Appendix 6

Farnham Housing Land Availability Assessment

Sites <u>not included</u> as housing allocations following assessment

December 2018

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Sites <u>not included</u> as housing allocations

WBC Ref	Site Location
N/A	8,10,12,14 Upper Old Park Lane, Folly Hill, Farnham
N/A	Land adjacent to Green Lane Cemetery, Farnham
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/FNP14g, 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, Farnham (Low Lane – southern part of 615)
30	10 Acre Walk, Clifton Close, Rowledge, Farnham
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, Farnham
475	Land at St. Georges Road, Badshot Lea, Farnham
564	Land off Green Lane (Part of Century Farm behind Rugby Pitch), Badshot Lea, Farnham

WBC Ref	Site Location
579	Cherryfields, (Extended Land at Fullers Road), Rowledge, Farnham
590	I Tongham Road, Farnham
615	Land to the East of Low Lane (including Crooksbury View), Badshot Lea, Farnham
644	Land at Cedar House, Byworth Road, Farnham
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, Farnham
716	13 Upper Old Park Lane, Farnham
723	Hawthorn Farm, Rowledge, Farnham
727	Land to rear of Three Stiles Road, Farnham

Site Location
I Hillside Road, Farnham
Land at Low Lane, Crooksbury View, Farnham
Hawthorns, Bells Piece, Hale Road, Farnham
Land at Manley Bridge Farm, Manley Bridge Road, Rowledge, Farnham
Holt Pound Farm, Wrecclesham Hill, Farnham
Land to the south of Oast House Lane, Farnham

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

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Мар	Communication 2017 OS DEMA FILL 01000F33F9 Values agreement to the second state of the
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Site Area (hectares)	0.95
WBC Reference	N/A
Current Use	Residential
Site description (brownfield/ greenfield;	Two residential properties (nos.12 and 14) with parts of 5 adjoining
topography; boundary; trees; neighbouring	mature gardens and hedgerows. Adjoins housing estate to north and a
uses)	site with planning permission for 96 dwellings granted on appeal to the south (Appeal Ref: APP/R3650/W/17/3171409).
Recent planning history	Household extensions – one refused
Within or Outside the Built Up Area	Within the Built Up Area Boundary
Boundary FNP	
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	No
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	No

(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	N/A as site within Built Up Area Boundary
Character Assessment	
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	1805
Proximity to Neighbourhood Centre	870
(metres)	
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	2325
(metres)	
Suitable access to road	The site is accessed by an unadopted Upper Old Park Lane which is
	narrow and has no footpath and improvements to adoptable highway
	standards may adversely affect the mature oak trees which line the
	route.
Confirmed through call for sites and	Multiple ownership. The site is promoted by a representative of the 7
information from land owners	landowners and may not be available for comprehensive development.
Economic viability and marketability of the	The site is likely to prove viable and acceptable to the market.
site	
SANG available to support delivery of	The Neighbourhood Plan allocates SANG sites which provide sufficient
housing	capacity for this development.
Summary of Assessment (Site suitability/	The site is constrained by a number of trees; has capacity for a limited
availability and achievability for allocation)	number of dwellings in accordance with the Farnham Design Statement
	and is in multiple ownership which may constrain its comprehensive
	development as a housing allocation.

Site Location: Land adjacent to Green Lane Cemetery, Farnham

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Site Area (hectares)	0.37ha
WBC Reference	N/A
Current Use	Vacant
Site description (brownfield/	Site located within a residential area of smaller-scale housing of a traditional
greenfield; topography; boundary;	style. Surrounding properties are a mixture of smaller semi-detached
trees; neighbouring uses)	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	Within the Built Up Area Boundary
Boundary FNP	,
Flood Zone (1,2,3a,3b)	NI NI
Within AQMA	No
Within Conservation Area	No No
Part of setting of Conservation Area	No No
Part of setting of Listed Building Part of Setting of Building of Local	No
Merit	140
Within Site or Area of High	No
Archaeological Potential	
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	Yes
SPA	
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	

Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity	No
Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	N/A as site within Built Up Area Boundary
Character Assessment	
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	1720
Proximity to Neighbourhood Centre	450
(metres)	
Proximity to Primary School (metres)	200
Proximity to Secondary School	450
(metres)	
Proximity to GPs/ Medical Centre	1285
(metres)	
Proximity to bus stop (metres)	60
Proximity to Farnham train station	1470
(metres)	
Suitable access to road	The site is not currently served by a suitable vehicular access. Achieving a
	suitable access to such a small development is likely to prove problematic.
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable to
the site	the market.
SANG available to support delivery of	The Neighbourhood Plan allocates SANG sites which provide sufficient
housing	capacity for this development.
Summary of Assessment (Site	The site is located within a residential area, close to a range of services and
suitability/ availability and achievability	public transport. The site adjoins a cemetery with which it forms part of the
for allocation)	town's green infrastructure. The site is not currently served by a suitable
	vehicular access. The site is constrained by a number of trees and has
	capacity for a limited number of dwellings. Achieving a suitable access to
	such a small development is likely to prove problematic.

Site Location: Randalls, Crondall Lane, Farnham

Мар	Randalls Cottage
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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) Recent planning history	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. 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 Part of Setting of Building of Local Merit	No 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

Within 5km of Wealden Heaths I	No
SPA (None of Farnham NP Area	
is within 400m of the boundary	
of the Wealden Heaths Phase I	
and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of	No
Nature Conservation	
Importance	
Within a Biodiversity	No
Opportunity Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council	Medium landscape value
Landscape Character	High landscape sensitivity
Assessment	
Within gap between Farnham	No
and Aldershot (eLPP2); Badshot	
Lea and Weybourne; Rowledge	
and Wrecclesham; Rowledge	
and Boundstone and Rowledge	
and Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	Isolated site currently occupied by limited development beyond north western
landscape	edge of the town where development would adversely impact on a landscape of
	high sensitivity.
Proximity to Town Centre	1410
(metres)	T. C. I
Proximity to Neighbourhood	Town Centre closer
Centre (metres)	LIFE
Proximity to Primary School	1155
(metres)	
Proximity to Secondary School	1610
(metres)	1740
Proximity to GPs/ Medical	1640
Centre (metres)	000
Proximity to bus stop (metres	890
Proximity to Farnham train	2055
station (metres)	
Suitable access to road	No - narrow track access with no footways intersected by a public footpath
Confirmed through call for sites	Yes
and information from land	
owners	
Economic viability and	The site is promoted by the landowner and is likely to prove acceptable to the
marketability of the site	market.
SANGS available to support	Subject to Neighbourhood Plan allocations, windfall sites and this site
delivery of housing	not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the
Cumpmany of Assessment (City	Ionger term Runfold South Quarry SANG
Summary of Assessment (Site	The site is available but unlikely to be achievable. The site is not close to facilities
suitability/ availability and	or sustainable transport options and development would have a detrimental
achievable)	impact on sensitive landscape. Access is constrained. The site is unsuitable and
	unachievable as a housing allocation.

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

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Мар	Runted Barry Studios The White Barry The Black Barry Bridge Farm House © Crown copyright 2017 OS PSMA EUL 0100052258. You are permitted to use this data solely to
	enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
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;	Brownfield site bordered by A31 and wetland Nature Reserve. Planted
topography; boundary; trees;	screening of Laylandii and Beech.
neighbouring uses)	
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	Outside the Built Up Area Boundary
Boundary FNP	,
Flood Zone (1,2,3a,3b)	I (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	No
Archaeological Potential	
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	Yes
SPA	
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No

Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	High landscape value
Character Assessment	High landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
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	2470
(metres)	
Proximity to Primary School (metres)	750 to infants 1665 to junior
Proximity to Secondary School (metres)	1715
Proximity to GPs/ Medical Centre	1330
(metres)	
Proximity to bus stop (metres)	800
Proximity to Farnham train station	2785
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable to
the site	the market.
SANGS available to support delivery of	3ha adjoining land
housing	
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, the site is not
availability and achievability)	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 as a housing allocation.

