

Farnham Housing Land Availability Assessment

Assessed sites included as Housing Allocations

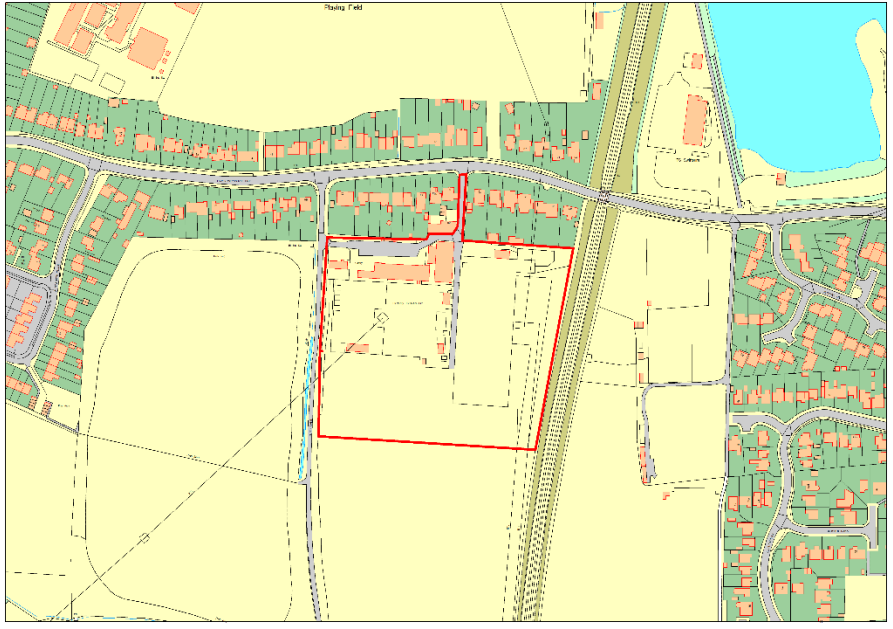
December 2018

Assessed sites included as Housing Allocations

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

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

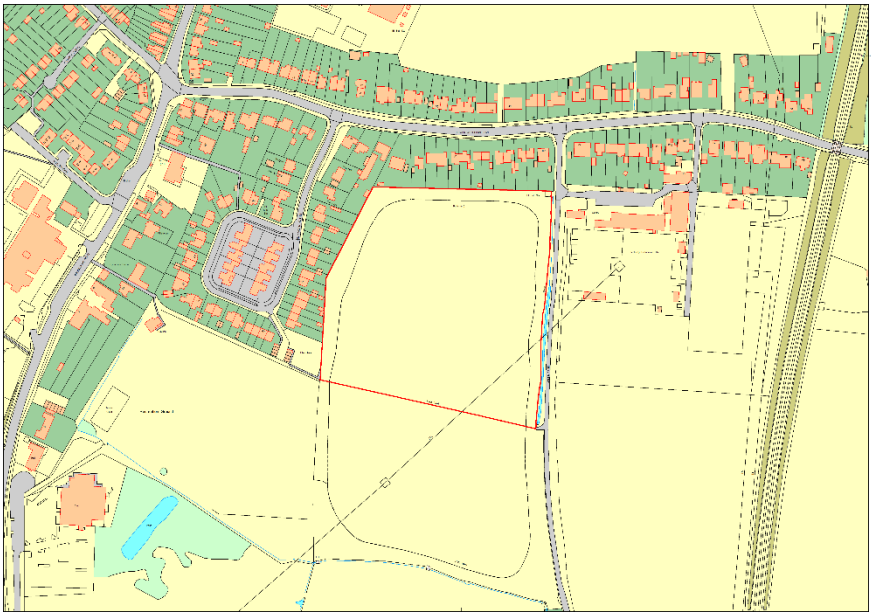
FNP Reference: A

Map	
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Site Area (hectares)	3.3
WBC Reference	478 & 790
Current Use	Utilities depot
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield and greenfield sites adjoining residential uses. Abuts countryside to the south and west and a railway line to the east.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	SSE
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is	No

within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	The site is already occupied by buildings and other infrastructure and redevelopment would not cause significant additional harm to the landscape.
Proximity to Town Centre (metres)	2600
Proximity to Neighbourhood Centre (metres)	1340
Proximity to Primary School (metres)	610 to infants 500 to junior
Proximity to Secondary School (metres)	730
Proximity to GPs/ Medical Centre (metres)	1500
Proximity to bus stop (metres)	450
Proximity to Farnham train station (metres)	2590
Suitable access to road	Width of the entrance is constrained or access along narrow lane (Green Lane)
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be some contamination of part of the site due to current use 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 housing	The Neighbourhood Plan allocates SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside. The site is close to the primary and secondary schools and a 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 hectare)	35
Approximate Number of Dwellings	100
Delivery (0-5 years; 6-10 years; 10+years)	10+

