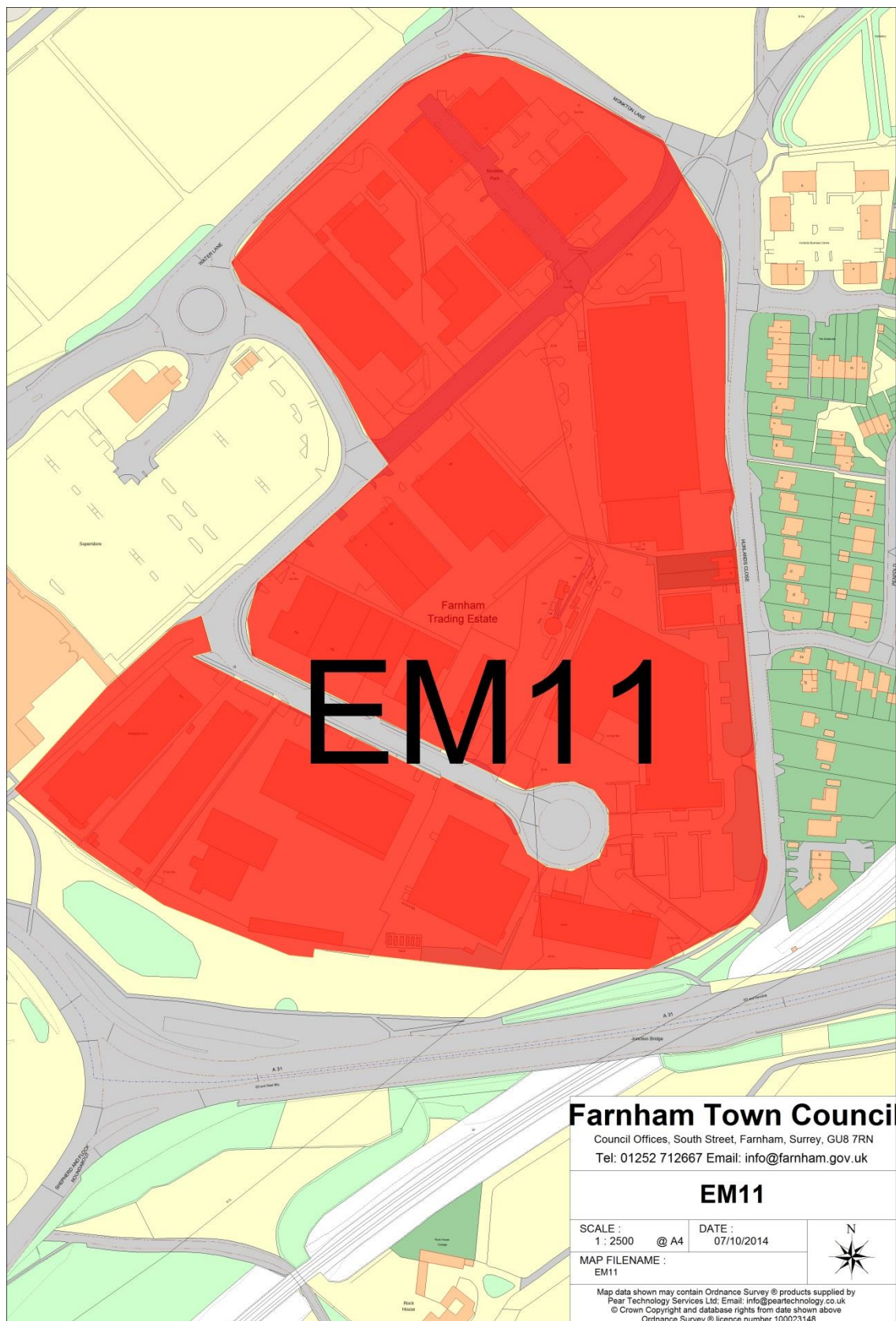
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - good occupancy, mixed use space. Ongoing need for similar space
Summary of Assessment (Site suitability/ availability and achievability for retention)	Capacity to expand is limited - any expansion must be sympathetic to the amenity of local residents. Should be retained.



Site Location: Farnham Trading Estate & Monkton Park**FNP Reference: EMI I**

Site Area	10.78Ha
Current Use	Retail, sui generis, warehouses and light industrial
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, out of town centre, neighbouring other light industrial and residential
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Average
Vacancy: note number of vacant units	1
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - direct access to A31
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 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	None
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Abuts
Within or adjoins ancient woodland	No
Impact of current development on landscape	None

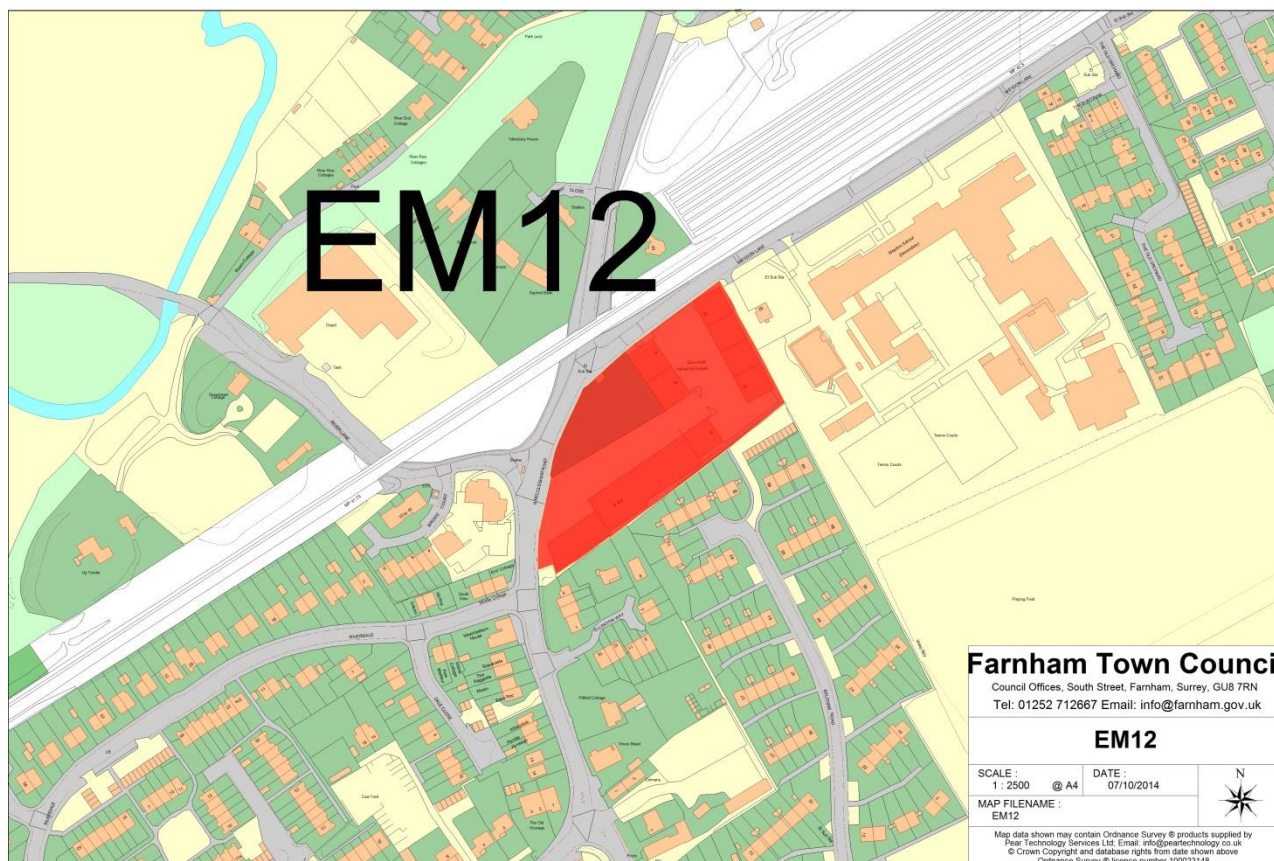
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes, • Ongoing demand for larger warehouse units on outskirts of town. Units all let on long leases.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Possibility to intensify the usage as some units are becoming outdated. Should be improved and retained for business use.



Site Location: Grove Bell Industrial Estate**FNP Reference: EM12**

Site Area	0.42Ha
Current Use	Warehouses and light industrial
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, out of town centre, small units.
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	0
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Difficult access and egress due to poor sight lines at nearby junctions (narrow road and sharp bends). On A325 and nearby A31.
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)	Wrecclesham
Within South Farnham Arcadian Area	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	None
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 current development on landscape	None

