Appendix 5

# Farnham Housing Land Availability Assessment

Assessed sites included as Housing Allocations December 2018

## Assessed sites included as Housing Allocations

NP	WBC Ref	Site Location
Ref		
А	478 & 790	Part of SSE Farnham Depot and adjoining land, Lower Weybourne Lane, Farnham
В	438	Land west of Green Lane, Badshot Lea (in accordance with Planning Application Ref. WA/2015/2283)
С	761 & 381	Land at Little Acres Nursery and south of Badshot Lea, Farnham
D	556	Land between Hale Road and Guildford Road, Farnham
Е	133	Colemans Yard, Wrecclesham Road, Farnham
F	546	West of Switchback Lane, Rowledge, Farnham
G	29	Coxbridge Farm, off West Street, Farnham
Н	961	Cobgates, Falkner Road, Farnham
I	N/A	University for the Creative Arts, Falkner Road, Farnham
J	136	Centrum Business Park, East Street, Farnham
К	N/A	Kimbers Lane, Farnham
L	N/A	Surrey Sawmill, Wrecclesham Hill, Farnham

Т

## Site Location: Part of SSE Farnham Depot and adjoining land, Lower Weybourne Lane, Farnham

#### **FNP Reference: A**

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	not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
Site Area (hectares)	3.3
WBC Reference	478 & 790
Current Use	Utilities depot
Site description (brownfield/	Brownfield and greenfield sites adjoining residential uses. Abuts
greenfield; topography; boundary;	countryside to the south and west and a railway line to the east.
trees; neighbouring uses)	
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)	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)	Weybourne & Badshot Lea
Within South Farnham Arcadian	No
Area	
Within the Historic Old Park	No
Within public open space	No
Owner	SSE
Within 5km of Thames Basin Heaths	Yes
SPA	
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 Nature No.	-
Conservation Importance	5
Area (BOA)	
Within Surrey Hills AONB No	-
Within AONB Candidate Area No	-
	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	-
	e site is already occupied by buildings and other infrastructure and
	development would not cause significant additional harm to the
	ndscape.
Proximity to Town Centre (metres) 260	00
Proximity to Neighbourhood Centre 134	40
(metres)	
Proximity to Primary School 610	0 to infants 500 to junior
(metres)	·
Proximity to Secondary School 730	0
(metres)	
Proximity to GPs/ Medical Centre 150	00
(metres)	
Proximity to bus stop (metres) 450	0
Proximity to Farnham train station 259	90
(metres)	
	idth of the entrance is constrained or access along narrow lane (Green
	ne)
Confirmed through call for sites and Yes	,
information from land owners	-
	here may be some contamination of part of the site due to current use
	d redevelopment costs would be involved. Nevertheless, the site is
	omoted by the landowner and is likely to prove acceptable to the
	arket.
	e Neighbourhood Plan allocates SANG sites which provide sufficient
	pacity for this development.
•	development of this mainly brownfield site would have little impact on
	e landscape or countryside. The site is close to the primary and
	condary schools and a bus stop. The site is cose to the primary and
	ndowner and a residential scheme is likely to be viable on this site.
Approximate Density (Dwellings per 35	
hectare)	0
Approximate Number of Dwellings 100	
Delivery (0-5 years; 6-10 years; 10-	+
10+years)	

## Site Location: Land west of Green Lane, Badshot Lea, Farnham

### **FNP Reference: B**

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	not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
Site Area (hectares)	3.5
WBC Reference	438
Current Use	Agricultural - Grade 3
Site description (brownfield/ greenfield;	Greenfield site adjacent to residential development to the west and a
topography; boundary; trees;	depot to the east with countryside to the south
neighbouring uses)	
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	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	Green Lane Management 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	N/A as site within Built Up Area Boundary
Character Assessment	Ny as site within built op vice boundary
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	The site is located between the brownfield SSE site and Wentworth
	Close housing development and development would have little impact on
	the landscape.
Proximity to Town Centre (metres)	2600
Proximity to Neighbourhood Centre	1200
(metres)	
Proximity to Primary School (metres)	450
Proximity to Secondary School (metres)	550
Proximity to GPs/ Medical Centre	1500
(metres)	
Proximity to bus stop (metres)	270
Proximity to Farnham train station	2570
(metres)	
Suitable access to road	Along narrow lane (Green Lane)
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.
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 located between the brownfield SSE depot site and
availability and achievability for allocation)	Wentworth Close and would fit well with the pattern of development.
	Development with suitable buffer would have little impact on the
	landscape or countryside. The site is close to the primary and secondary
	schools and bus stop. The site is confirmed as available by the landowner
	and a residential scheme is likely to be viable on this site.
Approximate Density (Dwellings per	35
hectare)	
Approximate Number of Dwellings	105 (in accordance with Planning Application Ref. WA/2015/2283)
Delivery (0-5 years; 6-10 years; 10+years)	0-5

