

Farnham Housing Land Availability Assessment

Sites not included as housing allocations following assessment

December 2018

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

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Sites not included as housing allocations

WBC Ref	Site Location
N/A	8,10,12,14 Upper Old Park Lane, Folly Hill, Farnham
N/A	Land adjacent to Green Lane Cemetery, Farnham
N/A	Randalls, off Crondall Lane, Farnham
N/A	Land to rear of The Dairy Studio, Runfold St Georges, Farnham
N/A	Land to the north of Wrecclesham Hill, adjoining Comleys Surrey Sawmill, 70 Wrecclesham Hill, Wrecclesham, Farnham
N/A	Land at Pear Tree Lane (Extension of 546/FNPI4g, West of Swtichback Lane), Rowledge, Farnham
N/A	Land at Northbrook Park, Farnham
25	Land at Lower Weybourne Lane, Badshot Lea, Farnham
27	Land to the East of Badshot Lea, Farnham (Low Lane – southern part of 615)
30	10 Acre Walk, Clifton Close, Rowledge, Farnham
332	Land north and south (Compton Fields) of Waverley Lane, Farnham
333	Land at 35 Frensham Vale, Lower Bourne, Farnham
343	Land at Stockwood Way, Farnham (Parcel B)
381	Land South of Badshot Lea (Consortium), Farnham
461	Land to the rear of 48 Wrecclesham Hill, Farnham
475	Land at St. Georges Road, Badshot Lea, Farnham
564	Land off Green Lane (Part of Century Farm behind Rugby Pitch), Badshot Lea, Farnham

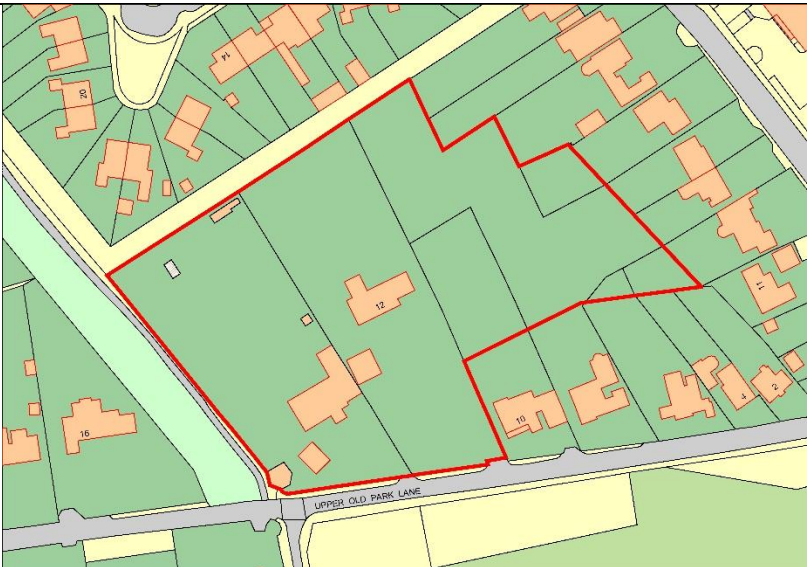
Site assessments – sites **not included** as housing allocations

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

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

WBC Ref	Site Location
843	I Hillside Road, Farnham
854	Land at Low Lane, Crooksbury View, Farnham
892	Hawthorns, Bells Piece, Hale Road, Farnham
963	Land at Manley Bridge Farm, Manley Bridge Road, Rowledge, Farnham
974	Holt Pound Farm, Wrecclesham Hill, Farnham
996	Land to the south of Oast House Lane, Farnham

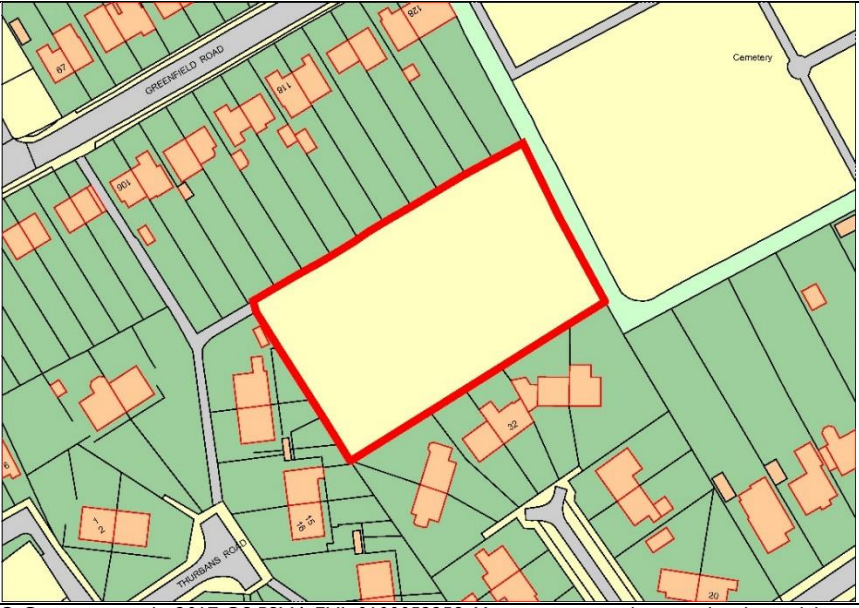
Site Location: 8,10,12,14 Upper Old Park Lane, Folly Hill, Farnham

Map	
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Site Area (hectares)	0.95
WBC Reference	N/A
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Two residential properties (nos.12 and 14) with parts of 5 adjoining mature gardens and hedgerows. Adjoins housing estate to north and a site with planning permission for 96 dwellings granted on appeal to the south (Appeal Ref: APP/R3650/W/17/3171409).
Recent planning history	Household extensions – one refused
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Upper Hale
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Ash, Remington, Maxwell, King
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	Close proximity
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area	No

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

(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)	1805
Proximity to Neighbourhood Centre (metres)	870
Proximity to Primary School (metres)	360 to infants 795 to primary
Proximity to Secondary School (metres)	1950
Proximity to GPs/ Medical Centre (metres)	2030
Proximity to bus stop (metres)	155
Proximity to Farnham train station (metres)	2325
Suitable access to road	The site is accessed by an unadopted Upper Old Park Lane which is narrow and has no footpath and improvements to adoptable highway standards may adversely affect the mature oak trees which line the route.
Confirmed through call for sites and information from land owners	Multiple ownership. The site is promoted by a representative of the 7 landowners and may not be available for comprehensive development.
Economic viability and marketability of the site	The site is likely to prove viable and 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 constrained by a number of trees; has capacity for a limited number of dwellings in accordance with the Farnham Design Statement and is in multiple ownership which may constrain its comprehensive development as a housing allocation.


Site Location: Land adjacent to Green Lane Cemetery, Farnham

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

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

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)	1720
Proximity to Neighbourhood Centre (metres)	450
Proximity to Primary School (metres)	200
Proximity to Secondary School (metres)	450
Proximity to GPs/ Medical Centre (metres)	1285
Proximity to bus stop (metres)	60
Proximity to Farnham train station (metres)	1470
Suitable access to road	The site is not currently served by a suitable vehicular access. Achieving a suitable access to such a small development is likely to prove problematic.
Confirmed through call for sites and 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 within a residential area, close to a range of services and public transport. The site adjoins a cemetery with which it forms part of the town's green infrastructure. The site is not currently served by a suitable vehicular access. The site is constrained by a number of trees and has capacity for a limited number of dwellings. Achieving a suitable access to such a small development is likely to prove problematic.


Site Location: Randalls, Crondall Lane, Farnham

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

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

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


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

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

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

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	High landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Some impact on the landscape of high value and sensitivity
Proximity to Town Centre (metres)	3300
Proximity to Neighbourhood Centre (metres)	2470
Proximity to Primary School (metres)	750 to infants 1665 to junior
Proximity to Secondary School (metres)	1715
Proximity to GPs/ Medical Centre (metres)	1330
Proximity to bus stop (metres)	800
Proximity to Farnham train station (metres)	2785
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	3ha adjoining land
Summary of Assessment (Site suitability/ availability and achievability)	The site is available and likely to be achievable. However, the site is not located close to services or sustainable transport options. More intensive development would have a detrimental impact on landscape of high value and sensitivity and may have an adverse impact on the setting of a listed building. The site is unsuitable as a housing allocation.


