

APPENDIX I

Farnham Housing Land
Availability Assessment

HOUSING ALLOCATIONS

May 2016

Assessed sites included as Housing Site Options in Regulation 14 Consultation

NP Ref	WBC Ref	Site Location	Updated Regulation 15 Status	Regulation 15 Site Reference
A	133	Land rear of Viners Mead and Colemans, Wrecclisham Road	PART ALLOCATED COLEMANS YARD ALLOCATED VINERS MEAD FULL PLANNING PERMISSION GRANTED	E
B	380	Stephensons Engineering site, 66 Wrecclisham Hill	FULL PLANNING PERMISSION GRANTED	
C	478 & 790	Part of SSE Farnham Depot and adjoining SSE land, Lower Weybourne Lane	ALLOCATED	A
D	619	Part of Farnham College (Tennis Courts)	ALLOCATED	J
E	670	Woolmead, East Street	ALLOCATED – PERMISSION GRANTED FOR CHANGE OF USE UP TO 40 UNITS	H
F	764	The Dairy, Weydon Lane	FULL PLANNING PERMISSION GRANTED	
G	676	Wellingtons, 16 Folly Hill	REMOVED FURTHER TO CONSULTATION	
H	673	Brethren's Meeting Room, West Street, Farnham	REMOVED – FULL PLANNING PERMISSION GRANTED FOR RESIDENTIAL HOME	
I	556	Land between Hale Road and Guildford Road Farnham	ALLOCATED	D
J	N/A	Coal Yard, Wrecclisham Hill	ALLOCATED	F
K	546	West of Switchback Lane, Rowledge	ALLOCATED	G
L	657	Land to the south of Monkton Lane, Farnham	REMOVED FURTHER TO CONSULTATION	
M	26	Land at South East Badshot Lea	OUTLINE PLANNING PERMISSION GRANTED	
N	438	Land west of Green Lane, Badshot Lea	ALLOCATED	B
O	761 & 381	Land at Little Acres Nursery (part) and Land South of Badshot Lea (part)	ALLOCATED	C
P	29	Coxbridge Farm, Farnham	ALLOCATED	I
Q	573 & 727	(i) Land off Crondall Lane (Hop Fields) (ii) Land rear of Three Stiles Road	CRONDALL LANE – PLANNING PERMISSION GRANTED THREE STILES ROAD – REMOVED FURTHER TO CONSULTATION	
R	713	Garden Style, Wrecclisham Hill	FULL PLANNING PERMISSION GRANTED	

Summary of Housing Allocations

Regulation 15 Draft Neighbourhood Plan

Reg 15 Ref	Site	Gross Area (Ha)	Net Area (Ha) (omitting on site open space requirements)	Approx Net Density (dwellings per hectare)	Approx Capacity (dwellings)
A	Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining SSE land	3.3	3.06	35	100
B	Land west of Green Lane, Badshot Lea	5.1	3.25 ¹	35	110
C	Land at Little Acres Nursery and part of land south of Badshot Lea	4.4	4.11	30	125
D	Land between Hale Road and Guildford Road	0.2	0.2 ²	50	10
E	Coleman's Yard, Wrecclesham Road	0.24	0.24 ³	50	10
F	Coal Yard, Wrecclesham Hill	0.28	0.28 ⁴	50	15
G	West of Switchback Lane, Rowledge	2.28	2 ⁵	5	10
H	The Woolmead, (East Street) – see Policy FNPI7 – The Woolmead	0.8	0.8 ⁶	125	100
I	Coxbridge Farm, off Alton Road	14.21	11.74 ⁷	30	350
J	Part of Farnham College (Tennis Courts)	0.45	0.4	30	15
	TOTAL				845