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

Мар	Gannil Wall
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Site Area (hectares)	not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. 1.4ha
WBC Reference	N/A
Current Use	Greenfield
Site description (brownfield/ greenfield;	Greenfield, tree lined boundary to the east and west, beyond the
topography; boundary; trees;	settlement boundary
neighbouring uses)	sectionicité boundary
Recent planning history	None
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
Boundary FNP	Subjective Built of Area Boundary
Flood Zone (1,2,3a,3b)	
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	No
Archaeological Potential	
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	No
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	

Within a Biodiversity Opportunity Area	No
(BOA) Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	110
Weybourne; Rowledge and	
Wrecclesham; Rowledge and Boundstone	
and Rowledge and Frensham	
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	385
(metres)	
Proximity to Primary School (metres)	900
Proximity to Secondary School (metres)	1640
Proximity to GPs/ Medical Centre	1285
(metres)	
Proximity to bus stop (metres)	140
Proximity to Farnham train station	4200
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	Adjoining employment site to the east.
the site	
SANGS available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this site
housing	not exceeding capacity of Farnham Park, Tongham Road, Runfold and in
	the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, the greenfield
availability and achievability for allocation)	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 allocation.

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

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Site Area (hectares)	are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. 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;	Part brownfield (residential property) mainly greenfield (woodland and
topography; boundary; trees;	garden within low density residential area. Adjoins southern part of
neighbouring uses)	housing allocation Policy FNP14(g) West of Switchback Lane
Recent planning history Within or Outside the Built Up Area	Adjoining WA/2017/1913 Erection of 7 dwellings - withdrawn Outside the Built Up Area Boundary
Boundary FNP	Outside the built op Area boundary
Flood Zone (1,2,3a,3b)	
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Conservation Area Part of setting of Listed Building	No
Part of Setting of Eisted Building Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	140
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	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	140
Within a Biodiversity Opportunity Area	No
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(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham	
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	440
(metres)	
Proximity to Primary School (metres)	810
Proximity to Secondary School (metres)	1920
Proximity to GPs/ Medical Centre	520
(metres)	
Proximity to bus stop (metres)	280
Proximity to Farnham train station	3310
(metres)	
Suitable access to road	Pear Tree Lane is an unmade road
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by the landowner and developer and is likely to
site	prove acceptable to the market.
SANG available to support delivery of	N/A
housing	
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, the site is in an
availability and achievability for allocation)	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 allocation.

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/	Principally greenfield with approximately Tha brownfield. Gently slopes
greenfield; topography; boundary;	towards the A31 on its southern boundary, consisting of grazing land and an
trees; neighbouring uses)	equestrian centre. Small areas of woodland, hedgerows and trees bordering A31. 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.
Recent planning history	WA/2014/1806 Certificate of Lawfulness for 2 Stable Blocks WA/2012/1356 Certificate of Lawfulness for Creation of a vehicle access Several applications through East Hampshire for change of use from agricultural to dwellings, alignment of driveway, Country Pursuits Lodge, restoration of outbuilding
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	No
Archaeological Potential	
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
	1

Within public open space	No
Owner	Nicolas Roach represented by Luken Beck Planning
Within 5km of Thames Basin Heaths	Yes
SPA	
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	Yes
Conservation Importance	
Within a Biodiversity Opportunity	No
Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Area proposed for development:
Character Assessment	Medium value
	High sensitivity
Within gap between Farnham and	No ,
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
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	1480
(metres)	
Proximity to Primary School (metres)	2081
Proximity to Secondary School	1600
(metres)	
Proximity to GPs/ Medical Centre	2255
(metres)	
Proximity to bus stop (metres)	500
Proximity to Farnham train station	3570
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner. The site is removed from Farnham
the site	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	II.4ha proposed with the development
housing	
Summary of Assessment (Site	The site is available. However, this proposed new settlement is remote
suitability/ availability and achievable)	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 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 allocation.

Site Location: Land at Lower Weybourne Lane, Badshot Lea, Farnham

Site Area (hectares) **WEXT AREA (LOUGISLS) You are permitted to see this data solely to enable you to respond to or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to the data. You are not permitted to are this data to solely the data. You are not permitted to are this data to the west. Recent planning history Within or Outside the Built Up Area Boundary and partially treed raised railway embankment to the west. Within Conservation Area No Within Conservation Area No Within Conservation Area No Within Surger of Building of Local Merit Worklin Surger of Area of High Archaeological No Potential Character Area (Design Statement) Within Surger of Area is within 400m of the boundary of the Wealden Heatsh Flase I and Phase II SPAq No No Within Surger Hills AONB No N	M	
solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. VBC Reference 25 Current Use Agricultural Grade 3 Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses) Vitin or Outside the Built Up Area Boundary FNP Recent planning history Within or Outside the Built Up Area Boundary FNP 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 Ested Building Potential Within Site or Area of High Archaeological Potential Within South Farnham Arcadian Area Within Historic Old Park No Within South Farnham Arcadian Area Within Swin of Thames Basin Heaths SPA Within Skm of Thames Basin Heaths SPA Within Skm of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths I SPAs) Within a Biodiversity Opportunity Area (BOA) Within a Biodiversity Opportunity Area (BOA) Within I Surrey Hills AONB Within Surrey Hills AONB	Мар	© Crown copyright 2017 OS PSMA FUI 0100052258. You are permitted to use this data
data to third parties in any form. VBC Reference 25 Current Use Agricultural Grade 3 Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses) Recent planning history WA/2014/0391 140 Dwellings Appeal Dismissed 29/03/18 Within or Outside the Built Up Area Boundary FNP 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 Building of Local Merit No Within Site or Area of High Archaeological Potential Character Area (Design Statement) Weybourne & Badshot Lea Within South Farnham Arcadian Area No Within South Farnham Arcadian Area No Within South Farnham Arcadian Area No Within Skim of Thames Basin Heaths SPA Yes Within Skm of Wealden Heaths 1 SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths 1 SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths 1 SPA (None of Farnham Orange) No Within or adjoining SSSI No Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within AONB Candidate Area No Within AONB Candidate Area No Within AONB Candidate Area No Within AONB Candidate Area		
Site Area (hectares) WBC Reference 25 Current Use Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses) Recent planning history WWA2014/0391 140 Dwellings Appeal Dismissed 29/03/18 Within or Outside the Built Up Area Boundary FNP Flood Zone (1,2,3a,3b) 2 Within AQMA No Within Conservation Area Part of setting of Conservation Area Part of setting of Esting of Building Part of Setting of Building of Local Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within South Farnham Arcadian Area Within Sum of Thames Basin Heaths SPA Within Skm of Thames Basin Heaths SPA Within Skm of Wealden Heaths 1 SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within a Biodiversity Opportunity Area (BOA) Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB		
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Potential Character Area (Design Statement) 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 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) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB No Within AONB Candidate Area	Within Site or Area of High Archaeological	No
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Within public open space Owner Thorne, Hobbs, Bolton, Derrick Within 5km of Thames Basin Heaths SPA 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) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB Within AONB Candidate Area		•
Owner Thorne, Hobbs, Bolton, Derrick Within 5km of Thames Basin Heaths SPA 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) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB Within AONB Candidate Area No	Within the Historic Old Park	No
Owner Thorne, Hobbs, Bolton, Derrick Within 5km of Thames Basin Heaths SPA 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) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB Within AONB Candidate Area Thorne, Hobbs, Bolton, Derrick Yes No	Within public open space	No
Within 5km of Thames Basin Heaths SPA 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) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB Within AONB Candidate Area Yes No		Thorne, Hobbs, Bolton, Derrick
Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB Within AONB Candidate Area No	Within 5km of Thames Basin Heaths SPA	
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of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB Within AONB Candidate Area No		
Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB Within AONB Candidate Area No		
Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB Within AONB Candidate Area No	Within or adjoining SSSI	No
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Within a Biodiversity Opportunity Area (BOA) No Within Surrey Hills AONB No Within AONB Candidate Area No	, ,	
Within Surrey Hills AONB No Within AONB Candidate Area No	•	No
Within AONB Candidate Area No	, ., ,	No
Farnham Town Council Landscape Character Medium value	,	No
	Farnham Town Council Landscape Character	Medium value

Assessment	Medium sensitively
Within gap between Farnham and Aldershot	Yes - Badshot Lea and Weybourne
(eLPP2); Badshot Lea and Weybourne; Rowledge	
and Wrecclesham; Rowledge and Boundstone	
and Rowledge and Frensham	
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
Leonomic viability and marketability of the site	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/	The site is available and likely to be achievable. However,
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
	allocation.