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

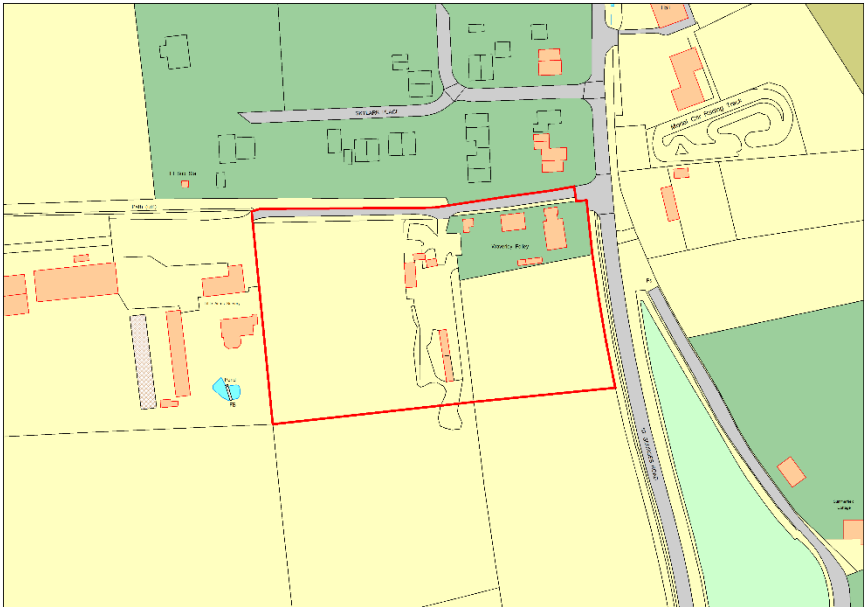
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Site Area (hectares)	3.5
WBC Reference	438
Current Use	Agricultural - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site adjacent to residential development to the west and a depot to the east with countryside to the south
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Green Lane Management Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No

Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
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 (metres)	1200
Proximity to Primary School (metres)	450
Proximity to Secondary School (metres)	550
Proximity to GPs/ Medical Centre (metres)	1500
Proximity to bus stop (metres)	270
Proximity to Farnham train station (metres)	2570
Suitable access to road	Along narrow lane (Green Lane)
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	The Neighbourhood Plan allocates SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is located between the brownfield SSE depot site and 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 hectare)	35
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

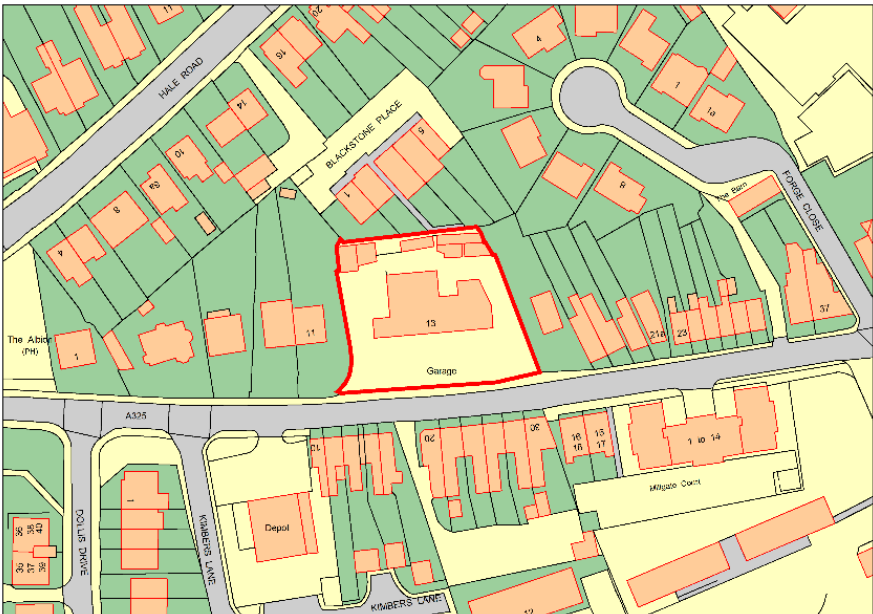
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Site Area (hectares)	1.2
WBC Reference	761 (part) & 381 (part)
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Agricultural land with residential development and the recreation ground to the north. Permission for residential site to the west.
Recent planning history	None
Flood Zone (1,2,3a,3b)	1
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Part of consortium
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within	Yes