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

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Site Area (hectares)	1.4ha
WBC Reference	N/A
Current Use	Greenfield
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield, tree lined boundary to the east and west, beyond the settlement boundary
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Promoted by Shanly Group Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

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

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

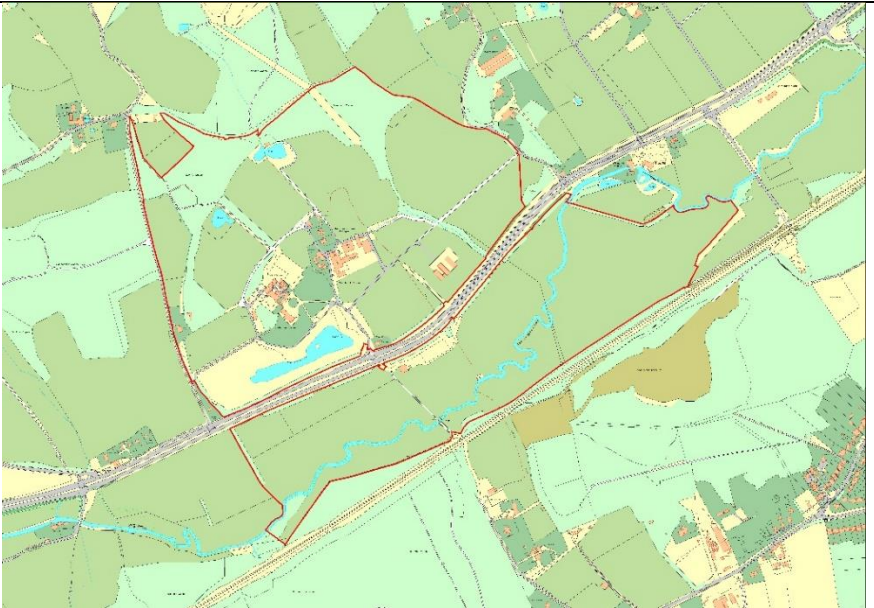
Site Location: Land at Pear Tree Lane, Rowledge, Farnham

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

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

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

Site Location: Land at Northbrook Park, Farnham

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


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

Within public open space	No
Owner	Nicolas Roach represented by Luken Beck Planning
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	Yes
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Area proposed for development: Medium value High sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	A significant development of 15.3ha set in open countryside removed from Farnham and extending beyond the Parish boundary into East Hampshire would have a significant detrimental effect on the landscape of high sensitivity.
Proximity to Town Centre (metres)	3100
Proximity to Neighbourhood Centre (metres)	1480
Proximity to Primary School (metres)	2081
Proximity to Secondary School (metres)	1600
Proximity to GPs/ Medical Centre (metres)	2255
Proximity to bus stop (metres)	500
Proximity to Farnham train station (metres)	3570
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner. The site is removed from Farnham and would be likely to require significant advanced infrastructure investment. No evidence has been produced to confirm the viability of this new settlement. Sales of a substantial development such as this may be slower than over a variety of sites.
SANGS available to support delivery of housing	11.4ha proposed with the development
Summary of Assessment (Site suitability/ availability and achievable)	The site is available. However, this proposed new settlement is remote from Farnham and therefore a significant distance from services. The viability of significant advanced infrastructure investment, and the services to be provided as part of the development, is not known. This substantial proposal in open countryside and removed from Farnham would have a significant detrimental effect on the landscape of high sensitivity on this approach to the town. The scale of development is

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

	not required during the plan period to meet the identified housing need. A new settlement would not represent an appropriate strategy to accommodate development taking into account the reasonable alternative of brownfield sites in more sustainable locations. The site is unsuitable and potentially unachievable as a housing allocation.
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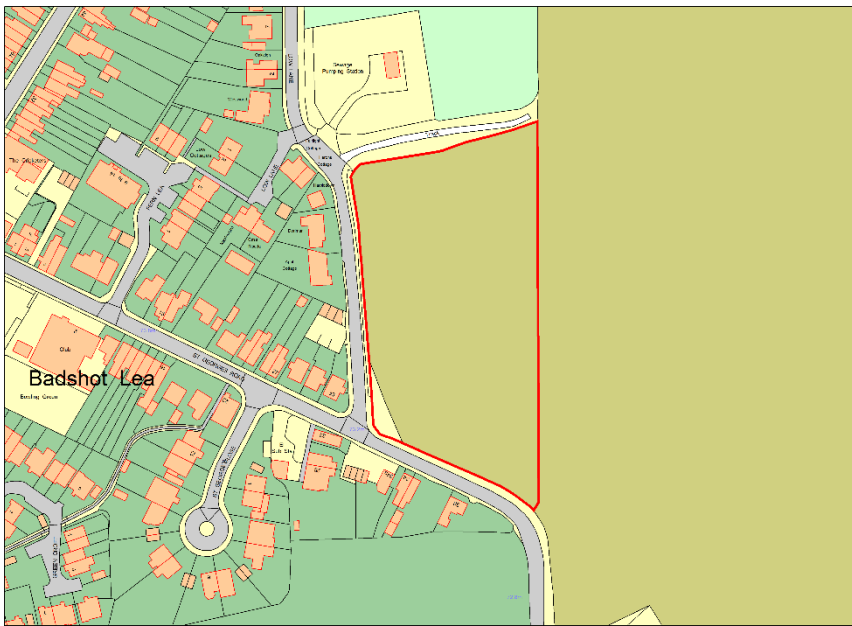
Site Location: Land at Lower Weybourne Lane, Badshot Lea, Farnham

Map	
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Site Area (hectares)	4.73ha
WBC Reference	25
Current Use	Agricultural Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Flat greenfield site abutting residential development along the eastern boundary and partially treed raised railway embankment to the west.
Recent planning history	WA/2014/0391 140 Dwellings Appeal Dismissed 29/03/18
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Thorne, Hobbs, Bolton, Derrick
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area	No

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

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

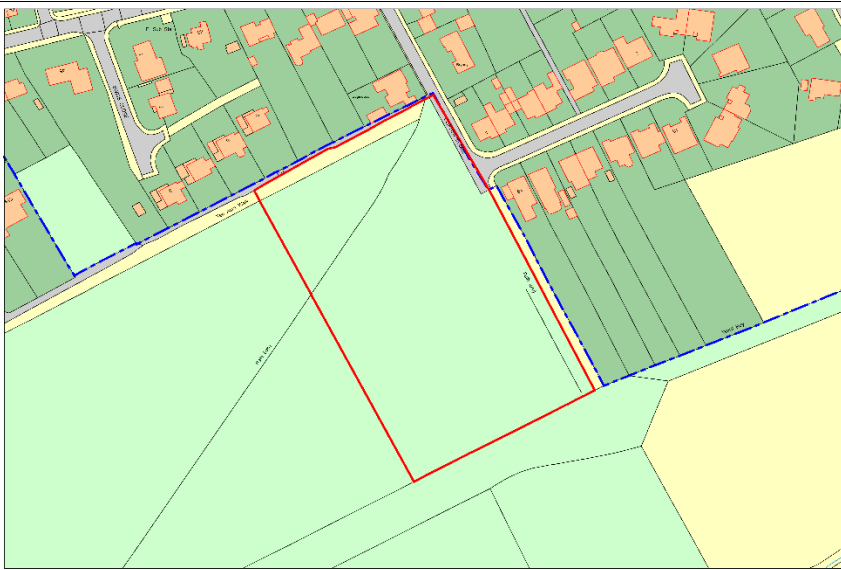
Site Location: Land to the East of Badshot Lea, Farnham (Low Lane – southern part of 615)

Map	
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Site Area (hectares)	0.94ha
WBC Reference	27
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Flat greenfield site to the east of Low Lane. Open farmland to the south and woodland to the north. No strong boundary marks the eastern edge of the proposed site to the south.
Recent planning history	WA/2014/0125 Outline application 30 dwellings – appeal dismissed 10/08/2016
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2 & 3a
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Central Land Holdings
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the	No

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

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)	Intersects
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would intrude beyond the well defined existing boundary of Low Lane into open countryside - with no strong existing boundary to contain development. Development would extend built development into an area of countryside where development is sporadic and non-intrusive and which contributes to the setting of Badshot Lea. It would cause harm to the character and appearance of this area of high landscape sensitivity; would form an urban intrusion into the setting of Badshot Lea and would erode the gap between Farnham and Aldershot.
Proximity to Town Centre (metres)	3400
Proximity Neighbourhood Centre (metres)	1700
Proximity to Primary School (metres)	300 to infants 1200 to junior
Proximity to Secondary School (metres)	1470
Proximity to GPs/ Medical Centre (metres)	2200
Proximity to bus stop (metres)	320
Proximity to Farnham train station (metres)	3200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	The site is available and likely to be achievable. However, development of this site would intrude beyond the well defined existing boundary of Low Lane into open countryside - with no strong existing boundary to contain development. Development would extend built development into an area of countryside which contributes to the setting of Badshot Lea. It would cause harm to the character and appearance of this area of high landscape sensitivity; would form an urban intrusion into the setting of Badshot Lea and would erode the gap between Farnham and Aldershot. The site is unsuitable as a housing allocation.