Site Location: Land to the East of Badshot Lea, Farnham (Low Lane – southern part of 615)

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Site Area (hectares)	© Crown copyright 2017 OS PSMA EUL 0100052258. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. 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	Weybourne & Badshot Lea
Statement)	NI-
Within South Farnham Arcadian	No
Area Within the Historic Old Porls	No
Within the Historic Old Park	No No
Within public open space	
Owner	Central Land Holdings

NACOL EL CEL S	l v
Within 5km of Thames Basin	Yes
Heaths SPA Within 5km of Wealden Heaths	No
	INO
I SPA (None of Farnham NP	
Area is within 400m of the	
boundary of the Wealden	
Heaths Phase I and Phase II	
SPAs)	NI.
Within or adjoining SSSI	No No
Within or adjoining Site of Nature Conservation	No
Importance	lutamanta
Within a Biodiversity	Intersects
Opportunity Area (BOA)	No
Within Surrey Hills AONB	
Within AONB Candidate Area	No Madium landees a value
Farnham Town Council	Medium landscape value
Landscape Character	High landscape sensitivity
Assessment	V ₂
Within gap between Farnham and Aldershot (eLPP2); Badshot	Yes
, , ,	
Lea and Weybourne; Rowledge	
and Wrecclesham; Rowledge	
and Boundstone and Rowledge and Frensham	
	No
Within or adjoins ancient woodland	INO
Impact of development on	Development of this site would intrude beyond the well defined existing boundary
landscape	of Low Lane into open countryside - with no strong existing boundary to contain
landscape	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	3400
(metres)	
Proximity Neighbourhood	1700
Centre (metres)	
Proximity to Primary School	300 to infants 1200 to junior
(metres)	,
,	, i
,	·
Proximity to Secondary School	1470
Proximity to Secondary School (metres)	1470
Proximity to Secondary School (metres) Proximity to GPs/ Medical	·
Proximity to Secondary School (metres) Proximity to GPs/ Medical Centre (metres)	1470 2200
Proximity to Secondary School (metres) Proximity to GPs/ Medical Centre (metres) Proximity to bus stop (metres)	1470 2200 320
Proximity to Secondary School (metres) Proximity to GPs/ Medical Centre (metres) Proximity to bus stop (metres) Proximity to Farnham train	1470 2200
Proximity to Secondary School (metres) Proximity to GPs/ Medical Centre (metres) Proximity to bus stop (metres) Proximity to Farnham train station (metres)	1470 2200 320
Proximity to Secondary School (metres) Proximity to GPs/ Medical Centre (metres) Proximity to bus stop (metres) Proximity to Farnham train station (metres) Suitable access to road	1470 2200 320 3200 Yes
Proximity to Secondary School (metres) Proximity to GPs/ Medical Centre (metres) Proximity to bus stop (metres) Proximity to Farnham train station (metres) Suitable access to road Confirmed through call for sites	1470 2200 320 3200
Proximity to Secondary School (metres) Proximity to GPs/ Medical Centre (metres) Proximity to bus stop (metres) Proximity to Farnham train station (metres) Suitable access to road	1470 2200 320 3200 Yes
Proximity to Secondary School (metres) Proximity to GPs/ Medical Centre (metres) Proximity to bus stop (metres) Proximity to Farnham train station (metres) Suitable access to road Confirmed through call for sites and information from land	1470 2200 320 3200 Yes

marketability of the site	market.
SANGS available to support	Subject to Neighbourhood Plan allocations, windfall sites and this site
delivery of housing	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)	The site is available and likely to be achievable. However, 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 housing allocation.

Site Location: 10 Acre Walk, Clifton Close, Rowledge, Farnham

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Site Area (hectares)	1.43ha
WBC Reference	30
Current Use	Woodland
Site description (brownfield/	Greenfield site adjoining countryside and residential development.
greenfield; topography; boundary;	, , , , , , , , , , , , , , , , , , , ,
trees; neighbouring uses)	
Recent planning history	No
Within or Outside the Built Up	Outside the Built Up Area Boundary
Area Boundary FNP	
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation	No
Area	
Part of setting of Listed Building	No
Part of Setting of Building of Local	No
Merit	
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian	No
Area	NI.
Within the Historic Old Park	No No
Within public open space	No CC
Owner	Surrey CC
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I	Yes

CDA /NI CE I NIDA :	
SPA (None of Farnham NP Area is	
within 400m of the boundary of the	
Wealden Heaths Phase I and Phase	
II SPAs)	NI.
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	NI NI
Within a Biodiversity Opportunity	No
Area (BOA)	NI.
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and Frensham	
	No
Within or adjoins ancient woodland	
Impact of development on	More intensive development of this site would result in the removal of
landscape	woodland and a reduction in area of Natural and Semi Natural Green Space.
	Development would erode the landscape gap between Rowledge and
Proximity to Town Centre	Boundstone and be to the detriment of the rural setting of Rowledge. 3450
(metres)	3430
Proximity to Neighbourhood	740
Centre (metres)	770
Proximity to Primary School	770
(metres)	770
Proximity to Secondary School	1870
(metres)	1070
Proximity to GPs/ Medical Centre	360
(metres)	360
Proximity to bus stop (metres)	180
Proximity to bus stop (metres) Proximity to Farnham train station	3300
(metres)	3300
Suitable access to road	Yes
Confirmed through call for sites	Through previous call for sites
and information from land owners	Thirough previous can for sites
Economic viability and marketability	Significant tree felling would be required. Nevertheless, the site is promoted by
of the site	the landowner and is likely to prove acceptable to the market.
SANGS available to support	N/A
delivery of housing	13// \
Summary of Assessment (Site	The site is available and likely to be achievable. However, more intensive
suitability/ availability and	development of this site would result in the removal of woodland and a
achievability)	reduction in area of Natural and Semi Natural Green Space. Development
acinevaonicy)	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
	housing allocation.
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Site Location: Land north and south (Compton Fields) of Waverley Lane, Farnham

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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;	Greenfield sites divided by Waverley Lane. The relatively flat site to the
topography; boundary; trees;	north abuts low density residential development and agricultural land.
neighbouring uses)	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
M/shin an Organida al D. H. H. A	dismissed 29/03/18
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
Boundary FNP	2 and a small area of 2 immediately adiabate the Payma Character
Flood Zone (1,2,3a,3b) Within AQMA	2 and a small area of 3 immediately adjoining the Bourne Stream No
Within Conservation Area	No
	No
Part of setting of Conservation Area Part of setting of Listed Building	No
Part of Setting of Listed Building Part of Setting of Building of Local Merit	No
Within Site or Area of High	Very small area at the north western tip of the southern site.
Archaeological Potential	very small area at the north western up of the southern site.
Character Area (Design Statement)	Moor Park and the Bourne
, , ,	1