400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	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 Secondary School (metres)	1630
Proximity to GPs/ Medical Centre (metres)	2100m
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	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 Neighbourhood Plan allocates SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	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 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 by the landowner and a residential scheme is likely to be viable on this site.
Approximate Density (Dwellings per hectare)	30
Approximate Number of Dwellings	35
Delivery (0-5 years; 6-10 years; 10+years)	6 - 10

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

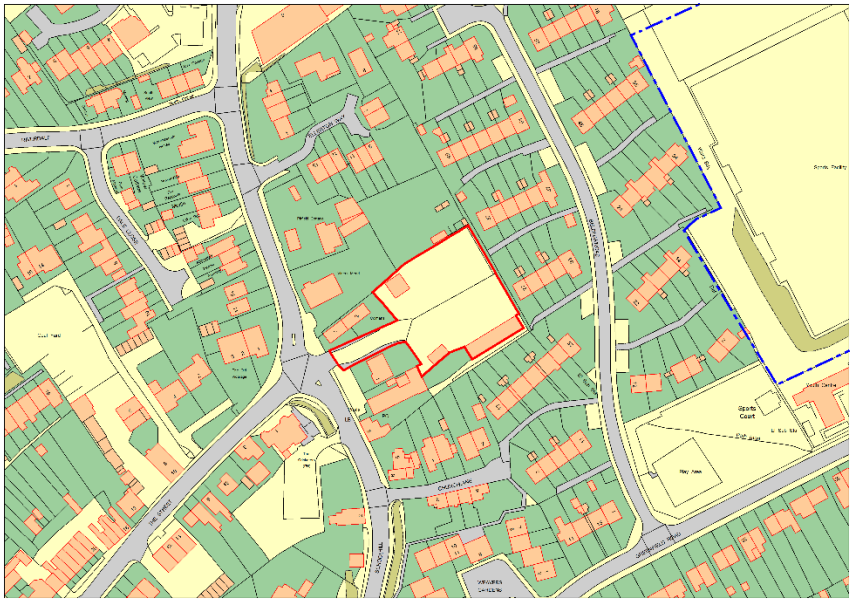
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Site Area (hectares)	0.2
WBC Reference	556
Current Use	Garage
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield, neighbouring residential.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Moor Park
Within South Farnham Arcadian Area	No
Within 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)	No
Within or adjoining SSSI	No

Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Area Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	970
Proximity to Neighbourhood Centre (metres)	1460
Proximity to Primary School (metres)	1460
Proximity to Secondary School (metres)	1460
Proximity to GPs/ Medical Centre (metres)	210
Proximity to bus stop (metres)	40
Proximity to Farnham train station (metres)	900
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be some contamination of part of the site due to current use 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 housing	The Neighbourhood Plan allocates SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The brownfield site is located within a residential area. The site is close to a bus stop, train station and town 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 hectare)	50
Approximate Number of Dwellings	10
Delivery (0-5 years; 6-10 years; 10+years)	6 - 10