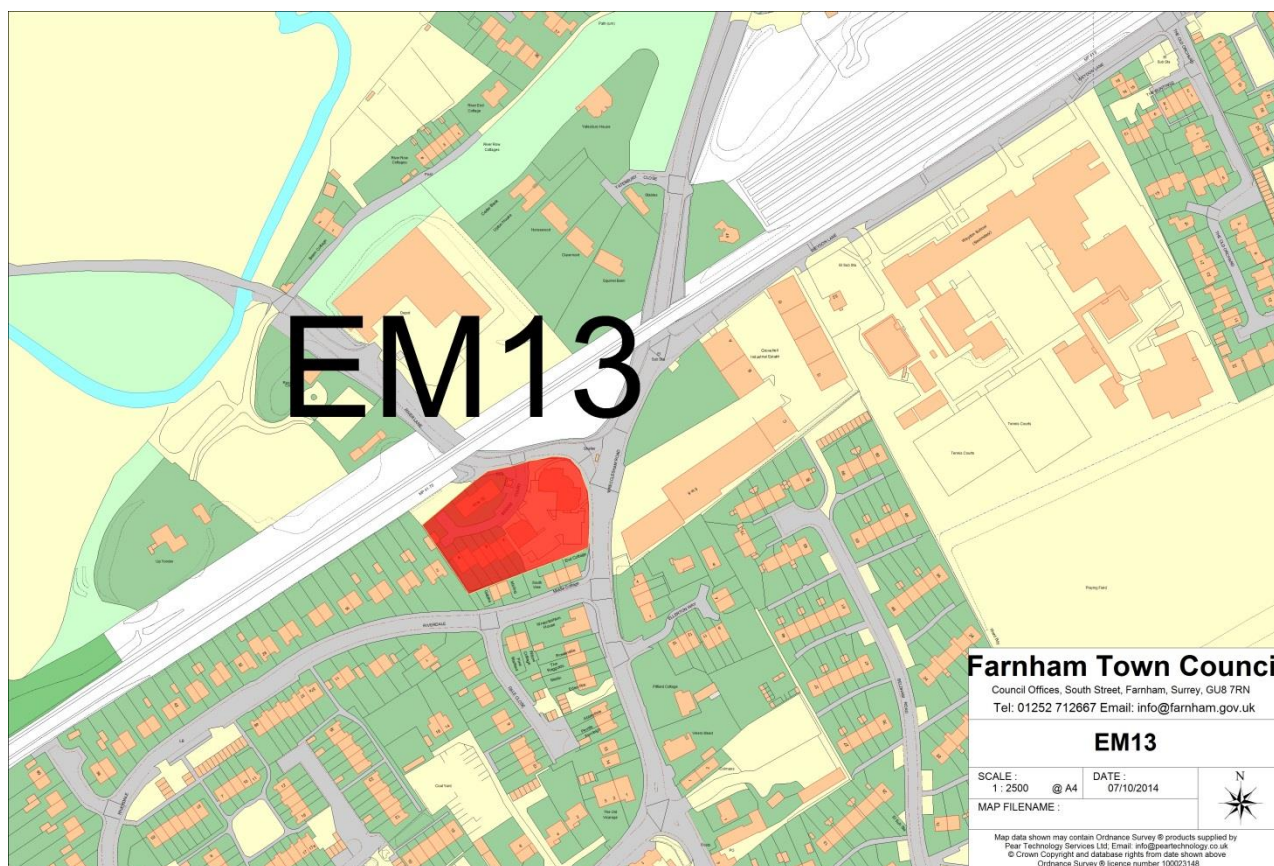
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - full occupancy in retail units. Further units to be let as part of new-build.
Summary of Assessment (Site suitability/ availability and achievability for retention)	No room for expansion but some intensification possible. Any expansion must be sympathetic to the amenity of local residents. Should be retained.



Site Location: Bridge Court, Wrecclesham**FNP Reference: EM13**

Site Area	0.41 Ha
Current Use	Offices
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, out of town centre, recently built small to medium offices
Planning history	None
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	0
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good. On A325 and nearby A31.
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)	Wrecclesham
Within South Farnham Arcadian Area	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	None
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 current development on landscape	None

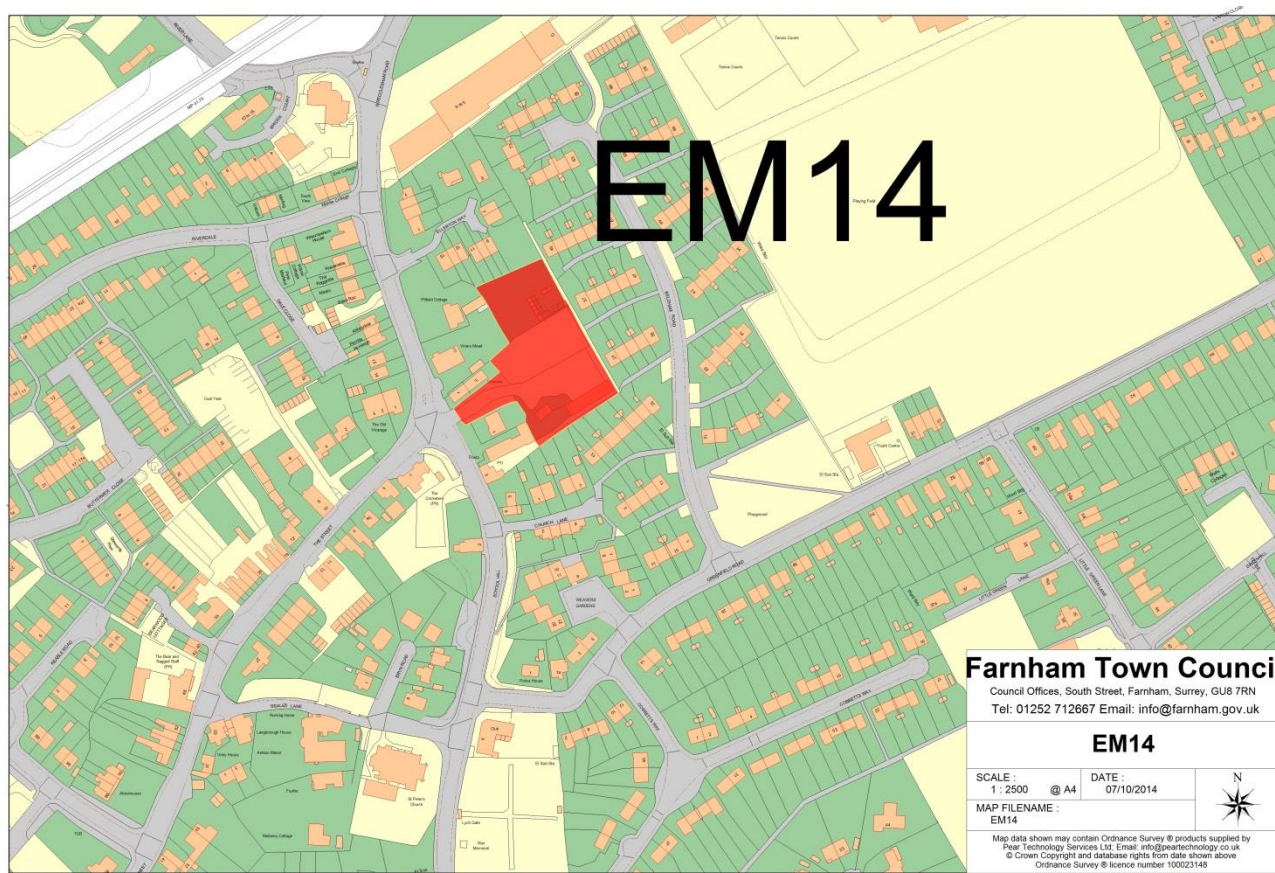
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - fully let.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Modern offices, should be retained as offices.



Site Location: Colemans Yard, Wrecclesham Hill**FNP Reference: EM14**

Site Area	0.42Ha
Current Use	General industrial
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, out of town centre, surrounded by residential
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 and retention of aluminium recycling business.
Site Condition: premises in very good/good/average/poor condition	Poor
Vacancy: note number of vacant units	NA
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good. On A325 and nearby A31.
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	Yes - Wrecclesham
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 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	None
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No

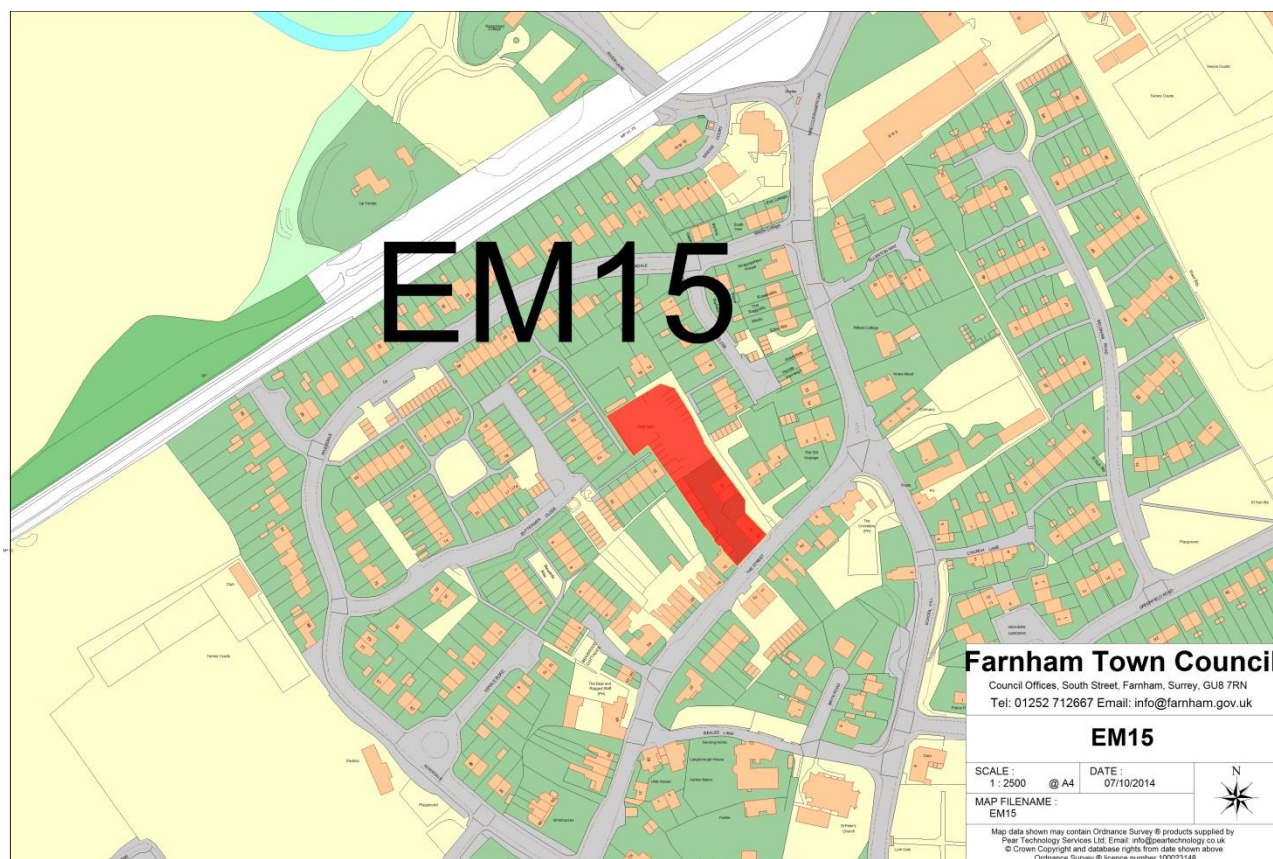
Impact of current development on landscape	None
Known intentions of landowners	Part of site promoted for residential development in 2007, application withdrawn.
Meets a market need and likely to be economically viable	No - not a natural commercial site. Extremely low grade space in conservation area.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Unattractive industrial land adjacent to attractive residential areas. Comprehensive development of site for housing



