

Farnham Neighbourhood Plan

Farnham Housing Land Availability Assessment

August 2018

Introduction

The Farnham Housing Land Availability Assessment (FHLAA) is a study of the potential of the Neighbourhood Plan area to accommodate additional housing development.

This report sets out the method used to undertake the FHLAA assessment.

The FHLAA is a background paper only. It is not a statement of Farnham Town Council policy and does not allocate land. It will form part of the evidence base for the review of the Neighbourhood Plan and will be used to help inform judgements on future development and allocation of land for housing.

The FHLAA considers as many options as possible but does not pre-empt or prejudice any decision the Town Council may make in the future on any particular site and does not alter any policies or land use designations as set out in the Neighbourhood Plan.

It is the role of the FHLAA to provide information on the range of sites, which are available to meet need but it is for the development plan, itself, to determine which of these sites are the most suitable to meet those needs.

Planning Policy

The National Planning Policy Framework states that every effort should be made objectively to identify and then meet the housing needs of an area. A Strategic Housing Market Assessment was carried out in 2013 and identified a net housing need in Waverley Borough of around 9400 homes (470 homes per annum) in the period from 2013 to 2031.

As a result of the Examination of the Waverley Local Plan Part 1 in December 2017, the housing figure across the borough was raised and the borough now has a strategy to develop 11,210 new homes in the period from 2013 to 2032 with an allocation of 450 extra homes for Farnham. The Local Plan was adopted by Waverley Borough Council in February 2018 and the current strategy is for Farnham is to deliver 2780 homes from 2013 to 2032.

The Neighbourhood Plan should plan positively to help accommodate identified strategic housing need unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- specific policies in the Framework indicate development should be restricted (for example, those policies relating to sites protected under the Habitats Regulations and/or those designated as Sites of Special Scientific Interest; land designated as Green Belt, an Area of Outstanding Natural Beauty, designated heritage assets and locations at risk of flooding).

The NPPF requires local authorities to:

- identify specific, deliverable sites for the first five years of a plan that are ready for development and to keep this topped up over time in response to market information
- identify specific, developable sites for years beyond the first five years, to enable a rolling five-year supply

The NPPF advises that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan

This assessment identifies all sites regardless of the amount of development needed in order to provide a thorough audit of available land.

The Assessment

Assessment purpose

The purpose of the FHLAA is to:

- identify sites with potential for housing
- assess their housing potential
- assess their suitability and when they are likely to come forward

The FHLAA aims to identify as many sites with housing potential as possible in the Farnham Neighbourhood Plan area and assesses them for their suitability, availability and achievability. All sites in the previous Waverley SHLAA (2012, 2014) which have continued to be promoted since and are included in the LAA (2016, 2018), together with those put forward in the Farnham Town Council's call for sites in March 2018, have been assessed.

Assessment has been based on the suggested methodology outlined in the National Planning Policy Guidance (NPPG) but, as the guidance recommends, the assessment for the Neighbourhood Plan has been proportionate.

Sites to be Assessed

From up to date information supplied by Waverley Borough Council, the Town Council is aware of planning permissions for housing development in the plan area which are not yet implemented or under construction. Such sites were considered suitable and deliverable for housing development and were not re-appraised. This avoids double-counting of a site's contribution to the housing land supply.

The recently adopted Farnham Neighbourhood Plan (May 2017) and Waverley Borough Council's Local Plan Part 1 (February 2018), allocate housing sites whose suitability, availability and achievability has already been tested and confirmed through independent examination and, in the case of the Neighbourhood Plan, referendum. The emerging

Waverley Borough Council's Local Plan Part 2: Site Allocations and Development Management Policies, May 2018 which is at the Preferred Option stage, allocates no housing sites in Farnham, other than accommodation for gypsies and travellers.

There is one site in Farnham owned by Surrey County Council and two others owned by Waverley Borough Council, which are expected to come forward for development during the life of the plan and these sites have been included in the appraisal.

The Waverley Employment Land Review, which was updated in April 2016, revealed sites in Farnham which are poorly located for business purposes and other sites in poor condition. These have potential for housing development and were appraised in the FHLAA.

Site Size

The FHLAA assesses a range of different sizes from small-scale sites to opportunities for larger scale developments. The Town Council is aware of the Government's desire for Neighbourhood Plans to consider the opportunities for allocating small sites of half a hectare or less suitable for housing. Nevertheless, for practical reasons the minimum site size threshold for FHLAA assessment was 0.2 ha. Other smaller sites may be able to come forward as windfall sites but, in accordance with National Planning Policy Guidance on housing land assessments, are considered too small to be appraised in the FHLAA.

Site Assessment

A comprehensive set of sites derived from the sources above was assessed against national and local policies and designations, to establish which sites have reasonable potential for development and should be included in the site survey.

Sites excluded from detailed appraisal

Sites were excluded from detailed appraisal if they

- fell below the site threshold of 0.2 hectares
- had achieved planning consent or were being developed
- were located within the designated Green Belt
- were located in Flood Zone 3
- were located within 400 metres of the Thames Basin Heaths Special Protection Area

These sites are listed in Appendix 1 of the FHLAA (2018)

Site Appraisals

FHLAA template

An assessment template (see Appendices 2 and 3) was devised to provide a consistent approach to the assessment of each site.

Site Suitability

Site surveys were undertaken for the sites which were not excluded from detailed appraisal in order to record site characteristics such as

- site topography and boundaries
- current land uses and character of surrounding area
- potential physical constraints (e.g. access, location of infrastructure or utilities)
- potential environmental constraints (e.g. woodland, hedges, water bodies)

Site visits were supplemented by reference to Ordnance Survey maps, aerial photography and local knowledge from the Neighbourhood Plan team.

Assessing the suitability of sites for development was guided by the adopted development plan, whilst account was also taken of draft policies in the emerging Local Plan Part 2: Site Allocations and Development Management Policies, May 2018. The most up to date evidence was used for the site assessments.

The NPPF sets out specific policies which indicate where development should be restricted. These policies relate to

- sites protected under the Habitats Regulations
- Sites of Special Scientific Interest
- Land designated as Green Belt
- Areas of Outstanding Natural Beauty
- sites with designated heritage assets
- sites in locations at risk of flooding

Such factors were recorded for each site. In addition, candidate areas for inclusion within the Surrey Hills AONB were considered as part of the assessment.

As well as assessing the impact on the strategic gap between Farnham and Aldershot, (Policy DM17 in the emerging Local Plan Part 2: Site Allocations and Development Management Policies, May 2018), the assessment also considered the impact of development on the gaps between Badshot Lea and Weybourne, Rowledge and Wrecclesham and Rowledge and Frensham, which are covered by adopted Farnham Neighbourhood Plan Policy 11.

Access to local facilities and public transport was also assessed in testing the suitability of each site.

Site Availability

A site was considered available when, on the best information available (confirmed by the call for sites and information from land owners), there was reasonable confidence that it could come forward.

Site Achievability

A site was considered achievable for development where there appeared to be a reasonable prospect that the site would be developed at a particular point in time. This is, essentially, a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period. Any known development costs such as the removal of contamination or redevelopment of a brownfield site were noted. The need for the provision of SANG was also noted.

Summary

For each site a summary of its suitability, availability and achievability was prepared. Those sites considered appropriate as potential housing options are included in Appendix 2 of the FHLLA. Appendix 3 contains sites not included as housing options after assessment.

Development Potential

For those sites considered appropriate as potential housing options (see Appendix 2), an approximate density (dwellings per hectare) was proposed, based on the general density of the surrounding development. It is important that the FHLLA process recognises the balance that needs to be struck between making efficient use of land through good design principles and the character and historic fabric of the area and the amenities of surrounding land uses.

Where a site was constrained by existing landscape features or where on-site open space was required, the gross site area was reduced. The approximate number of dwellings per site was calculated based on the net site area and the approximate density.

Deliverability over the plan period

Where a site was considered appropriate as a potential housing option, the period when the site may be delivered was estimated (0-5 years, 6-10 years, 10+ years). This was based on the need to overcome restraints, including the provision of SANG. The draft Neighbourhood Plan consultation gives the opportunity for landowners to clarify the potential development period.

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Sites rejected from detailed assessment

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Sites rejected from detailed assessment

WBC Ref.	Site Location	Reason for Rejection
33	Badshot Lea Service Station	Less than 0.2Ha
137	Bourne Mill, Guildford Road	Site now developed
153	Land at Clumps End, Clumps Road	Within designated Green Belt
165	Land at 2 Lavender Lane, Rowledge	Less than 0.2Ha
190	54/55 Southern Way, Farnham	Less than 0.2Ha
264	Victoria House, South Street	Less than 0.2Ha
281	281 25 - 27 Hurlands Close Farnham Land	Less than 0.2Ha
284	Former Toyota Garage, 44 Frensham Road	Site now developed
285	Part of car park area of The Bush Hotel, The Borough	Less than 0.2Ha
327	Land adjacent to 73 Middlefield	Less than 0.2Ha
331	Preymead Farm, Badshot Lea	Flood zone 3
345	Land at Stockwood Way, Hale (Parcel A)	Site now developed
415	The Bishops Table Hotel, West Street Farnham	Site now developed
436	Land at Preymead Farm Industrial Estate, Badshot Lea Road	Flood zone 3
439	Land south of Wendy's Wood, Tilford Road, Lower Bourne	Within designated Green Belt
441	Land at Folly Hill, Upper Hale	Within 400m Thames Basin Heath SPA
477	Hop Cottage, Guildford Road, Runfold	Less than 0.2Ha
479	SSE Old Frensham Road, Farnham	Within designated Green Belt
484	Farnham Police Station, Long Bridge	Site now developed
498	Weydon Works, Weydon Lane	Less than 0.2Ha
568	Land at Redhill House, Tilford Road	Site now developed
578	Former Clenmay Heating, Runfold St. George Farnham	Less than 0.2Ha - planning permission granted 2014

Sites rejected from detailed assessment

WBC Ref.	Site Location	Reason for Rejection
609	123a Badshot Lea Road, Badshot Lea	Planning permission granted 2017
671	Land rear of 12 Heathyfields Road, Farnham	Within 400m Thames Basin Heath SPA
720	Land south of Quernsmuir, Sands Road	Within designated Green Belt
748	The Nest, The Long Road, Rowledge	Less than 0.2Ha
801	Suites A & B, First Floor, 18 Lion and Lamb Yard	Site now developed
802	20-21 The Borough, Farnham	Planning permission granted 2013
808	The Oast House, Park Row	Planning permission granted 2013
809	Land east of Bourne View, Lodge Hill Road	Planning permission granted 2013
810	Land at 12 Jubilee Lane, Farnham	Less than 0.2Ha
962	Weydon Christian Centre, Upper Way, Farnham	Less than 0.2ha

Farnham Housing Land Availability Assessment

Assessed sites included as Housing Site Options

August 2018

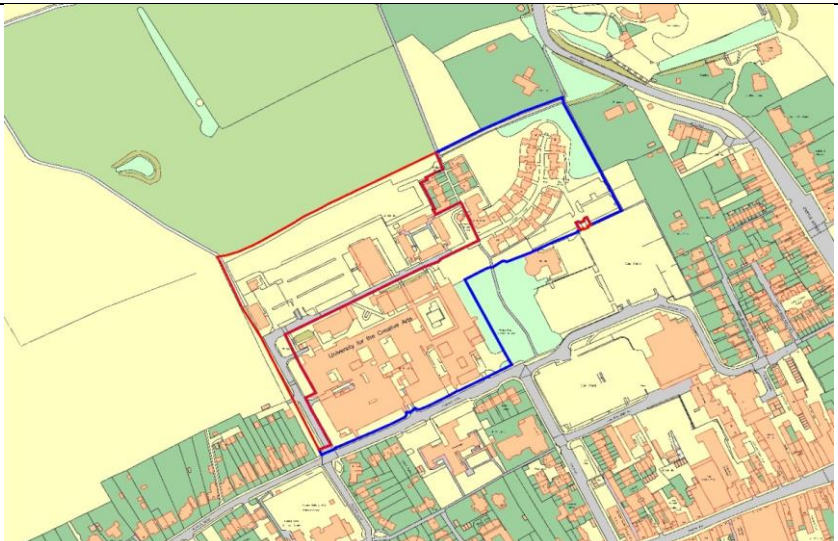
Assessed sites included as Housing Site Options

NP Ref	WBC Ref	Site Location
K	961	Cobgates, Falkner Road, Farnham
L	N/A	University for the Creative Arts, Falkner Road, Farnham
M	136	Centrum Business Park, East Street Farnham
N	N/A	8, 10, 12, 14 Upper Old Park Lane, Farnham
O	N/A	Kimbers Lane, Farnham
P	N/A	Land adjacent to Green Lane Cemetery, Farnham
Q	N/A	Surrey Sawmill, Wrecclesham Hill, Farnham

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	50
Proximity to Local Centre (metres)	N/A
Proximity to Primary School (metres)	110
Proximity to Secondary School (metres)	1555
Proximity to GPs/ Medical Centre (metres)	500
Proximity to bus stop (metres)	230
Proximity to Farnham train station (metres)	975
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	WBC LAA
Economic viability and marketability of the site	This brownfield site has been promoted by the landowner. There are likely to be demolition costs. Nevertheless, the site within the centre of the town is likely to prove acceptable to the market and a residential scheme is likely to be viable.
SANG available to support delivery of housing	The Neighbourhood Plan proposes to allocate SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This brownfield site is in a highly sustainable urban location close to a range of facilities and public transport. The site would have no adverse impact on landscape designations. Redevelopment could enhance the setting of the adjoining Conservation Area. The site is confirmed as available by the landowner and a residential scheme is likely to be viable on this site.
Approximate Density (Dwellings per hectare)	110
Approximate Number of Dwellings (net)	60
Delivery (First 4 years; 5-10 years; 10-15 years)	First 4 years

Site Location: University for the Creative Arts, Falkner Road, Farnham


FNP Reference: L

Map	
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Site Area (hectares)	2.05
WBC Reference	N/A
Current Use	Existing Main Hall building comprising Use Class C2 student accommodation and Use Class BI (a) Offices, and existing car park.
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site comprising of part of existing student accommodation, offices and car park. Sloping site with established landscape boundary to the north and west.
Recent planning history	Planning Application WA/2018/0830 for 252 student unit, 217 net additional. Various other business related applications.
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	Yes
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Central Farnham - Outside the conservation area
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	University of the Creative Arts
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
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	50
Proximity to Local Centre (metres)	N/A
Proximity to Primary School (metres)	110
Proximity to Secondary School (metres)	1555
Proximity to GPs/ Medical Centre (metres)	500
Proximity to bus stop (metres)	230
Proximity to Farnham train station (metres)	975
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	UCA has undertaken a feasibility study and is promoting the site as student accommodation
SANG available to support delivery of housing	The Neighbourhood Plan proposes to allocate SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This site is situated on the existing campus of the University in a highly sustainable urban location close to a range of facilities and public transport. The site would have no adverse impact on landscape designations. The site is confirmed as available and viable for student accommodation by the landowner.
Approximate Density (Dwellings per hectare)	N/A
Approximate Number of Dwellings (net)	252 student units (217 net additional) – equates to 72 dwellings
Delivery (First 4 years; 5-10 years; 10-15 years)	First 4 years

Site Location: Centrum Business Park, East Street, Farnham


FNP Reference: M

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Site Area (hectares)	0.7
WBC Reference	136
Current Use	Retail and industrial
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site surrounded by mixed use development (including residential to the north) and orbital road.
Recent planning history	Various for signage, use and minor changes
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	Yes
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)	Central Farnham – Outside the conservation area
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Promoted by Farnham Estates 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
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres) Note Barriers	Abuts Town Centre boundary
Proximity to Local Centre (metres) Note Barriers	N/A
Proximity to Primary School (metres) Note Barriers	590 infants 720 primary
Proximity to Secondary School (metres) Note Barriers	1700
Proximity to GPs/ Medical Centre (metres) Note Barriers	545
Proximity to bus stop (metres) Note Barriers	135
Proximity to Farnham train station (metres) Note Barriers	525
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The brownfield site has been promoted by the landowner. There are likely to be demolition and remediation costs for any on site contamination caused by the current uses. Nevertheless, the site within the centre of the town is likely to prove acceptable to the market and a residential scheme is likely to be viable.
SANG available to support delivery of housing	The Neighbourhood Plan proposes to allocate SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This brownfield site is in a highly sustainable urban location close to a range of facilities and public transport. The site frontage is located within the AQMA but would have no adverse impact on landscape designations. The site is confirmed as available by the landowner and a residential scheme is likely to be viable on this site.
Approximate Density (Dwellings per hectare)	175
Approximate Number of Dwellings (net)	125
Delivery (First 4 years; 5-10 years; 10-15 years)	5-10 years