¹ Reduced site, only northern part of site suitable for development

² Sites less than 0.3 ha not expected to provide on-site open space

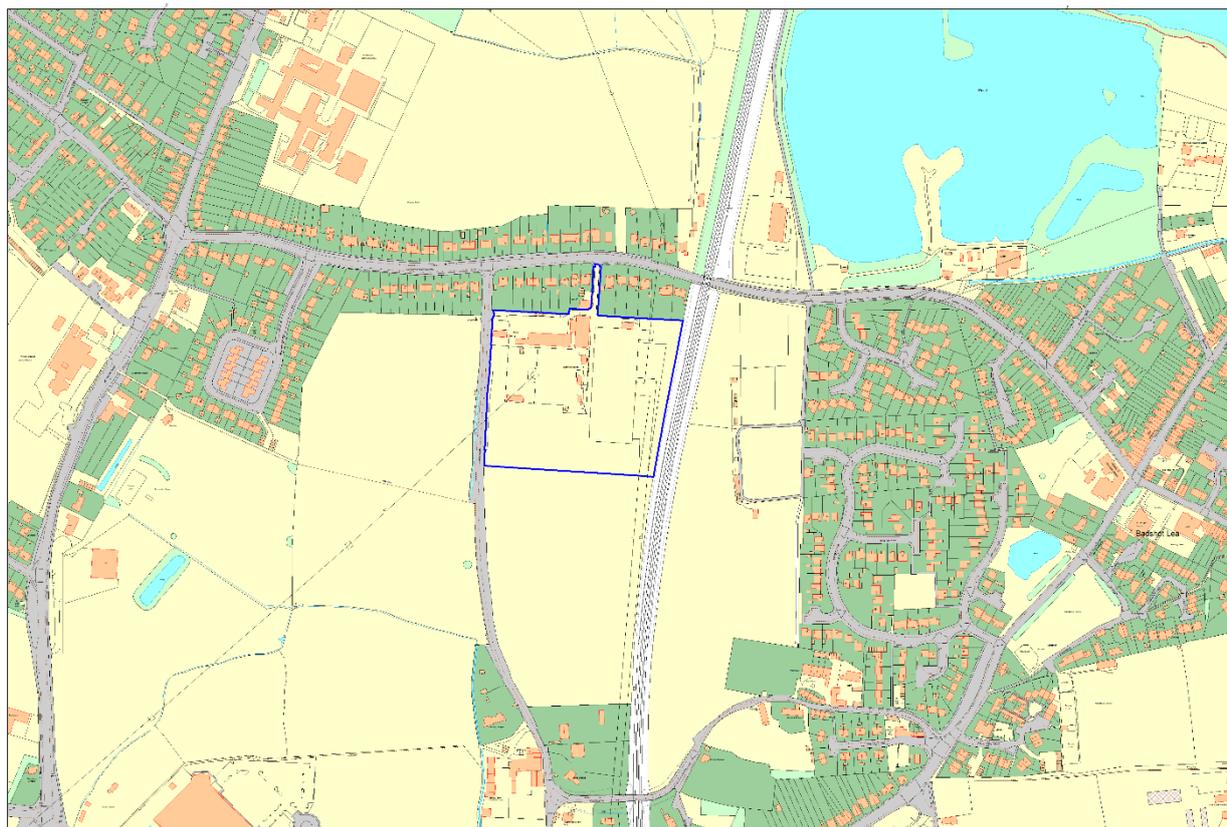
³ Sites less than 0.3 ha not expected to provide on-site open space

⁴ Sites less than 0.3 ha not expected to provide on-site open space

⁵ Reduced for on-site landscape retention

⁶ Mixed use high density town centre urban sites not expected to provide on-site open space

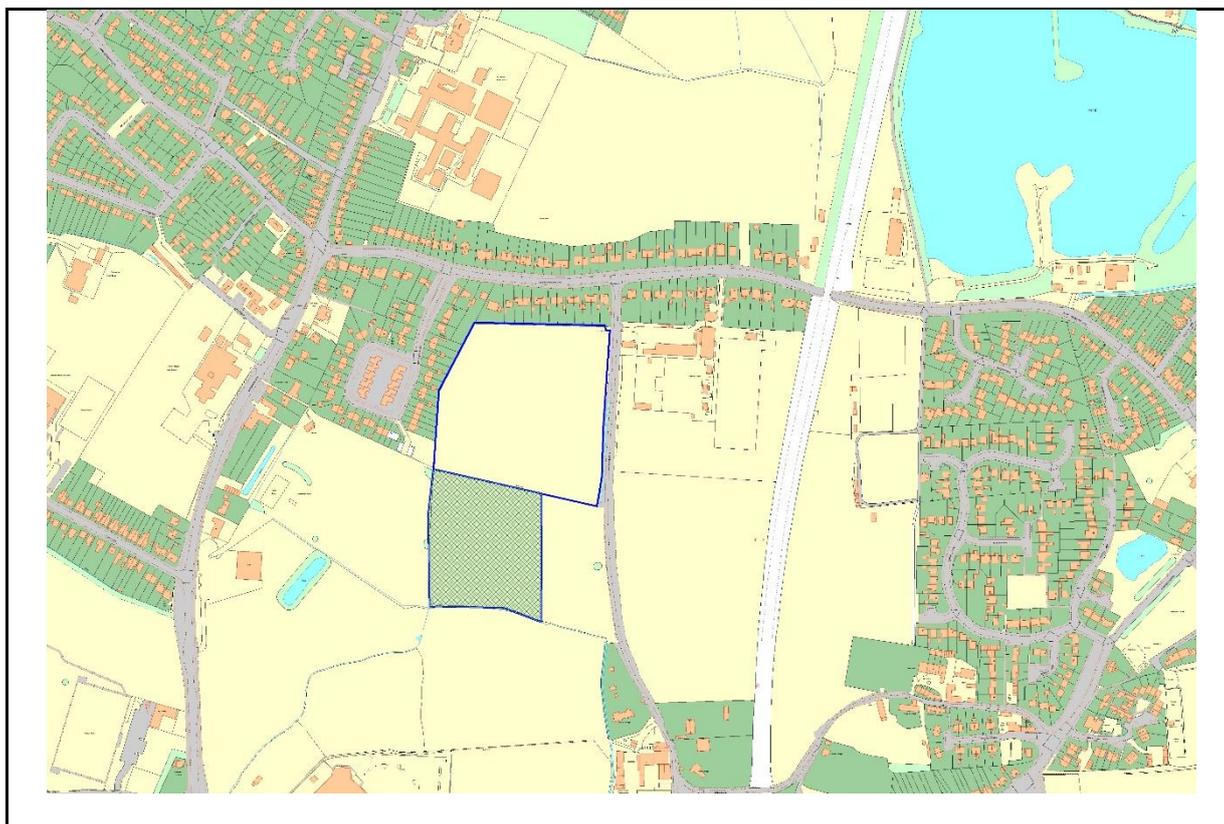
⁷ Also excludes corner site containing listed buildings