## Site Location: Land at Little Acres Nursery and Land South of Badshot Lea, Farnham

## **FNP Reference: C**

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Site Area (hectares)	1.2
WBC Reference	761 (part) & 381 (part)
Current Use	Agricultural
Site description (brownfield/ greenfield;	Agricultural land with residential development and the recreation ground
topography; boundary; trees;	to the north. Permission for residential site to the west.
neighbouring uses)	
Recent planning history	None
Flood Zone (1,2,3a,3b)	
Within or Outside the Built Up Area	Within the Built Up Area Boundary
Boundary FNP	
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) Within South Farnham Arcadian Area	Weybourne & Badshot Lea
Within South Farnham Arcadian Area Within the Historic Old Park	No
	No No
Within public open space Owner	Part of consortium
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 II aPhase II SPAs)       No         Within or adjoining SSSI       No         Within or adjoining SSSI       No         Conservation Importance       No         Within a Biodiversity Opportunity Area (BOA)       No         Within ADNB Candidate Area Fariham Town Council Landscape Character Assessment       No         Character Assessment       No         Within ga Biodiversity Opportunity Area (BOA)       No         Within Surrey Hills AONB       No         Aldershot (eLPP2): Badshot Lea and Weybourse, Rowledge and Boundstone and Rowledge and Frensham       No         Within or adjoins anciet woodland       No         Impact of development on landscape (metres)       The nursery to the west has planning permission for residential development. Development would fix well with the pattern of development and with suitable buffer would have little impact on the landscape.         Proximity to Town Centre (metres)       300         Proximity to Secondary School (metres)       1630         Proximity to Secondary School (metres)       300m         Proximity to Secondary School (metres)       430m         Proximity to Secondary School (metres)       430m         Proximity to Sustop (metres)       430m         Proximity to Sustop (metres)       430m         Proximity to Sustop (metres)	400m of the hours down of the Marthan	
Within or adjoining SSI         No           Within or adjoining Site of Nature         No           Conservation Importance         No           Within a Biodiversity Opportunity Area (BOA)         No           Within AONB Candidate Area         No           Farnham Town Council Landscape         N/A as site within Built Up Area Boundary           Character Assessment         N/A as site within Built Up Area Boundary           Writhing a between Farnham and Aldershot (eLPP2): Badshot Lea and Wercolesham: Rowledge and Boundstone and Rowledge and Frensham         No           Within or adjoins ancient woodland         No         Innact of development would fire well with the pattern of development and with suitable buffer would have little impact on the landscape.           Proximity to Town Centre (metres)         3200           Proximity to Primary School (metres)         310 to infants 1400 to junior           Proximity to Secondary School (metres)         1630           Proximity to Primary School (metres)         430m           Proximity to Bus stop (metres)         430m           Proximity to Sus top (metres)         430m           Proximity to Bus stop (metres)         430m		
Within or adjoining Site of Nature Conservation Importance         No           Within a Biodiversity Opportunity Area (BOA)         No           Within AONB Candidate Area         No           Farnham Town Council Landscape         N/A as site within Built Up Area Boundary           Character Assessment         No           Within gap between Farnham and Aldershot (LPP2): Badshot Lea and Wytecclesham: Rowledge and Boundstone and Rowledge and Frensham         No           Within or adjoins ancient woodland         No           Impact of development on landscape         No           Proximity to Town Centre (metres)         3200           Proximity to Neighbourhood Centre (metres)         310 to infants 1400 to junior           Proximity to School (metres)         310 to infants 1400 to junior           Proximity to Secondary School (metres)         3020m           Proximity to Secondary School (metres)         310 to infants 1400 to junior           Proximity to Secondary School (metres)         302m           Proximity to Secondary School (metres)         430m           Suitable access to road         Access avaitable           Confirmed through call fo	/	
Conservation Importance         No           Within a Biodiversity Opportunity Area (BOA)         No           Within Surrey Hills AONB         No           Within Surrey Hills AONB         No           Within ADNB Candidate Area         No           Within ADNB Candidate Area         No           Within ADNE Schuldate Area         No           Within Surrey Hills AONB         No           Mithin Surrey Badshot Lea and Wyebourne: Rowledge and Boundstone and Rowledge and Frensham         No           Within or adjoins ancient woodland         No           Impact of development on landscape (metres)         The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.           Proximity to Town Centre (metres)         310 to infants 1400 to junior           Proximity to Primary School (metres)         1630           Proximity to Branham train station (metres)         3020m           Proximity to bus stop (metres)         430m           Suitable access to road         Access available           Confirmed through call for sites and informati		
Within a Biodiversity Opportunity Area (BOA)         No           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         N/A as site within Built Up Area Boundary           Vithin gap between Farnham and Aldershot (LeP2); Badshot Lea and Weybourne; Rowledge and Boundstone and Rowledge and Frensham         No           Within or adjoins ancient woodland         No         Insert of development on landscape           Impact of development on landscape         The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.           Proximity to Town Centre (metres)         3200           Proximity to Town Centre (metres)         3200           Proximity to Primary School (metres)         1630           Proximity to Secondary School (metres)         1610 to infants 1400 to junior           Proximity to Berly Medical Centre (metres)         430m           Proximity to Stop (metres)         430m           Proximity to Farnham train station (metres)         3020m           Suitable access to road         Access available           Confirmed through call for sites and information from land owners         The site is promoted along with		NO
(BCA)         No           Within AONB Candidate Area         No           Yuthin AONB Candidate Area         No           Farnham Town Council Landscape         N/A as site within Built Up Area Boundary           Character Assessment         No           Within AONB Candidate Area         No           Within gap between Farnham and         No           Aldershot (eLPP2): Badshot Lea and         Wo           Wyebourne; Rowledge and         No           Boundstone and Rowledge and Frensham         No           Within or adjoins ancient woodland         No           The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development. Development would have little impact on the landscape.           Proximity to Town Centre (metres)         3200           Proximity to Neighbourhood Centre (metres)         310 to infants 1400 to junior           Proximity to Secondary School (metres)         1630           Proximity to bus stop (metres)         430m           Proximity to bus stop (metres)         410m		
