

FARNHAM NEIGHBOURHOOD PLAN - ADDITIONAL COMMENTS

LAND AT LAVENDER LANE, ROWLEDGE, FARNHAM, SURREY

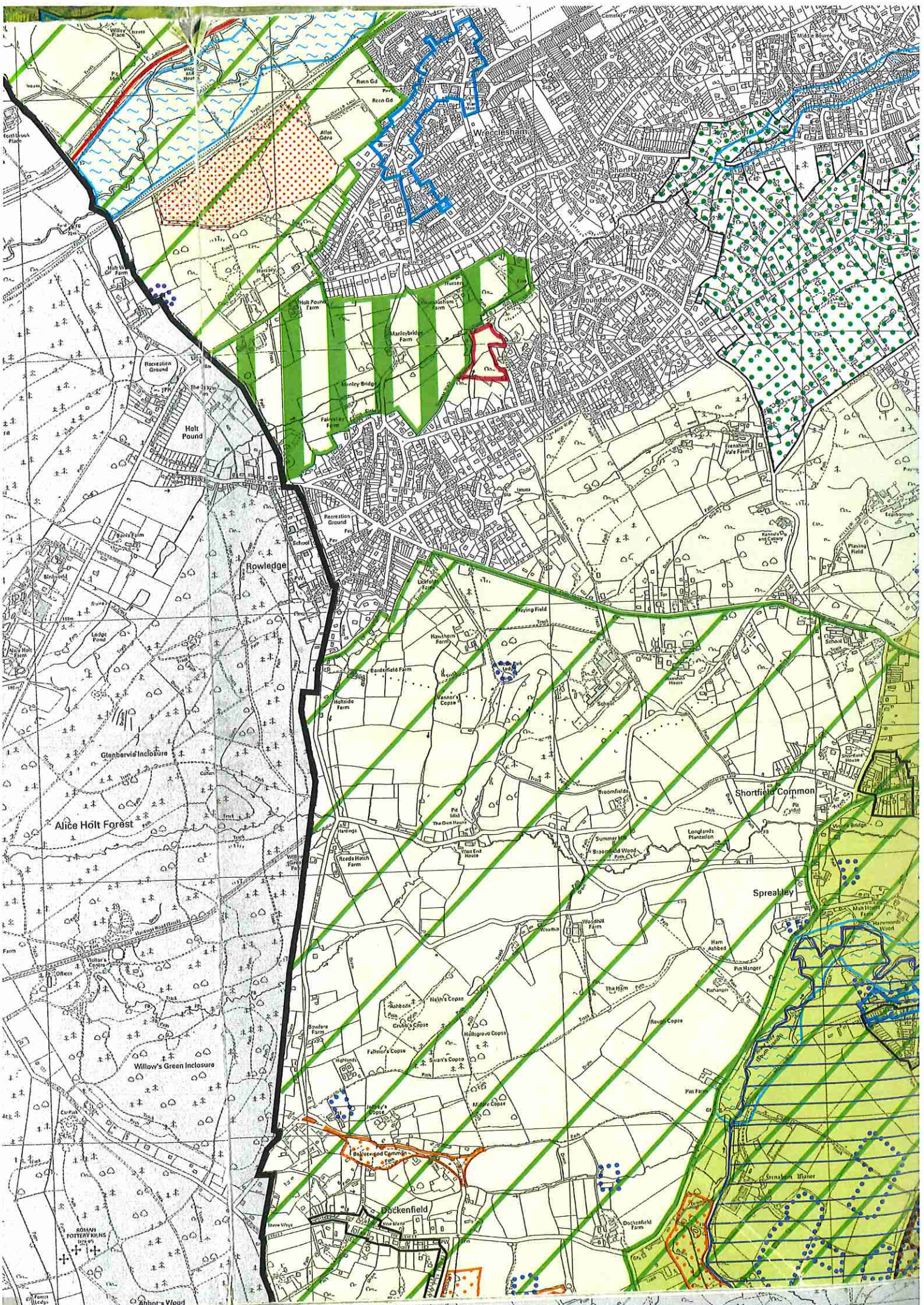
WBC Reference Number 701

1. This site is agreed as being Previously Developed Land by both Waverley Borough Council and an Inspector on appeal.
2. The site is clearly defined by Browns Walk running north-east/south-west along the north-western boundary of the site. The land to the north-west is open land and defined as an Area of Strategic Visual Importance (ASVI). See extract from the Proposals Map of the Waverley Borough Local Plan 2002 with site outline in red attached at **Appendix 1**.
3. Attached at **Appendix 2** is the Council's initial response to the promotion of this site. It states, inter alia, "the landscape study indicates that there could be some potential in this segment where it relates to housing in Boundstone Road." It gives an amber scoring.
4. Attached at **Appendix 3** is an extract from the Farnham Neighbourhood Plan with the site outlined in red. The aerial photograph attached at **Appendix 4** demonstrates the open nature of the land to the north-west compared to the site being promoted which lies to the south-east of Browns Walk which provides the clear division between the two. It also demonstrates the extensive screening along the boundary of Browns Walk. The layout submitted with planning application WA/2018/0313 and attached at **Appendix 5** (which was withdrawn) clearly shows the retention of the extensive screening along the boundary with Browns Walk.
5. In summary this is a site that was previously developed land and is extremely well screened and contained particularly when compared with other housing sites that are identified in the Farnham Neighbourhood Plan. Accordingly, I believe it should be identified as a housing site.