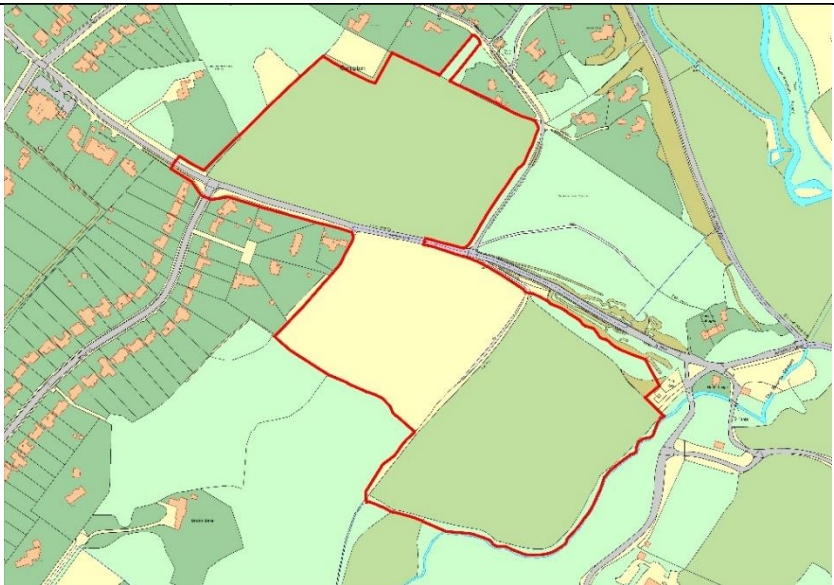
Site Location: 10 Acre Walk, Clifton Close, Rowledge, Farnham

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Site Area (hectares)	1.43ha
WBC Reference	30
Current Use	Woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site adjoining countryside and residential development.
Recent planning history	No
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Surrey CC
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No

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

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

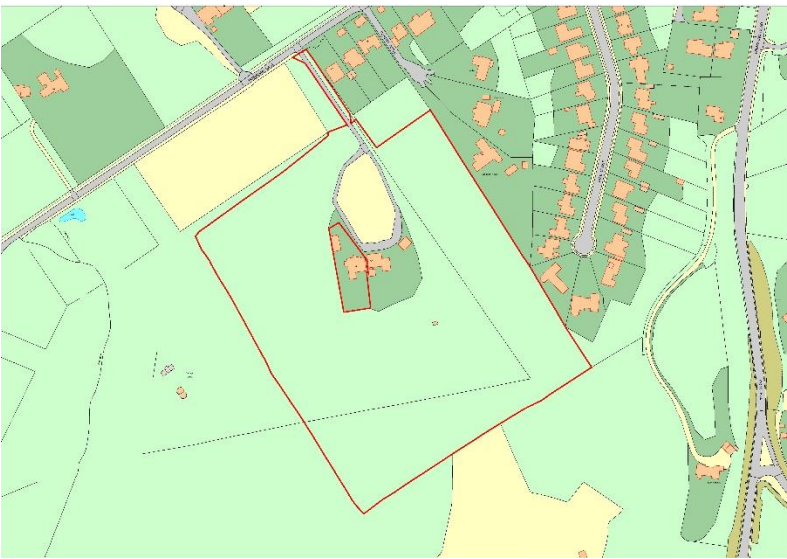
Site Location: Land north and south (Compton Fields) of Waverley Lane, Farnham

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

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

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

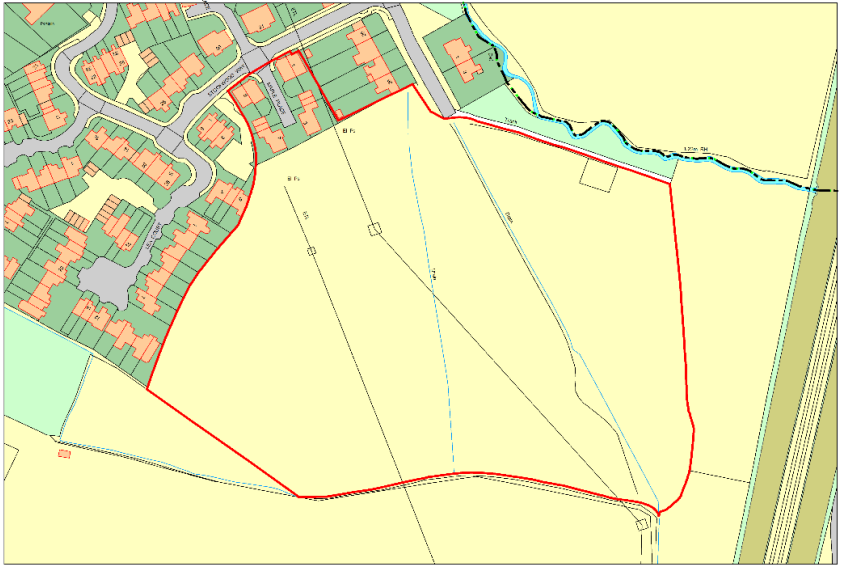
Site Location: Land at 35 Frensham Vale, Lower Bourne, Farnham

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

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

and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes
Impact of development on landscape	Any substantial development would have an adverse impact on the dominant landscape character of the area and the setting of the southern part of the town.
Proximity to Town Centre (metres)	2300
Proximity to Neighbourhood Centre (metres)	1300
Proximity to Primary School (metres)	1300 to infants 2800 to junior
Proximity to Secondary School (metres)	2310
Proximity to GPs/ Medical Centre (metres)	2150
Proximity to bus stop (metres)	500
Proximity to Farnham train station (metres)	2980
Suitable access to road	Yes - no footway
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be redevelopment costs involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	The site is available and likely to be achievable. However, any substantial development would have an adverse impact on the dominant landscape character of the area and the setting of the southern part of the town. Development would not retain the landscape character or enhance the landscape value of the site. The site is not well related to facilities and is not the most sustainably located. The site is unsuitable for a housing allocation.

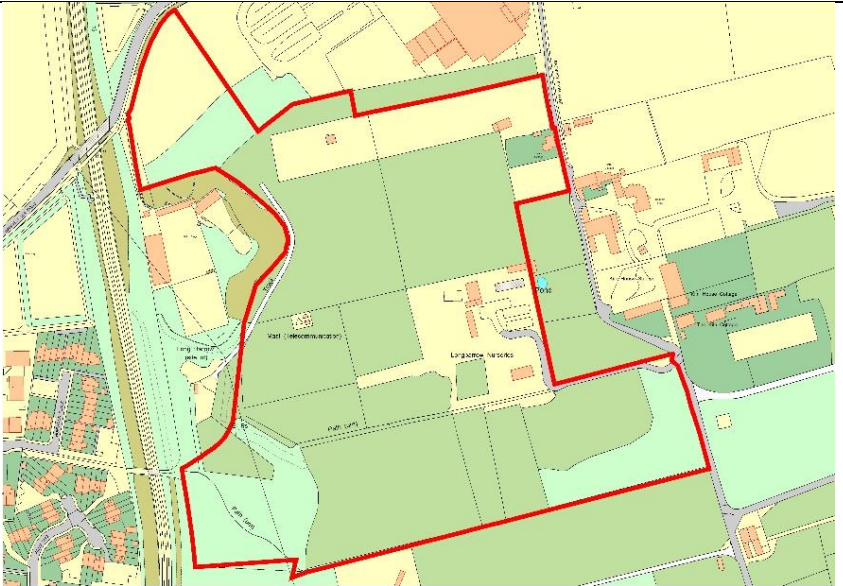
Site Location: Land at Stockwood Way, Farnham (Parcel B)

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

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

(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot(eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would interrupt the remaining gap between Farnham (Weybourne) and Aldershot formed by school playing fields and this site.
Proximity to Town Centre (metres)	2800
Proximity to Neighbourhood Centre (metres)	1150
Proximity to Primary School (metres)	740 to infants 690 to Junior
Proximity to Secondary School (metres)	900
Proximity to GPs/ Medical Centre (metres)	400 to South Lea Surgery (ALDERSHOT) 2000 to Farnham Hospital
Proximity to bus stop (metres)	300
Proximity to Farnham train station (metres)	3600
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Through previous call for sites
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	The site is available and likely to be achievable. However, development of this site would interrupt the remaining strategic gap between Farnham (Weybourne) and Aldershot and result in increased coalescence between Farnham and Aldershot. There may be flooding issues with part of the site. The site is unsuitable as a housing allocation.

