

Farnham Housing Land Availability Assessment

SITES REJECTED

May 2016

Summary of rejected sites prior to detailed assessment

Regulation 15 Draft Neighbourhood Plan

Rejection criteria:

- i. Site within:
 - 400m SPA
 - Green Belt
 - Flood zone 3a or 3b
- ii. Under 0.2Ha
- iii. Not available – i.e. not promoted by landowner
- iv. Already developed or has planning permission

WBC Ref.	Site Location	Reason for Rejection
137	Bourne Mill, Guildford Road	Has planning permission
153	Land at Clumps End, Clumps Road	Green Belt
165	Land at 1 Lavender Lane, Rowledge	Under 0.2Ha
190	54/55 Southern Way, Farnham	Under 0.2Ha
264	Victoria House, South Street	Under 0.2Ha
281	25 - 27 Hurlands Close Farnham Land	Under 0.2Ha
284	Former Toyota Garage, 44 Frensham Road	Developed in 2013
285	The Bush Hotel, The Borough	Under 0.2Ha
327	Land adjacent to 73 Middlefield	Under 0.2Ha
330	Park Farm, Crown Lane, Badshot Lea	Not available - removed by WBC in 2014
331	Preymead Farm, Badshot Lea	Flood zone 3 and on border of Farnham & Aldershot
345	Land at Stockwood Way, Hale (Parcel A)	Developed
415	The Bishops Table Hotel, West Street Farnham	Has planning permission
436	Land at Preymead Farm Industrial Estate, Badshot Lea Road	Flood zone 3 and on border of Farnham & Aldershot
440	Land to the north east of Holtside, Lickfolds Road, Rowledge	Under 0.2Ha
441	Land at Folly Hill, Upper Hale	Within 400m Thames Basin Heath SPA
477	Hop Cottage, Guildford Road, Runfold	Under 0.2Ha
479	SSE Old Frensham Road, Farnham	Green belt
484	Farnham Police Station, Long Bridge	Has planning permission - being developed 2014
544	Allotments, Six Bells, Hale Road, Farnham	Not promoted by landowner
550	1-9 Romans Business Park (Site A), Farnham	Recommended retention at employment site (NP ELR EM05)

WBC Ref.	Site Location	Reason for Rejection
554	Beavers Farm, Crondall Lane	Not available
559	Land at Hale Road	Not available
568	Land at Redhill House, Tilford Road	Developed
576	Farnham Delivery Office, West Street Farnham	Not available. Requires the release of an alternative site before it becomes available for housing.
578	Former Clenmay Heating, Runfold St. George Farnham	Less than 0.2Ha
579	Firflex House, 18 Firgrove Hill	Less than 0.2Ha
580	2a Bridge Square, Farnham	Less than 0.2Ha
582	11 Haven Way, Farnham	Less than 0.2Ha
583	17-19 Hope Lane, Farnham	Less than 0.2Ha
592	2 Heath House, Vicarage	Developed
596	Building and Yard, Lion Brewery	Has planning permission
599	Wiley Mill House, Alton Road	Less than 0.2Ha
604	Unity House, 29 The Street, Wrecclesham	Developed
609	123a Badshot Lea Road, Badshot Lea	Less than 0.2Ha
625	Rowhills, Farnham	Not available
671	Land rear of 12 Heathyfields Road, Farnham	Within 400m Thames Basin Heath SPA
720	Land south of Quernsmuir, Sands Road	Green belt
740	Two Acres, Monks Walk, Farnham	Green belt
767	Wellingtons, Folly Hill	Whole site not available. Smaller parts of the site may come forward but are likely to be below 0.2 ha and therefore not large enough to become an allocation
801	Suites A & B, 18 Lion and Lamb Yard	Has planning permission
802	20-21 The Borough, Farnham	Has planning permission
808	The Oast House, Park Row	Has planning permission
809	Land East of Bourne View, Lodge Hill Road	Has planning permission
810	Land at 12 Jubilee Lane, Farnham	Has planning permission