Site Location: Colemans Yard, Wrecclesham Road, Farnham

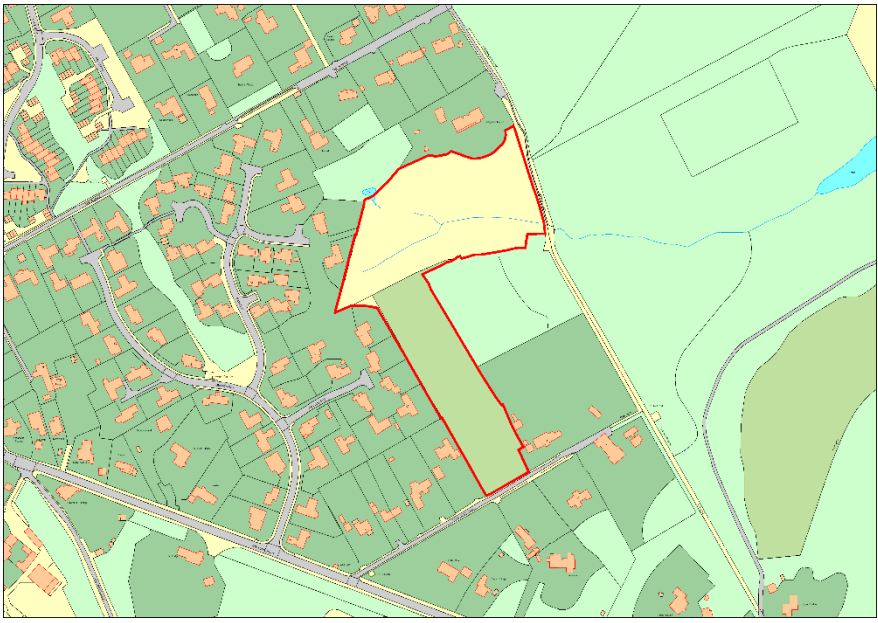
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Site Area (hectares)	0.24
WBC Reference	I33
Current Use	Light industrial
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site surrounded by residential development
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
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 Archaeological Potential	No
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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	2130
Proximity to Neighbourhood Centre (metres)	80
Proximity to Primary School (metres)	350
Proximity to Secondary School (metres)	290
Proximity to GPs/ Medical Centre (metres)	390
Proximity to bus stop (metres)	110
Proximity to Farnham train station (metres)	2110
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There is likely to be contamination of part of the site due to current use which would need to be removed. The well located site is likely to prove acceptable to the market.
SANG available to support delivery of housing	The Neighbourhood Plan allocates SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Brownfield site surrounded by residential uses and well located in 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 hectare)	35
Approximate Number of Dwellings	10
Delivery (0-5 years; 6-10 years; 10+years)	10+

Site Location: West of Switchback Lane, Rowledge, Farnham

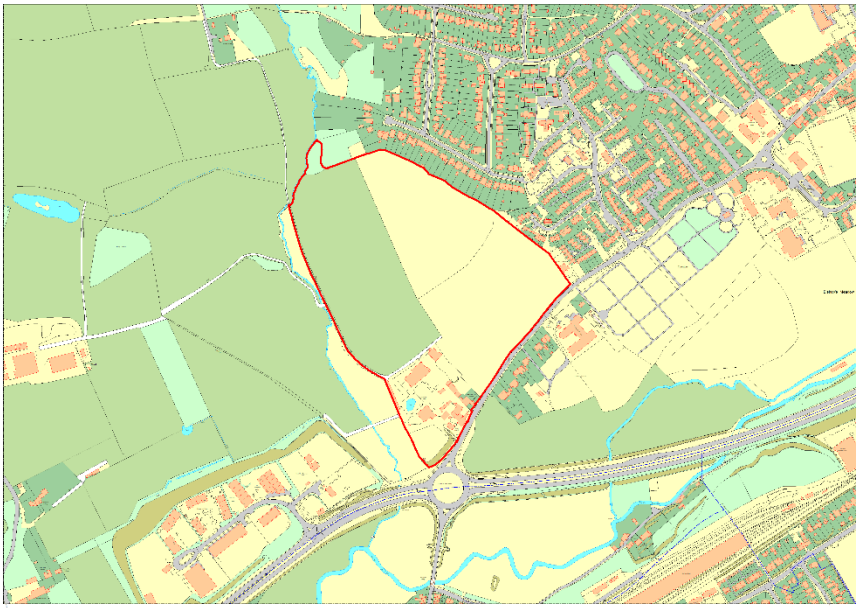
FNP Reference: F

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Site Area (hectares)	2.3
WBC Reference	546
Current Use	Open space
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site abutting residential development and woodland. The L shaped site is divided into two by a row of trees.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	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 (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

Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	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 (metres)	440
Proximity to Primary School (metres)	810
Proximity to Secondary School (metres)	1920
Proximity to GPs/ Medical Centre (metres)	520
Proximity to bus stop (metres)	280
Proximity to Farnham train station (metres)	3310
Suitable access to road	Access is from Pear Tree Lane. The northern part of site could be accessed from Shrubbs Lane.
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The sites are promoted by the landowner and developer and are likely to prove acceptable to the market.
SANG available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site abuts a low density residential area and is capable of 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 hectare)	5
Approximate Number of Dwellings	10
Delivery (0-5 years; 6-10 years; 10+years)	0 -5