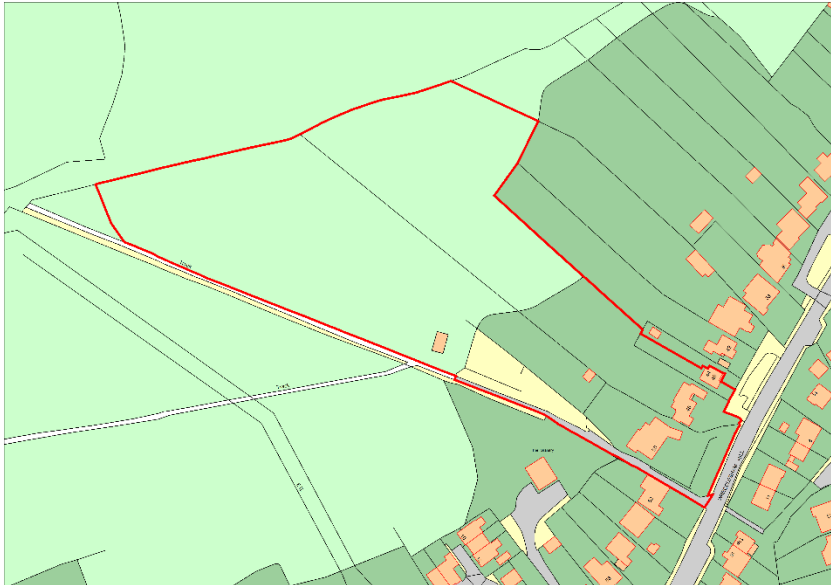
Site Location: Land South of Badshot Lea, Farnham

Map	
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Site Area (hectares)	18.7ha overall site - 8.3ha development site – 10.4ha SANG
WBC Reference	381
Current Use	2 dwellings and agricultural land Grade 2 and 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Extensive flat greenfield site with two residential dwellings and gardens, bordered by the railway to the west, the A31 and open fields to the south. Some boundary trees but few landscape features within the site.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	3 listed buildings to the west
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Yes – Neolithic Long Barrow
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Consortium of owners
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

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

Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Low landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	A large site which would significantly extend development into the countryside and create a substantial extension to Badshot Lea.
Proximity to Town Centre (metres)	3200
Proximity to Neighbourhood Centre (metres)	2200
Proximity to Primary School (metres)	310 to infants 400 to junior
Proximity to Secondary School (metres)	1630
Proximity to GPs/ Medical Centre (metres)	2100
Proximity to bus stop (metres)	430
Proximity to Farnham train station (metres)	3020
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market. Nevertheless, sales of a substantial development such as this may be slower than over a variety of sites.
SANGS available to support delivery of housing	Proposed on site SANG
Summary of Assessment (Site suitability/ availability and achievability)	The site is available and likely to be achievable. However, a large site would significantly extend development into the countryside and create a substantial and prominent extension to Badshot Lea. Development would not retain the landscape character or enhance the landscape value of the site. This extensive site is unsuitable as a housing allocation.

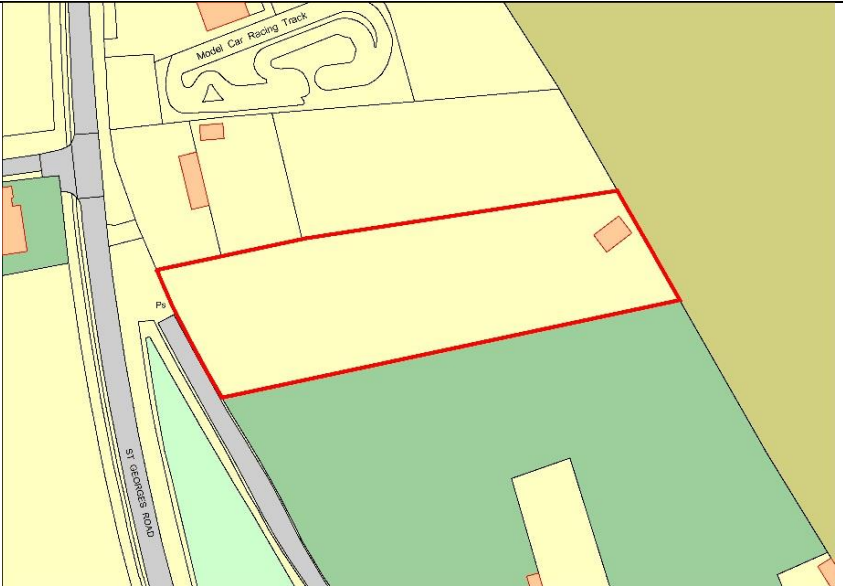
Site Location: Land to the rear of 48 Wrecclesham Hill, Farnham

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

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

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


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

Map	
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Site Area (hectares)	0.43ha overall site – 0.3ha development site
WBC Reference	475
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield. Open farm land on outskirts of Badshot Lea, detached from residential built up area.
Recent planning history	WA/2014/0806 Outline for 7 dwellings – appeal dismissed 31/05/15
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Yes
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Adjacent
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr J M Simons, Miss S J Carroll
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

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

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


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

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Site Area (hectares)	2ha
WBC Reference	564, northern part of
Current Use	Agricultural - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site within the countryside, day care centre and sports facility located to the south.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	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)	Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Green Lane Farm Estates Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area	No

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

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

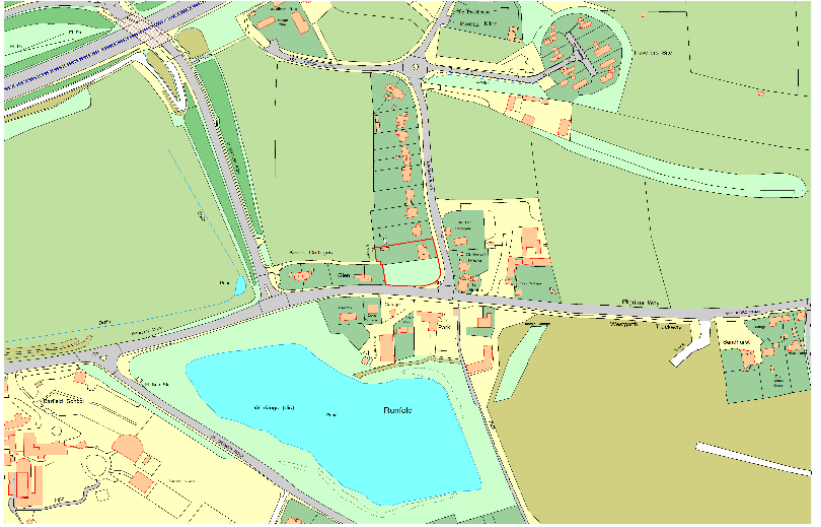
Site Location: Cherryfields, Fullers Road, Rowledge, Farnham

Map	
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Site Area (hectares)	1.6ha
WBC Reference	Extension of 579
Current Use	Electricity sub station; 3 cottages; business units and predominantly greenfield site.
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Predominantly greenfield site with limited residential and business units. Level open site with views in to the countryside, neighbouring low density residential development at the edge of the settlement boundary.
Recent planning history	WA/2015/0955 for original 579 area
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	Yes
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Carter Brothers Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No

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

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


Site Location: I Tongham Road, Farnham

Map	
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Site Area (hectares)	0.22ha
WBC Reference	590
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Single bungalow and garden
Recent planning history	WA/2013/0391 Refused planning permission for two dwellings.
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Moor Park
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Check with WBC
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No

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

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

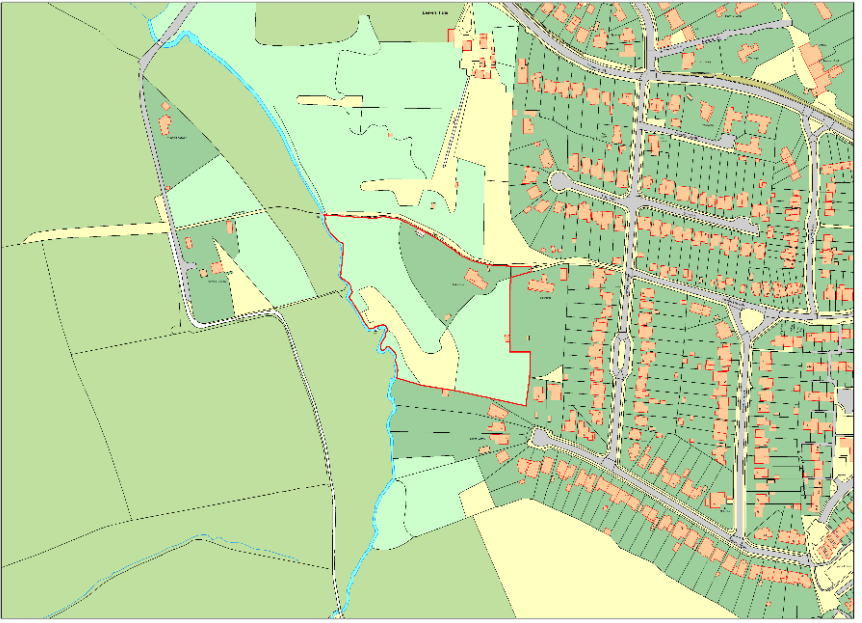
Site Location: Land east of Low Lane (including Crooksbury View), Badshot Lea, Farnham