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	Yes
(None of Farnham NP Area is within	1 5
`	
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	Adjacent to SNCI
Conservation Importance	Adjacent to SNC1
Within a Biodiversity Opportunity Area	No
(BOA)	INO
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	High landscape value
	High landscape sensitivity No
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and	INO
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge and Frensham	
	Yes
Within or adjoins ancient woodland Impact of development on landscape	
ппраст от дечеюринент он напизсаре	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
D : : : T C : ()	landscape of high value and sensitivity.
Proximity to Town Centre (metres)	2020
Proximity to Neighbourhood Centre	1600
(metres)	1700 : (, 040 , ; ;
Proximity to Primary School (metres)	1700 infants 940 to junior
Proximity to Secondary School (metres)	3000
Proximity to GPs/ Medical Centre	870
(metres)	200
Proximity to bus stop (metres)	200
Proximity to Farnham train station	1500
(metres)	N. L. C.
Suitable access to road	Yes but no footway
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The sites are promoted by the landowner and are likely to prove
site	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/	The site is available and likely to be achievable. However, development
availability and achievability)	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

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	No
Potential	
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	Yes
of Farnham NP Area is within 400m of the	
boundary of the Wealden Heaths Phase I	

and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and Aldershot	No ,
(eLPP2); Badshot Lea and Weybourne;	
Rowledge and Wrecclesham; Rowledge and	
Boundstone and Rowledge and Frensham	
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	1300
(metres)	
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)	500
Proximity to Farnham train station (metres)	2980
Suitable access to road	Yes - no footway
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	There may be redevelopment costs involved. Nevertheless,
site	the site is promoted by the landowner and is likely to prove
	acceptable to the market.
SANGS available to support delivery of	N/A
housing	
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, any
availability and achievability)	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
	housing allocation.

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

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Site Area (hectores)	licence, distribute or sell any of this data to third parties in any form. 3.3ha
Site Area (hectares) WBC Reference	343
Current Use Site description (brownfield/	Scrub land crossed by pylons. Relatively flat area of scrub land crossed by pylons. Adjoins residential development
greenfield; topography;	and a school playing field to the south and north.
boundary; trees;	and a school playing field to the south and florth.
neighbouring uses)	
Recent planning history	None
Within or Outside the Built	Outside the Built Up Area Boundary
Up Area Boundary FNP	Same same op / wea boundary
Flood Zone (1,2,3a,3b)	2 & 3
Within AQMA	No
Within Conservation Area	No
Part of setting of	No
Conservation Area	
Part of setting of Listed	No
Building	
Part of Setting of Building of	No
Local Merit	
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design	Weybourne & Badshot Lea
Statement)	
Within South Farnham	No
Arcadian Area	
Within the Historic Old Park	No

Within public open space	No
Owner	Unknown
Within 5km of Thames Basin	Yes
Heaths SPA	
Within 5km of Wealden	No
Heaths I SPA (None of	140
Farnham NP Area is within	
400m of the boundary of the	
Wealden Heaths Phase I and	
Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of	No
Nature Conservation	
Importance Within a Biodiversity	No
·	INO
Opportunity Area (BOA) Within Surrey Hills AONB	No
Within AONB Candidate	No
Area	INO
Farnham Town Council	Madium landecana valua
	Medium landscape value.
Landscape Character	Medium landscape sensitivity
Assessment	V
Within gap between Farnham	Yes
and Aldershot(eLPP2);	
Badshot Lea and	
Weybourne; Rowledge and Wrecclesham; Rowledge	
and Boundstone and	
Rowledge and Frensham Within or adjoins ancient	No
woodland	
Impact of development on	Development of this site would interupt the remaining gap between Farnham
landscape	(Weybourne) and Aldershot formed by school playing fields and this site.
Proximity to Town Centre	2800
(metres)	
Proximity to Neighbourhood	1150
Centre (metres)	
Proximity to Primary School	740 to infants 690 to Junior
(metres)	
Proximity to Secondary	900
School (metres)	
Proximity to GPs/ Medical	400 to South Lea Surgery (ALDERSHOT) 2000 to Farnham Hospital
Centre (metres)	100 to south Lea surgery (ALDLINSFIOT) 2000 to Faithfall Hospital
Proximity to bus stop	300
(metres)	
Proximity to Farnham train	3600
station (metres)	
Suitable access to road	Yes
Confirmed through call for	Through previous call for sites
sites and information from	Thirough previous can for sites
land owners	
	The site is promoted by the landaymen and is likely to prove acceptable to the
Economic viability and	The site is promoted by the landowner and is likely to prove acceptable to the market.
marketability of the site	market.

SANGS available to support	Subject to Neighbourhood Plan allocations, windfall sites and this site
delivery of housing	not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer
	term Runfold South Quarry SANG
Summary of Assessment (Site	The site is available and likely to be achievable. However, development of this site
suitability/ availability and	would interupt the remaining strategic gap between Farnham (Weybourne) and
achievability)	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 housing
	allocation.

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;	Extensive flat greenfield site with two residential dwellings and gardens,
topography; boundary; trees; neighbouring	bordered by the railway to the west, the A31 and open fields to the
uses)	south. Some boundary trees but few landscape features within the site.
Recent planning history	None
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
Boundary FNP	,
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	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	Yes
(None of Farnham NP Area is within 400m	
of the boundary of the Wealden Heaths	
Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Low landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham	
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	2200
(metres)	
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	3020
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by the landowner and is likely to prove acceptable
site	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	Proposed on site SANG
housing	
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, a large site
availability and achievability)	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 allocation.

Site Location: Land to the rear of 48 Wrecclesham Hill, Farnham

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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	No	
Archaeological Potential		
Character Area (Design Statement)	Wrecclesham	
Within South Farnham Arcadian	No	
Area		
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	Yes	

CDA (N. CE. L. NDA .	
SPA (None of Farnham NP Area is	
within 400m of the boundary of the	
Wealden Heaths Phase I and Phase	
II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity	No
Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on	Development of the greenfield site would significantly intrude into the
landscape	landscape beyond the linear frontage development and have an adverse impact
·	on the ancient woodland.
Proximity to Town Centre	2960
(metres)	
Proximity to Neighbourhood	560
Centre (metres)	
Proximity to Primary School	1020
(metres)	
Proximity to Secondary School	1230
(metres)	
Proximity to GPs/ Medical Centre	4150 to hospital
(metres)	
Proximity to bus stop (metres)	70
Proximity to Farnham train station	3120
(metres)	
Suitable access to road	Yes
Confirmed through call for sites	Through previous call for sites
and information from land owners	
Economic viability and marketability	The site does not appear to be promoted by the landowner but is likely to
of the site	prove acceptable to the market.
SANGS available to support	Subject to Neighbourhood Plan allocations, windfall sites and this site
delivery of housing	not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the
	longer term Runfold South Quarry SANG.
Summary of Assessment (Site	Development of this greenfield site, comprising mostly ancient woodland,
suitability/ availability and	would result in the loss of ancient woodland and would significantly intrude
achievability)	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 and unavailable as a housing allocation.
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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;	Greenfield. Open farm land on outskirts of Badshot Lea, detached from
topography; boundary; trees; neighbouring uses)	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	Outside the Built Up Area Boundary
Boundary FNP	
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
Within a Biodiversity Opportunity Area	No

(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	High landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham	
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	2130
(metres)	
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	2900
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by the landowner and is likely to prove acceptable
site	to the market.
SANGS available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this site
housing	not exceeding capacity of Farnham Park, Tongham Road, Runfold and in
	the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, this open
availability and achievability)	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
	housing allocation.