Site Reference:	A		
Site Address:	Part of SSE Farnham Depot and adjoining land Lower Weybourne Lane		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
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		

Site Reference:	A		
Site Address:	Part of SSE Farnham Depot and adjoining land Lower Weybourne Lane		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
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 the Historic Old Park	No		
Within public open space	No		
Owner	SSE		
Within 5km of Thames Basin Heaths SPA	Yes		
Within 5km of Wealden Heaths I SPA	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		
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		

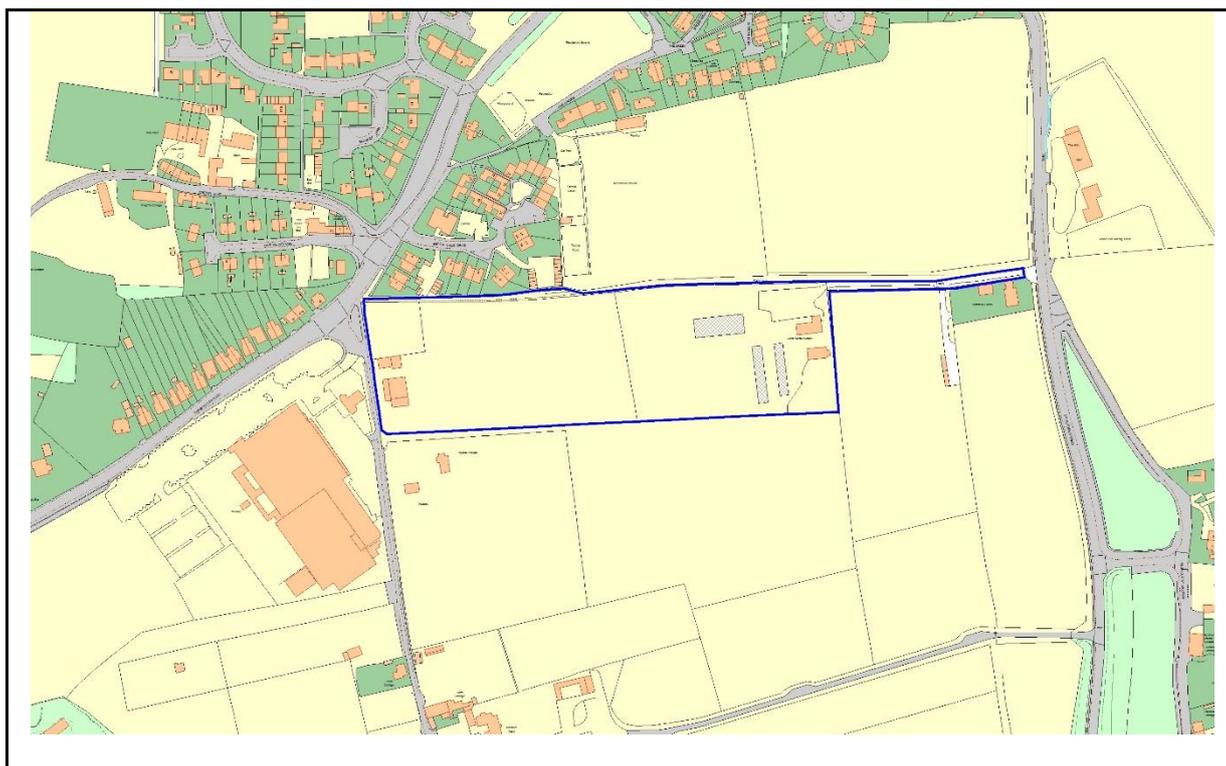
Site Reference:	A		
Site Address:	Part of SSE Farnham Depot and adjoining land Lower Weybourne Lane		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
Proximity to bus stop (metres)	450		
Proximity to Farnham train station (metres)	2590		
Confirmed through call for sites and information from land owners	Yes		
<p>Development Guidance:</p> <p>Design and Layout Comprehensive development of this site should include the retention of a wildlife corridor to the eastern edge and retention of the mature hedgerow at the south of the site. The design should incorporate individuality, such as a variety of designs which reflect the local character of the area.</p> <p>The site will need to provide adequate parking provision in order to avoid traffic congestion caused by on road parking.</p> <p>Landscape Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside.</p> <p>Access Access should be taken from the existing access off of Lower Weybourne Lane, not Green Lane.</p> <p>Infrastructure Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Contributions will be required towards safe and sustainable transport methods and the specific impact of this development on the crossroads at Farnborough Road and Upper Weybourne Lane, should be assessed.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	3.3	Net Area (Ha):	3.06
Approximate Density (DPH):	35	Approximate Net Capacity (Dwellings):	100
Estimated Development Period			0 - 5 years