Site Location: Coal Yard, Wrecclesham Hill**FNP Reference: EM15**

Site Area	0.28
Current Use	Mix of business uses
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, out of town centre, surrounded by residential
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Poor
Vacancy: note number of vacant units	NA
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good. On A325 and nearby A31.
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	Yes - Wrecclesham
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 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	None
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 current development on landscape	None

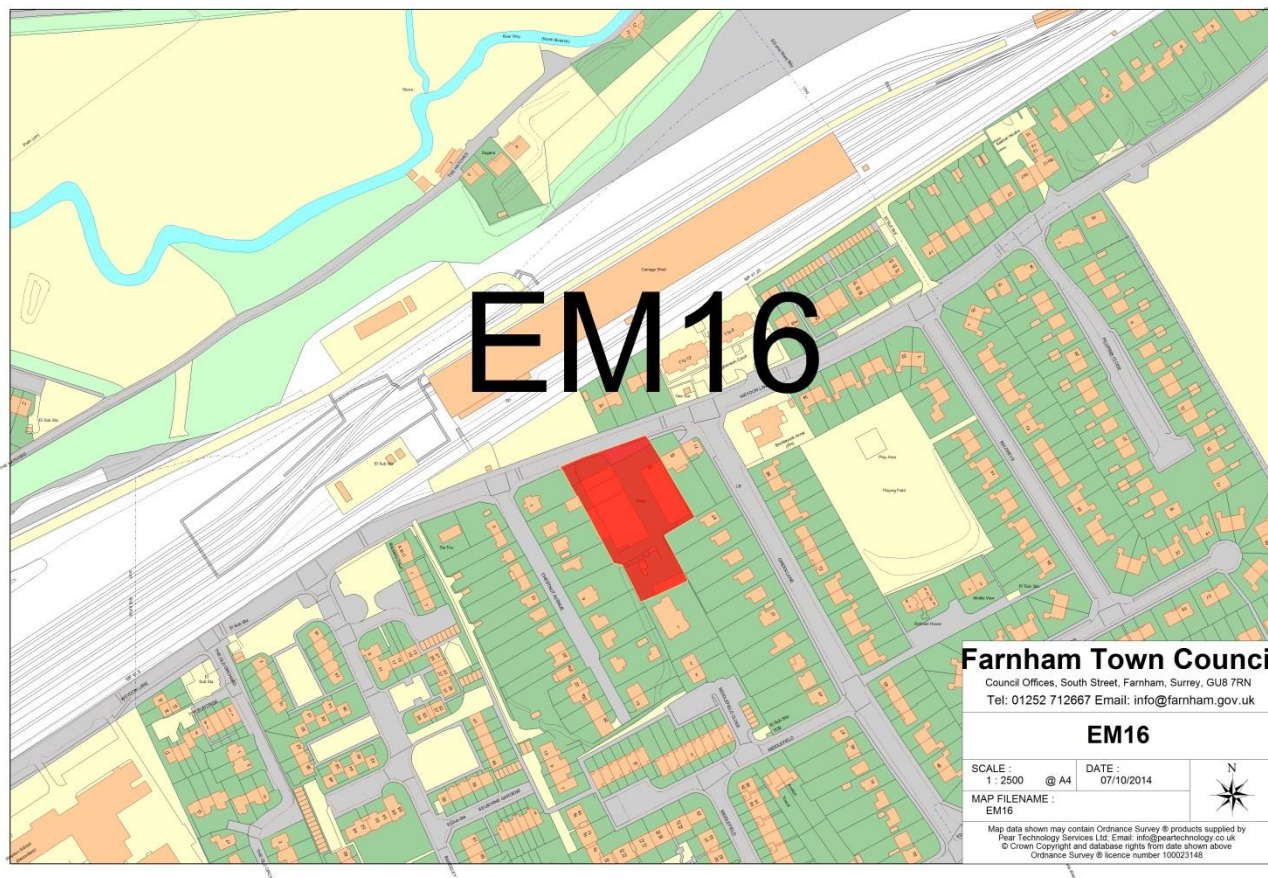
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	No - difficult site for commercial use.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Unattractive industrial land adjacent to attractive residential areas. Could be developed for housing



Site Location: The Dairy, Weydon Lane**FNP Reference: EM16**

Site Area	0.34Ha
Current Use	Redundant Dairy
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Redundant brownfield site, surrounded by residential. Two sites on opposite sides of the road.
Planning history	A pre-application submission has been made for redevelopment of the sites for 12 town houses and 9 apartments. http://www.matthews- goodman.co.uk/property-search/property?id=489
Site Condition: premises in very good/good/average/poor condition	Average
Vacancy: note number of vacant units	All
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - access to A31.
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)	Shortheath & Boundstone
Within South Farnham Arcadian Area	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	None
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No

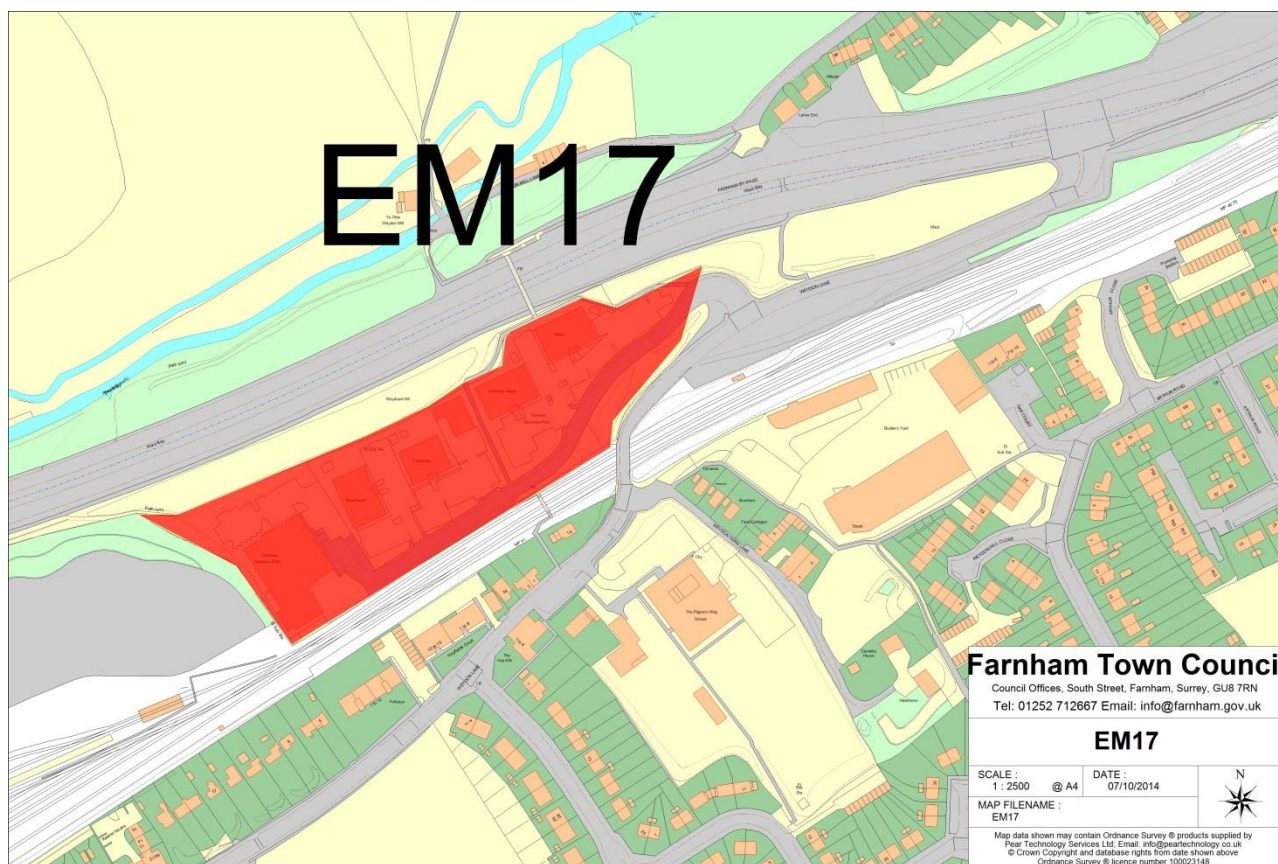
Impact of current development on landscape	None
Known intentions of landowners	For sale for development
Meets a market need and likely to be economically viable	No - difficult site for commercial use.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Outmoded industrial site within residential area, could be developed for housing