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

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Site Area (hectares)	2ha
WBC Reference	564, northern part of
Current Use	Agricultural - Grade 3
Site description (brownfield/ greenfield;	Greenfield site within the countryside, day care centre and sports facility
topography; boundary; trees;	located to the south.
neighbouring uses)	
Recent planning history	None
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
Boundary FNP	
Flood Zone (1,2,3a,3b)	
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	No
Archaeological Potential	D. I.I. and
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	No
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	

Within a Pindiversity Opportunity Area	No
Within a Biodiversity Opportunity Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value.
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
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	1200
(metres)	
Proximity to Primary School (metres)	850
Proximity to Secondary School (metres)	800
Proximity to GPs/ Medical Centre	1300
(metres)	
Proximity to bus stop (metres)	670
Proximity to Farnham train station	2300
(metres)	
Suitable access to road	Via Green Lane – very narrow lane with no footway
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable to
the site	the market.
SANGS available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this site not
housing	exceeding capacity of Farnham Park, Tongham Road, Runfold and in the
	longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, this open farm
availability and achievability)	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 housing allocation.
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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;	Predominantly greenfield site with limited residential and business units.
topography; boundary; trees;	Level open site with views in to the countryside, neighbouring low density
neighbouring uses)	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)	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	Yes
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No De de la
Owner	Carter Brothers Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	No
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No

Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
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	530
(metres)	
Proximity to Primary School (metres)	2210
Proximity to Secondary School (metres)	2700
Proximity to GPs/ Medical Centre	1285
(metres)	
Proximity to bus stop (metres)	140
Proximity to Farnham train station	4200
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable to
the site	the market.
SANGS available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this site not
housing	exceeding capacity of Farnham Park, Tongham Road, Runfold and in the
Summary of Assessment (Site suitability/	Ionger term Runfold South Quarry SANG The site is available and likely to be achievable. However, development of
availability and achievability)	this site would not enhance the value of the open countryside in this
availability and achievability)	location and would harm the integrity of the gap between Rowledge and
	Wrecclesham. The site is unsuitable as a housing allocation.
	THE COLOSTIANT. THE SILE IS UNSUITABLE AS A HOUSING ANOCACION.

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;	Single bungalow and garden
topography; boundary; trees; neighbouring	
uses)	
Recent planning history	WA/2013/0391 Refused planning permission for two dwellings.
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
Boundary FNP	
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	No
Potential	M D I
Character Area (Design Statement)	Moor Park
Within South Farnham Arcadian Area	No No
Within the Historic Old Park	No No
Within public open space	No Charle with WDC
Owner Within 5km of Thames Basin Heaths SPA	Check with WBC
Within 5km of Thames Basin Heaths 5PA Within 5km of Wealden Heaths I SPA	Yes No
(None of Farnham NP Area is within 400m	INU
of the boundary of the Wealden Heaths	
Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	

Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	Yes
Farnham Town Council Landscape	Low landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham	
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	2500
(metres)	
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	2750
(metres)	
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	Through previous call for sites
information from land owners	
Economic viability and marketability of the	There may be redevelopment costs involved. Nevertheless, the site
site	is promoted by the landowner and is likely to prove acceptable to
	the market.
SANGS available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this
housing	site not exceeding capacity of Farnham Park, Tongham Road,
	Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/	The site is available. However, development would open up this site
availability and achievability)	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 and potentially not achievable as a housing allocation.

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

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Site Area (hectares)	form. 1.74ha
WBC Reference	615
Current Use	Residental and agricultural – Grade 2
Site description (brownfield/ greenfield;	Dwelling and garden and level greenfield site to the east of Low Lane.
topography; boundary; trees; neighbouring	Open farmland to the south and woodland to the north. No strong
uses)	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	Outside the Built Up Area Boundary
Boundary FNP	Substituting Suite Spy in our 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	No
(None of Farnham NP Area is within 400m	
of the boundary of the Wealden Heaths	
Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area	Intersects
(BOA)	

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	High landscape sensitivity
Within gap between Farnham and	Yes
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would break into open countryside to the east
Factor and a start	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	1700
(metres)	
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	3200
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by the landowner and is likely to prove acceptable
site	to the market.
SANGS available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this site
housing	not exceeding capacity of Farnham Park, Tongham Road, Runfold and in
	the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, development
availability and achievability)	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 housing allocation.

Site Location: Land at Cedar House, Byworth Road, Farnham

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Site Area (hectares)	1.79ha
WBC Reference	644
Current Use	Residential
Site description (brownfield/	Greenfield and residential property within woodland setting within large
greenfield; topography; boundary;	wooded grounds adjoining countryside.
trees; neighbouring uses)	
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 No
Part of setting of Listed Building	No 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	No
Area	
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
SFA (None of Farnnam INP Area is	

(1)	
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	No
Conservation Importance	
Within a Biodiversity Opportunity	No
Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	High landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
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	Town Centre closer
(metres)	
Proximity to Primary School	820
(metres)	
Proximity to Secondary School	1250
(metres)	
Proximity to GPs/ Medical Centre	1500
(metres)	
Proximity to bus stop (metres)	610
Proximity to Farnham train station	1900
(metres)	
Suitable access to road	No - narrow access with no footways
Confirmed through call for sites and	Through previous call for sites
information from land owners	
Economic viability and marketability	The site is promoted by the landowner and is likely to prove acceptable to
of the site	the market.
SANGS available to support delivery	Subject to Neighbourhood Plan allocations, windfall sites and this site not
of housing	exceeding capacity of Farnham Park, Tongham Road, Runfold and in the
	longer term Runfold South Quarry SANG
Summary of Assessment (Site	The site is available. However, the site is constrained by access and tree
suitability/ availability and achievable)	cover. Development would have a detrimental impact on this sensitive
	landscape.The site is unsuitable as a housing allocation.

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

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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)	
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	No
Archaeological Potential	
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian	No
Area	
Within the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I	Yes

SPA (None of Farnham NP Area is	
within 400m of the boundary of the	
Wealden Heaths Phase I and Phase	
II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity	No
Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
Within or adjoins ancient woodland	No
Impact of development on	More intensive development on this site would adversely affect the rural
landscape	character of the area.
Proximity to Town Centre	2960
(metres)	
Proximity to Neighbourhood	2970
Centre (metres)	
Proximity to Primary School	870
(metres)	
Proximity to Secondary School	1200
(metres)	
Proximity to GPs/ Medical Centre	650
(metres)	
Proximity to bus stop (metres)	550
Proximity to Farnham train station	3000
(metres)	
Suitable access to road	Narrow access - public right of way
Confirmed through call for sites	Through previous call for sites
and information from land owners	This ough previous can for sites
Economic viability and marketability	There may be redevelopment costs involved. Nevertheless, the site is
· · · · · · · · · · · · · · · · · · ·	
of the site	promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support	N/A
delivery of housing	The size is a witched the transfer many interesting development on this is
Summary of Assessment (Site	The site is available. However, more intensive development on this site would
suitability/ availability and	adversely affect the rural character of the area and would increase the
achievability)	coalescence between Rowledge and Wrecclesham. The site is poorly accessed
	and not located close to services. The site is unsuitable as a housing allocation.