Site Location: 8,10,12,14 Upper Old Park Lane, Folly Hill, Farnham

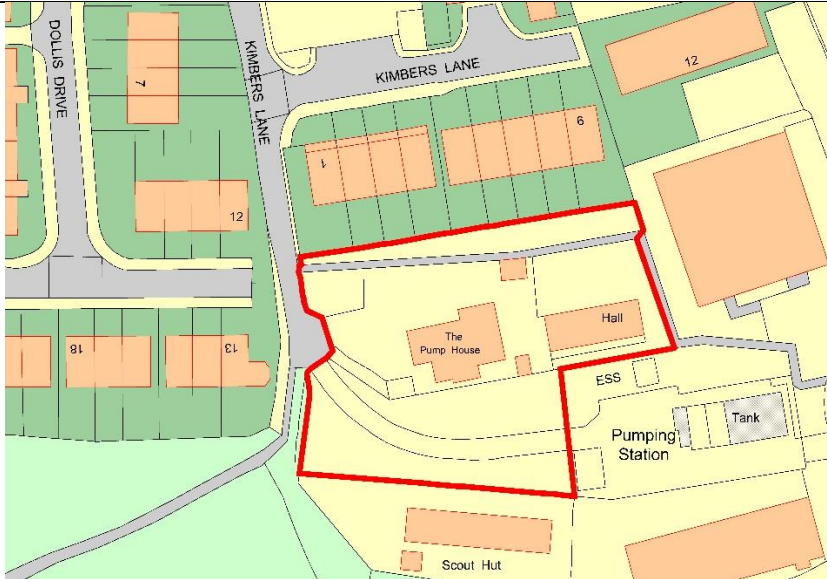
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Site Area (hectares)	0.95
WBC Reference	N/A
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Two residential properties (nos.12 and 14) with adjoining mature gardens and hedgerows. Adjoins housing estate to north and adjacent to the Historic Old Park to the south.
Recent planning history	Household extensions
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	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)	Upper Hale
Within South Farnham Arcadian Area	No
Within the Historic Old Park	Adjacent
Within public open space	No
Owner	Ash, Remington, Maxwell, King
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	Close proximity
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
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	1805
Proximity to Local Centre (metres)	870
Proximity to Primary School (metres)	360 to infants 795 to primary
Proximity to Secondary School (metres)	1950
Proximity to GPs/ Medical Centre (metres)	2030
Proximity to bus stop (metres)	155
Proximity to Farnham train station (metres)	2325
Suitable access to road	Upper Old Park Lane is narrow with no footway and detailed assessment would be required.
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove viable and acceptable to the market.
SANG available to support delivery of housing	The Neighbourhood Plan proposes to allocate SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is capable of accommodating additional development without having an adverse impact on the character of the area or the residential amenity of surrounding properties. There are no conflicts with landscape or heritage designations. The preferred vehicle access point will require further detailed investigation. The site may be suitable for a residential allocation.
Approximate Density (Dwellings per hectare)	15
Approximate Number of Dwellings (net)	10
Delivery (First 4 years; 5-10 years; 10-15 years)	First 4 years

Site Location: Kimbers Lane, Farnham

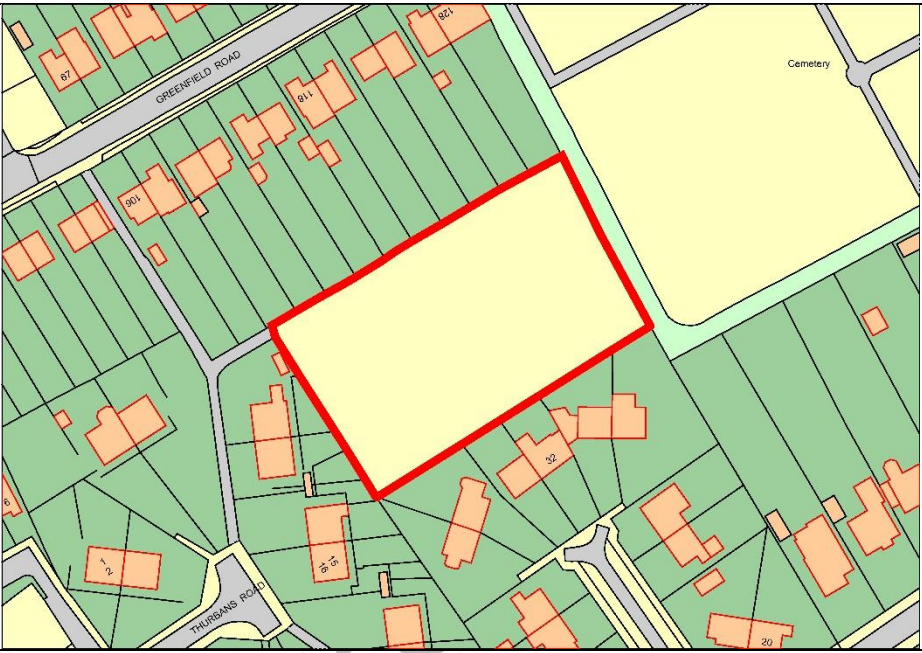
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Site Area (hectares)	0.24ha
WBC Reference	N/A
Current Use	Training centre
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield, neighbouring residential and industrial. Level site with limited trees at access. Public footpath at boundary.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	WBC
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
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	1050
Proximity to Local Centre (metres)	765
Proximity to Primary School (metres)	705
Proximity to Secondary School (metres)	1430
Proximity to GPs/ Medical Centre (metres)	300
Proximity to bus stop (metres)	100
Proximity to Farnham train station (metres)	735
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	WBC
Economic viability and marketability of the site	The site is promoted by the landowner. There are likely to be demolition and potential remediation costs for any on site contamination caused by the current uses. Nevertheless, the site is likely to prove acceptable to the market.
SANG available to support delivery of housing	The Neighbourhood Plan proposes to allocate SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This brownfield site has no significant constraints. It is conveniently located to services and facilities including a bus stop. Development could enhance the setting of the historic Pump House. The site is confirmed as available by the landowner and a residential scheme is likely to be viable on this site. The site may be suitable for a residential allocation.
Approximate Density (Dwellings per hectare)	85
Approximate Number of Dwellings	20
Delivery (First 4 years; 5-10 years; 10-15 years)	First 4 years

Site Location: Land adjacent to Green Lane Cemetery


FNP Reference: P

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Site Area (hectares)	0.37ha
WBC Reference	N/A
Current Use	Vacant
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Site located within a residential area of smaller-scale housing of a traditional style. Surrounding properties are a mixture of smaller semi-detached properties with some maisonettes. Mature trees are present on the boundaries to the north and east; garden fences to south and west.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	WBC
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within	Yes

400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	1720
Proximity to Local Centre (metres)	450
Proximity to Primary School (metres)	200
Proximity to Secondary School (metres)	450
Proximity to GPs/ Medical Centre (metres)	1285
Proximity to bus stop (metres)	60
Proximity to Farnham train station (metres)	1470
Suitable access to road	The site is currently accessed along a track. The track will need to be upgraded by the use of land within the site owner's control.
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	The Neighbourhood Plan proposes to allocate SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is located within a residential area, close to a range of services and public transport. The site adjoins a cemetery with which it forms a part of the town's green infrastructure. Retention of mature boundary trees would retain the primary contribution this site makes to the town's green infrastructure. Vehicular access will need to be improved through the use of land within the site owner's control. The site is confirmed as available by the landowner and a residential scheme is likely to be viable on this site. The site may be suitable for a residential allocation.
Approximate Density (Dwellings per hectare)	30
Approximate Number of Dwellings	10
Delivery (First 4 years; 5-10 years; 10-15 years)	5-10 years

Site Location: Surrey Sawmill, Wrecclesham Hill

FNP Reference: Q

Map	
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Site Area (hectares)	0.7ha
WBC Reference	N/A
Current Use	Timber Yard and Sawmill (B2 & B8)
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site, on edge of settlement, adjoining recently developed residential site. Tree lined to the east and west.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Promoted by Shanly Group 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)	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
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	The site is within the built up area and is already occupied by some development whilst being partially screened by trees.
Proximity to Town Centre (metres)	2720
Proximity to Local Centre (metres)	515
Proximity to Primary School (metres)	900
Proximity to Secondary School (metres)	1640
Proximity to GPs/ Medical Centre (metres)	1470
Proximity to bus stop (metres)	150
Proximity to Farnham train station (metres)	2870
Suitable access to road	Existing access which serves the current business site is available
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner. There are likely to be demolition and potential remediation costs for any on site contamination caused by the current uses. Nevertheless, the site adjoins a new housing site which is being marketed and is likely to prove acceptable to the market.
SANG available to support delivery of housing	The Neighbourhood Plan proposes to allocate SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is located within the built up area boundary close to local services and public transport. The site is currently occupied by a land-based rural businesses adjoining an extensive new residential development but is promoted by owner for residential use. The site is confirmed as available by the landowner and a residential scheme is likely to be viable on this site. The site may be suitable for a residential allocation. The site may be suitable for a residential allocation.
Approximate Density (Dwellings per hectare)	25
Approximate Number of Dwellings	20
Delivery (First 4 years; 5-10 years; 10-15 years)	5-10 years

Farnham Housing Land Availability Assessment

Sites not included as housing options following assessment

August 2018

Site assessments – sites **not included** as housing options

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DRAFT (SITES NOT INCLUDED)

Sites not included as housing options

WBC Ref	Site Location
N/A	Randalls, off Crondall Lane, Farnham
N/A	Land to rear of The Dairy Studio, Runfold St Georges, Farnham
N/A	Land to the north of Wrecclesham Hill, adjoining Comleys Surrey Sawmill, 70 Wrecclesham Hill, Wrecclesham, Farnham
N/A	Land at Pear Tree Lane (Extension of 546/FNPI4g, West of Swtichback Lane), Rowledge, Farnham
N/A	Land at Northbrook Park, Farnham
25	Land at Lower Weybourne Lane, Badshot Lea, Farnham
27	Land to the East of Badshot Lea (Low Lane – southern part of 615)
30	10 Acre Walk, Clifton Close, Rowledge
332	Land north and south (Compton Fields) of Waverley Lane, Farnham
333	Land at 35 Frensham Vale, Lower Bourne, Farnham
343	Land at Stockwood Way, Farnham (Parcel B)
381	Land South of Badshot Lea (Consortium), Farnham
461	Land to the rear of 48 Wrecclesham Hill
475	Land at St. Georges Road, Badshot Lea, Farnham
564	Land off Green Lane (Part of Century Farm behind Rugby Pitch), Badshot Lea, Farnham
579	Cherryfields, (Extended Land at Fullers Road), Rowledge, Farnham
590	1 Tongham Road, Farnham


Site assessments – sites **not included** as housing options

WBC Ref	Site Location
615	Land to the East of Low Lane (including Crooksbury View), Badshot Lea, Farnham
644	Land at Cedar House, Byworth Road
655	Wrecclesham Farm Buildings, Echo Barn Lane, Farnham
656	Wrecclesham Farm Nursery, Echo Barn Lane, Farnham
657	Land to the south of Monkton Lane, Farnham
663	Land at Guildford Road and Tongham Road, Runfold
679	Part of 30 Frensham Vale, Lower Bourne, Farnham
679	30 Frensham Vale, Lower Bourne, Farnham
680	Monkton Farm, Monkton Lane, Farnham
693	Land at Farnham Park Hotel and Restaurant, Lower Hale Road, Farnham (Green Burial Site)
696	Land South of Frensham Vale Road, Lower Bourne, Farnham
701	Land at Lavender Lane, Rowledge, Farnham
715	Land at Burnt Hill Road
716	13 Upper Old Park Lane
723	Hawthorn Farm, Rowledge
727	Land to rear of Three Stiles Road, Farnham
843	1 Hillside Road
854	Land at Low Lane, Crooksbury View

Site assessments – sites **not included** as housing options

WBC Ref	Site Location
892	Hawthorns, Bells Piece, Hale Road, Farnham
918	Land West of Folly Hill, Farnham
963	Land at Manley Bridge Farm, Manley Bridge Road, Rowledge
974	Holt Pound Farm, Wrecclesham Hill, Farnham
996	Land to the south of Oast House Lane, Farnham

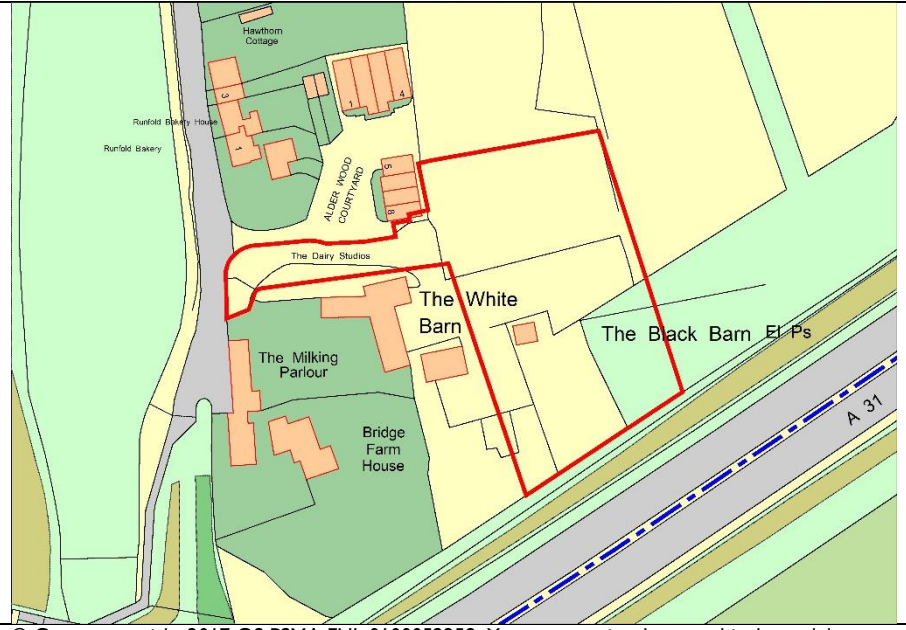
Site Location: Randalls, Crondall Lane, Farnham

Map	
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Site Area (hectares)	0.7ha
WBC Reference	N/A
Current Use	Residential property in large curtilage
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Residential property and garden land in isolated countryside setting. Relatively level site with mature hedgerows, close to woodland. Access via a narrow track with deteriorating bridge over a stream. A public footpath runs along the northern boundary.
Recent planning history	None relevant (i.e. extensions only)
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Bell Cornwell representing Steve and Sara Juniper
Within 5km of Thames Basin Heaths SPA	Yes

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	Medium landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Isolated site currently occupied by limited development beyond north western edge of the town where development would adversely impact on a landscape of high sensitivity.
Proximity to Town Centre (metres)	1410
Proximity to Neighbourhood Centre (metres)	Town Centre closer
Proximity to Primary School (metres)	1155
Proximity to Secondary School (metres)	1610
Proximity to GPs/ Medical Centre (metres)	1640
Proximity to bus stop (metres)	890
Proximity to Farnham train station (metres)	2055
Suitable access to road	No - narrow track access with no footways intersected by a public footpath
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievable)	The site is not close to facilities or sustainable transport options and development would have a detrimental impact on sensitive landscape. Access is constrained. The site is unsuitable and unachievable as a potential housing option.