Within Surrey Hills AONB         No           Within AONB Candidate Area         No           Farham Town Council Landscape         N/A as site within Built Up Area Boundary           Character Assessment         No           Within gap between Farnham and         Aldershot (eLPP2): Badshot Lea and           Workciesham: Rowledge and         No           Workciesham: Rowledge and         No           Wrecclesham: Rowledge and Frensham         No           Within or adjoins ancient woodland         The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.           Proximity to Town Centre (metres)         3200           Proximity to Primary School (metres)         310 to infants 1400 to junior           Proximity to Primary School (metres)         1630           Proximity to Bes/ Medical Centre         2100m           (metres)         430m           Proximity to Farnham train station         3020m           (metres)         430m           Proximity to Farnham train station         3020m           (metres)         430m           Solitable access to road         Access available           Confirmed through call for sites and information from land owners         The site is promoted alon	, , , ,	NO
Within AONB Candidate Area         No           Farnham Town Council Landscape         N/A as site within Built Up Area Boundary           Character Assessment         No           Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Wyebourne: Rowledge and Boundstone and Rowledge and Frensham         No           Within or adjoins ancient woodland         No           Impact of development on landscape         The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.           Proximity to Town Centre (metres)         3200           Proximity to Town Centre (metres)         310 to infants 1400 to junior           Proximity to Primary School (metres)         1630           Proximity to GPs/ Medical Centre (metres)         100m           Proximity to Das stop (metres)         430m           Suitable access to road         Access available           Confirmed through call for sites and information from land owners         The site is promoted along with adjoining land by a consortium of landowners and is likely to prove acceptable to the market.           SANG available to support delivery of Availability an achievability for allocation)         The site is located to the east of a nursery site which provide sufficient capacity for this development.           Summary of Assessment (Site suitability/ availability and achievability for allocation)		
Farnham Town Council Landscape Character Assessment       N/A as site within Built Up Area Boundary         Character Assessment       No         Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Wercolesham; Rowledge and Boundstone and Rowledge and Frensham       No         Within gap device and Rowledge and Frensham       No         Within gap device and Rowledge and Frensham       No         Within or adjoins ancient woodland       No         Impact of development on landscape       The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.         Proximity to Town Centre (metres)       3200         Proximity to Town Centre (metres)       310 to infants 1400 to junior         Proximity to Secondary School (metres)       1630         Proximity to bus stop (metres)       430m         Proximity to barnham train station       3020m         (metres)       3020m         Suitable access to road       Access available         Confirmed through call for sites and information from land owners       Yes         Economic viability and marketability of the site       The site is promoted along with adjoining land by a consortium of landowners and is likely to prove acceptable to the market.         SANG available to support delivery of housing       The site is located to t	,	-
Character Assessment         Vithin gap between Farnham and           Within gap between Farnham and         No           Aldershot (eLPP2); Badshot Lea and         No           Wrecclesham; Rowledge and         No           Within or adjoins ancient woodland         No           Impact of development on landscape         The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.           Proximity to Town Centre (metres)         3200           Proximity to Neighbourhood Centre         2200           (metres)         310 to infants 1400 to junior           Proximity to Secondary School (metres)         1630           Proximity to GPs/ Medical Centre         2100m           (metres)         3020m           Proximity to Secondary School (metres)         430m           Proximity to Farnham train station         3020m           (metres)         3020m           Suitable access to road         Access available           Confirmed through call for sites and         Yes           Information from land owners         The site is promoted along with adjoining land by a consortium of           Line side access to road         Caces available           Confirmed through call for sites and <td< td=""><td></td><td></td></td<>		
Within gap between Farnham and Aldershot (ELPP2); Badshot Lea and Weybourne; Rowledge and Boundstone and Rowledge and Frensham       No         Within or adjoins ancient woodland       No         Impact of development on landscape       The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development. Development would have little impact on the landscape.         Proximity to Town Centre (metres)       3200         Proximity to Neighbourhood Centre (metres)       2200         Proximity to Primary School (metres)       310 to infants 1400 to junior         Proximity to Secondary School (metres)       1630         Proximity to Dely Medical Centre (metres)       2100m         Proximity to to generation of the sites and information from land owners       3020m         Economic viability and marketability of housing       Access available         Confirmed through call for sites and information from land owners       Yes         Economic viability and marketability of housing       The site is promoted along with adjoining land by a consortium of tandowners and is likely to prove acceptable to the market.         SAMG available to support delivery of housing       The site is promoted along with adjoining land by a consortium of tandowners and is likely to prove acceptable to the market.         SAMG available to support delivery of housing       The sis located to the east of a nursery site with p		N/A as site within Built Up Area Boundary
Aldershot (eLPP2): Badshot Lea and       Wetpourne; Rowledge and         Wrecclesham: Rowledge and Boundstone and Rowledge and Frensham       No         Within or adjoins ancient woodland       No         Impact of development on landscape       The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.         Proximity to Town Centre (metres)       3200         Proximity to Primary School (metres)       310 to infants 1400 to junior         Proximity to Secondary School (metres)       1630         Proximity to Day Medical Centre (metres)       200m         Proximity to bus stop (metres)       430m         Proximity to Farnham train station (metres)       3020m         Suitable access to road       Access available         Confirmed through call for sites and information from land owners       Yes         Economic viability and marketability of the site suitability of this development.       The site is promoted along with adjoining land by a consortium of landowners and is likely to prove acceptable to the market.         Summary of Assessment (Site suitability/< availability and achievability for allocation)		