Map	
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Site Area (hectares)	1.74ha
WBC Reference	615
Current Use	Residential and agricultural – Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Dwelling and garden and level greenfield site to the east of Low Lane. Open farmland to the south and woodland to the north. No strong boundary marks the eastern edge of the proposed site to the south.
Recent planning history	None – household applications
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2 & 3
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No – but adjoining the Tice's Meadow Nature Reserve
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No – but close to late Iron Age settlement site
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Reside Developments Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	Intersects

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

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value High landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would break into open countryside to the east of Low Lane - with no strong existing boundary to contain the development. Development of such a site would have an adverse impact on this landscape of high sensitivity and would not enhance the value of the open countryside in this location. Development of the site would erode the strategic gap between Farnham and Aldershot. Tice's Meadow Nature Reserve adjoining the site.
Proximity to Town Centre (metres)	3400
Proximity to Neighbourhood Centre (metres)	1700
Proximity to Primary School (metres)	300 to infants 200 to junior
Proximity to Secondary School (metre)	1470
Proximity to GPs/ Medical Centre (metres)	2200
Proximity to bus stop (metres)	320
Proximity to Farnham train station (metres)	3200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park, Tongham Road, Runfold and in the longer term Runfold South Quarry SANG
Summary of Assessment (Site suitability/ availability and achievability)	The site is available and likely to be achievable. However, development of this site would break into open countryside to the east of Low lane - with no strong existing boundary to contain the development. Development of the site would erode the strategic gap between Farnham and Aldershot. Development of this site would have an adverse impact on this landscape of high sensitivity and would not enhance the value of the open countryside in this location. Flooding issues especially in the northern part of the site. The site is unsuitable as a housing allocation.

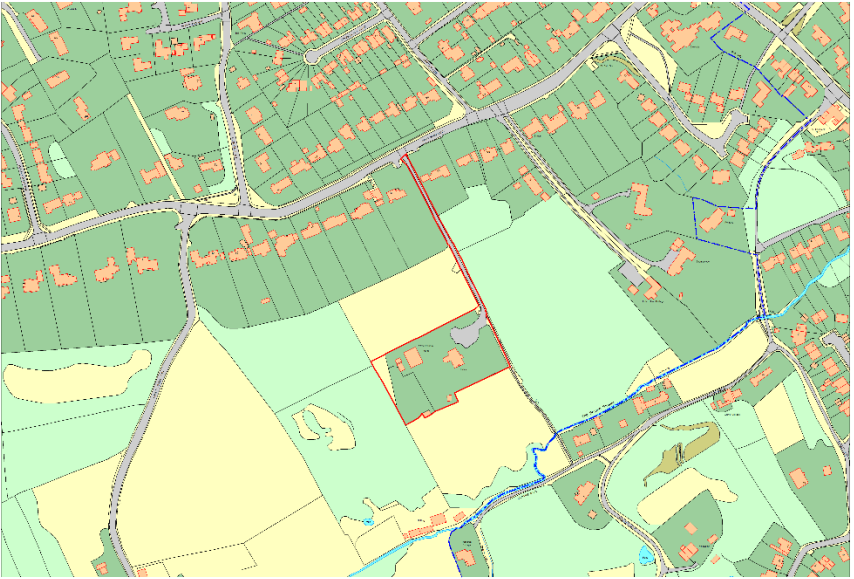
Site Location: Land at Cedar House, Byworth Road, Farnham

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Site Area (hectares)	1.79ha
WBC Reference	644
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield and residential property within woodland setting within large wooded grounds adjoining countryside.
Recent planning history	None relevant (i.e. extensions only)
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	3a
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	North West Farnham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr M Allan
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

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

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

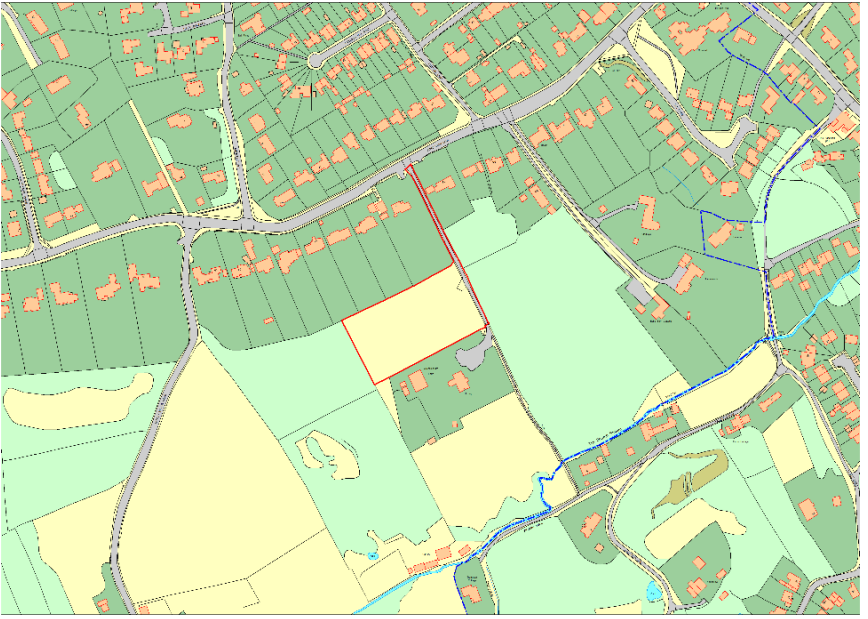
Site Location: Wrecclesham Farm Buildings, Echo Barn Lane, Farnham

Map	
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Site Area (hectares)	0.88ha
WBC Reference	655
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	One dwelling and curtilage
Recent planning history	None relevant (i.e. extensions only)
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

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

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

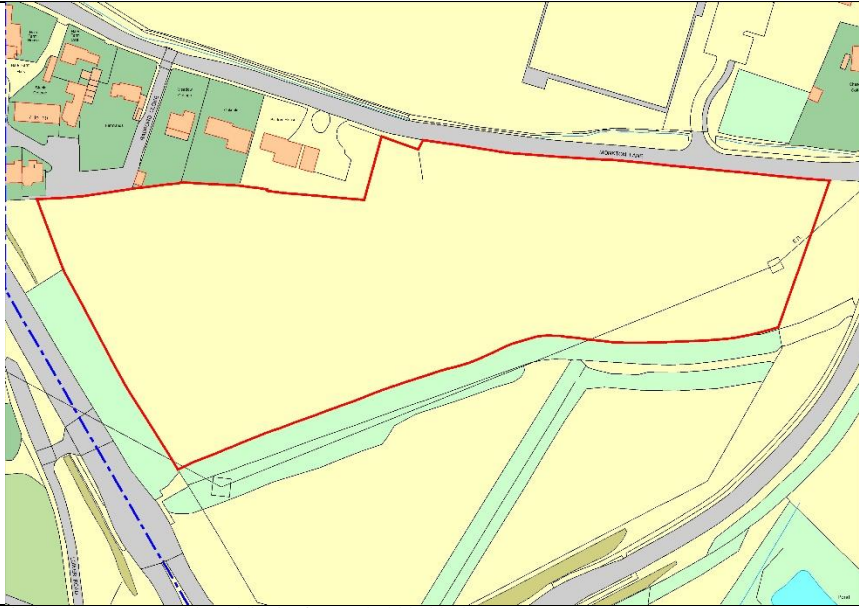
Site Location: Wrecclesham Farm Nursery, Echo Barn Lane, Farnham

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Site Area (hectares)	0.67ha
WBC Reference	656
Current Use	Nursery
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Open site surrounded by trees
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

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

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

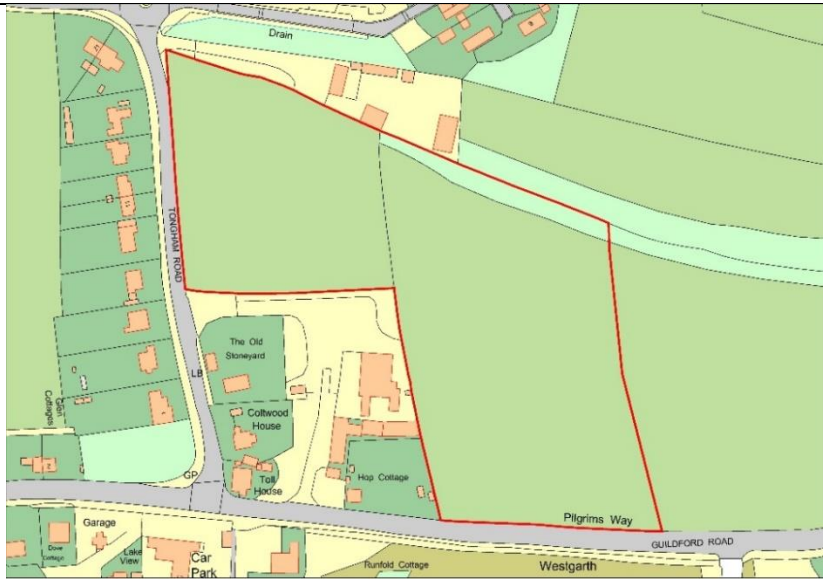
Site Location: Land to the south of Monkton Lane, Farnham