Site Location: Land to the rear of The Dairy Studio, Runfold St. Georges Road, Farnham

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Site Area (hectares)	3.3ha overall - 0.3ha development site - 3ha SANG
WBC Reference	N/A
Current Use	Hardstanding, parking, storage and tennis court
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site bordered by A31 and wetland Nature Reserve. Planted screening of Laylandii and Beech.
Recent planning history	WA/2015/2162 Use Of Land and works to provide vehicular access and driveway to commercial buildings – approved.
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1 (adjoining Zone 2)
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Yes – Grade II
Part of Setting of Building of Local Merit	Yes
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	Blower Family
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	High landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Some impact on the landscape of high value and sensitivity
Proximity to Town Centre (metres)	3300
Proximity to Neighbourhood Centre (metres)	2470
Proximity to Primary School (metres)	750 to infants 665 to junior
Proximity to Secondary School (metres)	1715
Proximity to GPs/ Medical Centre (metres)	1330
Proximity to bus stop (metres)	800
Proximity to Farnham train station (metres)	2785
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	3ha adjoining land
Summary of Assessment (Site suitability/ availability and achievability)	The site is not located close to services or sustainable transport options. More intensive development would have a detrimental impact on landscape of high value and sensitivity and may have an adverse impact on the setting of a listed building. The site is unsuitable and unachievable as a potential housing option.


Site Location: Land to the north of Wrecclesham Hill, adjoining Comleys Surrey Sawmill, 70 Wrecclesham Hill, Wrecclesham, Farnham

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Site Area (hectares)	1.4ha
WBC Reference	N/A
Current Use	Greenfield
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield, tree lined boundary to the east and west, beyond the settlement boundary
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Promoted by Shanly Group 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

Site assessments – sites **not included** as housing options

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	This greenfield site is prominently located at the entrance to the town though partially screened by landscape. Development of this site would extend the town edge and would not retain or enhance the landscape character on this approach.
Proximity to Town Centre (metres)	2590
Proximity to Neighbourhood Centre (metres)	385
Proximity to Primary School (metres)	900
Proximity to Secondary School (metres)	1640
Proximity to GPs/ Medical Centre (metres)	1285
Proximity to bus stop (metres)	140
Proximity to Farnham train station (metres)	4200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	Adjoining employment site to the east.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This greenfield site is prominently located at the entrance to the town, would extend the town edge and would not retain or enhance the landscape character on this approach. The site is unsuitable for a housing option.

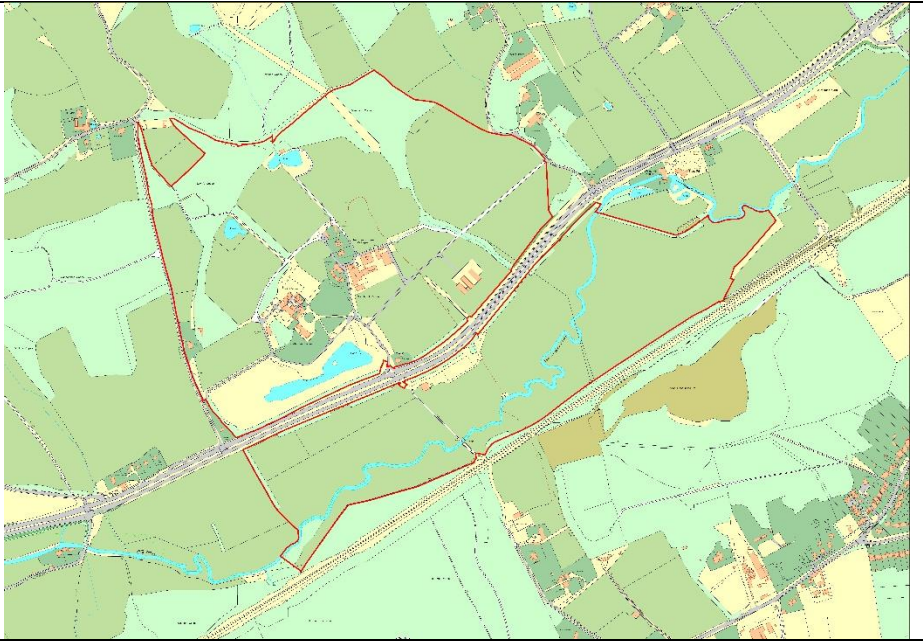
Site Location: Land at Pear Tree Lane, Rowledge, Farnham

Map	
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Site Area (hectares)	0.7ha site - 0.3ha suitable for development
WBC Reference	N/A (Adjoining 546)
Current Use	Residential property in large curtilage
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Part brownfield (residential property) mainly greenfield (woodland and garden within low density residential area. Adjoins southern part of housing allocation Policy FNPI4(g) West of Switchback Lane
Recent planning history	Adjoining WVA/2017/1913 Erection of 7 dwellings - withdrawn
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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	Mr J Boyle & Spitfire, represented by Turley
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

Site assessments – sites **not included** as housing options

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	The site includes woodland which could be affected by development.
Proximity to Town Centre (metres)	3550
Proximity to Neighbourhood Centre (metres)	440
Proximity to Primary School (metres)	810
Proximity to Secondary School (metres)	1920
Proximity to GPs/ Medical Centre (metres)	520
Proximity to bus stop (metres)	280
Proximity to Farnham train station (metres)	3310
Suitable access to road	Pear Tree Lane is an unmade road
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and developer and is likely to prove acceptable to the market.
SANG available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is in an area of low density development and is constrained by woodland. The site would not be suitable for a substantially more intensive development and is therefore not suitable as a housing option.

Site Location: Land at Northbrook Park, Farnham

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Site Area (hectares)	26.7ha overall - 15.3ha development site – 11.4ha SANG
WBC Reference	N/A
Current Use	Equestrian and agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	<p>Principally greenfield with approximately 1ha brownfield. Gently slopes towards the A31 on its southern boundary, consisting of grazing land and an equestrian centre. Small areas of woodland, hedgerows and trees bordering A31.</p> <p>SANG land located on south side of the A31 with River Wey (North Branch) running through from western to eastern boundary. River Wey flood plain with small grazing fields, tree lined southern boundary with railway line beyond leading to Alice Holt Reserve, hedgerow and trees bordering A31 northern boundary.</p>
Recent planning history	<p>WA/2014/1806 Certificate of Lawfulness for 2 Stable Blocks</p> <p>WA/2012/1356 Certificate of Lawfulness for Creation of a vehicle access</p> <p>Several applications through East Hampshire for change of use from agricultural to dwellings, alignment of driveway, Country Pursuits Lodge, restoration of outbuilding</p>
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	Development land flood zone 1 – SANG site flood zone 1, 2 and 3
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	Development area - No
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)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No


Site assessments – sites **not included** as housing options

Within public open space	No
Owner	Nicolas Roach represented by Luken Beck Planning
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	Yes
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Area proposed for development: Medium value High sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	A significant development of 15.3ha set in open countryside removed from Farnham and extending beyond the Parish boundary into East Hampshire would have a significant detrimental effect on the landscape of high sensitivity.
Proximity to Town Centre (metres)	3100
Proximity to Neighbourhood Centre (metres)	1480
Proximity to Primary School (metres)	2081
Proximity to Secondary School (metres)	1600
Proximity to GPs/ Medical Centre (metres)	2255
Proximity to bus stop (metres)	500
Proximity to Farnham train station (metres)	3570
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner. The site is removed from Farnham and would be likely to require significant advanced infrastructure investment. No evidence has been produced to confirm the viability of this new settlement. Sales of a substantial development such as this may be slower than over a variety of sites.
SANGS available to support delivery of housing	11.4ha proposed with the development
Summary of Assessment (Site suitability/ availability and achievable)	This proposed new settlement is remote from Farnham and therefore a significant distance from services. The viability of significant advanced infrastructure investment, and the services to be provided as part of the

Site assessments – sites **not included** as housing options

	development, is not known. This substantial proposal in open countryside and removed from Farnham would have a significant detrimental effect on the landscape of high sensitivity on this approach to the town. The scale of development is not required during the plan period to meet the identified housing need. A new settlement would not represent an appropriate strategy to accommodate development taking into account the reasonable alternative of brownfield sites in more sustainable locations. The site is unsuitable and potentially unachievable as a housing option.
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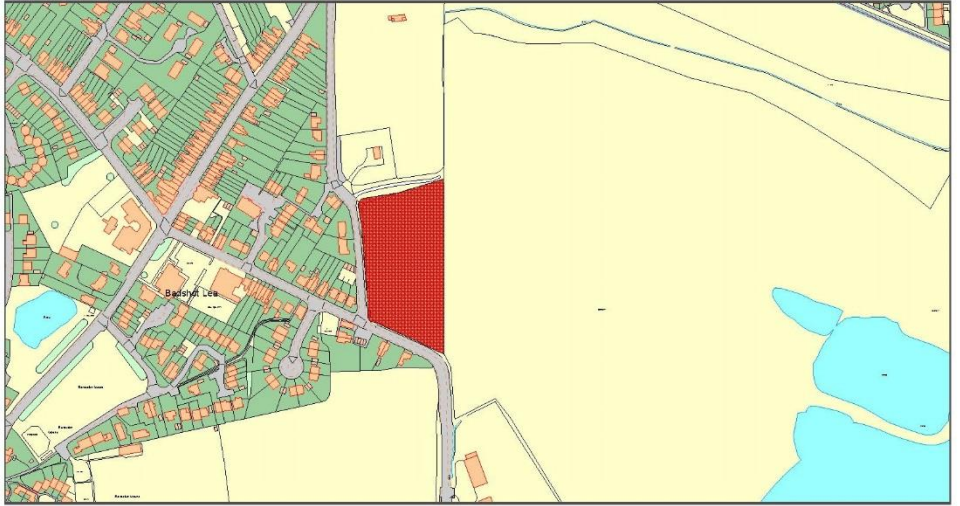
Site Location: Land at Lower Weybourne Lane, Badshot Lea, Farnham

Map	
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Site Area (hectares)	4.73ha
WBC Reference	25
Current Use	Agricultural Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Flat greenfield site abutting residential development along the eastern boundary and partially treed raised railway embankment to the west.
Recent planning history	WA/2014/0391 140 Dwellings Appeal Dismissed 29/03/18
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Thorne, Hobbs, Bolton, Derrick
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

Site assessments – sites **not included** as housing options

Farnham Town Council Landscape Character Assessment	Medium value Medium sensitively
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes - Badshot Lea and Weybourne
Within or adjoins ancient woodland	No
Impact of development on landscape	Development would have an adverse impact on the local landscape character. The importance of the site is not in its intrinsic landscape value but in the separation that it provides between Badshot Lea and Weybourne. Development of the site would erode countryside between the settlements, urbanise the area and result in the coalescence of Badshot Lea and Weybourne.
Proximity to Town Centre (metres)	2600
Proximity to Neighbourhood Centre (metres)	1340
Proximity to Primary School (metres)	610 to infants 500 to primary
Proximity to Secondary School (metres)	730
Proximity to GPs/ Medical Centre (metres)	1500
Proximity to bus stop (metres)	450
Proximity to Farnham train station (metres)	2590
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Development of the site would have an adverse impact on the local landscape character, erode and urbanise the countryside between Badshot Lea and Weybourne and result in the coalescence of the settlements. The site is unsuitable as a housing option.

Site Location: Land to the East of Badshot Lea (Low Lane – southern part of 6155)

Map	
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Site Area (hectares)	0.94ha
WBC Reference	27
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Flat greenfield site to the east of Low Lane. Open farmland to the south and woodland to the north. No strong boundary marks the eastern edge of the proposed site to the south.
Recent planning history	WA/2014/0125 Outline application 30 dwellings – appeal dismissed 10/08/2016
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2 & 3a
Within AQMA	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 the Historic Old Park	No
Within public open space	No

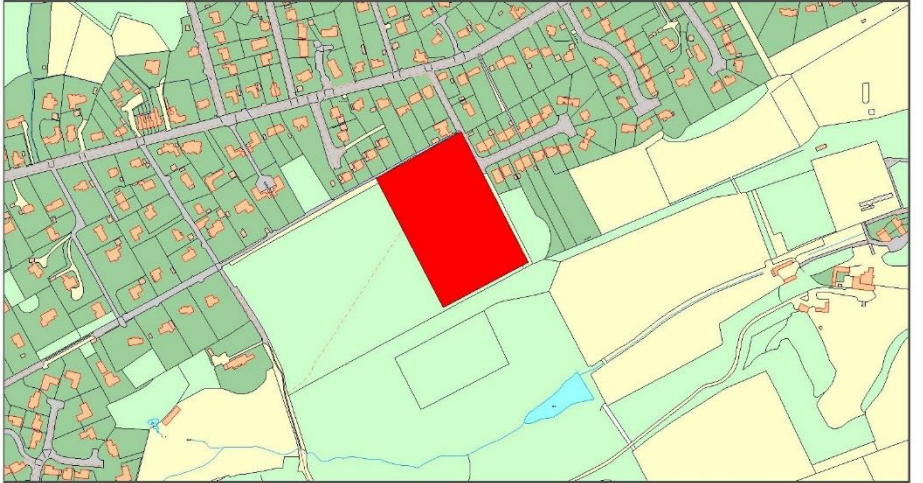
Site assessments – sites **not included** as housing options

Owner	Central Land Holdings
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)	Intersects
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would intrude beyond the well defined existing boundary of Low Lane into open countryside - with no strong existing boundary to contain development. Development would extend built development into an area of countryside where development is sporadic and non-intrusive and which contributes to the setting of Badshot Lea. It would cause harm to the character and appearance of this area of high landscape sensitivity; would form an urban intrusion into the setting of Badshot Lea and would erode the gap between Farnham and Aldershot.
Proximity to Town Centre (metres)	3400
Proximity Neighbourhood Centre (metres)	1700
Proximity to Primary School (metres)	300 to infants 1200 to junior
Proximity to Secondary School (metres)	1470
Proximity to GPs/ Medical Centre (metres)	2200
Proximity to bus stop (metres)	320
Proximity to Farnham train station (metres)	3200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Through previous call for sites

Site assessments – sites **not included** as housing options

Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	Development of this site would intrude beyond the well defined existing boundary of Low Lane into open countryside - with no strong existing boundary to contain development. Development would extend built development into an area of countryside which contributes to the setting of Badshot Lea. It would cause harm to the character and appearance of this area of high landscape sensitivity; would form an urban intrusion into the setting of Badshot Lea and would erode the gap between Farnham and Aldershot. The site is unsuitable as a potential housing option.

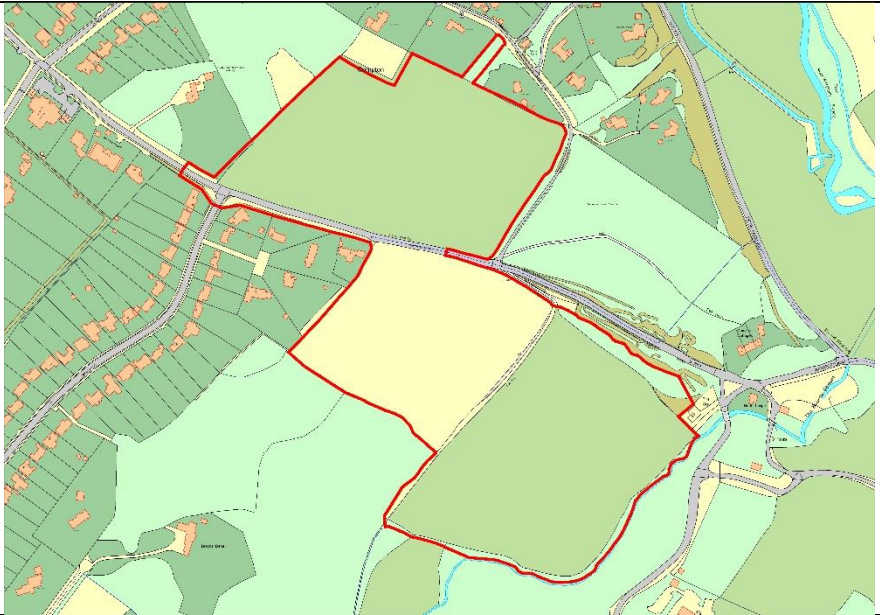
Site Location: 10 Acre Walk, Clifton Close, Rowledge

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Site Area (hectares)	1.43ha
WBC Reference	30
Current Use	Woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site adjoining countryside and residential development.
Recent planning history	No
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	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	Surrey CC
Within 5km of Thames Basin Heaths SPA	No

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	More intensive development of this site would result in the removal of woodland and a reduction in area of Natural and Semi Natural Green Space. Development would erode the landscape gap between Rowledge and Boundstone and be to the detriment of the rural setting of Rowledge.
Proximity to Town Centre (metres)	3450
Proximity to Neighbourhood Centre (metres)	740
Proximity to Primary School (metres)	770
Proximity to Secondary School (metres)	1870
Proximity to GPs/ Medical Centre (metres)	360
Proximity to bus stop (metres)	180
Proximity to Farnham train station (metres)	3300
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	Significant tree felling would be required. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	More intensive development of this site would result in the removal of woodland and a reduction in area of Natural and Semi Natural Green Space. Development would erode the landscape gap between Rowledge and Boundstone and be to the detriment of the rural setting of Rowledge. The site is unsuitable as a potential housing option.