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/	Open site surrounded by trees
greenfield; topography; boundary;	
trees; neighbouring uses)	
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	No
Merit	
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian	No
Area	NI ₂
Within the Historic Old Park	No No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I	Yes
SPA (None of Farnham NP Area is	1 €3
SITT (INOTE OF LATITUALITY AT EATS	

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	No
Conservation Importance	
Within a Biodiversity Opportunity	No
Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value.
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	More intensive development on this site would adversely affect the rual
	character of this area
Proximity to Town Centre (metres)	2960
Proximity to Neighbourhood Centre	2970
(metres)	
Proximity to Primary School	870
(metres)	
Proximity to Secondary School	1200
(metres)	
Proximity to GPs/ Medical Centre	650
(metres)	
Proximity to bus stop (metres)	550
Proximity to Farnham train station	3000
(metres)	
Suitable access to road	Narrow access - public right of way
Confirmed through call for sites and	Through previous call for sites
information from land owners	
Economic viability and marketability	There may be redevelopment costs involved. Nevertheless, the site is
of the site	promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery	N/A
of housing	
Summary of Assessment (Site	The site is available and likely to be achievable. However, more intensive
suitability/ availability and	development on this site would adversely affect the rural character of this
achievability)	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 housing allocation.
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Site Location: Land to the south of Monkton Lane, Farnham

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Site Area (hastares)	are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. 2.78ha
Site Area (hectares) WBC Reference	657
Current Use	
	Agricultural Relatively flat groupfield site within a gural area surrounded by tread
Site description (brownfield/ greenfield;	Relatively flat greenfield site within a rural area surrounded by treed
topography; boundary; trees; neighbouring uses)	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
Recent planning history	Secretary of State
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	
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	No - close to 2 sites
Archaeological Potential	
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
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Triami or adjoining one or reacure	1.10

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

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;	Greenfield site in the countryside close to small number of number of
topography; boundary; trees;	residental properties and adjoining Gypsy Site HII
neighbouring uses)	6 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 -
Recent planning history	None
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
Boundary FNP	,
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	No
Archaeological Potential	
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	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	High Landscape Value
Character Assessment	High Landscape Sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham	
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	2500
(metres)	
Proximity to Primary School (metres)	2100
Proximity to Secondary School (metres)	2100
Proximity to GPs/ Medical Centre	2040
(metres)	
Proximity to bus stop (metres)	10
Proximity to Farnham train station	2750
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by the landowner and is likely to prove
site	acceptable to the market.
SANGS available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this site
housing	not exceeding capacity of Farnham Park, Tongham Road, Runfold and
	in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However,
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 housing allocation.

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

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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/	Curtilage of residential property, outside the built up area boundary
greenfield; topography; boundary;	with woodland.
trees; neighbouring uses)	
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	Outside the Built Up Area Boundary
Area Boundary FNP	
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	No
Area	
Part of setting of Listed Building	No
Part of Setting of Building of Local	No
Merit	
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Bourne
Within South Farnham Arcadian	No
Area	
Within public open space	No
Owner	Mr and Mrs C Abrahams represented by BWP Architects Ltd
Within 5km of Thames Basin	No
Heaths SPA	
Within 5km of Wealden Heaths I	Yes
SPA (None of Farnham NP Area is	
within 400m of the boundary of the	

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

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/	Curtilage of residential property with dense woodland in northern
greenfield; topography; boundary;	part of site.
trees; neighbouring uses)	•
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	Outside the Built Up Area Boundary
Area Boundary FNP	·
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	No
Area	
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Bourne
Within South Farnham Arcadian	No
Area	
Within public open space	No
Owner	Mr and Mrs C Abrahams represented by BWP Architects Ltd
Within 5km of Thames Basin	No
Heaths SPA	
Within 5km of Wealden Heaths I	Yes
SPA (None of Farnham NP Area is	
within 400m of the boundary of the	
Wealden Heaths Phase I and Phase	

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

Site Location: Monkton Farm, Monkton Lane, Farnham

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Site Area (hectares)	any form. 1.99ha
WBC Reference	680
Current Use	Agricultural
Site description (brownfield/	Agricultural land with mobile units, adjoining leisure centre,
greenfield; topography; boundary;	allotments and local nature reserve
trees; neighbouring uses)	anotheries and local nature reserve
Recent planning history	None
Within or Outside the Built Up	Outside the Built Up Area Boundary
Area Boundary FNP	
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation	No
Area	
Part of setting of Listed Building	No
Part of Setting of Building of Local	No
Merit	
Within Site or Area of High	Yes
Archaeological Potential	
Character Area (Design Statement)	Weybourne and Badshot lea
Within South Farnham Arcadian	No
Area	NI-
Within the Historic Old Park	No No
Within public open space Owner	No Unknown
Within 5km of Thames Basin	Yes
Heaths SPA	1 5
Within 5km of Wealden Heaths I	No
SPA (None of Farnham NP Area is	
within 400m of the boundary of the	

Moddon Hosels Discust LDI	1
Wealden Heaths Phase I and Phase	
II SPAs) Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	INO
Within a Biodiversity Opportunity	No
Area (BOA)	140
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value.
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot (eLPP2); Badshot Lea	
and Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
Within or adjoins ancient woodland	No
Impact of development on	Development of this elongated site in this location would protrude
landscape	into, and not enhance, the countryside and would erode the gap
	between Badshot Lea and Weybourne.
Proximity to Town Centre	1830
(metres)	800
Proximity to Neighbourhood Centre (metres)	800
Proximity to Primary School	650 to infant 880 to junior
(metres)	030 to illiant 660 to junior
Proximity to Secondary School	450
(metres)	
Proximity to GPs/ Medical Centre	790
(metres)	
Proximity to bus stop (metres)	240
Proximity to Farnham train station	1820
(metres)	
Suitable access to road	Yes
Confirmed through call for sites	Through previous call for sites
and information from land owners	
Economic viability and marketability	The site is promoted by the landowner and is likely to prove
of the site	acceptable to the market.
SANGS available to support	Subject to Neighbourhood Plan allocations, windfall sites and this site
delivery of housing	not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site	The site is available and likely to be achievable. However,
suitability/ availability and	development of this elongated site in this location would protrude
achievability)	into, and not enhance, the countryside and would erode the gap
	between Badshot Lea and Weybourne. The site is unsuitable as a
	housing allocation.

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

data solely to enable you to respond to, or interact with, the organisation than the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Site Area (hectares) WBC Reference 693 Current Use Agricultural and hotel Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses) 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 Flood Zone (1,2,3a,3b) Within AQMA Within Conservation Area Part of setting of Conservation Area No Part of setting of Iside Building Part of Setting of Building of Local Merit Within Site or Area (Design Statement) Within Shm of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA Within or adjoining SSSI Within or adjoining SSSI Within or adjoining Sise of Nature Conservation Iside the Nature Yes - adjoining Ves - adjoining No Within or adjoining SSSI No Within or adjoining SSSI No Within or adjoining Sise of Nature	Мар	© Crown copyright 2017 OS PSMA EUL 0100052258. You are permitted to use this
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Character Area (Design Statement) 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 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) Within or adjoining SSSI No Within or adjoining Site of Nature Hale and Heath End No No		Adjoining
Within South Farnham Arcadian Area Within the Historic Old Park Within public open space Owner PLOT (Farnham) LLP Within 5km of Thames Basin Heaths SPA 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) Within or adjoining SSSI Within or adjoining Site of Nature No No Yes - adjoining		
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Within public open space Owner PLOT (Farnham) LLP Within 5km of Thames Basin Heaths SPA 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) Within or adjoining SSSI Within or adjoining Site of Nature No Yes - adjoining		
Owner Within 5km of Thames Basin Heaths SPA 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) Within or adjoining SSSI Within or adjoining Site of Nature PLOT (Farnham) LLP Yes No Yes No Yes No Yes Adjoining		
Within 5km of Thames Basin Heaths SPA 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) Within or adjoining SSSI Within or adjoining Site of Nature Yes - adjoining		
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Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Site of Nature Yes - adjoining	,	
Within or adjoining SSSI No Within or adjoining Site of Nature Yes - adjoining		
Within or adjoining Site of Nature Yes - adjoining	,	No
, , ,		
Conservation importance	Conservation Importance	9

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	High landscape value
Character Assessment	High landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham	
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	580
(metres)	
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	1420
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by the landowner and is likely to prove
site	acceptable to the market.
SANGS available to support delivery of	7.14ha on site SANG proposed as part of planning application.
housing	
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However,
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 housing allocation.