Site reference:	B		
Site Address:	Land west of Green Lane, Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
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)	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		

Site reference:	B		
Site Address:	Land west of Green Lane, Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
Character Area (Design Statement)	Weybourne & Badshot Lea		
Within South Farnham Arcadian Area	No		
Within the Historic Old Park	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		
Proximity to Town Centre (metres)	2600		
Proximity to Local Centre (metres)	1200		
Proximity to Primary School (metres)	450		
Proximity to Secondary School (metres)	550		

Site reference:	B		
Site Address:	Land west of Green Lane, Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
Proximity to GPs/ Medical Centre (metres)	1500		
Proximity to bus stop (metres)	270		
Proximity to Farnham train station (metres)	2570		
Confirmed through call for sites and information from land owners	Yes		
Development Guidance:			
Design and Layout			
<p>Only the northern portion of this site is suitable for development. The southern portion of this site projects in to open countryside and should be provided as on site green space.</p> <p>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.</p>			
Landscape			
<p>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. The southern part of the site is unsuitable for development as this would have a significant effect on the open countryside.</p>			
Access			
<p>Access should be taken from the existing access off of Lower Weybourne Lane, not Green Lane.</p>			
Infrastructure			
<p>Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Contributions will be required towards safe and sustainable transport methods and the specific impact of this development on the crossroads at Farnborough Road and Upper Weybourne Lane, should be assessed.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	5.1	Net Area (Ha):	3.25 <i>Reduced site, only northern part of site suitable for development</i>
Approximate Density (DPH):	35	Approximate Net Capacity (Dwellings):	110
Estimated Development Period			0 - 5 years



Site reference:	C		
Site Address:	Land at Little Acres Nursery and south of Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
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		

Site reference:	C		
Site Address:	Land at Little Acres Nursery and south of Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
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 the Historic Old Park	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 (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	Within the Farnham Aldershot Strategic Gap		
Within or adjoins ancient woodland	No		
Proximity to Town Centre (metres)	3200		
Proximity to Local Centre (metres)	2200		

Site reference:	C		
Site Address:	Land at Little Acres Nursery and south of Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
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		
Confirmed through call for sites and information from land owners	Yes		

Development Guidance:

Design and Layout

Views to south from recreation ground should be retained through the layout and scale of development. Materials should be in keeping with existing in Badshot Lea Village – stone, slate, brick, tile, render, Victorian red brick and flint and development should be a maximum of two stories. A consistent pattern of development to the surrounding village development and mix of designs should be used, in keeping with the existing.

Sufficient parking for residents and visitors should be provided on site as there is insufficient parking in the village to accommodate for additional needs. Visitors parking should be sited near the recreation ground to act as additional parking capacity for the recreation ground. In addition, provision for a community may be provided and this should be considered for use by the recreation ground as a sports facility, such as changing rooms

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.

Development will require additional landscaping to the southern and eastern boundaries as well as the safeguarding of the amenities of adjoining properties.

Access

Access should be from both sides of the development. One access should be provided from Badshot Lea Road to the west and St Georges Road to the east. Access should not be off Badshot Lea Road on to Green Lane to the east, as the access here is narrow with poor sightlines.

Site reference:	C		
Site Address:	Land at Little Acres Nursery and south of Badshot Lea		
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential
<p>Infrastructure</p> <p>Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Contributions will be required towards safe and sustainable transport methods and the specific impact of this development on the junction at the north of Low Lane should be assessed. The narrower half of Green Lane (north) could be upgraded to a bridleway.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	4.4	Net Area (Ha):	4.11
Approximate Density (DPH):	30	Approximate Net Capacity (Dwellings):	125
Estimated Development Period			0 - 5 years



Sites reference:	D		
Site Address:	Land between Hale Road and Guildford Road		
Ward:	Moor Park	Proposed Allocation:	Residential
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)	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		

Sites reference:	D		
Site Address:	Land between Hale Road and Guildford Road		
Ward:	Moor Park	Proposed Allocation:	Residential
Character Area (Design Statement)	Moor Park		
Within South Farnham Arcadian Area	No		
Within the Historic Old Park	No		
Within public open space	No		
Owner	Unknown		
Within 5km of Thames Basin Heaths SPA	Yes		
Within 5km of Wealden Heaths I SPA	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		
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		

Sites reference:	D		
Site Address:	Land between Hale Road and Guildford Road		
Ward:	Moor Park	Proposed Allocation:	Residential
Confirmed through call for sites and information from land owners	Yes		
<p>Development Guidance:</p> <p>Design and Layout Development should be front facing on to the road and style and design should be innovative but using traditional materials. The Treed edge to north should be maintained and the style and design should be innovative but using traditional materials. Sufficient resident and visitor parking should be provided on site, to reduce significant pressure on on-road parking on Guildford Road.</p> <p>Landscape Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside.</p> <p>Access Wide access should be provided for turning in and out of Guildford Road. In addition, pedestrian permeability should be carefully considered.</p> <p>Infrastructure Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Contributions will be required towards safe and sustainable transport methods.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	0.2	Net Area (Ha):	0.2
Approximate Density (DPH):	50	Approximate Net Capacity (Dwellings):	10
Estimated Development Period			0 - 5 years