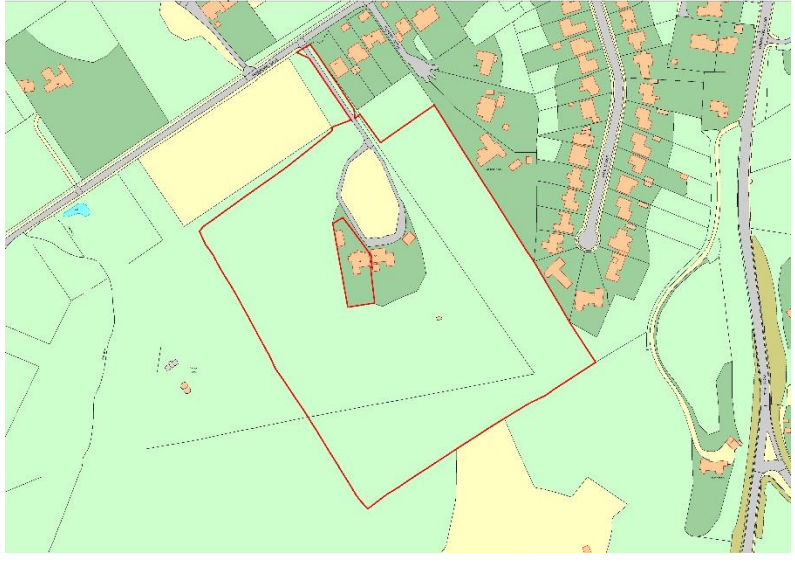
Site Location: Land north and south (Compton Fields) of Waverley Lane, Farnham

Map	
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Site Area (hectares)	12.2ha overall site - 6.7ha development site - 5.5ha SANG
WBC Reference	332
Current Use	Agricultural - grade 4
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield sites divided by Waverley Lane. The relatively flat site to the north abuts low density residential development and agricultural land. The northern field is rural in character and the dwelling immediately to the north (Elm Cottage) is not untypical of an isolated dwelling within the open countryside. Views into the field from Old Compton Lane and Waverley Lane provide reference to the wider rural context. The central field, has overwhelming rural attributes with glimpsed, and generally truncated views, into the site from PROW73. Although the development to the east of Abbot's Ride can be made out from the more northerly part of the footpath, their background presence is enveloped by trees and hedges with no apparent impression of the suburban area of the town to the west. Glimpses into the site, of an undeveloped field, afford rural continuity. The southern field is swathed by woodland and is overwhelmingly rural in character. The site is surrounded by mature hedged and treed boundaries.
Recent planning history	SO/2014/0012 WA/2015/0771 WA/2015/0894 WA/2015/0895 – appeal dismissed 29/03/18
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2 and a small area of 3 immediately adjoining the Bourne Stream
Within AQMA	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	Very small area at the north western tip of the southern site.
Character Area (Design Statement)	Moor Park and the Bourne

Site assessments – sites **not included** as housing options

Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	EWS Bartlett Trust
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	Adjacent to SNCI
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	High landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes
Impact of development on landscape	The sites are close to residential development and have treed/ hedged boundaries. The treed boundaries to Waverley Lane provide a verdant entrance to the town and development would result in some change in character to this approach.. Development would result in the loss of openness of the sites and would have a significant adverse impact on this landscape of high value and sensitivity.
Proximity to Town Centre (metres)	2020
Proximity to Neighbourhood Centre (metres)	1600
Proximity to Primary School (metres)	1700 infants 940 to junior
Proximity to Secondary School (metres)	3000
Proximity to GPs/ Medical Centre (metres)	870
Proximity to bus stop (metres)	200
Proximity to Farnham train station (metres)	1500
Suitable access to road	Yes but no footway
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The sites are promoted by the landowner and are likely to prove acceptable to the market.
SANG available to support delivery of housing	Planning application WA/2015/0771 proposed on site SANG
Summary of Assessment (Site suitability/ availability and achievability)	Development would result in a loss of openness of the sites and would not retain the landscape character. Development would be detrimental to this area of high landscape value and sensitivity and would have a significant adverse impact on this valued landscape. The site is unsuitable as a housing option.

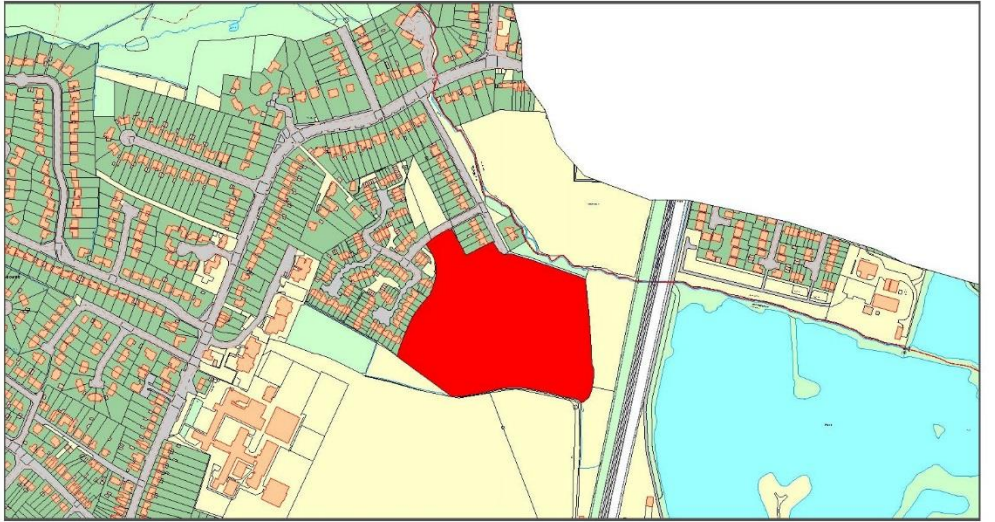
Site Location: Land at 35 Frensham Vale, Lower Bourne, Farnham

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Site Area (hectares)	4.8ha
WBC Reference	333
Current Use	Dwelling and associated curtilage.
Site description	Greenfield and residential property within woodland setting. The appeal site has a steeply undulating topography and includes substantial areas of woodland which surround two houses (one of which is excluded from this site). There is a steep bank in the south eastern part of the site which is densely covered with broadleaved woodland.
Recent planning history	WA/2014/1890 appeal dismissed 18/04/16 WA/2016/1534 appeal dismissed 17/07/17
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	Entrance in 3
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Uruquart
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the	Yes

Site assessments – sites **not included** as housing options

boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes
Impact of development on landscape	Any substantial development would have an adverse impact on the dominant landscape character of the area and the setting of the southern part of the town.
Proximity to Town Centre (metres)	2300
Proximity to Neighbourhood Centre (metres)	1300
Proximity to Primary School (metres)	1300 to infants 2800 to junior
Proximity to Secondary School (metres)	2310
Proximity to GPs/ Medical Centre (metres)	2150
Proximity to bus stop (metres)	650
Proximity to Farnham train station (metres)	2980
Suitable access to road	Yes - no footway
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be redevelopment costs involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	Any substantial development would have an adverse impact on the dominant landscape character of the area and the setting of the southern part of the town. Development would not retain the landscape character or enhance the landscape value of the site. The site is not well related to facilities and is not the most sustainably located. The site is unsuitable for a potential housing option.

Site Location: Land at Stockwood Way, Farnham (Parcel B)

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Site Area (hectares)	3.3ha
WBC Reference	343
Current Use	Scrub land crossed by pylons.
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Relatively flat area of scrub land crossed by pylons. Adjoins residential development and a school playing field to the south and north.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2 & 3
Within AQMA	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 the Historic Old Park	No

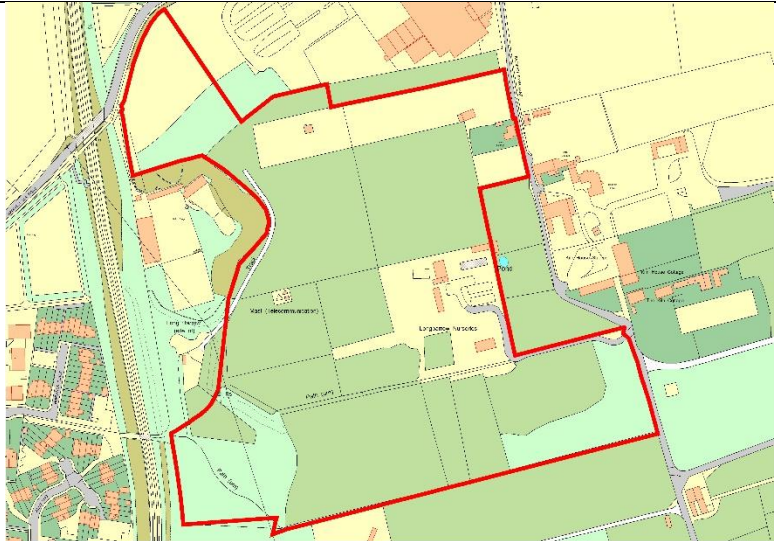
Site assessments – sites **not included** as housing options

Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot(eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would interrupt the remaining gap between Farnham (Weybourne) and Aldershot formed by school playing fields and this site.
Proximity to Town Centre (metres)	2800
Proximity to Neighbourhood Centre (metres)	1150
Proximity to Primary School (metres)	740 to infants 690 to Junior
Proximity to Secondary School (metres)	900
Proximity to GPs/ Medical Centre (metres)	400 to South Lea Surgery (ALDERSHOT) 2000 to Farnham Hospital
Proximity to bus stop (metres)	300
Proximity to Farnham train station (metres)	3600
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.

Site assessments – sites **not included** as housing options

SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	Development of this site would interrupt the remaining strategic gap between Farnham (Weybourne) and Aldershot and result in increased coalescence between Farnham and Aldershot. There may be flooding issues with part of the site. The site is unsuitable as a potential housing option.

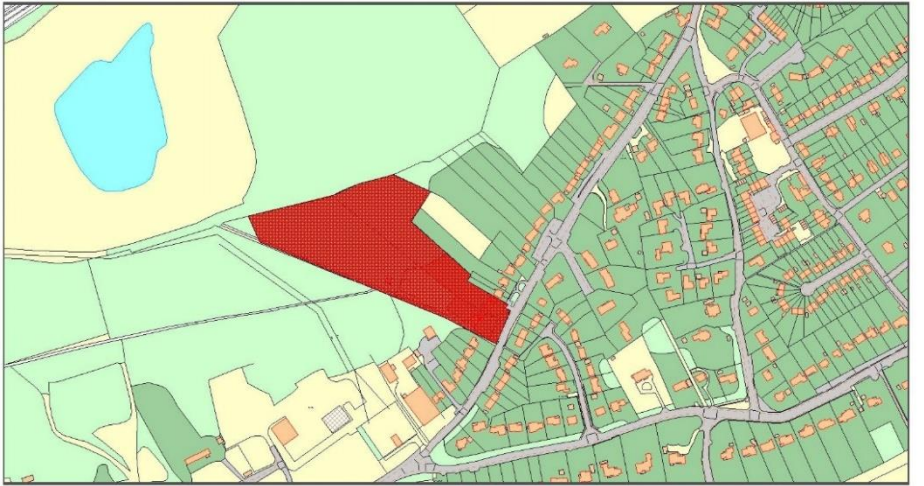
Site Location: Land South of Badshot Lea, Farnham

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Site Area (hectares)	18.7ha overall site - 8.3ha development site – 10.4ha SANG
WBC Reference	381
Current Use	2 dwellings and agricultural land Grade 2 and 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Extensive flat greenfield site with two residential dwellings and gardens, bordered by the railway to the west, the A31 and open fields to the south. Some boundary trees but few landscape features within the site.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	3 listed buildings to the west
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Yes – Neolithic Long Barrow
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	Consortium of owners
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

Site assessments – sites **not included** as housing options

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Low landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	A large site which would significantly extend development into the countryside and create a substantial extension to Badshot Lea.
Proximity to Town Centre (metres)	3200
Proximity to Neighbourhood Centre (metres)	2200
Proximity to Primary School (metres)	310 to infants 1400 to junior
Proximity to Secondary School (metres)	1630
Proximity to GPs/ Medical Centre (metres)	2100
Proximity to bus stop (metres)	430
Proximity to Farnham train station (metres)	3020
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market. Nevertheless, sales of a substantial development such as this may be slower than over a variety of sites.
SANGS available to support delivery of housing	Proposed on site SANG
Summary of Assessment (Site suitability/ availability and achievability)	A large site would significantly extend development into the countryside and create a substantial and prominent extension to Badshot Lea. Development would not retain the landscape character or enhance the landscape value of the site. This extensive site is unsuitable as a housing option.

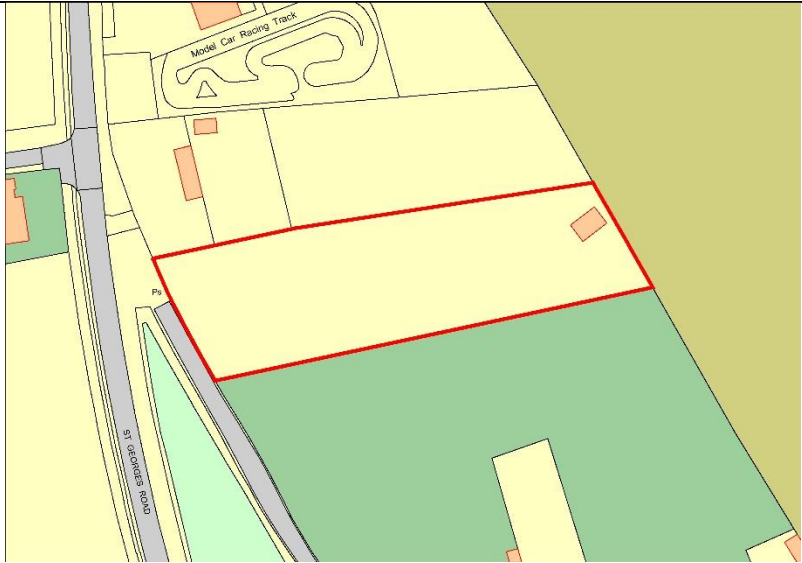
Site Location: Land to the rear of 48 Wrecclesham Hill

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Site Area (hectares)	2.25ha
WBC Reference	461
Current Use	Residential road frontage and woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site, mostly ancient woodland, in a low density residential area
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	With the exception of the road frontage, outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	Yes
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	Development of the greenfield site would significantly intrude into the landscape beyond the linear frontage development and have an adverse impact on the ancient woodland.
Proximity to Town Centre (metres)	2960
Proximity to Neighbourhood Centre (metres)	560
Proximity to Primary School (metres)	1020
Proximity to Secondary School (metres)	1230
Proximity to GPs/ Medical Centre (metres)	4150 to hospital
Proximity to bus stop (metres)	70
Proximity to Farnham train station (metres)	3120
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	The site does not appear to be promoted by the landowner but is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Development of this greenfield site, comprising mostly ancient woodland, would result in the loss of ancient woodland and would significantly intrude into, and have a detrimental impact on, the landscape beyond the linear frontage development. The site, which does not appear to be promoted by the landowner, is unsuitable as a potential housing option.