Weybourne; Rowledge and Wrecclesham; Rowledge and Fensham       No         Within or adjoins ancient woodland       No         Impact of development on landscape       The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.         Proximity to Town Centre (metres)       3200         Proximity to Primary School (metres)       310 to infants 1400 to junior         Proximity to GPs/ Medical Centre (metres)       1630         Proximity to Secondary School (metres)       1630         Proximity to bus stop (metres)       430m         Proximity to bus stop (metres)       430m         Proximity to Farnham train station (metres)       3020m         Proximity to Farnham train station (metres)       3020m         Confirmed through call for sites and information from land owners       Yes         Economic viability and marketability of the site       The site is promoted along with adjoining land by a consortium of landowners and is likely to prove acceptable to the market.         SANG available to support delivery of housing       The site is located to the east of a nursery site with planning permission for residential development. Development would fit well with the pattern of development. Development would have little impact on the landscape or countryside. The site is close to the recreation ground, willage hall, primary and secondary schools and bus stop. The site is confirmed as avai		No
Wrecclesham; Rowledge and Frensham       No         Within or adjoins ancient woodland       No         Impact of development on landscape       The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.         Proximity to Town Centre (metres)       3200         Proximity to Neighbourhood Centre (metres)       2200         Proximity to Primary School (metres)       310 to infants 1400 to junior         Proximity to GPs/ Medical Centre (metres)       2100m         Proximity to Secondary School (metres)       1630         Proximity to Dus stop (metres)       430m         Proximity to bus stop (metres)       3020m         Suitable access to road       Access available         Confirmed through call for sites and information from land owners       Yes         Economic viability and marketability of the site       The site is promoted along with adjoining land by a consortium of landowners and is likely to prove acceptable to the market.         SANG available to support delivery of housing       The site is located to the east of a nursery site with planning permission for residential development.         Summary of Assessment (Site suitability/ availability for allocation)       The site is located to the east of a nursery site with planning permission for residential development. Development anal with suitable buffer would have little impact on the		
Boundstone and Rowledge and Frensham         No           Within or adjoins ancient woodland         No           Impact of development on landscape         The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.           Proximity to Town Centre (metres)         3200           Proximity to Primary School (metres)         310 to infants 1400 to junior           Proximity to Secondary School (metres)         1630           Proximity to Bes/ Medical Centre (metres)         2100m           Proximity to Earnham train station (metres)         3020m           Proximity to Farnham train station (metres)         3020m           Suitable access to road         Access available           Confirmed through call for sites and information from land owners         The site is promoted along with adjoining land by a consortium of landowners and is likely to prove acceptable to the market.           SANG available to support delivery of housing         The site is promoted along with adjoining land by a consortium of information from land owners           Summary of Assessment (Site suitability/ availability for allocation)         The site is located to the east of a nursery site with planning permission for residential development. The site is located to the east of a nursery site with planning permission for residential development. The site is close to the recreation ground, willage hall, primary and secondary schools and bus stop. T		
Within or adjoins ancient woodland         No           Impact of development on landscape         The nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.           Proximity to Town Centre (metres)         3200           Proximity to Neighbourhood Centre         2200           (metres)         310 to infants 1400 to junior           Proximity to Secondary School (metres)         1630           Proximity to Secondary School (metres)         1630           Proximity to bus stop (metres)         430m           Proximity to Serondary School (metres)         430m           Proximity to Farnham train station (metres)         3020m           Suitable access to road         Access available           Confirmed through call for sites and information from land owners         The site is promoted along with adjoining land by a consortium of landowners and is likely to prove acceptable to the market.           SANG available to support delivery of housing         The site is located to the east of a nursery site with planning permission for development. Development and with suitable buffer would have little impact on the landscape or countryside. The site is close to the recreation ground, willage hall, primary and secondary schools and bus stop. The site is confirmed as available by the landowner and a residential scheme is likely to be viable on this site.	•	
Impact of development on landscapeThe nursery to the west has planning permission for residential development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape.Proximity to Town Centre (metres)3200Proximity to Neighbourhood Centre (metres)2200Proximity to Primary School (metres)310 to infants 1400 to juniorProximity to Secondary School (metres)1630Proximity to GPs/ Medical Centre (metres)2100mProximity to bus stop (metres)430mProximity to Farnham train station (metres)3020mSuitable access to road Confirmed through call for sites and information from land ownersAccess availableEconomic viability and marketability of housingThe site is promoted along with adjoining land by a consortium of landowners and is likely to prove acceptable to the market.SANG available to support delivery of housingThe site is located to the east of a nursery site with planning permission of development. Development. Development would fit well with the pattern of development and with suitable buffer would have little impact on the landscape or countryside. The site is close to the recreation ground, village hall, primary and secondary schools and bus stop. The site is confirmed as available buffer would have little impact on the landscape or countryside. The site is close to the recreation ground, village hall, primary and secondary schools and bus stop. The site is confirmed as available buffer would have little impact on the landscape or countryside. The site is close to the recreation ground, village hall, primary and secondary schools and bus stop. The site is confirmed as available		
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Approximate Density (Dwellings per hectare)     30       Approximate Number of Dwellings     35		, , ,
hectare) Approximate Number of Dwellings 35		
Approximate Number of Dwellings 35		30
Delivery (0-5 years; 6-10 years; 10+years)   6 - 10		
	Delivery (0-5 years; 6-10 years; 10+years)	6 - 10