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

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17.2ha overall site - 4.5ha development site
696
Greenfield and woodland
Greenfield within the countryside, sloping woodland site with narrow
clearing and level area to north west.
WA/2016/1266 for 130 dwellings refused, appeal withdrawn
Outside the Built Up Area Boundary
I with 2 & 3a at the north entrance
No
No
No
Yes
No
No
Bourne
No
No
No
Mr Chandler and Mrs Boniface promoted by CEG and Boyer
No
Yes
No
No

(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Baunstone and Rowledge	
and Frensham	
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	1300
(metres)	
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	2980
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by the landowner and is likely to prove acceptable
site	to the market.
SANGS available to support delivery of	Circa 10ha
housing	
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, development
availability and achievability)	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 housing allocation.

Site Location: Land at Lavender Lane, Rowledge, Farnham

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2.17ha
701
Garden land and woodland
Greenfield, neighbouring open countryside and low density scattered
residential plots.
WA/2016/0485 for 9 dwellings, appeal dismissed 20/07/17 WA/2018/0313 for 13 dwellings, withdrawn 18/06/18
Outside the Built Up Area Boundary
No
Shortheath & Boundstone
No
No
No
Mr P Strange, Mrs Frisby & Mr Webster
No
Yes
No
No
No

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value.
Character Assessment	High landscape sensitivity
Within gap between Farnham and	Yes
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham	
and Rowledge and Frensham	
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	2970
(metres)	
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	3000
(metres)	
Suitable access to road	Narrow unmade road
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by the landowner and is likely to prove acceptable
site	to the market.
SANGS available to support delivery of	N/A
housing	
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, development
availability and achievability)	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 housing
	allocation.

Site Location: Land at Burnt Hill Road, Farnham

Мар	
Site Area (hectares)	© Crown copyright 2017 OS PSMA EUL 0100052258. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. 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)	
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	No
Archaeological Potential	
Character Area (Design	Bourne
Statement)	
Within South Farnham Arcadian	Yes
Area	
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes

Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI No No Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity Area (BOA) Within Surrey Hills AONB No Within AONB Candidate Area Farnham Town Council Landscape Character Assessment Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham Within or adjoins ancient woodland Impact of development on landscape Proximity to Town Centre (metres) Proximity to Town Centre (metres) Proximity to Primary School (metres) Proximity to Primary School (metres) Proximity to GPs/ Medical Centre (metres) Proximity to GPs/ Medical Centre (metres) Proximity to Bus stop (metres) Proximity to Bus stop (metres) Proximity to Bus stop (metres) 340 Proximity to Farnham train 1850
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Impact of development on landscape Loss of woodland would change character of this arcadian area
Impact of development on landscape Proximity to Town Centre (metres) Proximity to Neighbourhood Centre (metres) Proximity to Primary School (metres) Proximity to Secondary School (metres) Proximity to GPs/ Medical Centre (metres) Proximity to GPs/ Medical Centre (metres) Proximity to bus stop (metres) 340 Proximity to Farnham train
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Proximity to GPs/ Medical Centre (metres) Proximity to bus stop (metres) 340 Proximity to Farnham train 1850
(metres) Proximity to bus stop (metres) 340 Proximity to Farnham train 1850
Proximity to bus stop (metres) 340 Proximity to Farnham train 1850
Proximity to Farnham train 1850
,
station (metres)
Suitable access to road Yes
Confirmed through call for sites Through previous call for sites
and information from land owners
Economic viability and The site is promoted by the landowner and is likely to prove
marketability of the site acceptable to the market.
SANGS available to support Subject to Neighbourhood Plan allocations, windfall sites and this site
delivery of housing not exceeding capacity of Farnham Park, Tongham Road, Runfold and
in the longer term Runfold South Quarry SANG
Summary of Assessment (Site The site is available and likely to be achievable. However, substantial
suitability/ availability and development of this site would result in the loss of woodland and
achievability) would not maintain the informal rural character and well-wooded
appearance of this area and would adversely affect the character of this
arcadian area. The site is unsuitable as a housing allocation.

Site Location: 13 Upper Old Park Lane, Farnham

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Site Area (hectares)	4.67ha
WBC Reference	716
Current Use	Agricultural Grade 3
Site description (brownfield/ greenfield;	Primarily greenfield site comprising residential properties, stabling and
topography; boundary; trees;	paddocks adjoining low density residential development and the
neighbouring uses)	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	No
Archaeological Potential	
Character Area (Design Statement)	Upper Hale
Within South Farnham Arcadian Area	No
Within the Historic Old Park	Yes
Within public open space	No
Owner CT D : H - CPA	Valeria & Roger Markall
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	No
(None of Farnham NP Area is within 400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
ricaciis i nasc i and i nasc ii si Asj	

Within or adjoining SSSI	Close proximity
Within or adjoining Site of Nature	No
Conservation Importance	140
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	High landscape value.
Character Assessment	High landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham	
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.
Proximity to Town Centre (metres)	1700
Proximity to Neighbourhood Centre	1060
(metres)	
Proximity to Primary School (metres)	530 to infants 1100 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	2245
(metres)	
Suitable access to road	Narrow track
Confirmed through call for sites and	Through previous call for sites
information from land owners	
Economic viability and marketability of the	
site	to the market.
SANGS available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this site not
housing	exceeding capacity of Farnham Park, Tongham Road, Runfold and in the
	longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, development
availability and achievability)	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. The access is not suitable for a site of this size. The site is unsuitable as a housing allocation.

Site Location: Hawthorn Farm, Rowledge, Farnham

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Site Area (hectares)	1.61ha	
WBC Reference	723	
Current Use	Agricultural	
Site description (brownfield/	Greenfield	
greenfield; topography; boundary;		
trees; neighbouring uses)		
Recent planning history	None	
Within or Outside the Built Up Area	Outside the Built Up Area Boundary	
Boundary FNP		
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	Unknown	
Within 5km of Thames Basin Heaths	No	
SPA		
Within 5km of Wealden Heaths I SPA	Yes	
(None of Farnham NP Area is within		
400m of the boundary of the Wealden		
Heaths Phase I and Phase II SPAs)		

Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity	No
Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	Yes
Farnham Town Council Landscape	Medium landscape value.
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	No ,
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
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	530
(metres)	
Proximity to Primary School (metres)	2210
Proximity to Secondary School	2700
(metres)	
Proximity to GPs/ Medical Centre	1285
(metres)	
Proximity to bus stop (metres)	450
Proximity to Farnham train station	4200
(metres)	
Suitable access to road	No
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable to
the site	the market.
SANGS available to support delivery of	N/A
housing	
Summary of Assessment (Site	The site is available and may be achievable. However, the site is located
suitability/ availability and achievability)	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
	housing allocation.

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

Map	
Мар	
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Site Area (hectares)	permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. 2.2ha overall site - I.8ha development site
WBC Reference	727
Current Use	
	Agricultural Land - Grade 3
Site description (brownfield/	Greenfield with hedgrows and treed boundaries on two sides. Enclosed by
greenfield; topography; boundary;	residential development to north, west and south. Adjoins permitted Open
trees; neighbouring uses)	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	Outside the Built Up Area Boundary
Boundary FNP	
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)	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	Yes
SPA	
Within 5km of Wealden Heaths I SPA	No
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	

Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity	No
Area (BOA)	
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	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
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	Town Centre closer
(metres)	
Proximity to Primary School (metres)	470
Proximity to Secondary School	1400
(metres)	
Proximity to GPs/ Medical Centre	1005
(metres)	
Proximity to bus stop (metres)	600
Proximity to Farnham train station	1500
(metres)	
Suitable access to road	The site has no suitable vehicular access
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and agent and likely to prove
the site	acceptable to the market.
SANG available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this site not
housing	exceeding capacity of Farnham Park, Tongham Road, Runfold and in the
	longer term Runfold South Quarry SANG
Summary of Assessment (Site	Although the site is available, vehiculat access cannot be provided to this
suitability/ availability and achievability	site which is therefore not suitable or achievable as a housing allocation.
for allocation)	

Site Location: I Hillside Road, Lower Bourne, Farnham

Мар	Track Track Oakhil House Oakhil House Oakhil House Oakhil House
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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)	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	No
Archaeological Potential	
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
Within or adjoining Site of Nature	No
vviulin or adjoining site of Nature	INU

Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape	Medium landscape value
Study - Part I	Medium landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham	
and Rowledge and Frensham	
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	1905
(metres)	
Proximity to Primary School (metres)	2020
Proximity to Secondary School (metres)	2730
Proximity to GPs/ Medical Centre	1210
(metres)	
Proximity to bus stop (metres)	720
Proximity to Farnham train station	3580
(metres)	
Suitable access to road	No
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by the landowner and is likely to prove acceptable
site	to the market.
SANGS available to support delivery of	N/A
housing	
Summary of Assessment (Site suitability/ availability and achievability)	The site is available and likely to be achievable. However, 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 housing allocation.