Site Location: Land at St. Georges Road, Badshot Lea, Farnham

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Site Area (hectares)	0.43ha overall site – 0.3ha development site
WBC Reference	475
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield. Open farm land on outskirts of Badshot Lea, detached from residential built up area.
Recent planning history	WA/2014/0806 Outline for 7 dwellings – appeal dismissed 31/05/15
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Yes
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Adjacent
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	Mr J M Simons, Miss S J Carroll
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

Site assessments – sites **not included** as housing options

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of such an isolated site would have an adverse impact on this landscape of high sensitivity and would not enhance the value of the open countryside in this location. Development would harm the strategic views to and from Badshot Lea and views across surrounding countryside.
Proximity to Town Centre (metres)	3170
Proximity to Neighbourhood Centre (metres)	2130
Proximity to Primary School (metres)	560 to infants 1600 to junior
Proximity to Secondary School (metres)	1760
Proximity to GPs/ Medical Centre (metres)	1990
Proximity to bus stop (metres)	520
Proximity to Farnham train station (metres)	2900
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	This open farm land is detached from the built up area. Development of this isolated site would have an adverse impact on landscape of high sensitivity; would not enhance the value of the open countryside in this location and would harm the strategic views to and from Badshot Lea and views across surrounding countryside. The site is unsuitable as a potential housing option.

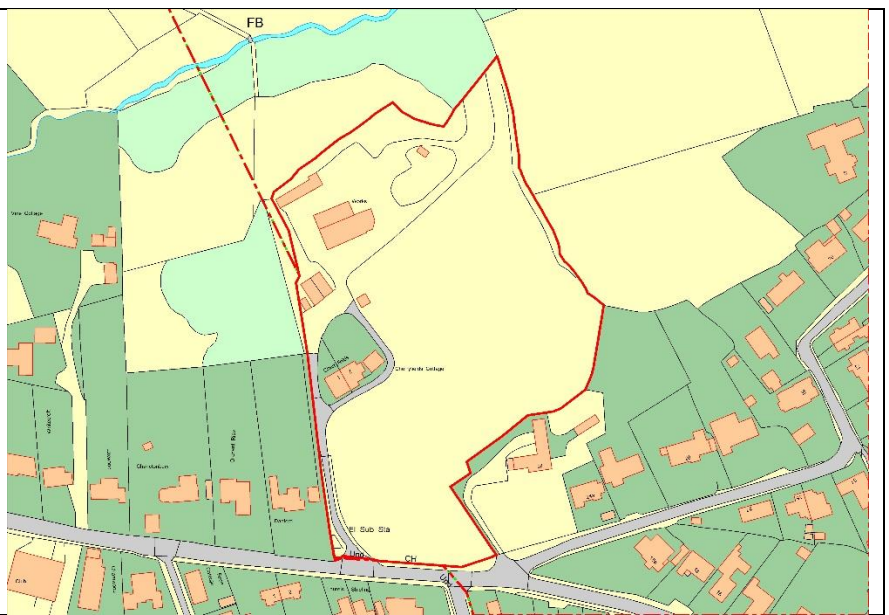
Site Location: Land off Green Lane, Badshot Lea, Farnham

Map	
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Site Area (hectares)	2ha
WBC Reference	564, northern part of
Current Use	Agricultural - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site within the countryside, day care centre and sports facility located to the south.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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)	Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Green Lane Farm Estates 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

Site assessments – sites **not included** as housing options

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of such an isolated site would have an adverse impact on the landscape and would not enhance the value of the open countryside in this location. Development in this location would increase the coalescence between Badshot Lea and Weybourne.
Proximity to Town Centre (metres)	2400
Proximity to Neighbourhood Centre (metres)	1200
Proximity to Primary School (metres)	850
Proximity to Secondary School (metres)	800
Proximity to GPs/ Medical Centre (metres)	1300
Proximity to bus stop (metres)	670
Proximity to Farnham train station (metres)	2300
Suitable access to road	Via Green Lane – very narrow lane with no footway
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	This open farm land is detached from the built up area. Development of this isolated site would be intrusive in the landscape; would not enhance the value of the open countryside in this location and would harm the integrity of the gap between Badshot Lea and Weybourne. Vehicular access to the site is constrained and services are a considerable distance from the site. The site is unsuitable as a potential housing option.

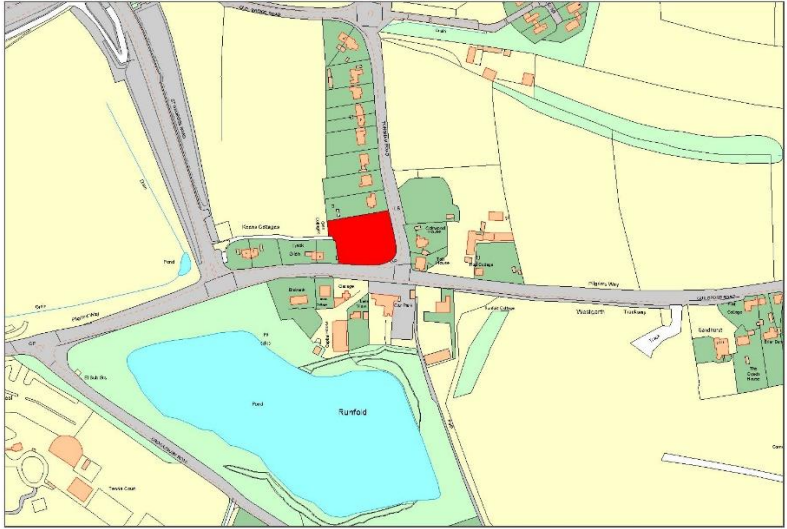
Site Location: Cherryfields, Fullers Road, Rowledge, Farnham

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Site Area (hectares)	1.6ha
WBC Reference	Extension of 579
Current Use	Electricity sub station; 3 cottages; business units and predominantly greenfield site.
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Predominantly greenfield site with limited residential and business units. Level open site with views in to the countryside, neighbouring low density residential development at the edge of the settlement boundary.
Recent planning history	WA/2015/0955 for original 579 area
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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	Yes
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	Carter Brothers 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

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of the site would not enhance the value of the open countryside in this location and would increase the coalescence between Rowledge and Wrecclesham.
Proximity to Town Centre (metres)	4250
Proximity to Neighbourhood Centre (metres)	530
Proximity to Primary School (metres)	2210
Proximity to Secondary School (metres)	2700
Proximity to GPs/ Medical Centre (metres)	1285
Proximity to bus stop (metres)	140
Proximity to Farnham train station (metres)	4200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	Development of this site would not enhance the value of the open countryside in this location and would harm the integrity of the gap between Rowledge and Wrecclesham. The site is unsuitable as a potential housing option.

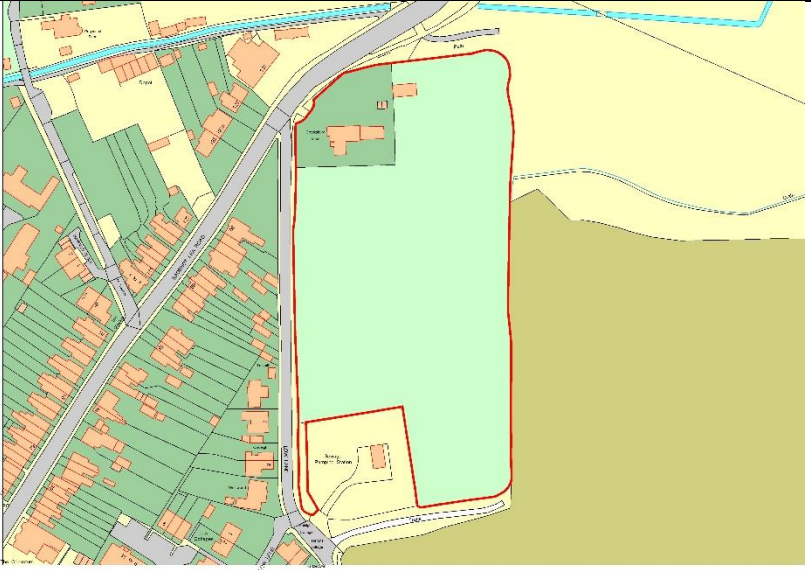
Site Location: I Tongham Road, Farnham

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Site Area (hectares)	0.22ha
WBC Reference	590
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Single bungalow and garden
Recent planning history	WA/2013/0391 Refused planning permission for two dwellings.
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Check with WBC
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

Site assessments – sites **not included** as housing options

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	Yes
Farnham Town Council Landscape Character Assessment	Low landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development would open up this site and extend and consolidate residential development which would harm the rural character of the area and cause damage to trees.
Proximity to Town Centre (metres)	3150
Proximity to Neighbourhood Centre (metres)	2500
Proximity to Primary School (metres)	2100
Proximity to Secondary School (metres)	2100
Proximity to GPs/ Medical Centre (metres)	2040
Proximity to bus stop (metres)	10
Proximity to Farnham train station (metres)	2750
Suitable access to road	It is unclear whether safe visibility splays could be created to serve development on this site.
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	There may be redevelopment costs involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	Development would open up this site and extend and consolidate residential development which would harm the rural character of the area (part of an AONB Candidate Area) and cause damage to trees. It is unclear whether safe visibility splays could be created to serve development on this site. The site is close to a bus stop but not well related to services. The site is unsuitable as a potential housing option.

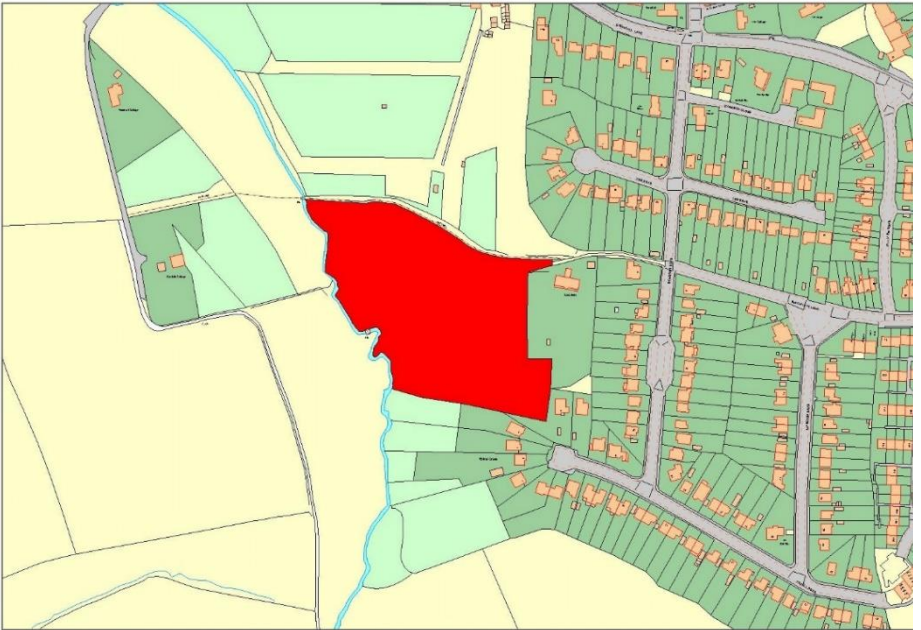
Site Location: Land east of Low Lane (including Crooksbury View), Badshot Lea, Farnham

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Site Area (hectares)	1.74ha
WBC Reference	615
Current Use	Residential and agricultural – Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Dwelling and garden and level greenfield site to the east of Low Lane. Open farmland to the south and woodland to the north. No strong boundary marks the eastern edge of the proposed site to the south.
Recent planning history	None – household applications
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2 & 3
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No – but adjoining the Tice's Meadow Nature Reserve
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 – but close to late Iron Age settlement site
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	Reside Developments 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

Site assessments – sites **not included** as housing options

Within a Biodiversity Opportunity Area (BOA)	Intersects
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would break into open countryside to the east of Low Lane - with no strong existing boundary to contain the development. Development of such a site would have an adverse impact on this landscape of high sensitivity and would not enhance the value of the open countryside in this location. Development of the site would erode the strategic gap between Farnham and Aldershot. Tice's Meadow Nature Reserve adjoining the site.
Proximity to Town Centre (metres)	3400
Proximity to Neighbourhood Centre (metres)	1700
Proximity to Primary School (metres)	300 to infants 1200 to junior
Proximity to Secondary School (metre)	1470
Proximity to GPs/ Medical Centre (metres)	2200
Proximity to bus stop (metres)	320
Proximity to Farnham train station (metres)	3200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	Development of this site would break into open countryside to the east of Low lane - with no strong existing boundary to contain the development. Development of the site would erode the strategic gap between Farnham and Aldershot. Development of this site would have an adverse impact on this landscape of high sensitivity and would not enhance the value of the open countryside in this location. Flooding issues especially in the northern part of the site. The site is unsuitable as a potential housing option.

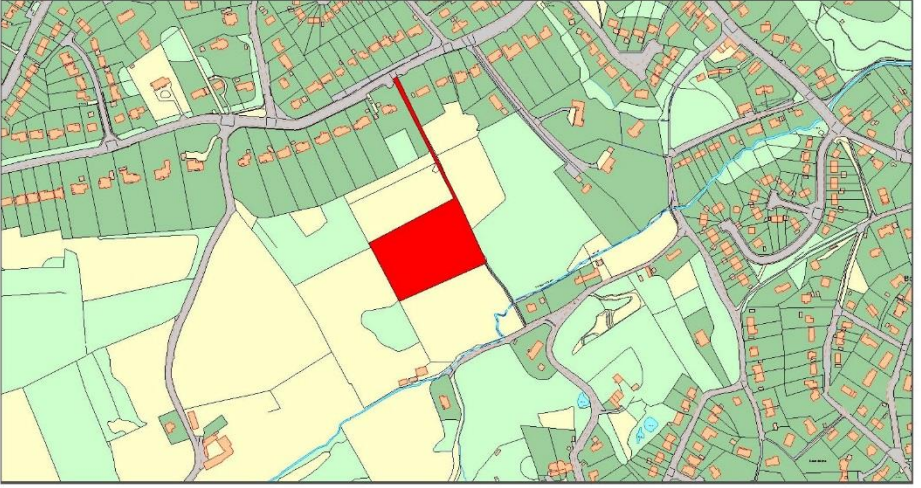
Site Location: Land at Cedar House, Byworth Road

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Site Area (hectares)	1.79ha
WBC Reference	644
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield and residential property within woodland setting within large wooded grounds adjoining countryside.
Recent planning history	None relevant (i.e. extensions only)
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	3a
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Mr M Allan
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is	No

Site assessments – sites **not included** as housing options

within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	The well treed site on the western edge of the town would be adversely affected by significant development. Development would have a detrimental impact on this sensitive landscape.
Proximity to Town Centre (metres)	1380
Proximity to Neighbourhood Centre (metres)	Town Centre closer
Proximity to Primary School (metres)	820
Proximity to Secondary School (metres)	1250
Proximity to GPs/ Medical Centre (metres)	1500
Proximity to bus stop (metres)	610
Proximity to Farnham train station (metres)	1900
Suitable access to road	No - narrow access with no footways
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievable)	The site is constrained by access and tree cover. Development would have a detrimental impact on this sensitive landscape. The site is unsuitable as a potential housing option.