Site reference:	E		
Site Address:	Colemans Yard, Wrecclesham Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
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 the Historic Old Park	No		
Within public open space	No		
Owner	Unknown		
Within 5km of Thames Basin Heaths SPA	Yes		
Within 5km of Wealden Heaths I SPA	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		
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		

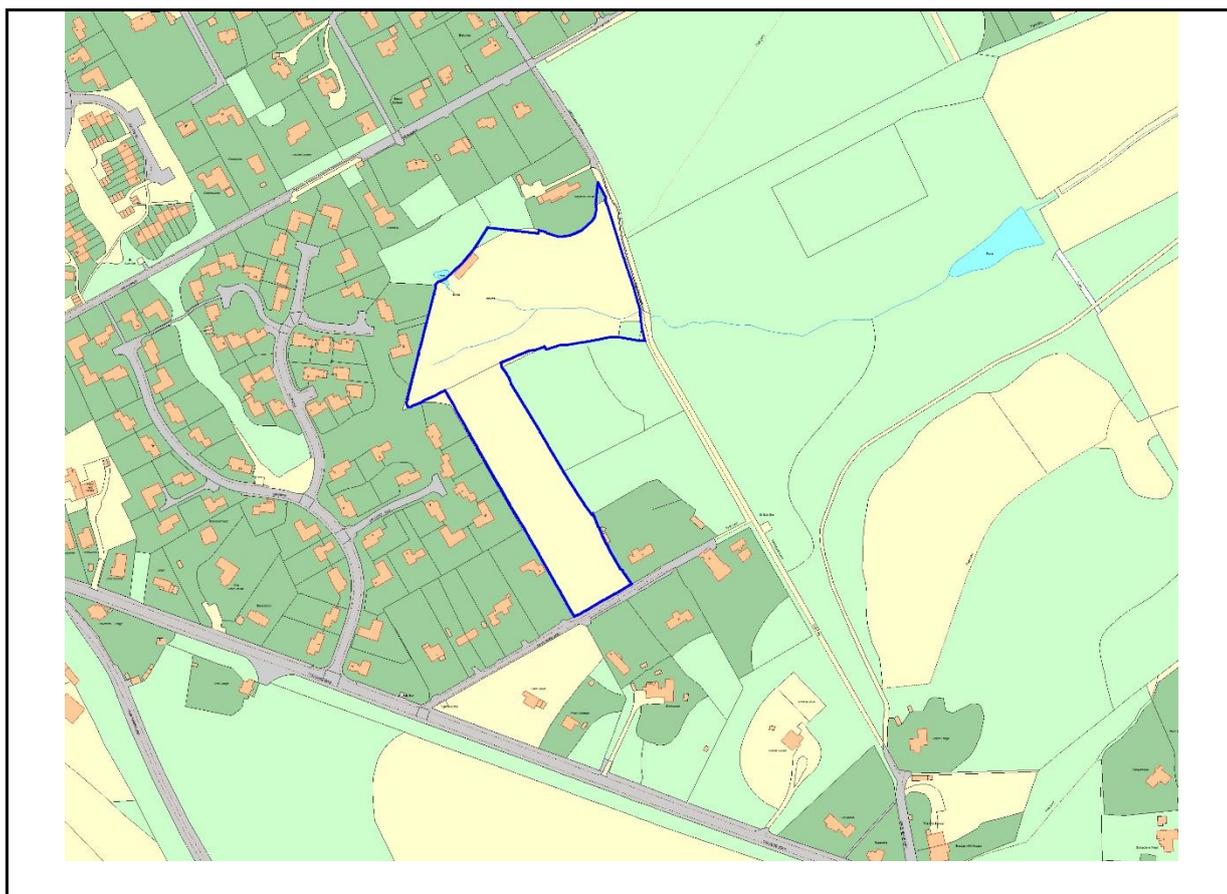
Site reference:	E		
Site Address:	Colemans Yard, Wrecclesham Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Proximity to bus stop (metres)	110		
Proximity to Farnham train station (metres)	2110		
Confirmed through call for sites and information from land owners	Yes		
<p>Development Guidance:</p> <p>Design and Layout 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 design should be reflective of the interesting and varied designs on this road and should provide green landscaped areas within the site. Existing trees and landscaping on site should be retained and development should not exceed two storey in order to respect the setting of the adjacent listed building.</p> <p>The site will need to provide adequate parking provision in order to avoid traffic congestion caused by on road parking.</p> <p>Landscape Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside.</p> <p>Access Access should be taken from the existing access off the mini roundabout on Wrecclesham Road. Safe and convenient links should be made to the footpath network.</p> <p>Infrastructure Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	0.24	Net Area (Ha):	0.24
Approximate Density (DPH):	50	Approximate Net Capacity (Dwellings):	10
Estimated Development Period			0 - 5 years



Site reference:	F		
Site Address:	Coal Yard, The Street, Wrecclesham		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Site Area (hectares)	0.28		
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		