## Site Location: Land between Hale Road and Guildford Road, Farnham

## **FNP Reference: D**

Map	
Мар	
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	enable you to respond to, or interact with, the organisation that provided you with the data. You are
Site Area (hectares)	not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. 0.2
WBC Reference	556
Current Use	Garage
Site description (brownfield/ greenfield;	Brownfield, neighbouring residential.
topography; boundary; trees;	biownield, heighbouring residential.
neighbouring uses)	
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)	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)	Moor Park
Within South Farnham Arcadian Area	No
Within Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	No
(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	N/A as site within Built Up Area Boundary
Character Area 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)	970
Proximity to Neighbourhood Centre	1460
(metres)	
Proximity to Primary School (metres)	1460
Proximity to Secondary School (metres)	1460
Proximity to GPs/ Medical Centre	210
(metres)	
Proximity to bus stop (metres)	40
Proximity to Farnham train station	900
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	There may be some contamination of part of the site due to current use
the site	and redevelopment costs would be involved. Nevertheless, the site is
	promoted by the landowner and is likely to prove acceptable to 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 suitability/	The brownfield site is located within a residential area. The site is close to
availability and achievability for	a bus stop, train station and town centre. The site is confirmed as
allocation)	available by the landowner and a residential scheme is likely to be viable
Assurations to Density (D., III)	on this site.
Approximate Density (Dwellings per	50
hectare)	
Approximate Number of Dwellings	10
Delivery (0-5 years; 6-10 years;	6 - 10
10+years)	