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

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

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


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

Map	
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Site Area (hectares)	2.4ha
WBC Reference	663
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site in the countryside close to small number of number of residential properties and adjoining Gypsy Site H11
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1, 2 & 3 in north of site
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mrs Cattell
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No

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

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


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

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

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

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

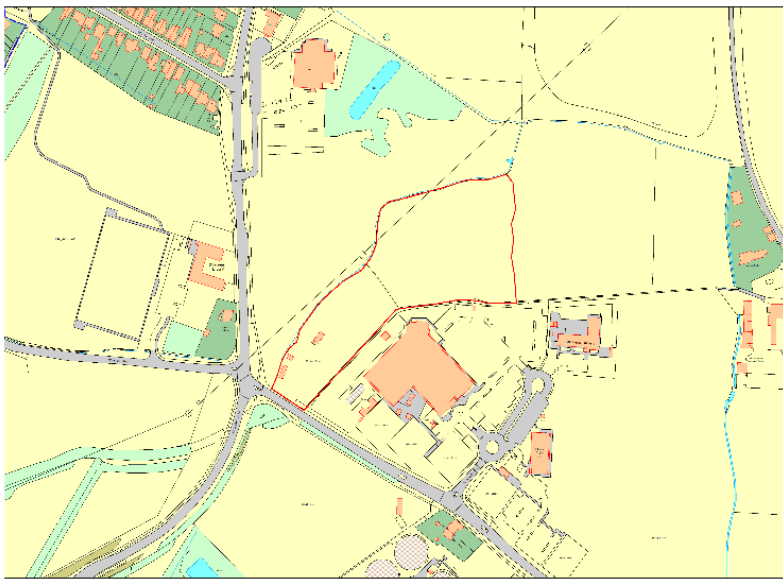
Site Location: 30 Frensham Vale, Lower Bourne, Farnham

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

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

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

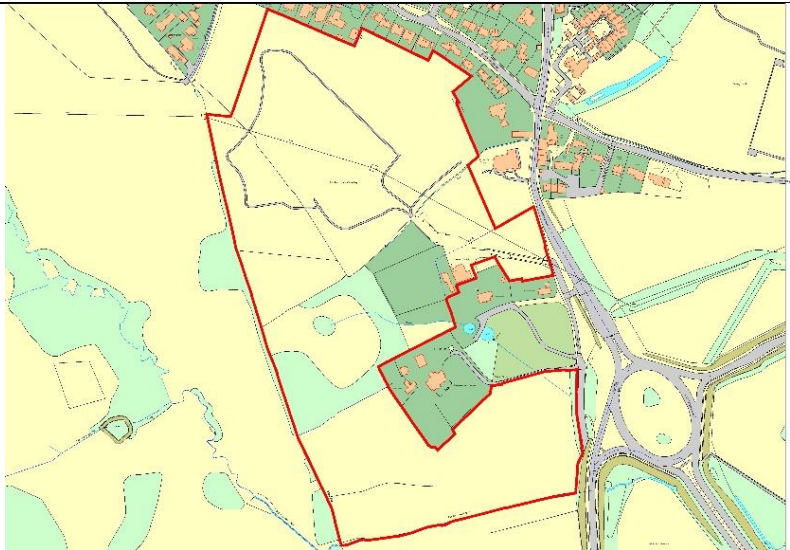
Site Location: Monkton Farm, Monkton Lane, Farnham

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

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

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

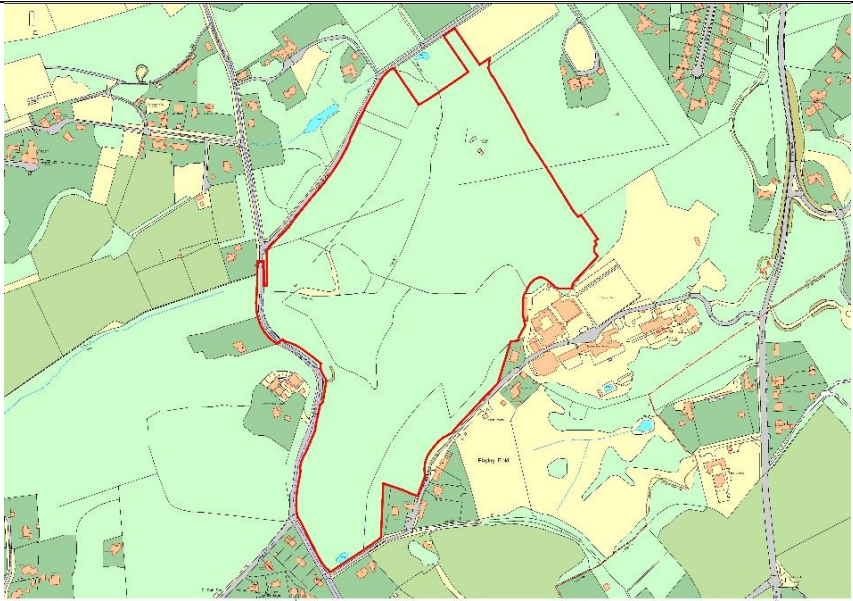
Site Location: Land at Farnham Park Hotel and Restaurant, Lower Hale Road, Farnham (Green Burial Site)

Map	
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Site Area (hectares)	11.9ha overall site – 4.76ha development site - 7.14ha SANG
WBC Reference	693
Current Use	Agricultural and hotel
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield and green burial site, adjoining Farnham Park, incorporates a hotel located to the south of the cemetery.
Recent planning history	WA/2017/1746 for 89 dwellings refused. Appeal to Secretary of State withdrawn WA/2016/1323 for 97 dwellings dismissed at appeal 27/03/18
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Yes
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Adjoining
Character Area (Design Statement)	Hale and Heath End
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	PLOT (Farnham) LLP
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No

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

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

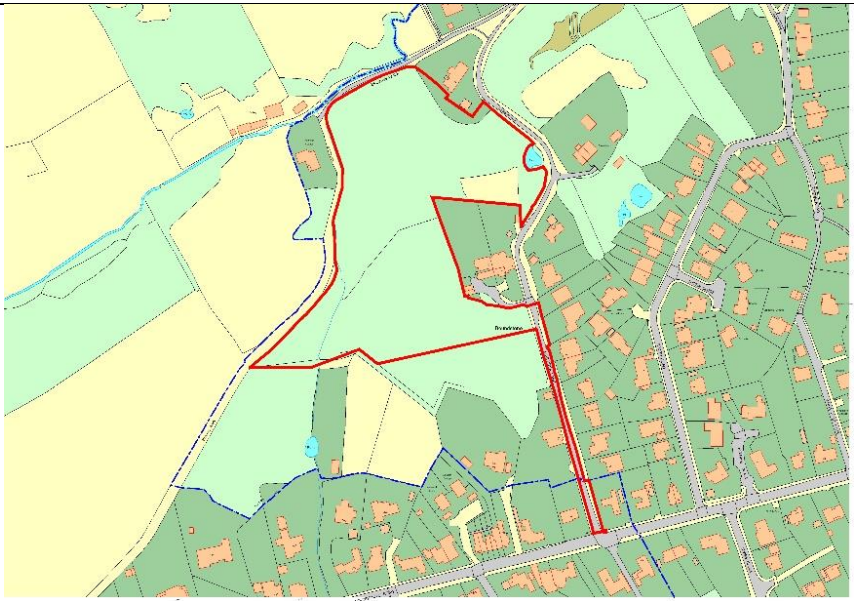
Site Location: Land South of Frensham Vale Road, Lower Bourne, Farnham