Site reference:	F		
Site Address:	Coal Yard, The Street, Wrecclesham		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
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 the Historic Old Park	No		
Within public open space	No		
Owner	Unknown		
Within 5km of Thames Basin Heaths SPA	No		
Within 5km of Wealden Heaths I SPA	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		
Proximity to Town Centre (metres)	2190		
Proximity to Local Centre (metres)	20		
Proximity to Primary School (metres)	380		
Proximity to Secondary School (metres)	370		

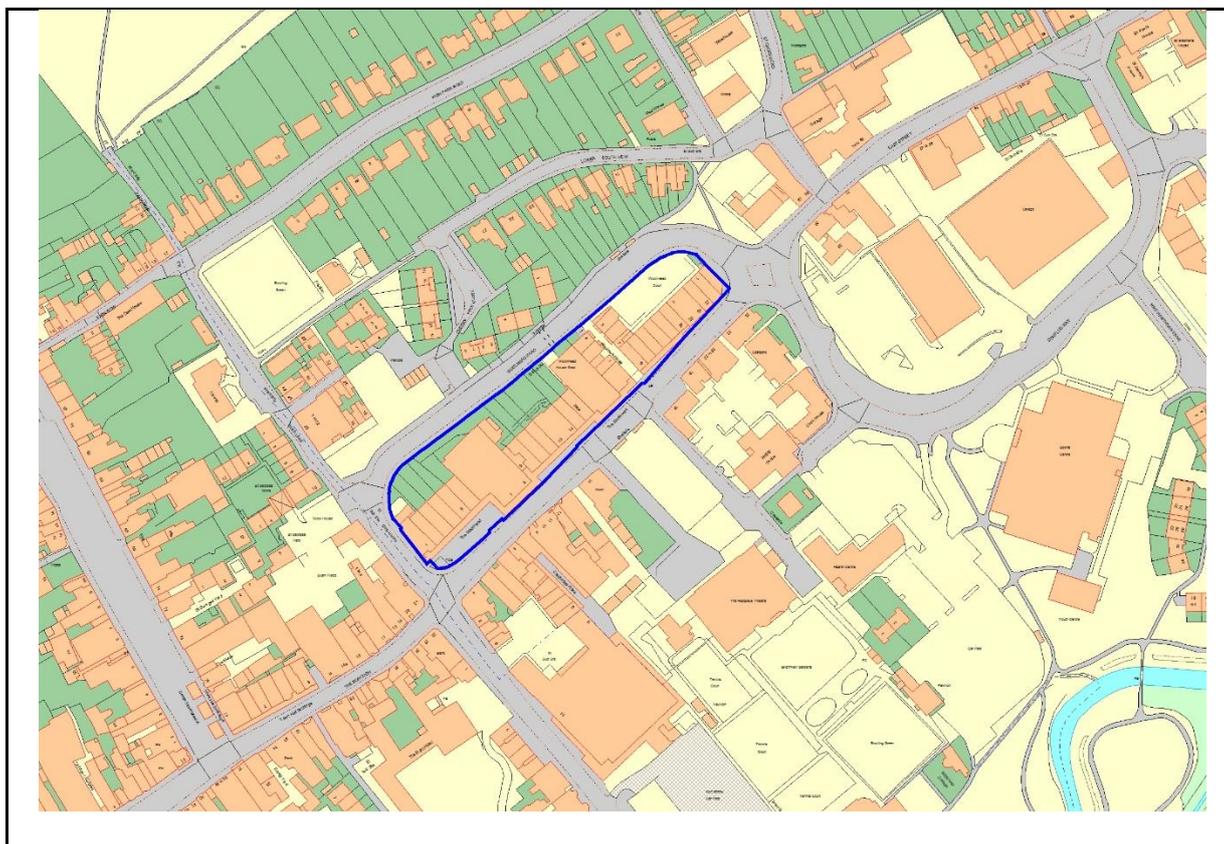
Site reference:	F		
Site Address:	Coal Yard, The Street, Wrecclesham		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Proximity to GPs/ Medical Centre (metres)	1390		
Proximity to bus stop (metres)	110		
Proximity to Farnham train station (metres)	2120		
Confirmed through call for sites and information from land owners	Yes		
<p>Development Guidance:</p> <p>Design and Layout 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 design should be reflective of the interesting and varied designs on this road and should provide green landscaped areas within the site.</p> <p>The site will need to provide adequate parking provision in order to avoid traffic congestion caused by on road parking.</p> <p>Landscape Redevelopment of this brownfield site would have little impact on the landscape or countryside.</p> <p>Access A two way access should be provided on to The Street and safe and convenient links should be made to the footpath network. Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Infrastructure Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	0.28	Net Area (Ha):	0.28
Approximate Density (DPH):	50	Approximate Net Capacity (Dwellings):	15
Estimated Development Period			0 - 5 years



Site reference:	G		
Site Address:	West of Switchback Lane, Rowledge		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
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 the Historic Old Park	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	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 Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
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