## Site Location: Colemans Yard, Wrecclesham Road, Farnham

## **FNP Reference: E**

Мар	
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Site Area (hectares)	0.24
WBC Reference	133
Current Use	Light industrial
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site surrounded by residential development
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	Wrecclesham Conservation Area
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 Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	No
(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 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)	2130
Proximity to Neighbourhood Centre	80
(metres)	
Proximity to Primary School (metres)	350
Proximity to Secondary School (metres)	290
Proximity to GPs/ Medical Centre	390
(metres)	
Proximity to bus stop (metres)	110
Proximity to Farnham train station	2110
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	There is likely to be contamination of part of the site due to current use
the site	which would need to be removed. The well located site is likely to prove
	acceptable to 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 suitability/	Brownfield site surrounded by residential uses and well located in
availability and achievability for allocation)	relation to services. The site is located in the Wrecclesham Conservation
,	Area and development could enhance the character of the conservation
	area. The site is confirmed as available by the landowner and a residential
	scheme is likely to be viable on this site.
Approximate Density (Dwellings per	35
hectare)	
Approximate Number of Dwellings	10
	10

## Site Location: West of Switchback Lane, Rowledge, Farnham

#### **FNP Reference: F**

MAP	
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Site Area (hectares) 2.3	
WBC Reference 546	
Current Use     Open space	
Site description (brownfield/ greenfield; Greenfield site abutting residential development and woods	and The I
topography; boundary; trees; shaped site is divided into two by a row of trees.	
neighbouring uses)	
Recent planning history     None	
Within or Outside the Built Up Area     Within the Built Up Area	
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	
Character Area (Design Statement) Rowledge	
Within South Farnham Arcadian Area No	
Within Historic Old Park No	
Within public open space No	
Owner Miscombe Developments & Mr & Mrs J Boyle	
Within 5km of Thames Basin Heaths SPA No	
Within 5km of Wealden Heaths I SPA Yes	
(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	Νο
(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	The site is surrounded by woodland which would provide a screen for
	very low density development. Trees within the site would be protected.
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	Access is from Pear Tree Lane. The northern part of site could be
	accessed from Shrubbs Lane.
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The sites are promoted by the landowner and developer and are likely to
the site	prove acceptable to the market.
SANG available to support delivery of	N/A
housing	
Summary of Assessment (Site suitability/	The site abuts a low density residential area and is capable of
availability and achievability for allocation)	accommodating limited development without having an adverse impact
	on the character of the area or the landscape. The site is close to a bus
	stop, Neighbourhood Centre and GP/ Medical Centre. The site is
	confirmed as available by the landowner and a residential scheme is likely
	to be viable on this site.
Approximate Density (Dwellings per	5
hectare)	
Approximate Number of Dwellings	
Delivery (0-5 years; 6-10 years; 10+years)	0 -5

## Site Location: Coxbridge Farm, off West Street, Farnham

## FNP Reference: G

Мар	
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Site Area (hectares)	14.21
WBC Reference	29
Current Use	Agricultural Land - Grade 3
Site description (brownfield/ greenfield;	Sloping greenfield site rising to the north west from road. The site
topography; boundary; trees;	contains no significant trees but a strong hedged boundary to the road
neighbouring uses)	and hedges subdivide the site. Adjacent to residential and office/light industrial sites to the north east. Listed building complex is located close
	to the roundabout at the south western edge of the site.
Recent planning history	None relevant (i.e. outbuildings and change of use only)
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	Partially in 2 and 3a
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Two Grade II Listed buildings to the south west of the site and one heritage feature - hexagonal WW2 pill box with blast interior removed.
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 Historic Old Park	No
Within public open space	No
Owner	Sentinel housing association, Surrey CC, Mr & Mrs Kenwood
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	Yes
(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	Yes slight intersection
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Town Council Landscape Character	N/A as site within Built Up Area Boundary
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	The greenfield site is located at the eastern entrance to the town but is
	partially screened by the listed building complex and the roadside hedge.
	The site abuts a substantial residential development along its north
	eastern boundary which currently forms an abrupt urban edge with the
	countryside and a sensitively designed, well landscaped development gives
	the opportunity to enhance this relationship and allow an enhanced
	transition to the countryside edge.
Proximity to Town Centre (metres)	1460
Proximity to Neighbourhood Centre	840
(metres)	
Proximity to Primary School (metres)	900
Proximity to Secondary School (metres)	600
Proximity to GPs/ Medical Centre	1400
(metres)	
Proximity to bus stop (metres)	30
Proximity to Farnham train station	1750
(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.
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 located at the eastern entrance to the town between a
availability and achievability for allocation)	residential estate and a farmstead. The site abuts a substantial residential
	development along its eastern boundary which currently forms an abrupt
	urban edge The existing residential development forms an abrupt edge
	with the countryside and a sensitive well landscaped development gives
	the opportunity to enhance this relationship through sensitively designed
	landscape and varied density allowing an improved transition to the
	countryside edge. The site is close to a bus stop, Neighbourhood Centre
	and schools. The site is confirmed as available by the landowner and a
	residential scheme is likely to be viable on this site.
Approximate Density (Dwellings per ha)	30
Approximate Number of Dwellings	350
Delivery (0-5 years; 6-10 years; 10+years)	0 - 5
	1