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

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

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

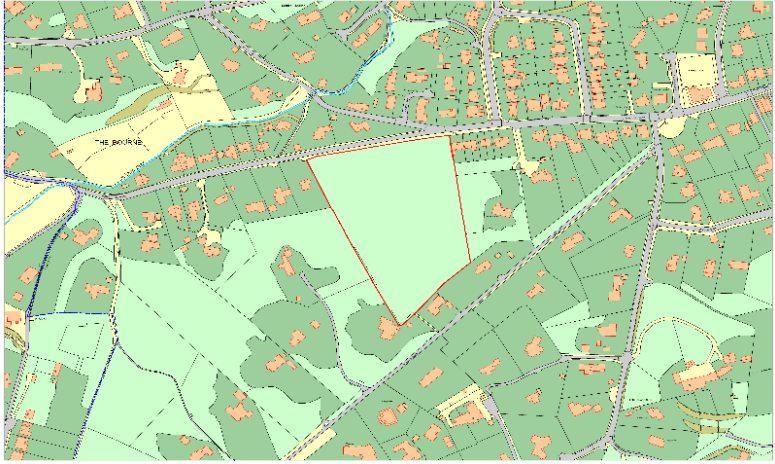
Site Location: Land at Lavender Lane, Rowledge, Farnham

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

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

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

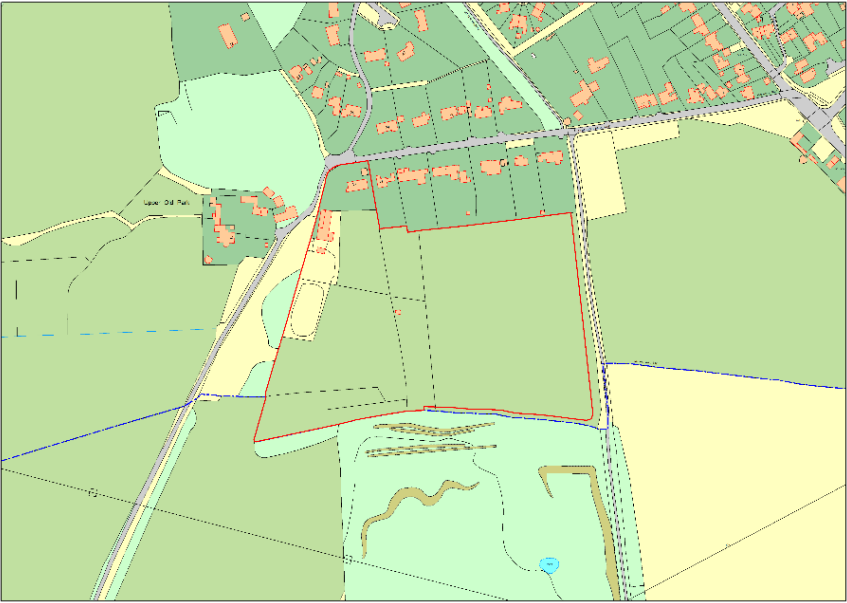
Site Location: Land at Burnt Hill Road, Farnham

Map	
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Site Area (hectares)	1.97ha
WBC Reference	715
Current Use	Open Land
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield, densely wooded site, neighbouring low density residential.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Within the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Bourne
Within South Farnham Arcadian Area	Yes
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
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

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

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

Site Location: 13 Upper Old Park Lane, Farnham

Map	
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Site Area (hectares)	4.67ha
WBC Reference	716
Current Use	Agricultural Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Primarily greenfield site comprising residential properties, stabling and paddocks adjoining low density residential development and the countryside.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Upper Hale
Within South Farnham Arcadian Area	No
Within the Historic Old Park	Yes
Within public open space	No
Owner	Valeria & Roger Markall
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	Close proximity
Within or adjoining Site of Nature Conservation Importance	No

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

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

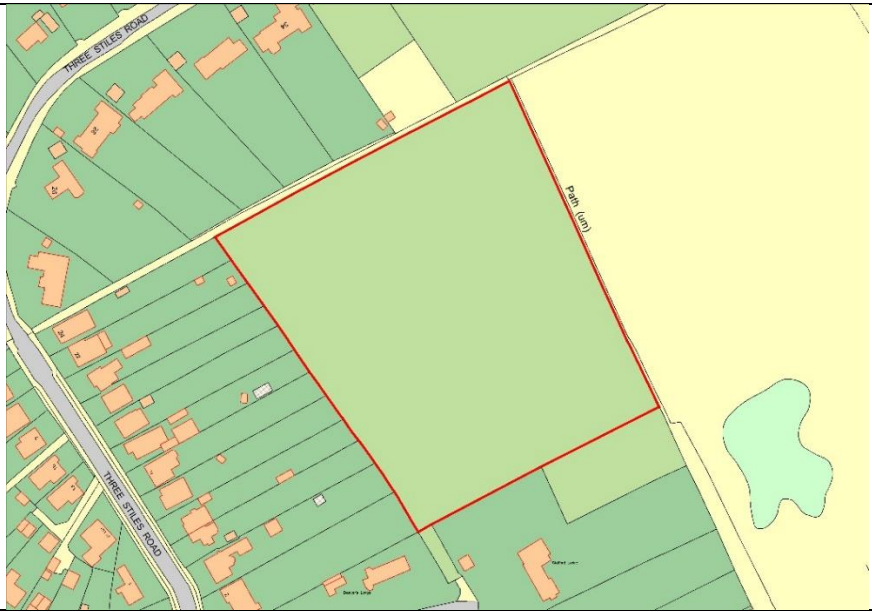
Site Location: Hawthorn Farm, Rowledge, Farnham

Map	
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Site Area (hectares)	1.61ha
WBC Reference	723
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area	No

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

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

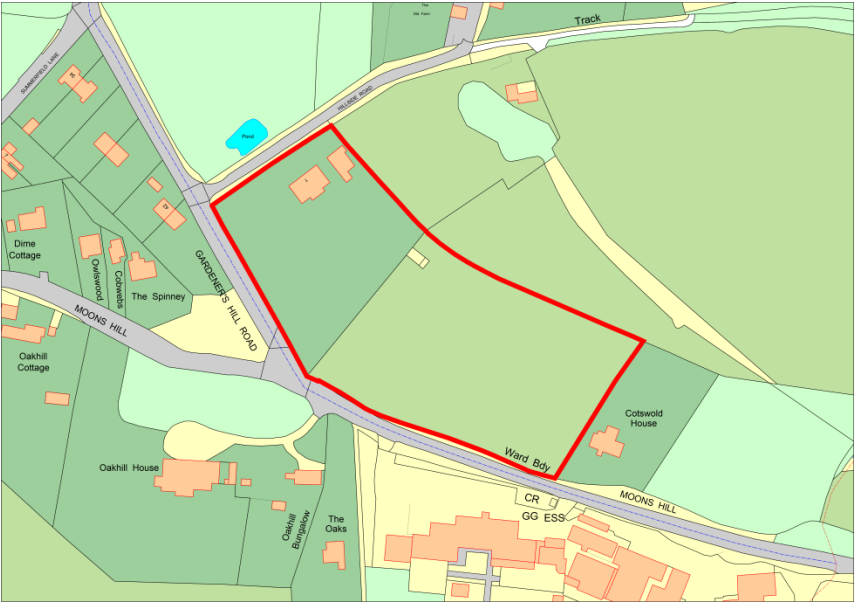
Site Location: Land to rear of Three Stiles Road, Farnham

Map	
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Site Area (hectares)	2.2ha overall site - 1.8ha development site
WBC Reference	727
Current Use	Agricultural Land - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield with hedgrows and treed boundaries on two sides. Enclosed by residential development to north, west and south. Adjoins permitted Open Public Space WA/2017/0067 and new residential development WA/2014/1565 to the east/south east.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	North West Farnham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Landowner represented by Castle Properties Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

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

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

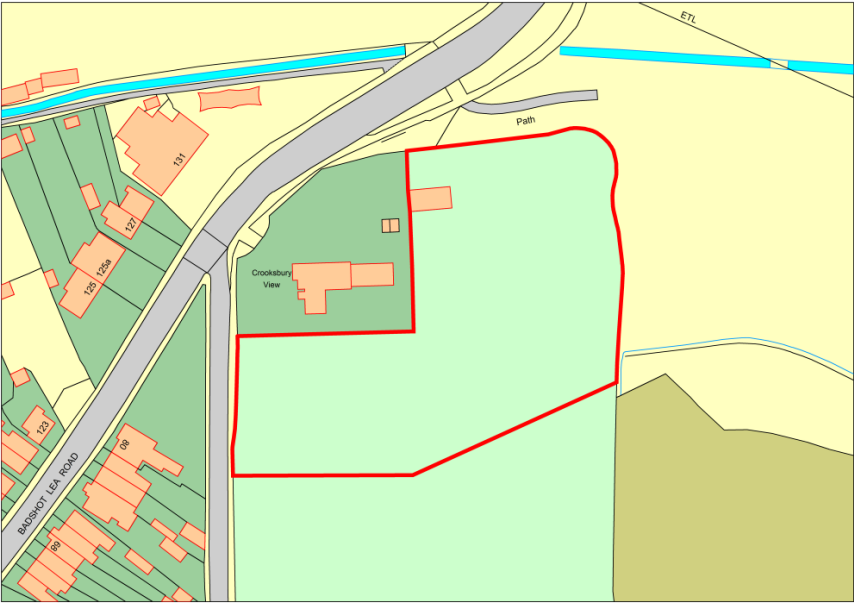
Site Location: I Hillside Road, Lower Bourne, Farnham