Site Location: Farnham Business Park (Broadmede)**FNP Reference: EM17**

Site Area	1.9Ha
Current Use	Offices
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, out of town centre, stand alone site
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	2
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - Adjacent to A31
Flood Zone (1,2,3a,3b)	No
Within AQMA	No
Within area recommended as Green Belt (WBC)	
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
Within South Farnham Arcadian Area	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	None
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 current development on landscape	None

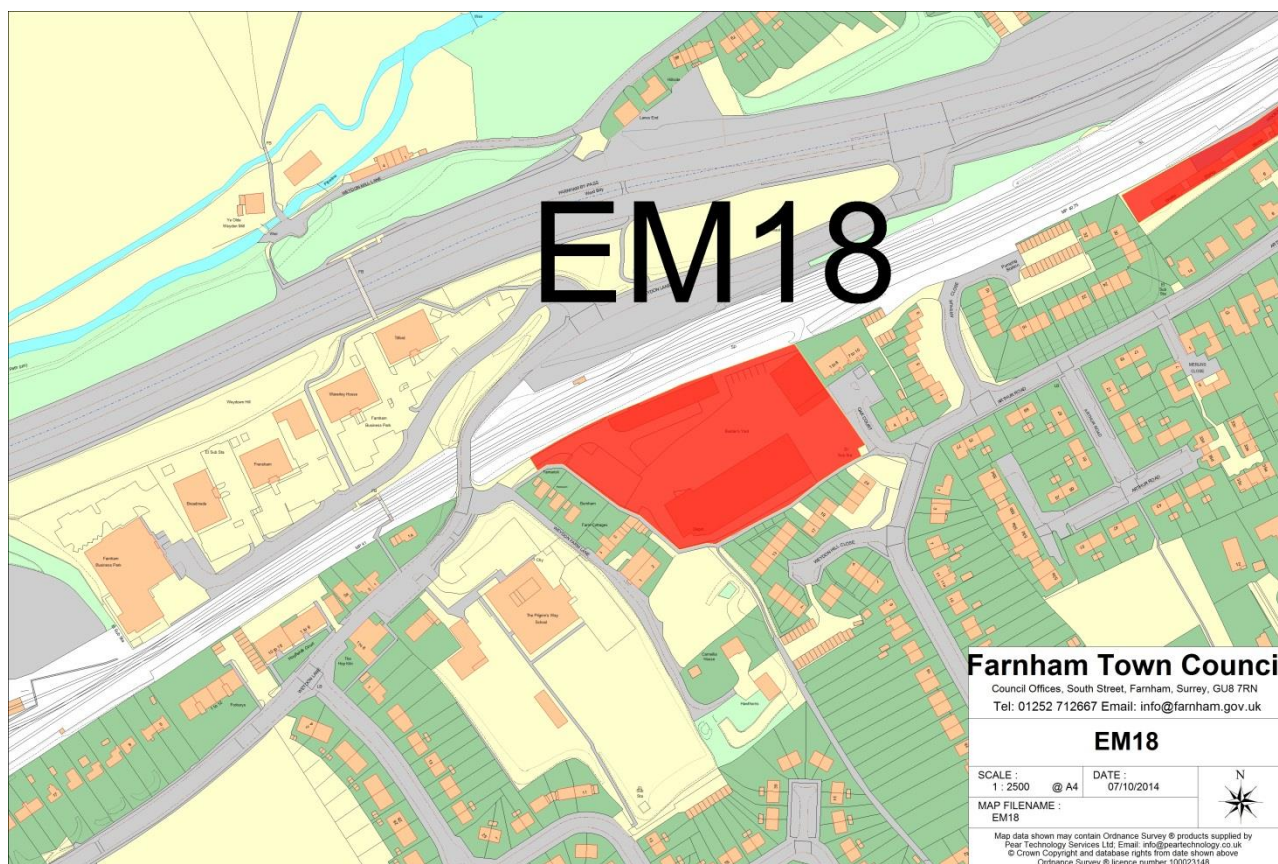
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - good quality offices with good parking facilities.
Summary of Assessment (Site suitability/ availability and achievability for retention)	A well screened site, incapable of expansion - unless adjoining rail site becomes available.



Site Location: Buildbase, Weydon Lane**FNP Reference: EM18**

Site Area	1Ha
Current Use	Builders' Merchants (Sui generis)
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, out of town, neighbouring residential
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	NA
Parking facilities: onsite parking availability or over spilling into surrounding area	Good - on site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good
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	Adjacent to 1 locally listed
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Firgrove
Within South Farnham Arcadian Area	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	None
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 current development on landscape	None

Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	No - poor access
Summary of Assessment (Site suitability/ availability and achievability for retention)	None of site is currently in business use class, therefore cannot be protected as a business site.



Site Location: Hones Yard, Waverley Lane**FNP Reference: EM19**

Site Area	0.38Ha
Current Use	Mixed: retail, sports clinic, offices
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, neighbouring railway and residential
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	1
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - close to A31
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)	Firgrove
Within South Farnham Arcadian Area	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	None
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 current development on landscape	None

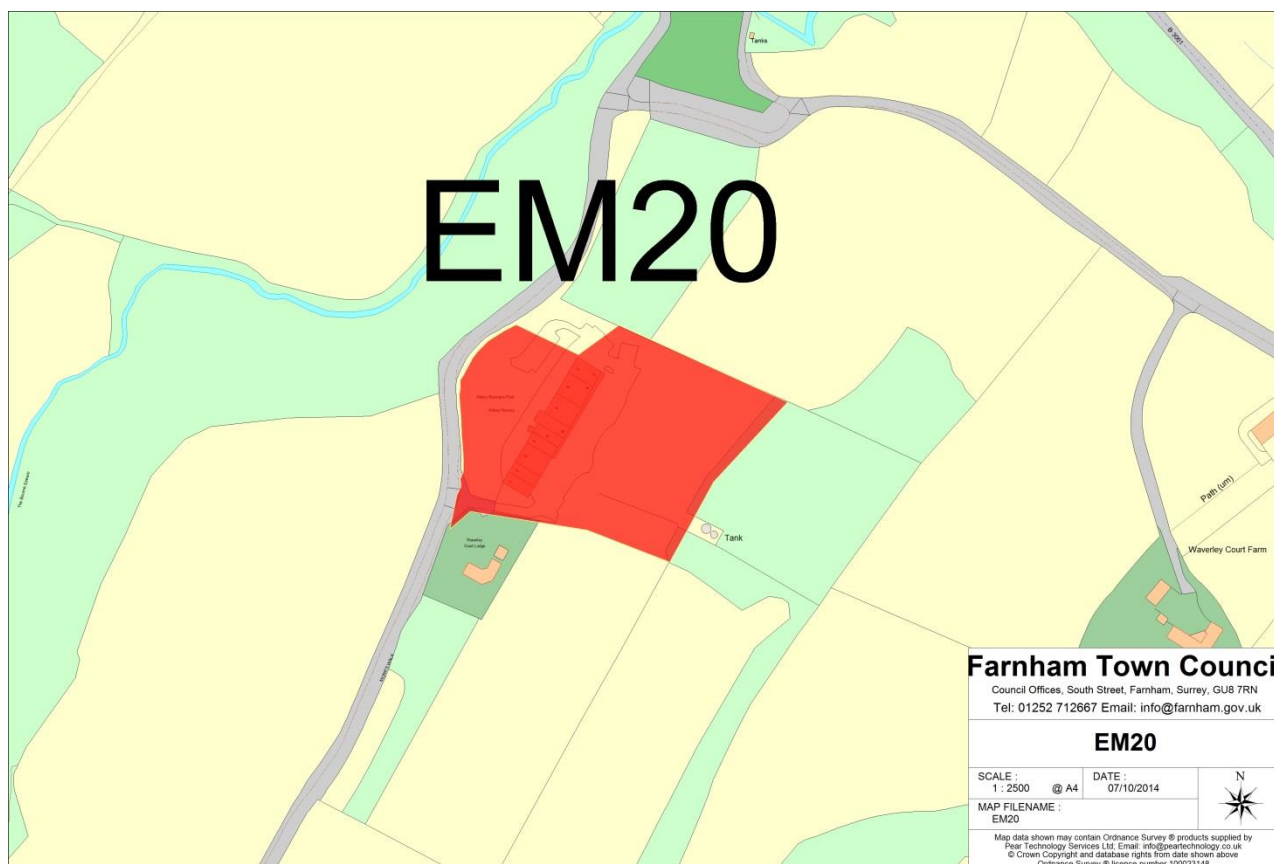
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - meets need for small office space. Could adapt to mixed use in future.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Limited room for expansion. Currently an attractive site within a built area. Should be retained for business use.