## Site Location: Cobgates, Falkner Road, Farnham

#### **FNP Reference: H**

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Site Area (hectares)	0.55
WBC Reference	961
Current Use	Vacant
Site description (brownfield/ greenfield;	Brownfield site comprising former care home. Level site with
topography; boundary; trees;	established landscape boundary to the north and south. Large
neighbouring uses)	frontage onto Falkner Road.
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)	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)	Central Farnham – bordering the conservation area
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Surrey County Council
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	Νο
Within or adjoining SSS 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	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)	50
Proximity to Neighbourhood Centre	N/A
(metres)	
Proximity to Primary School (metres)	110
Proximity to Secondary School (metres)	1555
Proximity to GPs/ Medical Centre	500
(metres)	
Proximity to bus stop (metres)	230
Proximity to Farnham train station	975
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	WBC LAA
information from land owners	
Economic viability and marketability of the	This brownfield site has been promoted by the landowner. There
site	are likely to be demolition costs. Nevertheless, the site within the
	centre of the town is likely to prove acceptable to the market and a
	residential scheme is likely to be viable.
SANG available to support delivery of	The Neighbourhood Plan allocates SANG sites which provide
housing	sufficient capacity for this development.
Summary of Assessment (Site suitability/	This brownfield site is in a highly sustainable urban location close to
availability and achievability for allocation)	a range of facilities and public transport. The site would have no
	adverse impact on landscape designations. Redevelopment could
	enhance the setting of the adjoining Conservation Area. The site is
	confirmed as available by the landowner and a residential scheme is
	likely to be viable on this site.
Approximate Density (Dwellings per	110
hectare)	
Approximate Number of Dwellings (net)	60
Delivery (First 4 years; 5-10 years; 10-15	First 4 years
years)	

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

## **FNP Reference: I**

Map	
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	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)	2.05
WBC Reference	
Current Use	Existing Main Hall building comprising Use Class C2 student
Site description (brownfield, groonfield)	accommodation and Use Class BI(a) Offices, and existing car park.
Site description (brownfield/ greenfield; topography; boundary; trees;	Brownfield site comprising of part of existing student accommodation, offices and car park. Sloping site with established
neighbouring uses)	landscape boundary to the north and west.
Recent planning history	Planning Application WA/2018/0830 for 252 student unit, 217 net
	additional. Various other business related applications.
Within or Outside the Built Up Area	Within 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	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)	Central Farnham - Outside the conservation area
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	University for the Creative Arts
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	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)	50
Proximity to Neighbourhood Centre	N/A
(metres)	
Proximity to Primary School (metres)	110
Proximity to Secondary School (metres)	1555
Proximity to GPs/ Medical Centre	500
(metres)	
Proximity to bus stop (metres)	230
Proximity to Farnham train station	975
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	UCA has undertaken a feasibility study and is promoting the site as
the site	student accommodation
SANG available to support delivery of	The Neighbourhood Plan allocates SANG sites which provide
housing	sufficient capacity for this development.
Summary of Assessment (Site suitability/	This site is situated on the existing campus of the University in a
availability and achievability for allocation)	highly sustainable urban location close to a range of facilities and
	public transport. The site would have no adverse impact on
	landscape designations. The site is confirmed as available and viable
	for student accommodation by the landowner.
Approximate Density (Dwellings per hectare)	N/A
Approximate Number of Dwellings (net)	252 student units (217 net additional) – equates to 72 dwellings
Delivery (First 4 years; 5-10 years; 10-15	First 4 years
years)	