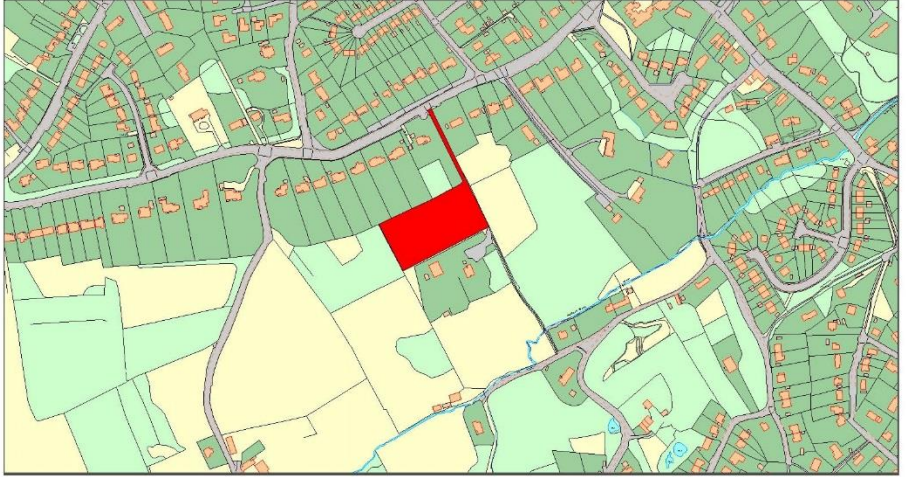
Site Location: Wrecclesham Farm Buildings, Echo Barn Lane, Farnham

Map	
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Site Area (hectares)	0.88ha
WBC Reference	655
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	One dwelling and curtilage
Recent planning history	None relevant (i.e. extensions only)
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	More intensive development on this site would adversely affect the rural character of the area.
Proximity to Town Centre (metres)	2960
Proximity to Neighbourhood Centre (metres)	2970
Proximity to Primary School (metres)	870
Proximity to Secondary School (metres)	1200
Proximity to GPs/ Medical Centre (metres)	650
Proximity to bus stop (metres)	550
Proximity to Farnham train station (metres)	3000
Suitable access to road	Narrow access - public right of way
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	There may be redevelopment costs involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	More intensive development on this site would adversely affect the rural character of the area and would increase the coalescence between Rowledge and Wrecclesham. The site is poorly accessed and not located close to services. The site is unsuitable as a potential housing option.

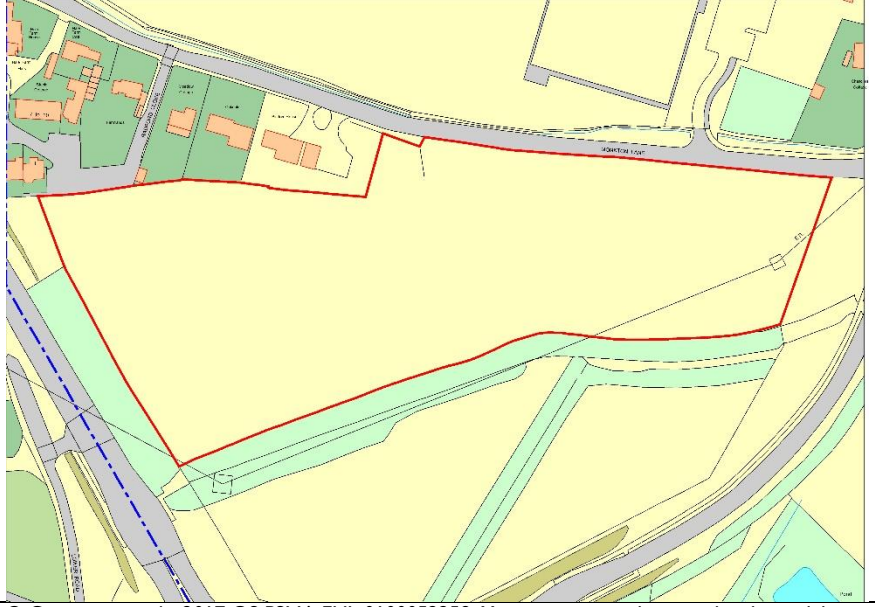
Site Location: Wrecclesham Farm Nursery, Echo Barn Lane, Farnham

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Site Area (hectares)	0.67ha
WBC Reference	656
Current Use	Nursery
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Open site surrounded by trees
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	More intensive development on this site would adversely affect the rural character of this area
Proximity to Town Centre (metres)	2960
Proximity to Neighbourhood Centre (metres)	2970
Proximity to Primary School (metres)	870
Proximity to Secondary School (metres)	1200
Proximity to GPs/ Medical Centre (metres)	650
Proximity to bus stop (metres)	550
Proximity to Farnham train station (metres)	3000
Suitable access to road	Narrow access - public right of way
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	There may be redevelopment costs involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	More intensive development on this site would adversely affect the rural character of this area and would increase the coalescence between Rowledge and Wrecclesham. The site is poorly accessed and not located close to services. The site is unsuitable as a potential housing option.


Site Location: Land to the south of Monkton Lane, Farnham

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Site Area (hectares)	2.78ha
WBC Reference	657
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Relatively flat greenfield site surrounded by treed boundary. Site adjoining school playing fields to the east and the A325.
Recent planning history	WA/2015/1484 for 56 dwellings dismissed at appeal 29/03/18 by Secretary of State
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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 - close to 2 sites
Character Area (Design Statement)	Hale & Heath End
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Kevin Mailey and Carol Mailey promoted by Cove Construction Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this relatively isolated site located between built up parts of the settlement would have a negative urbanising impact and harm the rural character and appearance of the area.
Proximity to Town Centre (metres)	1830
Proximity to Neighbourhood Centre (metres)	800
Proximity to Primary School (metres)	650
Proximity to Secondary School (metres)	450
Proximity to GPs/ Medical Centre (metres)	790
Proximity to bus stop (metres)	240
Proximity to Farnham train station (metres)	1820
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by a developer and is likely to prove acceptable to the market.
SANG available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Development of this relatively isolated site located in the countryside would harm the rural character and appearance of the area. The site is unsuitable as a potential housing option.


Site Location: Land at Guildford Road and Tongham Road, Runfold

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Site Area (hectares)	2.4ha
WBC Reference	663
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site in the countryside close to small number of number of residential properties and adjoining Gypsy Site H11
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1, 2 & 3 in north of site
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 the Historic Old Park	No
Within public open space	No
Owner	Mrs Cattell
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

Site assessments – sites **not included** as housing options

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	High Landscape Value High Landscape Sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this greenfield site would be intrusive in, and have a detrimental effect on, this area of high landscape value and sensitivity.
Proximity to Town Centre (metres)	3150
Proximity to Neighbourhood Centre (metres)	2500
Proximity to Primary School (metres)	2100
Proximity to Secondary School (metres)	2100
Proximity to GPs/ Medical Centre (metres)	2040
Proximity to bus stop (metres)	10
Proximity to Farnham train station (metres)	2750
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	Development of this greenfield site would be intrusive in, and have a detrimental effect on, this area of high landscape value and sensitivity. The area is remote from services and comprises Grade 2 agricultural land. The site is unsuitable as a potential housing option.

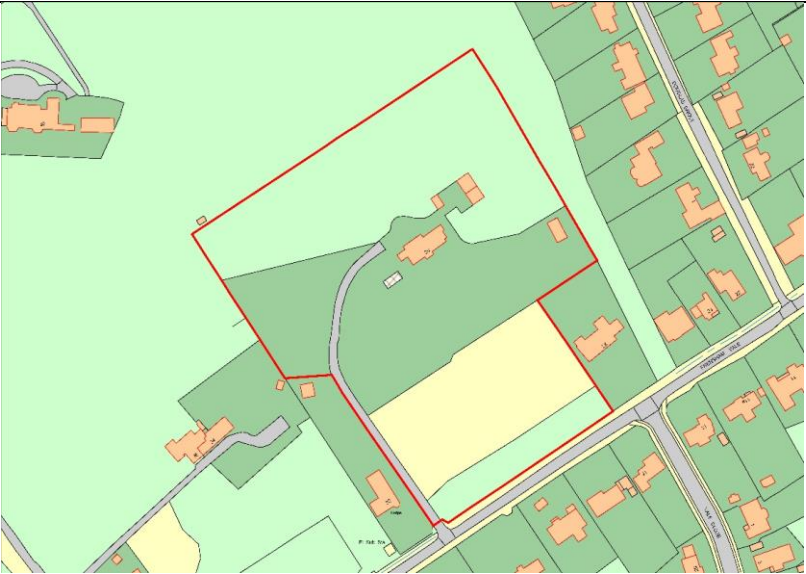
Site Location: Part of 30 Frensham Vale, Lower Bourne, Farnham

Map	
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Site Area (hectares)	0.5ha overall site – 0.4ha development site
WBC Reference	Part of 679
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Curtilage of residential property, outside the built up area boundary with woodland.
Recent planning history	WA/2012/1376 for 3 dwellings refused 04/03/13 WA/2018/0797 for 2 dwellings undecided Several household applications
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2 and 3a through centre of site
Within AQMA	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 public open space	No
Owner	Mr and Mrs C Abrahams represented by BWP Architects Ltd
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the	Yes

Site assessments – sites **not included** as housing options

Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Low landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Substantial development on this site would be intrusive in the landscape.
Proximity to Town Centre (metres)	2300
Proximity to Neighbourhood Centre (metres)	1300
Proximity to Primary School (metres)	1300 to infants 2800 to junior
Proximity to Secondary School (metres)	2310
Proximity to GPs/ Medical Centre (metres)	2150
Proximity to bus stop (metres)	650
Proximity to Farnham train station (metres)	2980
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	Substantial development of this greenfield site would be intrusive in, and have a detrimental effect on, the landscape. The area is remote from services. The site is unsuitable as a potential housing option.


Site Location: 30 Frensham Vale, Lower Bourne, Farnham

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Site Area (hectares)	2.2ha overall site – 1.8ha development site
WBC Reference	679
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Curtilage of residential property with dense woodland in northern part of site.
Recent planning history	WA/2012/1376 for 3 dwellings refused 04/03/13 WA/2018/0797 for 2 dwellings undecided Several household applications
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2 and 3a through centre of site
Within AQMA	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 public open space	No
Owner	Mr and Mrs C Abrahams represented by BWP Architects Ltd
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the	Yes

Site assessments – sites **not included** as housing options

Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Low landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Loss of wooded area will change the character of the landscape. Substantial development would be intrusive in the landscape.
Proximity to Town Centre (metres)	2300
Proximity to Neighbourhood Centre (metres)	1300
Proximity to Primary School (metres)	1300 to infants 2800 to junior
Proximity to Secondary School (metres)	2310
Proximity to GPs/ Medical Centre (metres)	2150
Proximity to bus stop (metres)	650
Proximity to Farnham train station (metres)	2980
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	Part of the site is occupied by dense woodland. Substantial development on this site would be intrusive in the landscape. The area is remote from services. The site is unsuitable as a potential housing option.

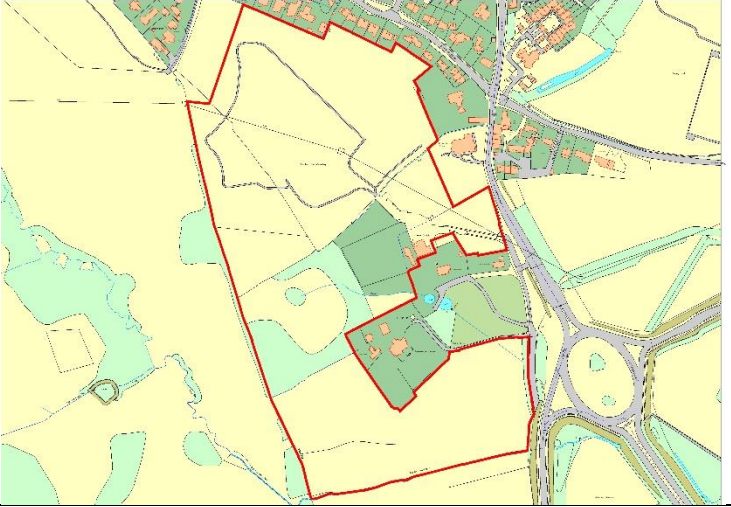
Site Location: Monkton Farm, Monkton Lane, Farnham

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Site Area (hectares)	1.99ha
WBC Reference	680
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Agricultural land with mobile units, adjoining leisure centre, allotments and local nature reserve
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Yes
Character Area (Design Statement)	Weybourne and 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	No

Site assessments – sites **not included** as housing options

Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this elongated site in this location would protrude into, and not enhance, the countryside and would erode the gap between Badshot Lea and Weybourne.
Proximity to Town Centre (metres)	1830
Proximity to Neighbourhood Centre (metres)	800
Proximity to Primary School (metres)	650 to infant 880 to junior
Proximity to Secondary School (metres)	450
Proximity to GPs/ Medical Centre (metres)	790
Proximity to bus stop (metres)	240
Proximity to Farnham train station (metres)	1820
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	Development of this elongated site in this location would protrude into, and not enhance, the countryside and would erode the gap between Badshot Lea and Weybourne. The site is unsuitable as a potential housing option.

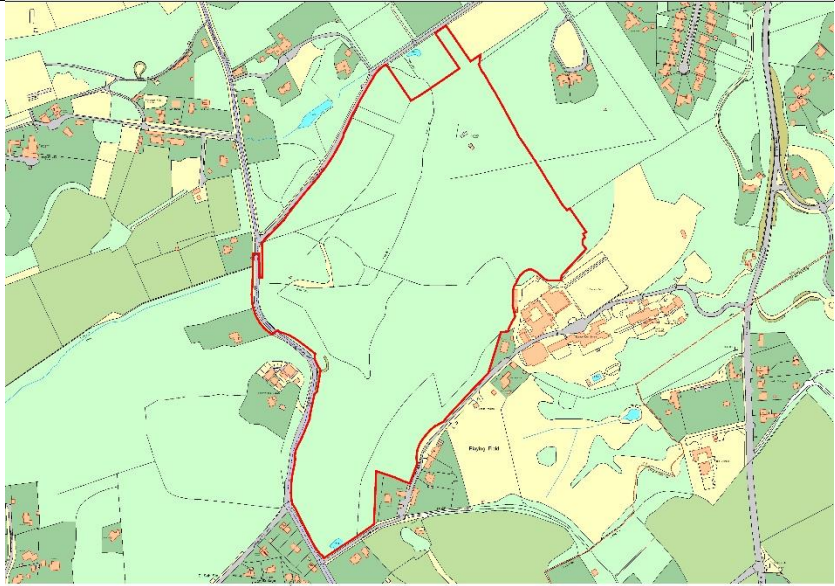
Site Location: Land at Farnham Park Hotel and Restaurant, Lower Hale Road, Farnham (Green Burial Site)

Map	
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Site Area (hectares)	11.9ha overall site – 4.76ha development site - 7.14ha SANG
WBC Reference	693
Current Use	Agricultural and hotel
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield and green burial site, adjoining Farnham Park, incorporates a hotel located to the south of the cemetery.
Recent planning history	WA/2017/1746 for 89 dwellings refused. Appeal to Secretary of State withdrawn WA/2016/1323 for 97 dwellings dismissed at appeal 27/03/18
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Yes
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Adjoining
Character Area (Design Statement)	Hale and Heath End
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	PLOT (Farnham) LLP
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	Yes - adjoining

Site assessments – sites **not included** as housing options

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	High landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this substantial site would extend the built form into the defined countryside within an area of high landscape value and sensitivity and would cause considerable harm to the character of the area.
Proximity to Town Centre (metres)	1230
Proximity to Neighbourhood Centre (metres)	580
Proximity to Primary School (metres)	520
Proximity to Secondary School (metres)	520
Proximity to GPs/ Medical Centre (metres)	440
Proximity to bus stop (metres)	50
Proximity to Farnham train station (metres)	1420
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	7.14ha on site SANG proposed as part of planning application.
Summary of Assessment (Site suitability/ availability and achievability)	Development of this substantial site would extend the built form into the defined countryside within an area of high landscape value and sensitivity and would cause considerable harm to the character of the area. Development would have a harmful impact on the setting of listed buildings. The site is unsuitable as a potential housing option.