Site Location: Abbey Business Park**FNP Reference: EM20**

Site Area	1.4Ha
Current Use	Offices and light industrial
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, out of town, surrounded by countryside. Small units.
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	0
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Poor - off narrow lane
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)	Bourne
Within South Farnham Arcadian Area	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	Surrounded by woodland and agricultural land
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 current development on landscape	None

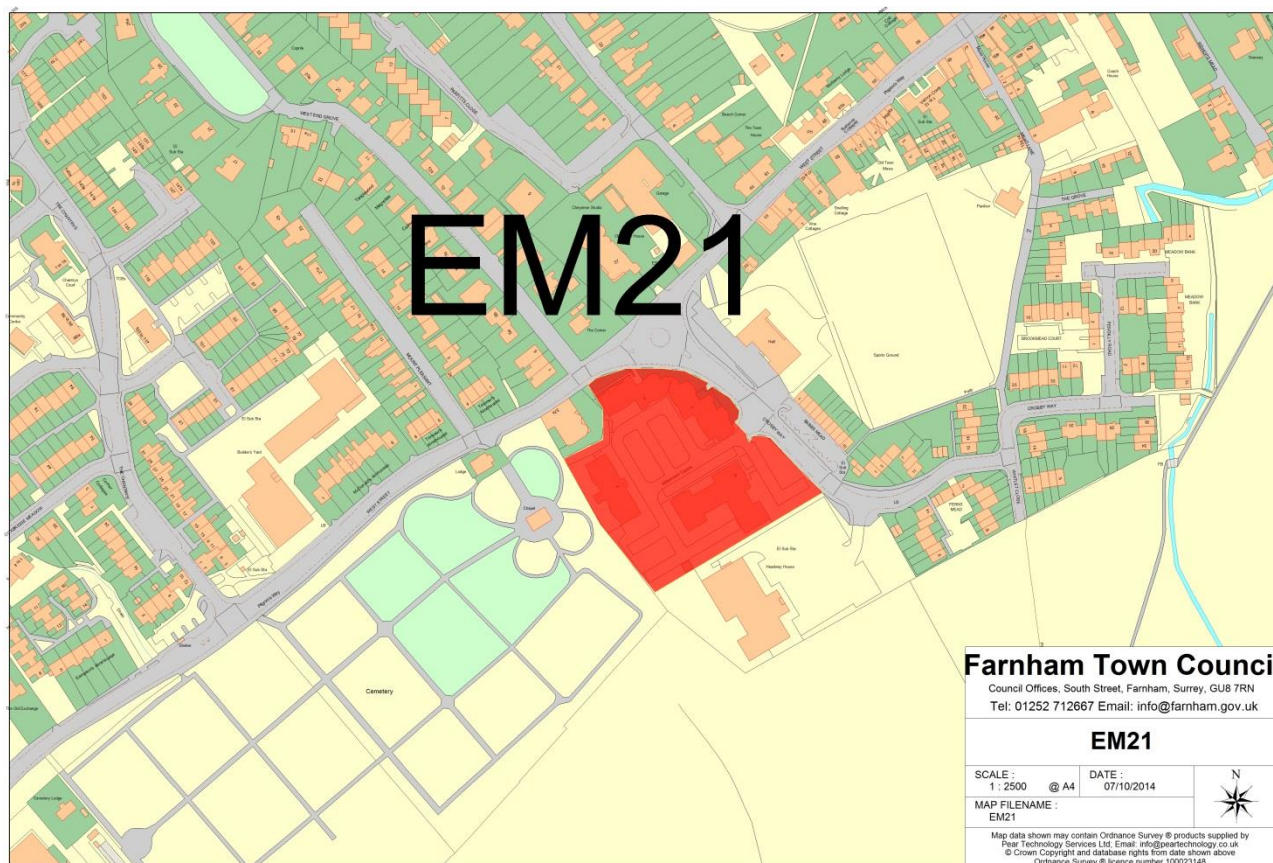
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - meets need for low-grade accomodation
Summary of Assessment (Site suitability/ availability and achievability for retention)	Limited room for expansion, need to protect adjoining woodland. Should be retained for business use.



Site Location: Millenium Centre**FNP Reference: EM2I**

Site Area	0.91Ha
Current Use	Offices
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, edge of town centre, close to Bishops Meadow
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	All vacant
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - close to A31
Flood Zone (1,2,3a,3b)	2
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)	Castle
Within South Farnham Arcadian Area	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	None
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 current development on landscape	None

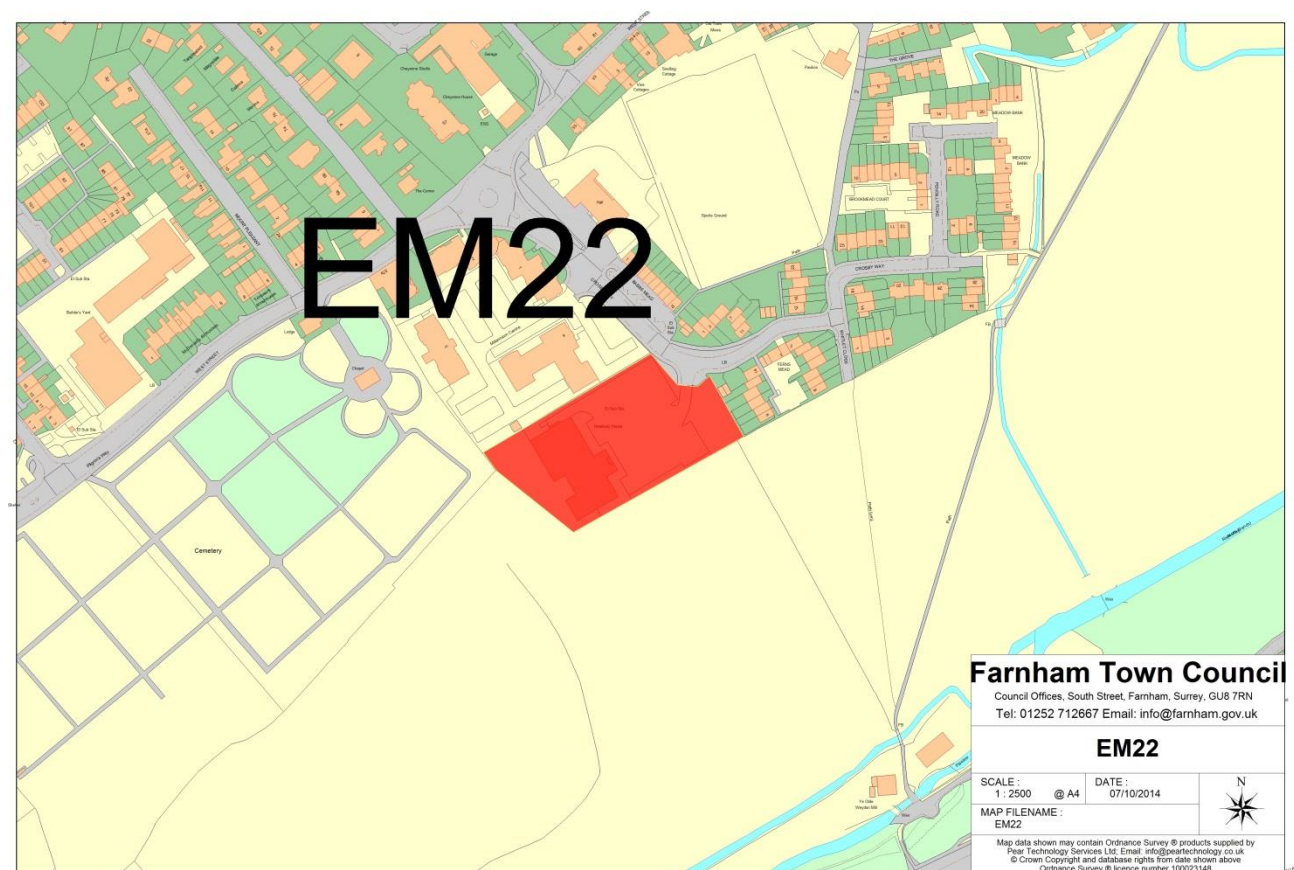
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - ideally situated, good quality larger office space with good parking.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Modern office building should be retained for business use.



Site Location: Headway House**FNP Reference: EM22**

Site Area	0.66Ha
Current Use	Offices
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, edge of town centre, close to Bishops Meadow
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	TBC
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - close to A31
Flood Zone (1,2,3a,3b)	majority 2 & small southern part in 3
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)	Castle
Within South Farnham Arcadian Area	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	None
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 current development on landscape	None

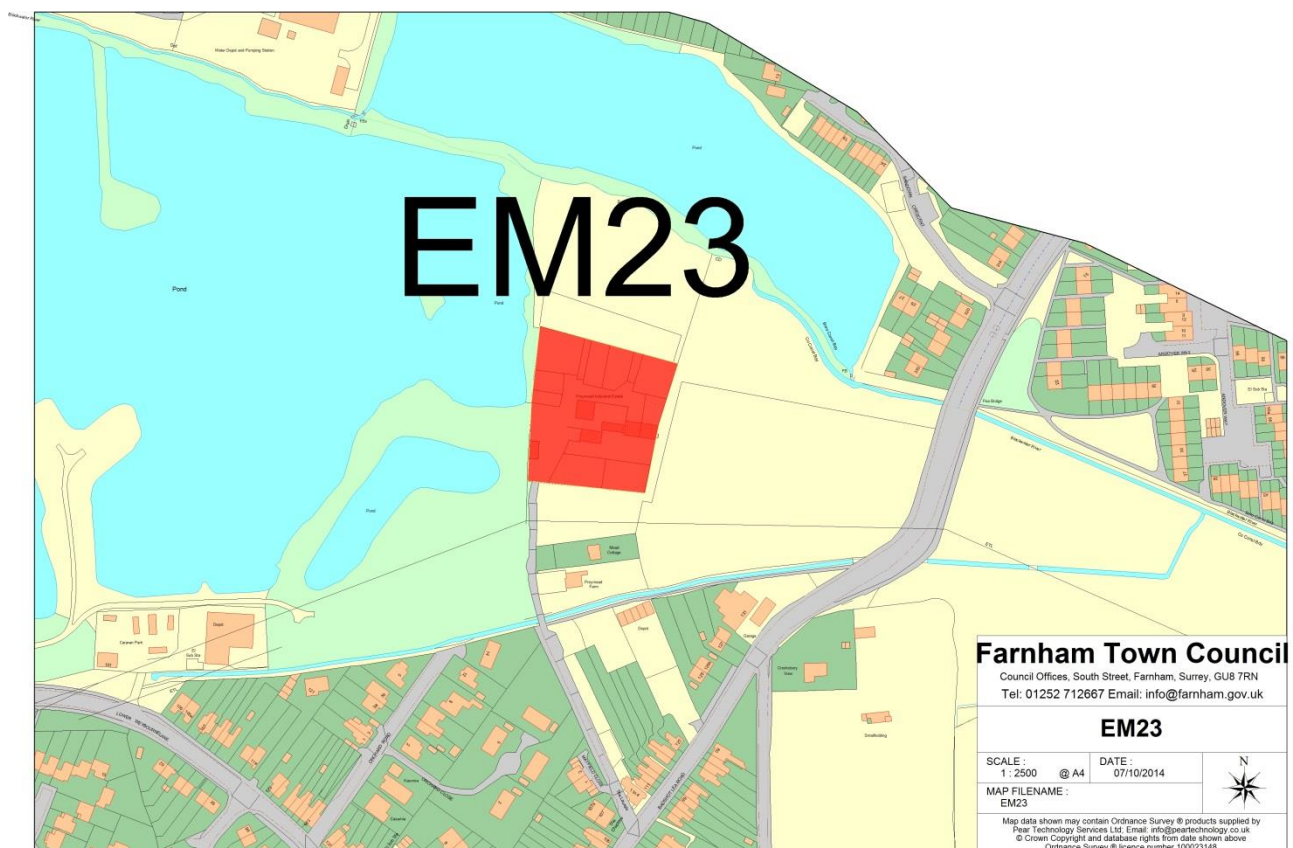
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - ideally situated, good quality larger office space with good parking.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Modern office building should be retained for business use.