Site Location: Coxbridge Farm, off West Street, Farnham


FNP Reference: G

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Site Area (hectares)	14.21
WBC Reference	29
Current Use	Agricultural Land - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Sloping greenfield site rising to the north west from road. The site contains no significant trees but a strong hedged boundary to the road and hedges subdivide the site. Adjacent to residential and office/light industrial sites to the north east. Listed building complex is located close to the roundabout at the south western edge of the site.
Recent planning history	None relevant (i.e. outbuildings and change of use only)
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 (None of Farnham NP Area is within 400m of the boundary of the Wealden	Yes

Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	Yes slight intersection
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	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 (metres)	840
Proximity to Primary School (metres)	900
Proximity to Secondary School (metres)	600
Proximity to GPs/ Medical Centre (metres)	1400
Proximity to bus stop (metres)	30
Proximity to Farnham train station (metres)	1750
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	The Neighbourhood Plan allocates SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is located at the eastern entrance to the town between a 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

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; topography; boundary; trees; neighbouring uses)	Brownfield site comprising former care home. Level site with established landscape boundary to the north and south. Large frontage onto Falkner Road.
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	Yes
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Central Farnham – 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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No

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

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


FNP Reference: I

Map	
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Site Area (hectares)	2.05
WBC Reference	N/A
Current Use	Existing Main Hall building comprising Use Class C2 student accommodation and Use Class B1(a) Offices, and existing car park.
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site comprising of part of existing student accommodation, offices and car park. Sloping site with established landscape boundary to the north and west.
Recent planning history	Planning Application WA/2018/0830 for 252 student unit, 217 net additional. Various other business related applications.
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	Yes
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Central Farnham - Outside the conservation area
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	University for the Creative Arts
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No

Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	50
Proximity to Neighbourhood Centre (metres)	N/A
Proximity to Primary School (metres)	110
Proximity to Secondary School (metres)	1555
Proximity to GPs/ Medical Centre (metres)	500
Proximity to bus stop (metres)	230
Proximity to Farnham train station (metres)	975
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	UCA has undertaken a feasibility study and is promoting the site as student accommodation
SANG available to support delivery of housing	The Neighbourhood Plan allocates SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This site is situated on the existing campus of the University in a highly sustainable urban location close to a range of facilities and public transport. The site would have no adverse impact on landscape designations. The site is confirmed as available and viable for student accommodation by the landowner.
Approximate Density (Dwellings per hectare)	N/A
Approximate Number of Dwellings (net)	252 student units (217 net additional) – equates to 72 dwellings
Delivery (First 4 years; 5-10 years; 10-15 years)	First 4 years

Site Location: Centrum Business Park, East Street, Farnham

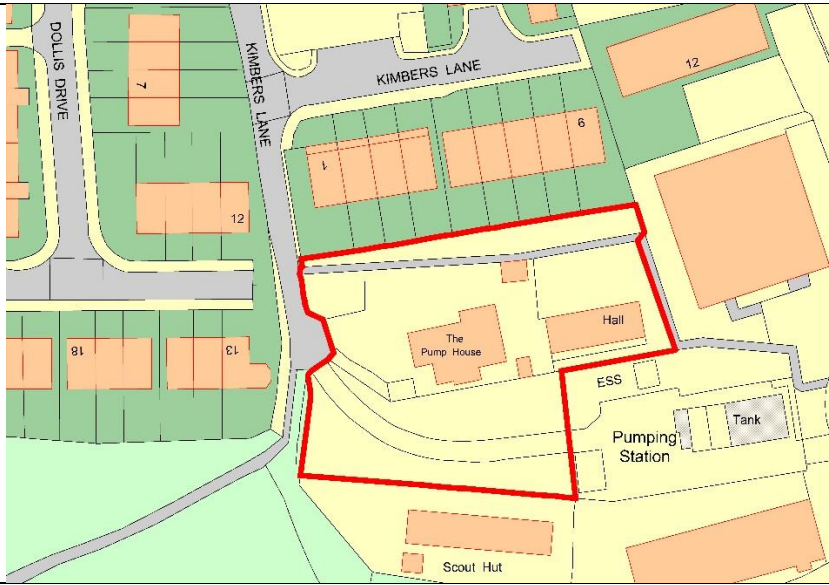
FNP Reference: J

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Site Area (hectares)	0.7
WBC Reference	136
Current Use	Retail and industrial
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site surrounded by mixed use development (including residential to the north) and orbital road.
Recent planning history	Various for signage, use and minor changes
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	Yes
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Central Farnham – Outside the conservation area
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Promoted by Farnham Estates Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No

Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres) Note Barriers	Abuts Town Centre boundary
Proximity to Neighbourhood Centre (metres)	N/A
Proximity to Primary School (metres) Note Barriers	590 infants 720 primary
Proximity to Secondary School (metres) Note Barriers	1700
Proximity to GPs/ Medical Centre (metres) Note Barriers	545
Proximity to bus stop (metres) Note Barriers	135
Proximity to Farnham train station (metres) Note Barriers	525
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The brownfield site has been promoted by the landowner. There are likely to be demolition and remediation costs for any on site contamination caused by the current uses. Nevertheless, the site within the centre of the town is likely to prove acceptable to the market and a residential scheme is likely to be viable.
SANG available to support delivery of housing	The Neighbourhood Plan allocates SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This brownfield site is in a highly sustainable urban location close to a range of facilities and public transport. The site frontage is located within the AQMA 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.
Approximate Density (Dwellings per hectare)	175
Approximate Number of Dwellings (net)	125
Delivery (First 4 years; 5-10 years; 10-15 years)	5-10 years

Site Location: Kimbers Lane, Farnham


FNP Reference: K

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Site Area (hectares)	0.24ha
WBC Reference	N/A
Current Use	Training centre
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield, neighbouring residential and industrial. Level site with limited trees at access. Public footpath at boundary.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Moor Park
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	WBC
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area	No

(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	None
Proximity to Town Centre (metres)	1050
Proximity to Neighbourhood Centre (metres)	765
Proximity to Primary School (metres)	705
Proximity to Secondary School (metres)	1430
Proximity to GPs/ Medical Centre (metres)	300
Proximity to bus stop (metres)	100
Proximity to Farnham train station (metres)	735
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	WBC
Economic viability and marketability of the site	The site is promoted by the landowner. There are likely to be demolition and potential remediation costs for any on site contamination caused by the current uses. 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 housing	The Neighbourhood Plan allocates SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This brownfield site has no significant constraints. It is conveniently located to services and facilities including a bus stop. Development could enhance the setting of the historic Pump House. The site is confirmed as available by the landowner and a residential scheme is likely to be viable on this site.
Approximate Density (Dwellings per hectare)	85
Approximate Number of Dwellings	20
Delivery (First 4 years; 5-10 years; 10-15 years)	First 4 years

Site Location: Surrey Sawmill, Wrecclesham Hill, Farnham

FNP Reference: L

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Site Area (hectares)	0.7ha
WBC Reference	N/A
Current Use	Timber Yard and Sawmill (B2 & B8)
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Brownfield site, on edge of settlement, adjoining recently developed residential site. Tree lined to the east and west.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Promoted by Shanly Group Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	N/A as site within Built Up Area Boundary
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	The site is within the built up area and is already occupied by some development whilst being partially screened by trees.
Proximity to Town Centre (metres)	2720
Proximity to Neighbourhood Centre (metres)	515
Proximity to Primary School (metres)	900
Proximity to Secondary School (metres)	1640
Proximity to GPs/ Medical Centre (metres)	1470
Proximity to bus stop (metres)	150
Proximity to Farnham train station (metres)	2870
Suitable access to road	Existing access which serves the current business site is available
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner. There are likely to be demolition and potential remediation costs for any on site contamination caused by the current uses. Nevertheless, the site adjoins a new housing site which is being marketed and is likely to prove acceptable to the market.
SANG available to support delivery of housing	The Neighbourhood Plan allocates SANG sites which provide sufficient capacity for this development.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	This brownfield site has no significant constraints. It is close to local services and public transport. The site is currently occupied by a land-based rural businesses adjoining an extensive new residential development but is promoted by owner for residential use. The site is confirmed as available by the landowner and a residential scheme is likely to be viable on this site.
Approximate Density (Dwellings per hectare)	25
Approximate Number of Dwellings	20
Delivery (First 4 years; 5-10 years; 10-15 years)	5-10 years