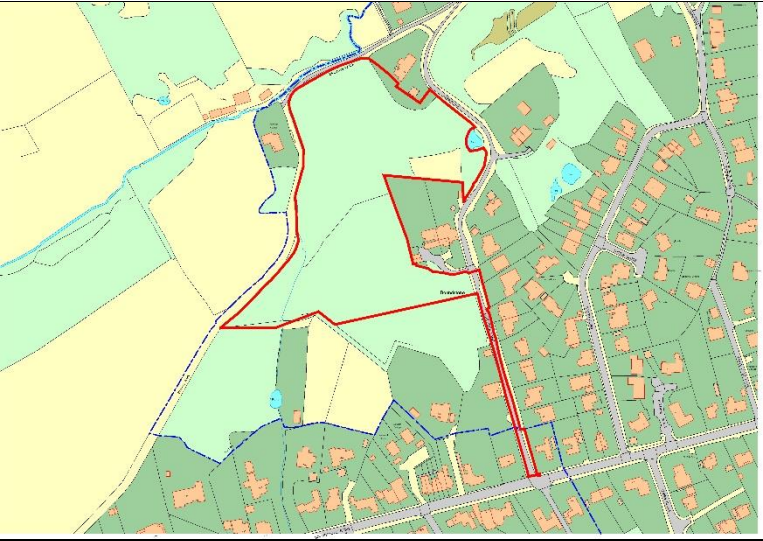
Site Location: Land South of Frensham Vale Road, Lower Bourne, Farnham

Map	
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Site Area (hectares)	17.2ha overall site - 4.5ha development site
WBC Reference	696
Current Use	Greenfield and woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield within the countryside, sloping woodland site with narrow clearing and level area to north west.
Recent planning history	WA/2016/1266 for 130 dwellings refused, appeal withdrawn
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1 with 2 & 3a at the north entrance
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
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)	Bourne
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr Chandler and Mrs Boniface promoted by CEG and Boyer
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

Site assessments – sites **not included** as housing options

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Baunstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	Development of this substantial site would have a detrimental impact on the rural landscape and harm the gradual progression from countryside to the low density housing in the area. Substantial development in this location would increase the coalescence between Rowledge and Baunstone.
Proximity to Town Centre (metres)	2300
Proximity to Neighbourhood Centre (metres)	1300
Proximity to Primary School (metres)	1300 to infants 2800 to junior
Proximity to Secondary School (metres)	2310
Proximity to GPs/ Medical Centre (metres)	2150
Proximity to bus stop (metres)	650
Proximity to Farnham train station (metres)	2980
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Circa 10ha
Summary of Assessment (Site suitability/ availability and achievability)	Development of this substantial site would extend the built form into the defined countryside and would cause considerable harm to the character of the area. Substantial development in this location would increase the coalescence between Rowledge and Baunstone. The site is remote from services. The site is unsuitable as a potential housing option.


Site Location: Land at Lavender Lane, Rowledge, Farnham

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Site Area (hectares)	2.17ha
WBC Reference	701
Current Use	Garden land and woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield, neighbouring open countryside and low density scattered residential plots.
Recent planning history	WA/2016/0485 for 9 dwellings, appeal dismissed 20/07/17 WA/2018/0313 for 13 dwellings, withdrawn 18/06/18
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Mr P Strange, Mrs Frisby & Mr Webster
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No

Site assessments – sites **not included** as housing options

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value. High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this substantial site would have a detrimental impact on this landscape of high sensitivity and would increase the coalescence between Rowledge and Wrecclesham.
Proximity to Town Centre (metres)	2960
Proximity to Neighbourhood Centre (metres)	2970
Proximity to Primary School (metres)	870
Proximity to Secondary School (metres)	1200
Proximity to GPs/ Medical Centre (metres)	650
Proximity to bus stop (metres)	550
Proximity to Farnham train station (metres)	3000
Suitable access to road	Narrow unmade road
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	Development of this substantial site would have a detrimental impact on this landscape of high sensitivity and would increase the coalescence between Rowledge and Wrecclesham. The site is remote from services and served by a narrow track. The site is unsuitable as a potential housing option.

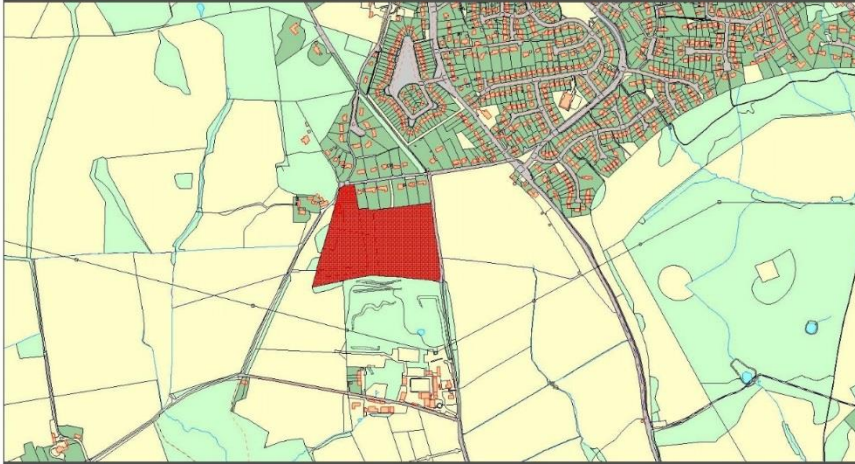
Site Location: Land at Burnt Hill Road

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Site Area (hectares)	1.97ha
WBC Reference	715
Current Use	Open Land
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield, densely wooded site, neighbouring low density residential.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	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	Yes
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	N/A as within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Loss of woodland would change character of this arcadian area
Proximity to Town Centre (metres)	2200
Proximity to Neighbourhood Centre (metres)	630
Proximity to Primary School (metres)	650
Proximity to Secondary School (metres)	1310
Proximity to GPs/ Medical Centre (metres)	1460
Proximity to bus stop (metres)	340
Proximity to Farnham train station (metres)	1850
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	Substantial development of this site would result in the loss of woodland and would not maintain the informal rural character and well-wooded appearance of this area and would adversely affect the character of this arcadian area.

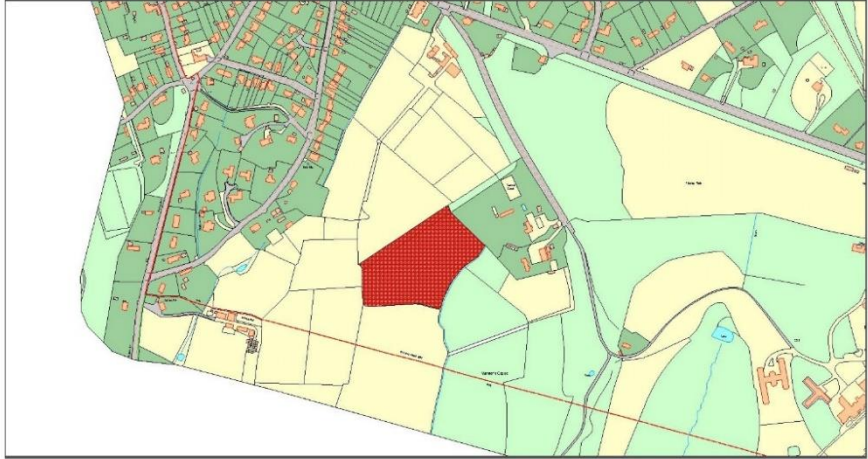
Site Location: 13 Upper Old Park Lane

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Site Area (hectares)	4.67ha
WBC Reference	716
Current Use	Agricultural Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Primarily greenfield site comprising residential properties, stabling and paddocks adjoining low density residential development and the countryside.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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)	Upper Hale
Within South Farnham Arcadian Area	No
Within the Historic Old Park	Yes
Within public open space	No
Owner	Valeria & Roger Markall
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	Close proximity

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	High landscape value. High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this scale would represent a significant protrusion into open countryside. Development would not retain, and would have a significant detrimental impact on, this landscape of high value and sensitivity. Development would also intrude into, and have a detrimental impact on, the historic value of Farnham Old Park. Development at this scale would have an adverse impact on the landscape gap between Upper Hale and Town areas.
Proximity to Town Centre (metres)	1700
Proximity to Neighbourhood Centre (metres)	1060
Proximity to Primary School (metres)	530 to infants 100 to junior
Proximity to Secondary School (metres)	2130
Proximity to GPs/ Medical Centre (metres)	2050
Proximity to bus stop (metres)	210
Proximity to Farnham train station (metres)	2245
Suitable access to road	Narrow track
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	Development would result in a loss of the openness of the sites and would not retain the landscape character. Development would be detrimental to this area of high landscape value and sensitivity and would have a significant adverse impact on this valued landscape. Development would also intrude into, and have a detrimental impact on, the historic value of Farnham Old Park. Development at this scale would have an adverse impact on the landscape gap between Upper Hale and Town areas. The access is not suitable for a site of this size. The site is unsuitable as a potential housing option.


Site Location: Hawthorn Farm, Rowledge

Map	
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Site Area (hectares)	1.61 ha
WBC Reference	723
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	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	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within	Yes

Site assessments – sites **not included** as housing options

400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	Yes
Farnham Town Council Landscape Character Assessment	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	Large scale development on this isolated site would be detrimental to the rural character of the area and the setting of Farnham and would erode the gap between Rowledge and Frensham.
Proximity to Town Centre (metres)	4250
Proximity to Neighbourhood Centre (metres)	530
Proximity to Primary School (metres)	2210
Proximity to Secondary School (metres)	2700
Proximity to GPs/ Medical Centre (metres)	1285
Proximity to bus stop (metres)	450
Proximity to Farnham train station (metres)	4200
Suitable access to road	No
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	The site is located within an Area of Great Landscape Value which is being considered for inclusion of the Surrey Hills AONB. Development of this isolated site would be detrimental to the rural character of the area, the setting of Farnham and would erode the gap between Farnham (Rowledge) and Frensham. The site has poor vehicular and pedestrian accessibility. The site is unsuitable as a potential housing option.

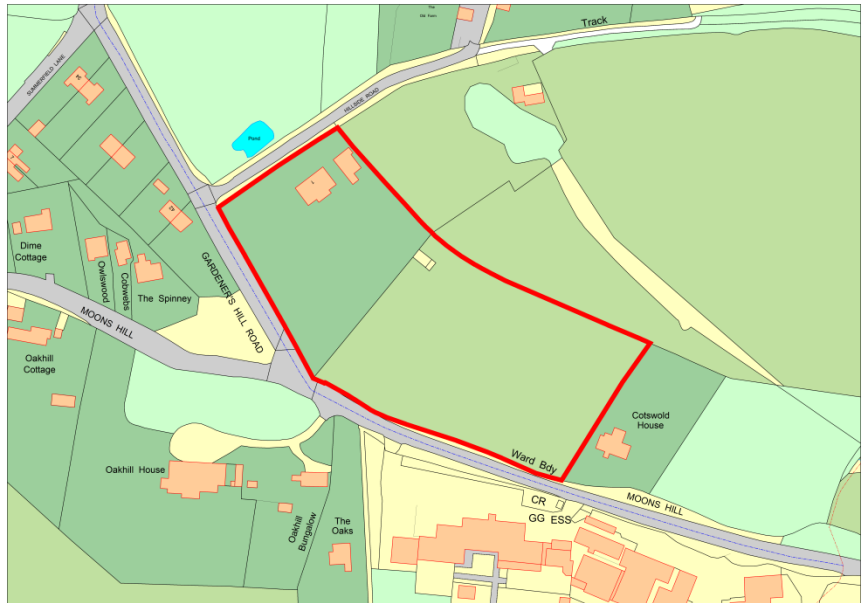
Site Location: Land to rear of Three Stiles Road, Farnham

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Site Area (hectares)	2.2ha overall site - 1.8ha development site
WBC Reference	727
Current Use	Agricultural Land - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield with hedgrows and treed boundaries on two sides. Enclosed by residential development to north, west and south. Adjoins permitted Open Public Space WA/2017/0067 and new residential development WA/2014/1565 to the east/south east.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Landowner represented by Castle Properties 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

Site assessments – sites **not included** as housing options

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
DHA Landscape Study 2018	High landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	A sensitive, well landscaped proposal would be required on this site including the retention and enhancement of the existing landscaping.
Proximity to Town Centre (metres)	850
Proximity to Neighbourhood Centre (metres)	Town Centre closer
Proximity to Primary School (metres)	470
Proximity to Secondary School (metres)	1400
Proximity to GPs/ Medical Centre (metres)	1005
Proximity to bus stop (metres)	600
Proximity to Farnham train station (metres)	1500
Suitable access to road	The site has no suitable vehicular access
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and agent and likely to prove acceptable to the market.
SANG available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Vehiculat access cannot be provided to this site which is therefore not suitable or achievable as a housing option.

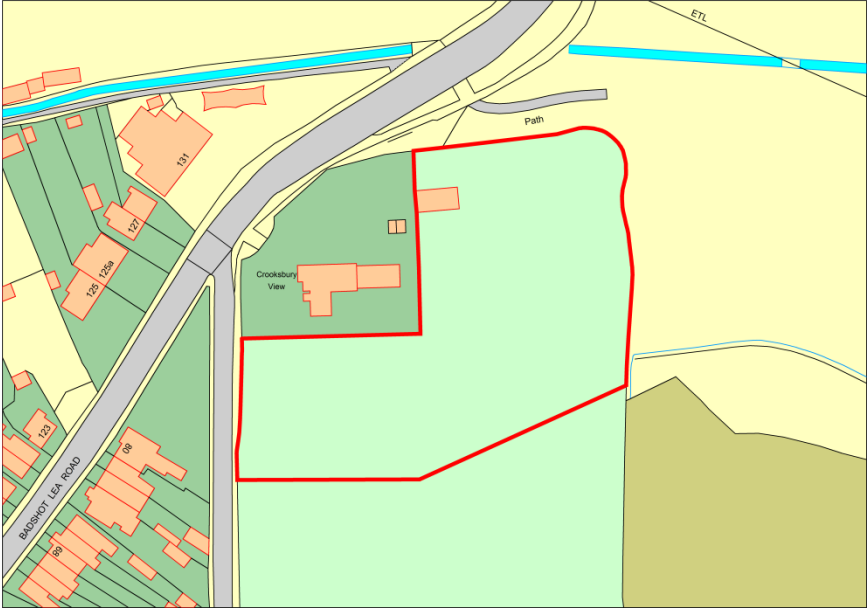
Site Location: I Hillside Road, Lower Bourne, Farnham

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Site Area (hectares)	1.3ha
WBC Reference	843
Current Use	House and garden and greenfield
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	House and garden and adjoining greenfield site within the countryside, tree lined boundary to west and south west.
Recent planning history	WA/2015/1226 appeal dismissed at appeal 2016 for 3 dwellings
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Not known
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No

Site assessments – sites **not included** as housing options

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 Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Although individual dwellings are situated on either side of the site the presence of existing buildings is relatively modest and there are open views across the site and beyond its northeast boundary. Development would urbanise the character of this area and intrude into this largely open field. Development in this location would be harmful to the character and appearance of the local area and be intrusive within the countryside.
Proximity to Town Centre (metres)	3765
Proximity to Neighbourhood Centre (metres)	1905
Proximity to Primary School (metres)	2020
Proximity to Secondary School (metres)	2730
Proximity to GPs/ Medical Centre (metres)	1210
Proximity to bus stop (metres)	720
Proximity to Farnham train station (metres)	3580
Suitable access to road	No
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	Development in this location would be harmful to the character and appearance of the local area and be intrusive within the countryside. The site is a significant distance from most services including public transport. The site is unsuitable as a potential housing option.