Site Location: Preymead, Badshot Lea**FNP Reference: EM23**

Site Area	0.53Ha
Current Use	Sui generis
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Rural brownfield site, set within the countryside
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Average
Vacancy: note number of vacant units	0
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Poor - narrow track
Flood Zone (1,2,3a,3b)	mostly 2 & in south west corner 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	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 or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	Intersects
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Rural brownfield site, surrounded by countryside
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 current development on landscape	Intrusive within the countryside

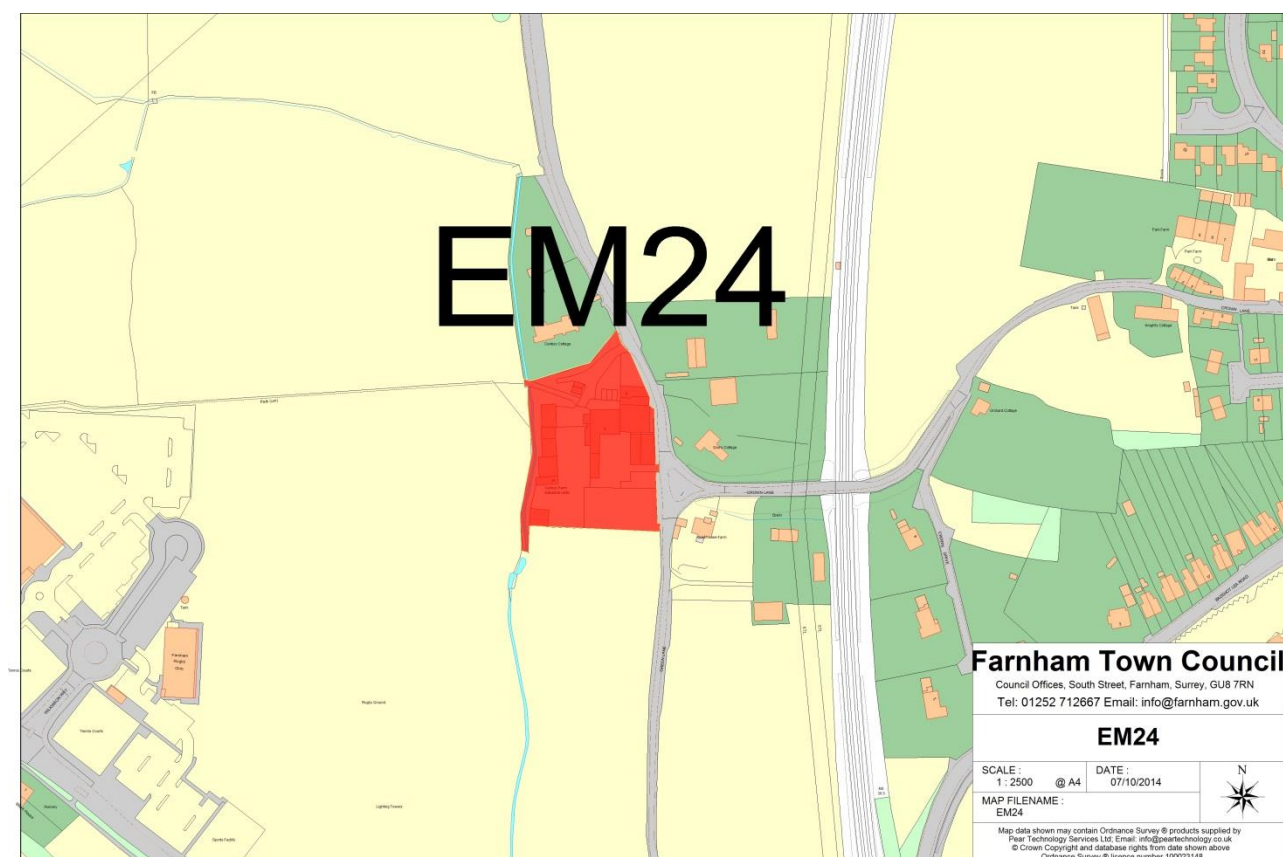
Known intentions of landowners	Site promoted for housing development through 2014 SHLAA call for sites
Meets a market need and likely to be economically viable	Yes - meets need for tertiary industrial use that is not suited to modern industrial estates.
Summary of Assessment (Site suitability/ availability and achievability for retention)	None of site is currently in business use class, therefore cannot be protected as a business site.



Site Location: Century Farm, Badshot Lea**FNP Reference: EM24**

Site Area	0.61Ha
Current Use	Light industrial and warehouse
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield, surrounded by agricultural buildings and sports field
Planning history	Change of use 2009 for BI(c)/B8
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	NA
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Adequate - on narrow lane
Flood Zone (1,2,3a,3b)	No
Within AQMA	No
Within area recommended as Green Belt (WBC)	
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	
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 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 current development on landscape	None

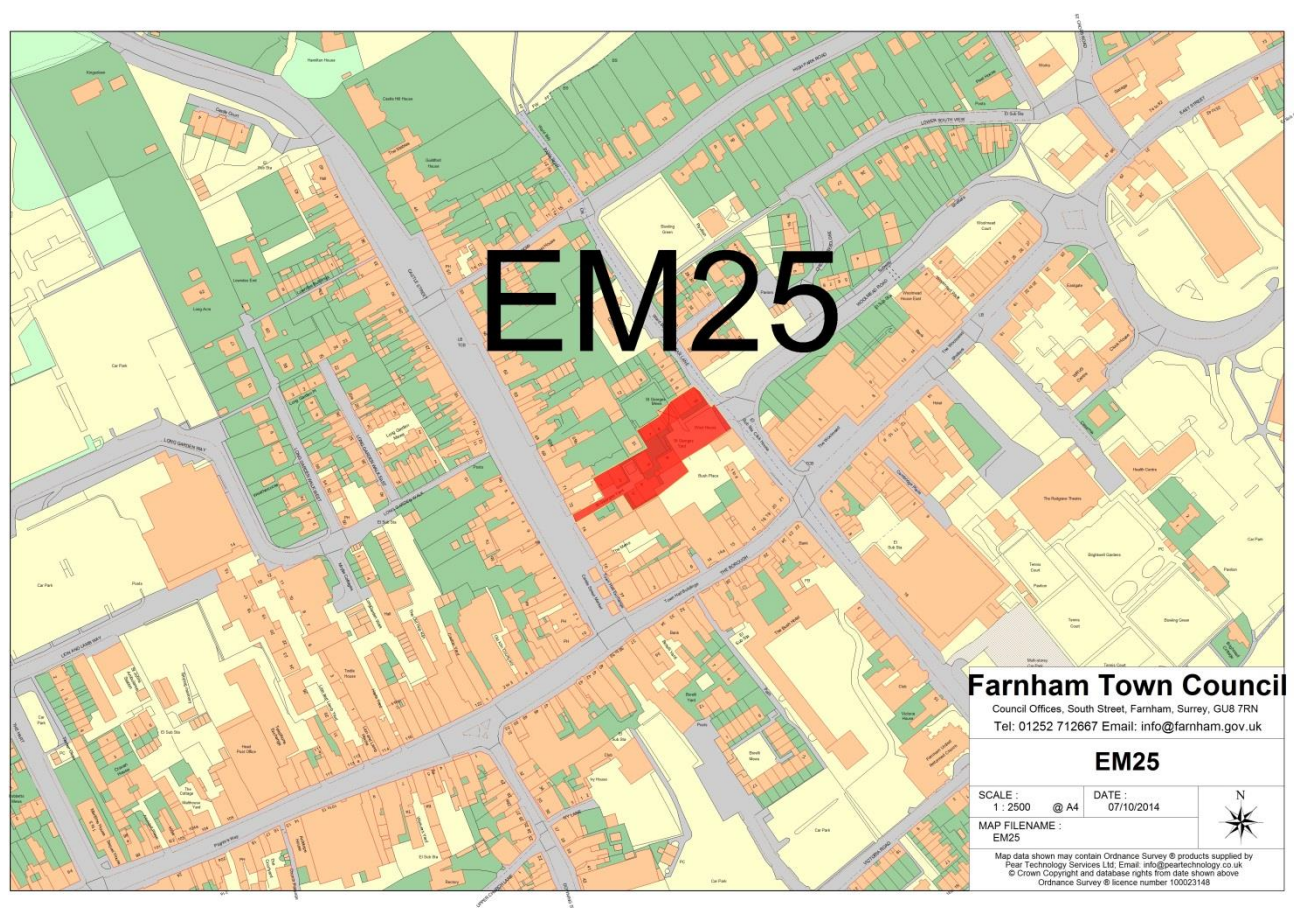
Known intentions of landowners	Site promoted for housing development through 2014 SHLAA call for sites
Meets a market need and likely to be economically viable	Yes - meets need for tertiary industrial use that is not suited to modern industrial estates.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Rural site. Limited expansion possible, must respect countryside location. Should be retained for business use.