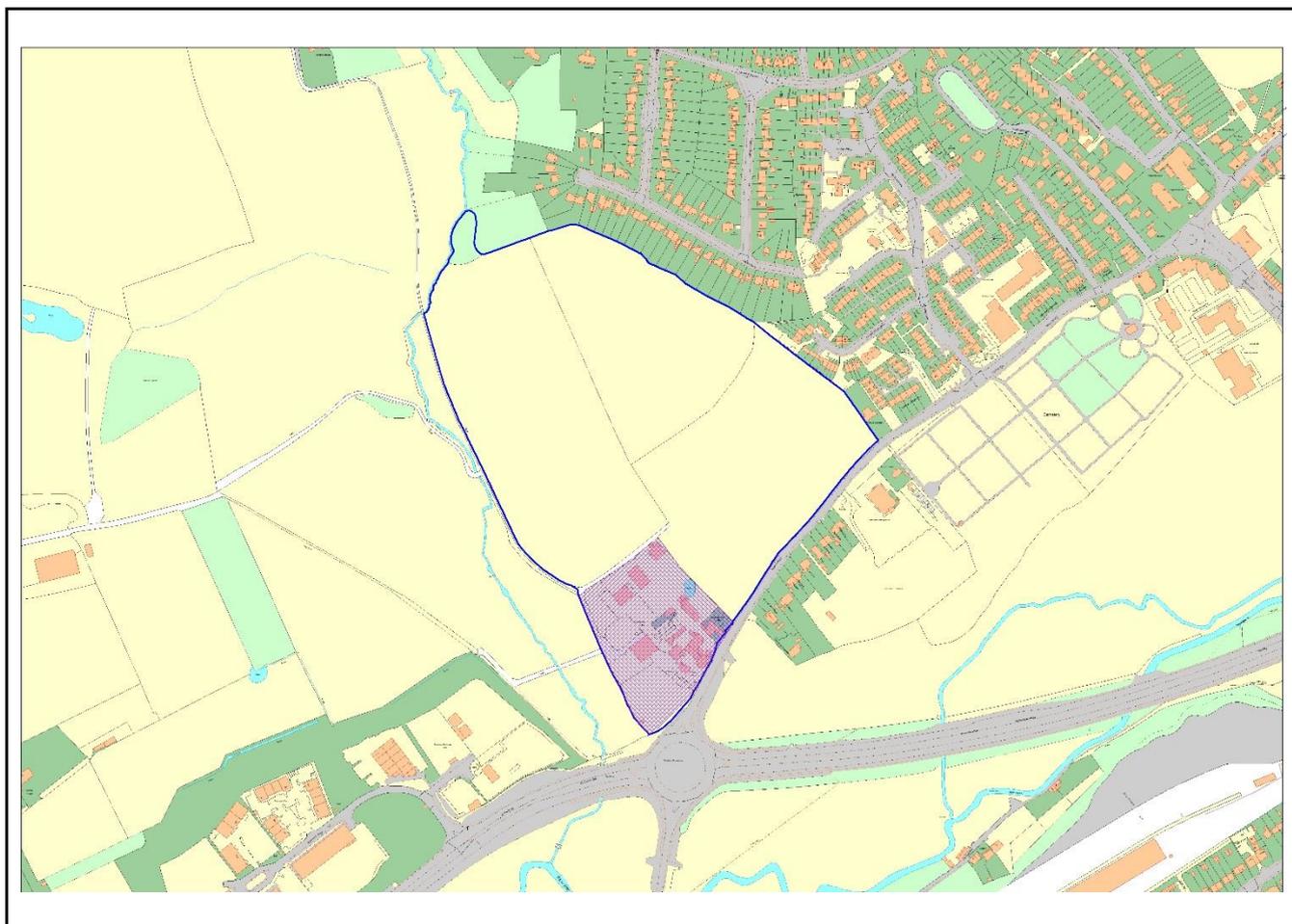
Confirmed through call for sites and information from land owners	Yes		
<p>Development Guidance:</p> <p>Design and Layout A mixture of designs and styles would be preferred to enhance character of surrounding homes. Single storey dwellings would be preferred, but development should be no higher than two storey.</p> <p>Mature trees on the boundary and within the site should be retained.</p> <p>Landscape The site is surrounded by woodland which, when retained, would provide a screen for development.</p> <p>Access A safe and suitable access should be provided off Pear Tree Lane and proposals should seek to actively promote sustainable travel and cumulative effect. Northern part of site should be low density, with an access off Shrubbs Lane.</p> <p>Infrastructure Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Contributions will be required towards safe and sustainable transport methods.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	2.28	Net Area (Ha):	2
Approximate Density (DPH):	5	Approximate Net Capacity (Dwellings):	10
Estimated Development Period			0 - 5 years



Site reference:	H		
Site Address:	The Woolmead, (East Street)		
Ward:	Moor Park	Proposed Allocation:	Residential
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)	I		
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		

Site reference:	H		
Site Address:	The Woolmead, (East Street)		
Ward:	Moor Park	Proposed Allocation:	Residential
Character Area (Design Statement)	Central Farnham – Outside the conservation area		
Within South Farnham Arcadian Area	No		
Within the Historic Old Park	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	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		
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		