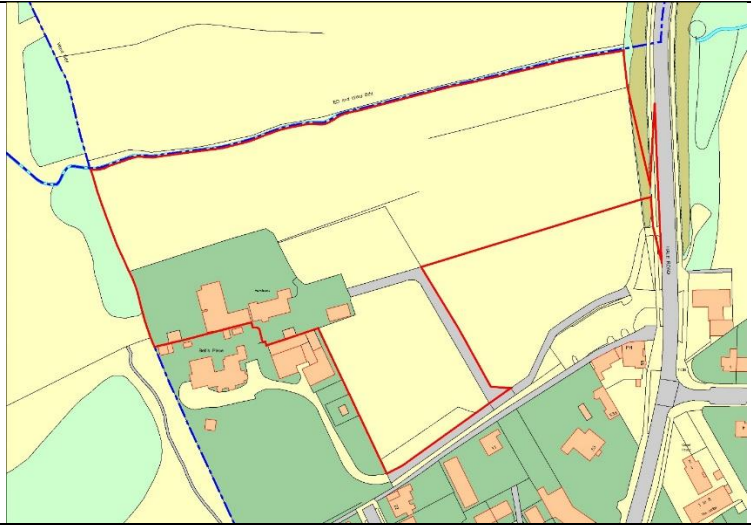
Site Location: Crooksbury View, Low Lane, Badshot Lea, Farnham

Map	
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Site Area (hectares)	0.53
WBC Reference	854
Current Use	Residential and agricultural – Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Dwelling and garden and level greenfield site to the east of Low Lane. Open farmland to the south and woodland to the north.
Recent planning history	None – household applications
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2 & 3
Within AQMA	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 – but close to late Iron Age settlement site
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	Reside Developments 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

Site assessments – sites **not included** as housing options

Within or adjoining Site of Nature Conservation Importance	No – but adjoining the Tice's Meadow Nature Reserve
Within a Biodiversity Opportunity Area (BOA)	Intersects
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would consolidate development in the countryside to the east of Low Lane where development is sporadic and non-intrusive and which contributes to the setting of Badshot Lea. Development of such a site would have an adverse impact on this landscape of high sensitivity and would not enhance the value of the open countryside in this location. Development of the site would erode the strategic gap between Farnham and Aldershot.
Proximity to Town Centre (metres)	3400
Proximity to Neighbourhood Centre (metres)	1700
Proximity to Primary School (metres)	300 to infants 1200 to junior
Proximity to Secondary School (metres)	1470
Proximity to GPs/ Medical Centre (metres)	2200
Proximity to bus stop (metres)	320
Proximity to Farnham train station (metres)	3200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	Development of this site would consolidate development in the countryside to the east of Low Lane where development is sporadic and non-intrusive. Development of such a site would have an adverse impact on this landscape of high sensitivity, would not enhance the value of the open countryside in this location and would erode the strategic gap between Farnham and Aldershot. The area comprises Grade 2 agricultural land and flood zones 2 and 3. The site is unsuitable as a potential housing option.

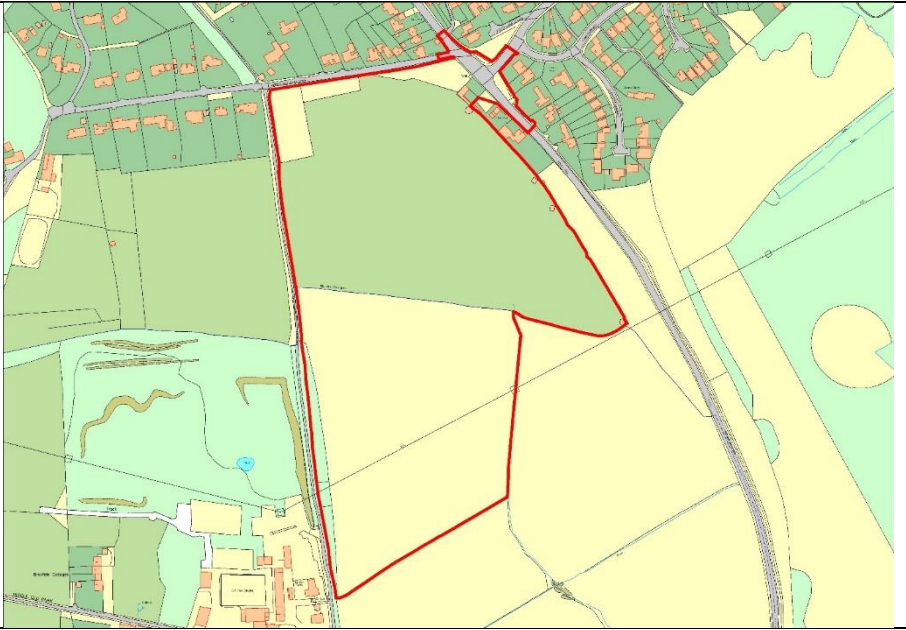
Site Location: Hawthorns, Bells Piece, Hale Road, Farnham

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Site Area (hectares)	2.82ha overall site - 1.6ha development site – 1.12ha SANG
WBC Reference	892
Current Use	Residential and greenfield
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Mix of greenfield and brownfield (0.8ha) level site, adjoining Farnham Park
Recent planning history	WA/2017/2352 for 65 dwellings – Refused 09/03/18
Within or Outside the Built Up Area Boundary	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Hale & Heath End
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Promoted by Bell Cornwell LLP for owner Mr A Lifford
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	Yes - adjoining
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No

Site assessments – sites **not included** as housing options

Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	High landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLLP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham – FNPI I	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would have a harmful impact on landscape of high value and sensitivity and the countryside between Hale and Town areas. The site adjoins Farnham Park Historic Park and Garden.
Proximity to Town Centre (metres)	1230
Proximity to Neighbourhood Centre (metres)	580
Proximity to Primary School (metres)	520
Proximity to Secondary School (metres)	520
Proximity to GPs/ Medical Centre (metres)	440
Proximity to bus stop (metres)	50
Proximity to Farnham train station (metres)	1420
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by a developer and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	1.12ha on-site unlikely to meet the minimum criteria for SANG.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Development of this site would have a harmful impact on landscape of high value and sensitivity and the countryside gap between Hale and Town areas. The site adjoins Farnham Park Historic Park and Garden and development would have an adverse impact on its setting. The site is unsuitable as a potential housing option.

Site Location: Land west of Folly Hill, Farnham

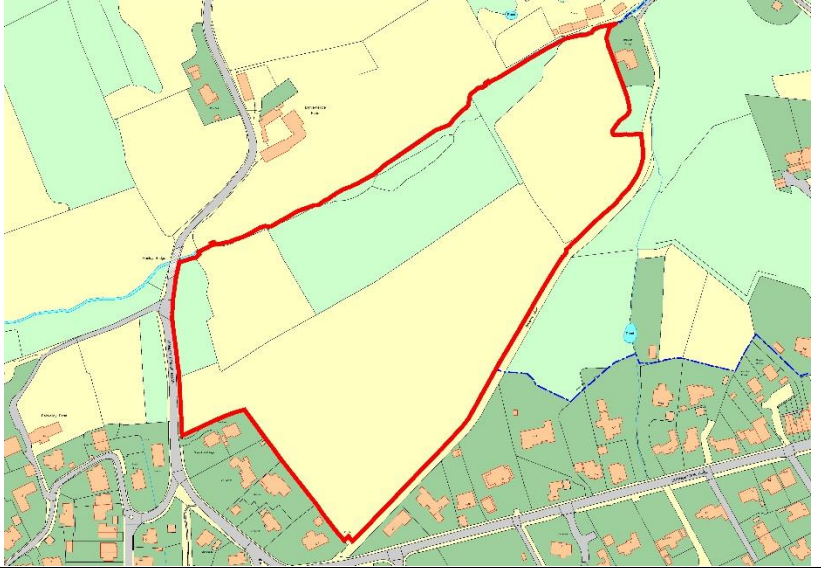
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Site Area (hectares)	10.8ha overall site - including 4.9ha on-site SANG
WBC Reference	918
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site sloping to the south. Abuts low density residential development to the north but is principally surrounded by open countryside.
Recent planning history	WA/2016/1224 for 102 dwellings - Appeal in progress
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
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)	Upper Hale
Within South Farnham Arcadian Area	No
Within the Historic Old Park	Yes
Within public open space	No
Owner	Catesby Estates Ltd & Bewley Homes Plc
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	No

Site assessments – sites **not included** as housing options

Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	Close proximity
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
Farnham Town Council Landscape Character Assessment	High landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this scale would represent a significant protrusion into open countryside. Development would not retain, and would have a significant detrimental impact on, this landscape of high value and sensitivity. Development would also intrude into, and have a detrimental impact on, the historic value of Farnham Old Park. Development at this scale would have an adverse impact on the landscape gap between Upper Hale and Town areas.
Proximity to Town Centre (metres)	1600
Proximity to Neighbourhood Centre (metres)	960
Proximity to Primary School (metres)	280 infants 720 primary
Proximity to Secondary School (metres)	1800
Proximity to GPs/ Medical Centre (metres)	1950
Proximity to bus stop (metres)	110
Proximity to Farnham train station (metres)	2145
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by a developer and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	4.9 on-site
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Development would result in a loss of openness of the site and would not retain the landscape character. Development would be detrimental to this area of high landscape value and sensitivity and would have a significant adverse impact on this valued landscape. Development would also intrude into, and have a detrimental impact on, the historic value of Farnham Old Park. Development at this scale would have an adverse impact on the landscape gap between Upper Hale and Town areas. Development could

	impact on the setting of a listed building. The site is unsuitable as a potential housing option.
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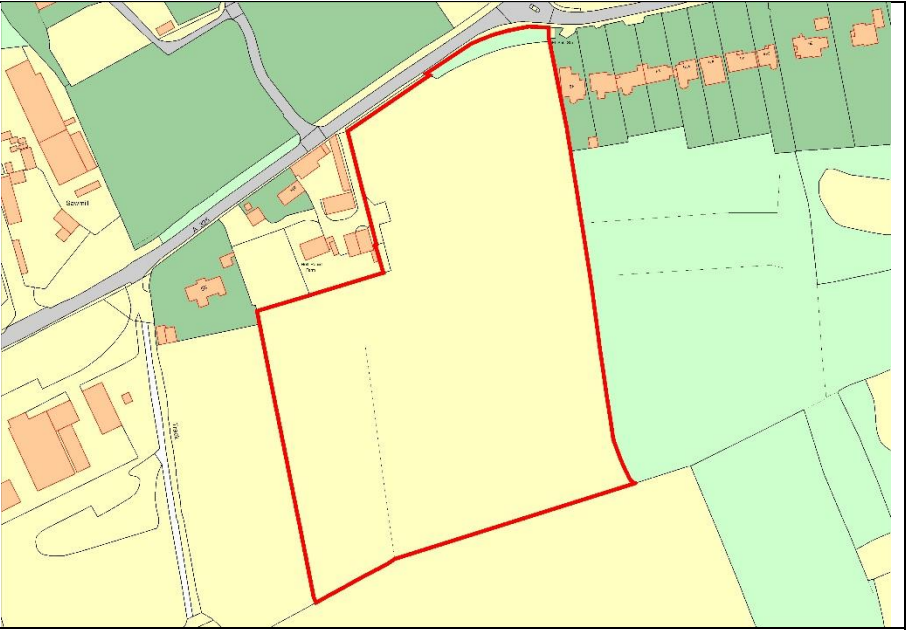
Site Location: Land at Manley Bridge Road, Rowledge, Farnham

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Site Area (hectares)	6.07ha - 2.83ha suitable for development
WBC Reference	963
Current Use	Greenfield
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site sloping down towards river valley, wooded area to north, mature hedgerows and trees on boundary. Low density housing abuts the southern tip of the site.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1, 3 at northern boundary
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 the Historic Old Park	No
Within public open space	No
Owner	Promoted by Berkeley Homes Southern Ltd
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No

Site assessments – sites **not included** as housing options

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
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	Yes
Impact of development on landscape	Development of the site would not enhance the value of the open countryside in this location and would increase the coalescence between Rowledge and Wrecclesham.
Proximity to Town Centre (metres)	3320
Proximity to Neighbourhood Centre (metres)	455
Proximity to Primary School (metres)	800
Proximity to Secondary School (metres)	1590
Proximity to GPs/ Medical Centre (metres)	905
Proximity to bus stop (metres)	180
Proximity to Farnham train station (metres)	3490
Suitable access to road	Poor access from road and no footway
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by a developer and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Development of this site would not enhance the value of the open countryside in this location and would harm the integrity of the gap between Rowledge and Wrecclesham. There is no suitable sustainable access to a site of this size. The site is unsuitable as a potential housing option.


Site Location: Holt Pound Farm, Wrecclesham Hill, Farnham

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Site Area (hectares)	3.64ha
WBC Reference	974
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site off A325, open countryside with limited hedgerows, wooded area on eastern boundary.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	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 the Historic Old Park	No
Within public open space	No
Owner	Promoted by Vail Williams
Within 5km of Thames Basin Heaths SPA	Yes – at northern boundary with A325
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

Site assessments – sites **not included** as housing options

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLLP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	This greenfield site is prominently located at the entrance to the town though partially screened by landscape. Development of this site would extend the town edge and would not retain or enhance the landscape character on this approach.
Proximity to Town Centre (metres)	2720
Proximity to Neighbourhood Centre (metres)	515
Proximity to Primary School (metres)	900
Proximity to Secondary School (metres)	1640
Proximity to GPs/ Medical Centre (metres)	1470
Proximity to bus stop (metres)	150
Proximity to Farnham train station (metres)	2870
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by a developer and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This greenfield site is prominently located at the entrance to the town though partially screened by landscape. Development of this site would extend the town edge and would not retain or enhance the landscape character on this approach.

Site Location: Land to the south of Oast House Lane, Farnham

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Site Area (hectares)	0.65ha
WBC Reference	996
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site, neighbouring Farnham Park and low density housing to the east and north.
Recent planning history	WA/2017/0905 for 9 dwellings – Refused 04/09/17, appealed
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Hale & Heath End
Within South Farnham Arcadian Area FNP8	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr de Wilton and Mrs Farquarhson Hill, promoted by Flavia Estates represented by Cogito
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

Site assessments – sites **not included** as housing options

Within or adjoining Site of Nature Conservation Importance	Yes - adjoining
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	High landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham – FNPI I	No – but in gap between Hale and Town areas
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this substantial site would have a harmful impact on landscape of high value and sensitivity.
Proximity to Town Centre (metres)	1920
Proximity to Neighbourhood Centre (metres)	120
Proximity to Primary School (metres)	1000
Proximity to Secondary School (metres)	560
Proximity to GPs/ Medical Centre (metres)	1050
Proximity to bus stop (metres)	190
Proximity to Farnham train station (metres)	1960
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by a developer and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Development would not retain, and would have a significant detrimental impact on, this landscape of high value and sensitivity. The site is unsuitable as a housing option.

Farnham Housing Land Availability Assessment

Made NP Allocations with Planning Permission

July 2018

Made NP Sites with Planning Permission

NP Ref.	Site Location	Planning Permission
FNPI4 c), part of	Little Acres Nursery and south of Badshot Lea	<p>WA/2015/1935 Little Acres Nursery, St Georges Road, Badshot Lea, Farnham, Surrey, GU9 9NT Outline application with all matters reserved for the erection of up to 80 dwellings (including affordable) and a building to provide commercial/retail use following demolition of existing buildings Decision: Outline Permission Decision Date: 28/06/2017</p> <p>WA/2018/0329 Little Acres Nursery, St Georges Road, Badshot Lea, Farnham, Surrey, GU9 9NT The erection of 94 dwellings including associated parking landscaping open space and infrastructure following the demolition of existing buildings Valid From 23/02/2018</p>
FNPI4 f)	Coal Yard, The Street, Wrecclesham Road	<p>WA/2016/1264 6 THE STREET, WRECCLESHAM GU10 4PR Erection of 9 dwellings and associated works following demolition of unlisted buildings in a Conservation Area (revision of WA/2015/1979) (as amended by plans received 20/09/2016). Decision: Full Permission Decision Date: 27/10/2016</p> <p>WA/2018/0578 6, The Street, Wrecclesham, Farnham, Surrey, GU10 4PR Erection of 9 dwellings along with associated parking landscaping and utility block following the relevant demolition of unlisted buildings in a conservation area. Valid From 09/04/2018</p>
FNPI4 h)	The Woolmead, East Street	<p>WA/2015/2387 The Woolmead, East Street, Farnham Outline application with all matters reserved except for access for the demolition of the existing building and the erection of up to 96 dwellings with associated car parking and up to 4200sqm of commercial floor area for purpose of class a1 (retail) Decision: Full Permission Decision Date: 05/10/2016</p> <p>WA/2018/0458 The Woolmead, East Street, Farnham Erection of a building to provide 138 dwellings approximately 4097m2 of mixed use commercial floor space with associated access parking and landscaping. Valid From 15/03/2018</p>

Made NP Sites with Planning Permission

NP Ref.	Site Location	Planning Permission
FNPI4 j)	Part of Farnham College (Tennis Courts)	WA/2014/2119 Farnham College, Morley Road, Farnham, Surrey, GU9 8LU Erection of 14 dwellings together with associated garaging car parking and landscaping following removal of tennis courts and demolition of storage building; formation of new vehicular access off Firgrove Hill. Decision Date: 17/11/2016