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

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	Cookstury View
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Site Area (hectares)	not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. 0.53
WBC Reference	854
Current Use	Residental and agricultural – Grade 2
Site description (brownfield/ greenfield;	Dwelling and garden and level greenfield site to the east of Low Lane.
topography; boundary; trees;	Open farmland to the south and woodland to the north.
neighbouring uses)	
Recent planning history	None – household applications
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
Boundary FNP	·
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	No – but close to late Iron Age settlement site
Archaeological Potential	
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No No
Within public open space	No Decide Decide Decided
Owner Within 5km of Thames Basin Heaths SPA	Reside Developments Ltd
Within 5km of Thames Basin Heaths 5PA Within 5km of Wealden Heaths I SPA	Yes
	No
(None of Farnham NP Area is within	
400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No – but adjoining the Tice's Meadow Nature Reserve
TTIGHT OF AUJOHING SILE OF MALUFE	1 140 Dut aujonning the Tice's Fleadow Hatthe Reserve

Conservation Importance	
Within a Biodiversity Opportunity Area	Intersects
(BOA)	interseets
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	High landscape sensitivity
Within gap between Farnham and	Yes
Aldershot (eLPP2); Badshot Lea and	165
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would consolidate development in the
impact of development on landscape	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	1700
(metres)	
Proximity to Primary School (metres)	300 to infants 1200 to junior
Proximity to Secondary School (metres)	1470
Proximity to GPs/ Medical Centre	2200
(metres)	
Proximity to bus stop (metres)	320
Proximity to Farnham train station	3200
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable
the site	to the market.
SANGS available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this site not
housing	exceeding capacity of Farnham Park, Tongham Road, Runfold and in the
	Ionger term Runfold South Quarry SANG
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However, development of
availability and achievability)	this site would consolidate development in the counrtyside 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 housing allocation.

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

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Site Area (hectares)	to third parties in any form. 2.82ha overall site - 1.6ha development site - 1.12ha SANG
WBC Reference	892
Current Use	Residential and greenfield
Site description (brownfield/ greenfield;	Mix of greenfield and brownfield (0.8ha) level site, adjoining
topography; boundary; trees; neighbouring	Farnham Park
uses)	
Recent planning history	WA/2017/2352 for 65 dwellings – Refused 09/03/18
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
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	No
Potential	
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	No
(None of Farnham NP Area is within 400m	
of the boundary of the Wealden Heaths	
Phase I and Phase II SPAs)	NI ₂
Within or adjoining SSSI	No Yes adjaining
Within or adjoining Site of Nature	Yes - adjoining
Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	
Within Surrey Hills AONB	No

Within AONB Candidate Area	No
Farnham Town Council Landscape	High landscape value
Character Assessment	High landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLLP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham – FNP11	
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	580
(metres)	
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	1420
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by a developer and is likely to prove
site	acceptable to the market.
SANGS available to support delivery of	1.12ha on-site unlikely to meet the minimum criteria for SANG.
housing	
Summary of Assessment (Site suitability/	The site is available may be achievable. However, development of
availability and achievability for allocation)	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 housing allocation.

Site Location: Land at Manley Bridge Road, Rowledge, Farnham

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Site Area (hectares)	third parties in any form. 6.07ha - 2.83ha suitable for development
WBC Reference	963
Current Use	Greenfield
Site description (brownfield/ greenfield;	Greenfield site sloping down towards river valley, wooded area to
topography; boundary; trees; neighbouring	north, mature hedgerows and trees on boundary. Low density
uses)	housing abuts the southern tip of the site.
Recent planning history	None
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
Boundary FNP	
Flood Zone (1,2,3a,3b)	I, 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	No
Archaeological Potential	
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	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
TTIGHT OF AUJOHING 3331	110

Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot (eLPP2); Badshot Lea and	
Weybourne; Rowledge and Wrecclesham;	
Rowledge and Boundstone and Rowledge	
and Frensham	
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	455
(metres)	
Proximity to Primary School (metres)	800
Proximity to Secondary School (metres)	1590
Proximity to GPs/ Medical Centre	905
(metres)	100
Proximity to bus stop (metres)	180
Proximity to Farnham train station	3490
(metres)	
Suitable access to road	Poor access from road and currently no footway. It may be
	possible to improve access.
Confirmed through call for sites and	Yes
information from land owners	The size is a secreted by a develop and in library to a secre
Economic viability and marketability of the	The site is promoted by a developer and is likely to prove
SANCS available to support delivery of	acceptable to the market. N/A
SANGS available to support delivery of	INA
housing Summary of Assessment (Site suitability)	The site is available and may be achievable. However, devalorment
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is available and may be achievable. However, development
availability and achievability for allocation)	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 currently no suitable
	sustainable access to a site of this size though it may be possible for
	this to be improved. The site is unsuitable as a housing allocation.
	and to be improved. The site is unsuitable as a nousing anotation.

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;	Greenfield site off A325, open countryside with limited hedgerows,
topography; boundary; trees;	wooded area on eastern boundary.
neighbouring uses)	
Recent planning history	None
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
Boundary FNP	
Flood Zone (1,2,3a,3b)	l N
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	No
Archaeological Potential 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	Yes – at northern boundary with A325
SPA	. St. Maria Sandar, Williams
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	Medium landscape value
Character Assessment	Medium landscape sensitivity
Within gap between Farnham and	No
Aldershot (eLLP2); Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham; Rowledge and	
Boundstone and Rowledge and	
Frensham	
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	515
(metres)	
Proximity to Primary School (metres)	900
Proximity to Secondary School (metres)	1640
Proximity to GPs/ Medical Centre	1470
(metres)	
Proximity to bus stop (metres)	150
Proximity to Farnham train station	2870
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by a developer and is likely to prove acceptable to
the site	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)	The site is available and likely to be achievable. However, 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. The site is unsuitable as a housing allocation.

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;	Greenfield site, neighbouring Farnham Park and low density
topography; boundary; trees; neighbouring	housing to the east and north.
uses)	
Recent planning history	WA/2017/0905 for 9 dwellings – Refused 04/09/17, appealed
Within or Outside the Built Up Area	Outside the Built Up Area Boundary
Boundary FNP	, ,
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	No
(None of Farnham NP Area is within 400m	
of the boundary of the Wealden Heaths	
Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	Yes - adjoining

Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape	High landscape value
Character Assessment	High landscape sensitivity
Within gap between Farnham and Aldershot	No – but in gap between Hale and Town areas
(eLPP2); Badshot Lea and Weybourne;	
Rowledge and Wrecclesham; Rowledge and	
Boundstone and Rowledge and Frensham –	
FNPII	
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	120
(metres)	
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	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by a developer and is likely to prove
site	acceptable to the market.
SANGS available to support delivery of	Subject to Neighbourhood Plan allocations, windfall sites and this
housing	site not exceeding capacity of Farnham Park, Tongham Road,
	Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/	The site is available and likely to be achievable. However,
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 allocation.