Site Location: St Georges Yard**FNP Reference: EM25**

Site Area	0.21 Ha
Current Use	Offices
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield, purpose built offices in town centre
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	0
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good
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	Yes
Part of setting of Listed Building	Yes
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Conservation Area
Within South Farnham Arcadian Area	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	None
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 current development on landscape	None

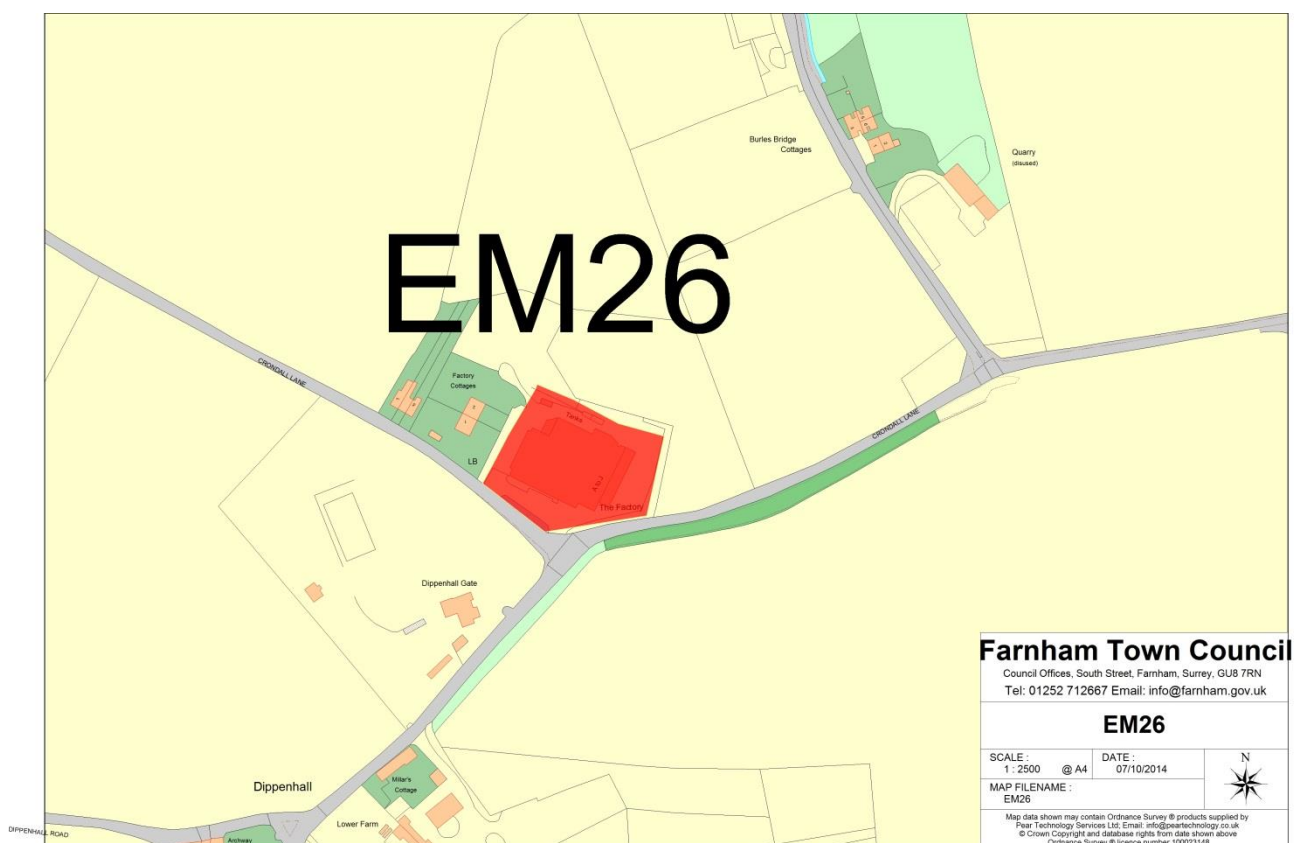
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - smaller offices in town centre location with adequate parking
Summary of Assessment (Site suitability/ availability and achievability for retention)	Offices within the town centre - no scope for expansion. Should be retained for business use.



Site Location: The Factory, Crondall Lane**FNP Reference: EM26**

Site Area	0.5Ha
Current Use	Offices and light industrial
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Rural brownfield, isolated site, surrounded by open countryside
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	0
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Adequate - Difficult access and egress due to sharp bend and narrow lane
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)	North West Farnham
Within South Farnham Arcadian Area	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 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 current development on landscape	None

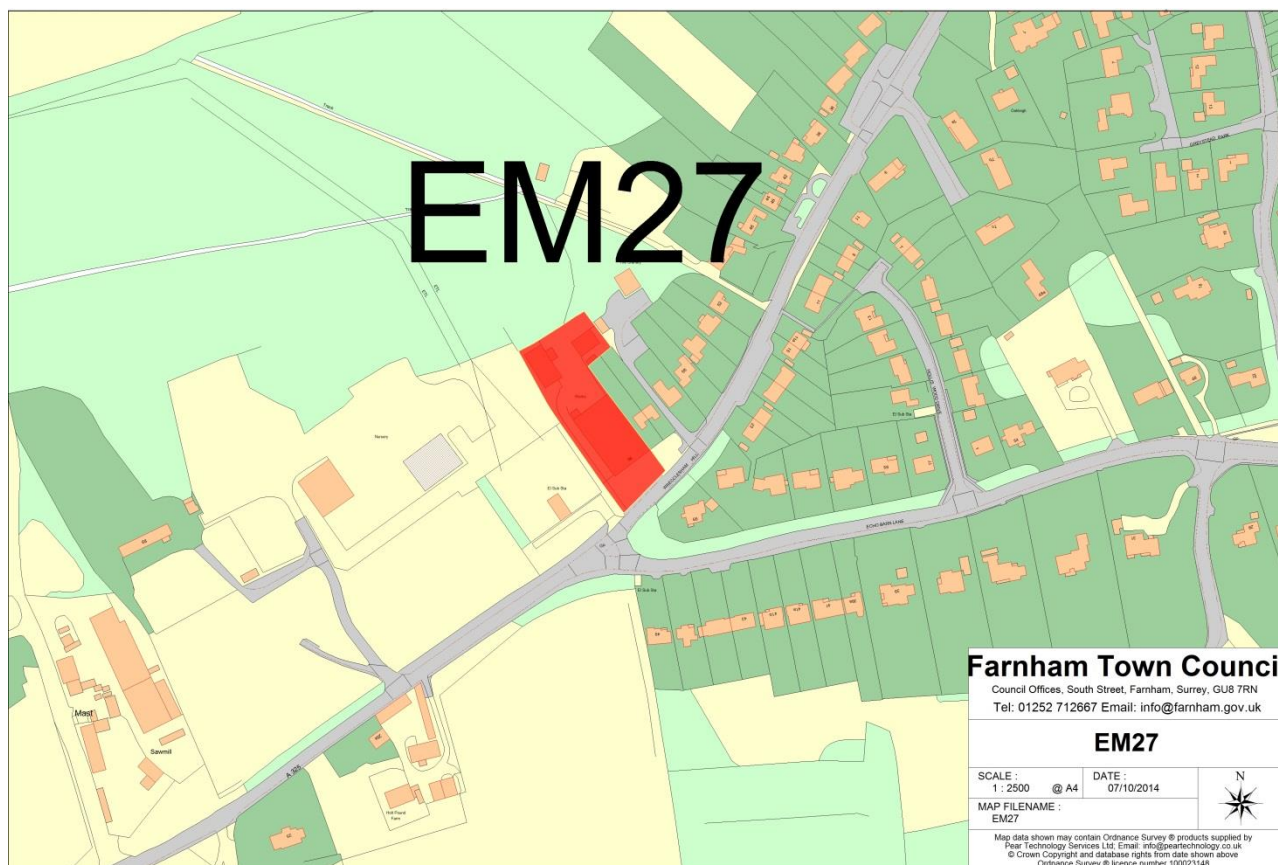
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - good parking on site. Meeting need in a rural location.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Rural site. Limited expansion possible, must respect countryside location. Should be retained for business use.