Site reference:	H		
Site Address:	The Woolmead, (East Street)		
Ward:	Moor Park	Proposed Allocation:	Residential
Confirmed through call for sites and information from land owners	Yes		
<p>Development Guidance:</p> <p>Design and Layout Development of this site should respect the character of the adjacent conservation area.</p> <p>Landscape Development of this brownfield site in the town centre will have little impact on the landscape or countryside.</p> <p>Access Access should be considered in light of the permitted East Street development scheme, to minimise impact on town centre traffic movements.</p> <p>Infrastructure The impact on town centre traffic, in conjunction with other planned development, would need to be assessed and contributions will be required towards highways improvements. Contributions will be required towards safe and sustainable transport methods and the specific impact of this development in conjunction with other planned development in the town centre should be assessed.</p> <p>Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	0.8	Net Area (Ha):	0.8
Approximate Density (DPH):	125	Approximate Net Capacity (Dwellings):	100
Estimated Development Period			0 - 5 years



Site reference:	I		
Site Address:	Coxbridge Farm, off Alton Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
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.		

Site reference:	I		
Site Address:	Coxbridge Farm, off Alton Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
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 the Historic Old Park	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	Yes		
Within or adjoining SSSI	No		
Within or adjoining Site of Nature Conservation Importance	No		
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		
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		

Site reference:	I		
Site Address:	Coxbridge Farm, off Alton Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Proximity to bus stop (metres)	30		
Proximity to Farnham train station (metres)	1750		
Confirmed through call for sites and information from land owners	Yes		

Development Guidance:

Design and Layout

The area shaded on the above plan encompasses listed buildings. A buffer is required to respect and enhance the setting of the listed buildings. Development at the south of the site should be front facing on to West Street and the existing hedgerow on West street should be retained.

The design and layout of the scheme should respect and enhance the character of the listed buildings and layout should also be transitional, with densities reducing towards the countryside at the north of the site, in order to blend in to the countryside and existing built area.

The rising gradient of the site to the north should be considered in the design of height and scale. Buildings would not exceed two storey and should respect the transition from built area to open countryside.

On site play space should be central to the scheme, forming an integral part of the layout.

A sufficient green buffer to rear of Hazel Road to protect residential amenity must be provided, by way of long back gardens backing on to existing gardens rather than a private “strip” to minimise overlooking and maximise privacy.

The layout should have a hierarchy of streets and spaces forming distinctive areas within the site and traditional materials such a red brick and a limited palette of materials should be used to respect the transition to open countryside and the edge of the town.

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 development should be sensitively landscaped to enhance this relationship.

Access

Access should be provided from Coxbridge roundabout. Pedestrian access should be provided through the site to the Town Centre, Potters Gate School and West Street. A pathway is required at the front of the development on West Street, to provide a safe and suitable pedestrian access from the west.

Infrastructure

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Site reference:	I		
Site Address:	Coxbridge Farm, off Alton Road		
Ward:	Wrecclesham and Rowledge	Proposed Allocation:	Residential
Delivery – site promoted for by landowner.			
Gross Area (Ha):	14.21	Net Area (Ha):	11.74
Approximate Density (DPH):	30	Approximate Net Capacity (Dwellings):	350



Site reference:	J		
Site Address:	Part of Farnham College (Tennis Courts)		
Ward:	Firgrove	Proposed Allocation:	Residential
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		

Site reference:	J		
Site Address:	Part of Farnham College (Tennis Courts)		
Ward:	Firgrove	Proposed Allocation:	Residential
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 the Historic Old Park	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		
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		
Proximity to Town Centre (metres)	850		
Proximity to Local Centre (metres)	140		
Proximity to Primary School (metres)	700		

Site reference:	J		
Site Address:	Part of Farnham College (Tennis Courts)		
Ward:	Firgrove	Proposed Allocation:	Residential
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		
Confirmed through call for sites and information from land owners	Yes		
Development Guidance:			
<p>Design and Layout The development should respond to the local characteristics of the Firgrove Character Area as set out in the Farnham Design Statement, 2010. Houses should front on to, and be set back from, Firgrove Hill and should be well designed in order to enhance the street scene. A courtyard layout would be appropriate. Buildings should not exceed two storeys in height. The residential amenity and privacy of existing properties surrounding the site must be safeguarded.</p> <p>Landscape and Open Space A replacement multi-use games area should be provided prior to development taking place. The new access should minimise impact on the hedge and trees fronting the site. The existing trees and hedge on the northern boundary and fronting the site should be protected (other than at the access point) and should be enhanced elsewhere on the frontage. New singular specimen trees should feature within the layout.</p> <p>Access Access should be provided from Firgrove Hill. The site should incorporate adequate parking provision in order to avoid traffic congestion on Firgrove Hill caused by on road parking.</p> <p>Infrastructure Contributions will be sought to meet the policies in the Neighbourhood Plan including: - upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development</p> <p>Delivery – site promoted for by landowner.</p>			
Gross Area (Ha):	0.45	Net Area (Ha):	0.4
Approximate Density (DPH):	30	Approximate Net Capacity (Dwellings):	15
Estimated Development Period			0 - 5 years