## Site Location: Centrum Business Park, East Street, Farnham

## **FNP Reference: J**

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Site Area (hectares)	0.7
WBC Reference	136
Current Use	Retail and industrial
Site description (brownfield/	Brownfield site surrounded by mixed use development (including
greenfield; topography; boundary;	residential to the north) and orbital road.
trees; neighbouring uses)	,
Recent planning history	Various for signage, use and minor changes
Within or Outside the Built Up Area	Within the Built Up Area Boundary
Boundary FNP	
Flood Zone (1,2,3a,3b)	1
Within AQMA	Yes
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local	No
Merit	
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Central Farnham – Outside the conservation area
Within South Farnham Arcadian	No
Area	
Within the Historic Old Park	No
Within public open space	No
Owner	Promoted by Farnham Estates Ltd
Within 5km of Thames Basin Heaths	Yes
SPA	
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)	

No
No
No
No
No
N/A as site within Built Up Area Boundary
No
No
None
Abuts Town Centre boundary
,
N/A
590 infants 720 primary
1700
545
135
525
Yes
Yes
The brownfield site has been promoted by the landowner. There are
likely to be demolition and remediation costs for any on site
contamination caused by the current uses. Nevertheless, the site within
the centre of the town is likely to prove acceptable to the market and a
residential scheme is likely to be viable.
The Neighbourhood Plan allocates SANG sites which provide sufficient
capacity for this development.
This brownfield site is in a highly sustainable urban location close to a
range of facilities and public transport. The site frontage is located within
the AQMA for which mitigation measures are required. Development
would have no adverse impact on landscape designations. The site is
confirmed as available by the landowner and a residential scheme is likely to be viable on this site.
175
125
5-10 years

## Site Location: Kimbers Lane, Farnham

## **FNP Reference: K**

Мар	Notes of the second sec
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Site Area (hastarea)	not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. 0.24ha
Site Area (hectares) WBC Reference	N/A
Current Use	Training centre
Site description (brownfield/ greenfield;	Brownfield, neighbouring residential and industrial. Level site with limited
topography; boundary; trees;	trees at access. Pulic footpath at boundary.
neighbouring uses)	
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)	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)	Moor Park
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	WBC
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	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	No
Within a Biodiversity Opportunity Area	No

(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	Νο
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)	1050
Proximity to Neighbourhood Centre	765
(metres)	
Proximity to Primary School (metres)	705
Proximity to Secondary School (metres)	1430
Proximity to GPs/ Medical Centre	300
(metres)	
Proximity to bus stop (metres)	100
Proximity to Farnham train station	735
(metres)	
Suitable access to road	Yes
Confirmed through call for sites and	WBC
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner. There are likely to be demolition
the site	and potential remediation costs for any on site contamination caused by
	the current uses. In addition, restoration of the Pump House is sought.
	Nevertheless, the site is likely to prove acceptable to 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 suitability/	This brownfield site has no significant constraints. It is conveniently
availability and achievability for allocation)	located to services and facilities including a bus stop. Development could
	enhance the setting of the historic Pump House. The site is confirmed as
	available by the landowner and a residential scheme is likely to be viable
	on this site.
Approximate Density (Dwellings per	85
hectare)	
Approximate Number of Dwellings	20
Delivery (First 4 years; 5-10 years; 10-15	First 4 years
years)	

## Site Location: Surrey Sawmill, Wrecclesham Hill, Farnham

#### FNP Reference: L

Man	
Мар	Mast Sawmill Nreccreentaar wu 117.6m
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Site Area (hectares)	0.7ha
WBC Reference	N/A
Current Use	Timber Yard and Sawmill (B2 & B8)
Site description (brownfield/ greenfield;	Brownfield site, on edge of settlement, adjoining recently developed
topography; boundary; trees;	residential site. Tree lined to the east and west.
neighbouring uses)	
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)	
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	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)	146
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	Ny as site within built op vice boundary
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	The site is within the built up area and is already occupied by some
	development whilst being partially screened by trees.
Proximity to Town Centre (metres)	2720
Proximity to 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	Existing access which serves the current business site is available
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner. There are likely to be demolition
the site	and potential remediation costs for any on site contamination caused by
	the current uses. Nevertheless, the site adjoins a new housing site which
	is being marketed and is likely to prove acceptable to the market.
SANG available to support delivery of	The Neighbourhood Plan allocates SANG sites which provide sufficient
housing	capacity for this development.
Summary of Assessment (Site suitability/	This brownfield site has no significant constraints. It is close to local
availability and achievability for allocation)	services and public transport. The site is currently occupied by a land-
	based rural businesses adjoining an extensive new residential
	development but is promoted by owner for residential use. The site is
	confirmed as available by the landowner and a residential scheme is likely
	to be viable on this site.
Approximate Density (Dwellings per hectare)	25
Approximate Number of Dwellings	20
Delivery (First 4 years; 5-10 years; 10-15	5-10 years
years)	