Site Location: Stephensons Engineering (Wrecclesham Works)**FNP Reference: EM27**

Site Area	0.32Ha
Current Use	Redundant industrial
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield, neighbouring residential, outside of town centre within the built up area
Planning history	None
Site Condition: premises in very good/good/average/poor condition	Poor
Vacancy: note number of vacant units	Vacant
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good
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)	Wrecclesham
Within South Farnham Arcadian Area	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	None
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 current development on landscape	None

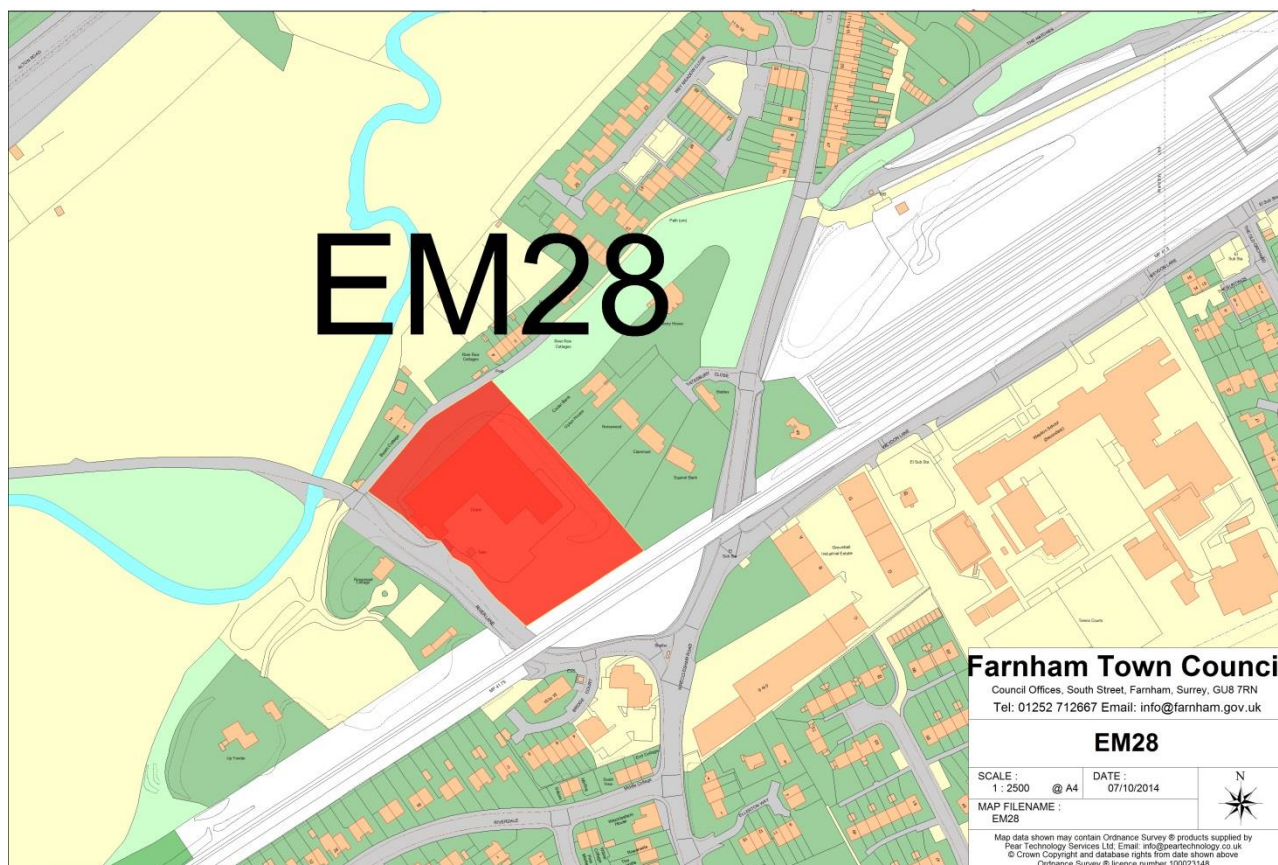
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	No - redundant for several years
Summary of Assessment (Site suitability/ availability and achievability for retention)	A long term vacant industrial site, with potential for housing.



Site Location: Surrey Sawmills**FNP Reference: EM28**

Site Area	0.86Ha
Current Use	Timber Yard and Sawmill (B2 & B8)
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield site, on edge of settlement, surrounded by agricultural and open green space
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Good
Vacancy: note number of vacant units	None
Parking facilities: onsite parking availability or over spilling into surrounding area	On site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good
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)	Wrecclesham
Within South Farnham Arcadian Area	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
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 current development on landscape	None

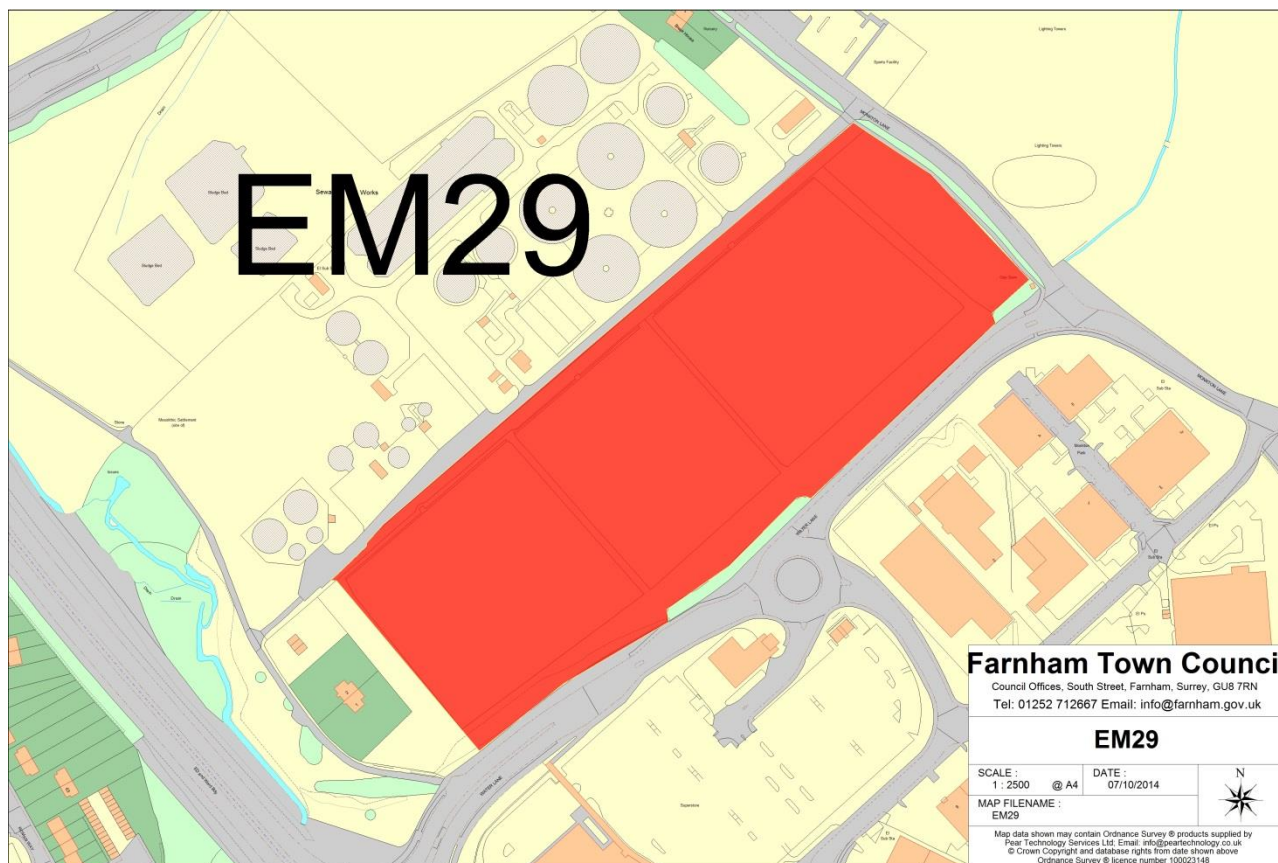
Known intentions of landowners	Site not promoted for alternative use by landowner through call for sites
Meets a market need and likely to be economically viable	Yes - meets need for low-level industrial use that may not be suitable for some sites.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Outside of the built up area. Should be retained for low level industrial use.



NEW Site Location: Land at Water Lane, Farnham**FNP Reference: EM29**

Site Area	4.87Ha
Current Use	Scrub land
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Greenfield, adjacent to sewage and large retail unit
Planning history	None relevant
Site Condition: premises in very good/good/average/poor condition	Yes
Vacancy: note number of vacant units	NA
Parking facilities: onsite parking availability or over spilling into surrounding area	NA
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	NA
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 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 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 current development on landscape	Minimal

Known intentions of landowners	Confirmed through call for sites and information from land owners & No known legal or other barriers to development
Meets a market need and likely to be economically viable	No - poor access and location.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Site abuts the sewage works and industrial site and would be unsuitable for residential development. Would be suitable for low-level storage use.



Site Location: Bourne Mill Business Park (Patricks Stonemasons Sites)**FNP Reference: EM30**

Site Area	1.31
Current Use	Sui generis, light industrial and business
Site description: brownfield/ greenfield; topography; boundary; trees; neighbouring uses	Brownfield, located near other industry
Planning history	Extensions and changes to internal unit sizes. The front part of the site currently has planning permission (granted 31.07.2013) for the erection of a three storey hotel (Class C1) and part single/part two storey pub/restaurant (Class A3/A4) together with car parking and landscaping following demolition of existing buildings.
Site Condition: premises in very good/good/average/poor condition	Front part of site is poor. Rear of site (business park) is in good condition.
Vacancy: note number of vacant units	None
Parking facilities: onsite parking availability or over spilling into surrounding area	Parking on site
Vehicular access to site and servicing within the site: good/adequate/poor access to the site and servicing within the site	Good - off A31
Flood Zone (1,2,3a,3b)	Yes - both 2 & 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	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 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	Within a built industrial area
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 current development on landscape	NA
Known intentions of landowners	Not known
Meets a market need and likely to be economically viable	Yes, although site needs improvement.
Summary of Assessment (Site suitability/ availability and achievability for retention)	Front of site is poor quality. Units to the rear are modern and are in good condition. Site could be partially redeveloped to intensify use.