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

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

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

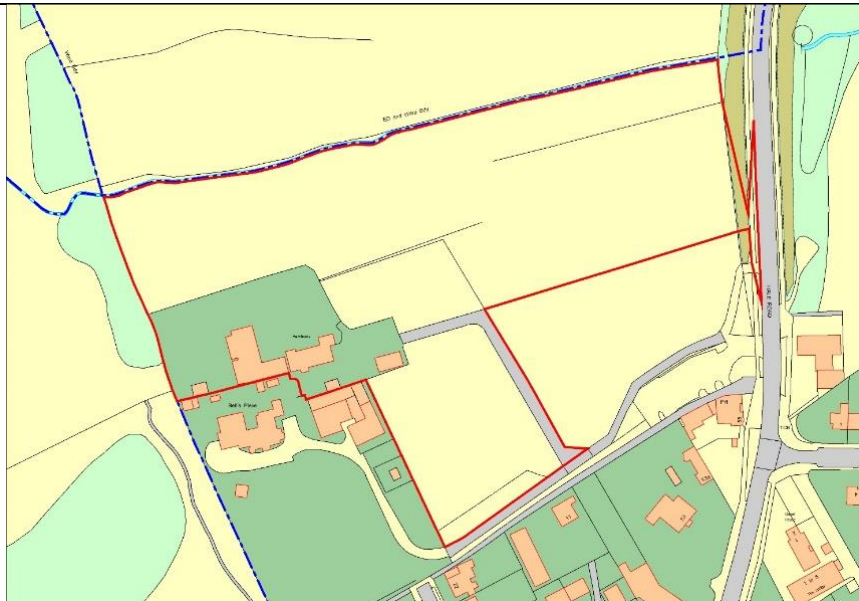
Site Location: Crooksbury View, Low Lane, Badshot Lea, Farnham

Map	
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Site Area (hectares)	0.53
WBC Reference	854
Current Use	Residential and agricultural – Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Dwelling and garden and level greenfield site to the east of Low Lane. Open farmland to the south and woodland to the north.
Recent planning history	None – household applications
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	2 & 3
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No – but close to late Iron Age settlement site
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Reside Developments Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No – but adjoining the Tice's Meadow Nature Reserve

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

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

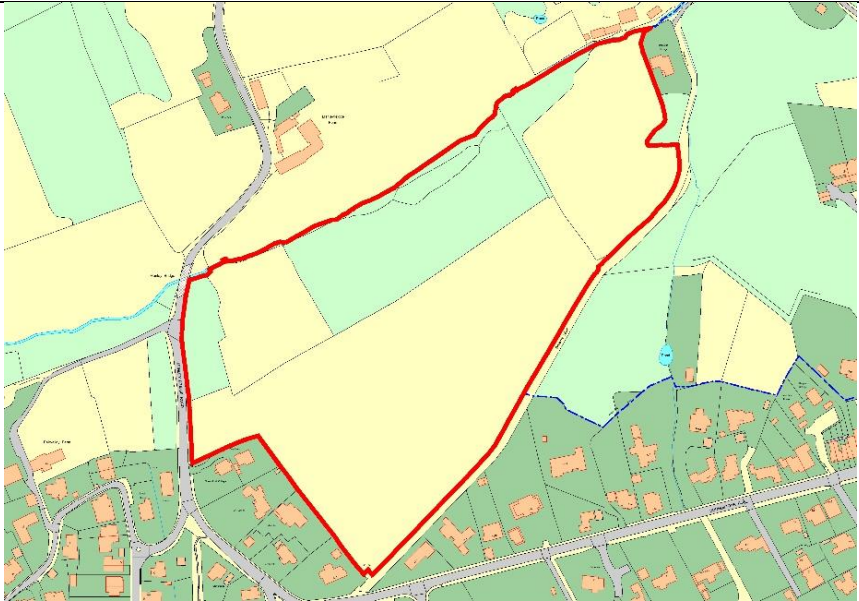
Site Location: Hawthorns, Bells Piece, Hale Road, Farnham

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Site Area (hectares)	2.82ha overall site - 1.6ha development site – 1.12ha SANG
WBC Reference	892
Current Use	Residential and greenfield
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Mix of greenfield and brownfield (0.8ha) level site, adjoining Farnham Park
Recent planning history	WA/2017/2352 for 65 dwellings – Refused 09/03/18
Within or Outside the Built Up Area Boundary	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Hale & Heath End
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Promoted by Bell Cornwell LLP for owner Mr A Lifford
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature	Yes - adjoining

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

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

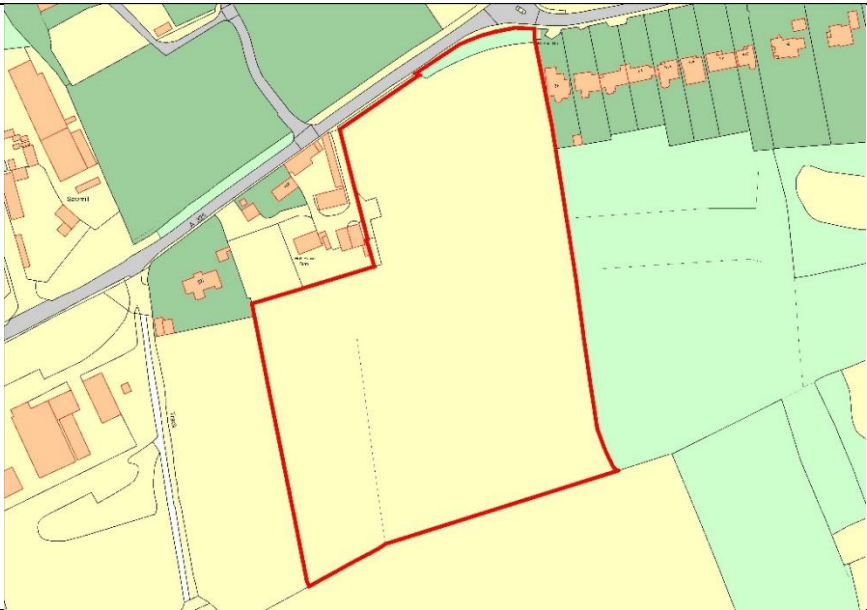
Site Location: Land at Manley Bridge Road, Rowledge, Farnham

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Site Area (hectares)	6.07ha - 2.83ha suitable for development
WBC Reference	963
Current Use	Greenfield
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site sloping down towards river valley, wooded area to north, mature hedgerows and trees on boundary. Low density housing abuts the southern tip of the site.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1, 3 at northern boundary
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Shortheath & Boundstone
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Promoted by Berkeley Homes Southern Ltd
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within	Yes

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

400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Farnham Town Council Landscape Character Assessment	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot (eLPP2); Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	Yes
Impact of development on landscape	Development of the site would not enhance the value of the open countryside in this location and would increase the coalescence between Rowledge and Wrecclesham.
Proximity to Town Centre (metres)	3320
Proximity to Neighbourhood Centre (metres)	455
Proximity to Primary School (metres)	800
Proximity to Secondary School (metres)	1590
Proximity to GPs/ Medical Centre (metres)	905
Proximity to bus stop (metres)	180
Proximity to Farnham train station (metres)	3490
Suitable access to road	Poor access from road and currently no footway. It may be possible to improve access.
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by a developer and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability for allocation)	The site is available and may be achievable. However, development of this site would not enhance the value of the open countryside in this location and would harm the integrity of the gap between Rowledge and Wrecclesham. There is currently no suitable sustainable access to a site of this size though it may be possible for this to be improved. The site is unsuitable as a housing allocation.


Site Location: Holt Pound Farm, Wrecclesham Hill, Farnham

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Site Area (hectares)	3.64ha
WBC Reference	974
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site off A325, open countryside with limited hedgerows, wooded area on eastern boundary.
Recent planning history	None
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Promoted by Vail Williams
Within 5km of Thames Basin Heaths SPA	Yes – at northern boundary with A325
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area	No

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

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

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

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Site Area (hectares)	0.65ha
WBC Reference	996
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site, neighbouring Farnham Park and low density housing to the east and north.
Recent planning history	WA/2017/0905 for 9 dwellings – Refused 04/09/17, appealed
Within or Outside the Built Up Area Boundary FNP	Outside the Built Up Area Boundary
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Hale & Heath End
Within South Farnham Arcadian Area FNP8	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr de Wilton and Mrs Farquarhson Hill, promoted by Flavia Estates represented by Cogito
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within	No

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

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