Bill Baxter
Vail Williams LLP
13th September 2019

APPENDIX 1

Extract from Waverley Borough Local Plan 2002 with site outlined in red





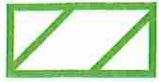
Boundary of Local Plan



Green Belt
Policy **C1**



Countryside beyond the Green Belt
Policy **C2**



Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV)
Policy **C3**



Area of Great Landscape Value (AGLV) only
Policy **C3**



AGLV treated as being within the Surrey Hills AONB
Policy **C3**



Surrey Hills AONB not subject to
Policy **C3**



Areas of Strategic Visual Importance (ASVI)
Policy **C5**



Farnham / Aldershot Strategic Gap
Policy **C4**



Areas for Landscape Enhancement
Policy **C6**



Special Protection Areas
Policy **C9**



Special Areas of Conservation
Policy **C9**



Ramsar Sites
Policy **C9**



National Nature Reserves (NNR)
Policy **C9**



Sites of Special Scientific Interest (SSSI)
Policy **C9**



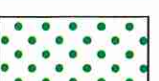
Regionally Important Geological/ Geomorphical Sites (RIGS)
Policy **C10**



Local Nature Reserves (LNR)
Policy **C10**



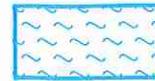
Sites of Nature Conservation Importance (SNCI)
Policy **C10**



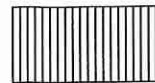
South Farnham Area of Special Environmental Quality
Policy **BE3**



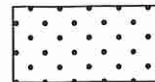
Subsidised Affordable Housing at Bourne Mill, Farnham
Policy **H5A**



Run off and flooding
Policy **D12**



Godalming Hill-sides
Policy **BE5**



Low Density Residential Areas
Policy **BE6**



Rural Settlement Boundaries
Policy **RD1**



Major Developed Sites
Policy **RD6**



Existing Gypsy Sites
Policy **H11**



Areas of Suitably Located Industrial and Commercial Land
Policy **IC2**



Well Established Industrial and Commercial Land
Policy **IC3**



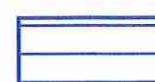
Employment Development Sites
Policies **IC6-12**



Conservation Areas
Policy **HE8**



Historic Parks and Gardens
Policy **HE9**



Areas of Historic Landscape Value (AHLV)
Policy **HE12**



Sites and Areas of High Archaeological Potential
Policy **HE14**



County Primary Route Network
Policy **M3**



Cycle Routes
Policy **M6, M7**



A3 Improvements
Policy **M18**



Long Distance Footpaths
Policy **LT11**



APPENDIX 2

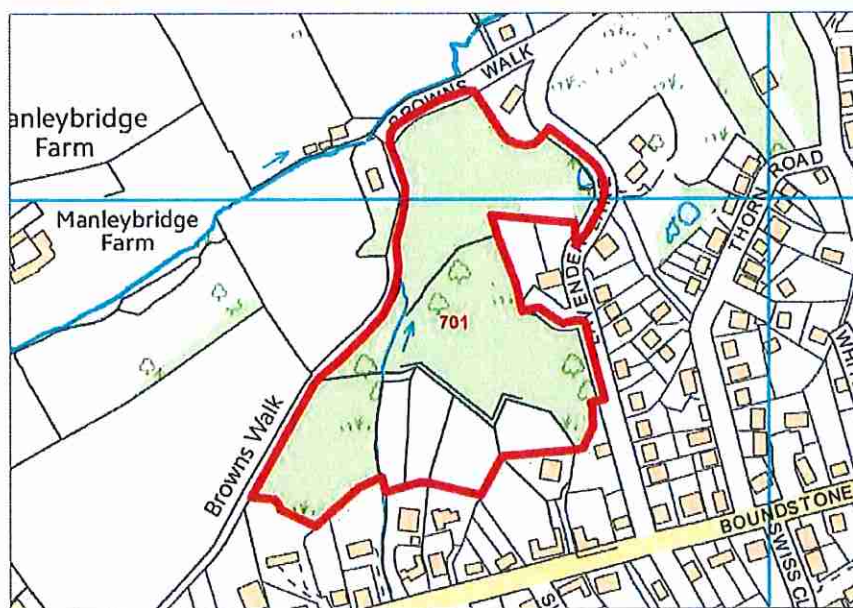
Waverley Borough Council's response to site in 2014

ID	Site Address	Settlement	Parish
701	Land at Lavender Lane, Farnham	Farnham	Farnham

Site Size (Ha)	Latest Source	Date First Logged
4.01	Call for sites 2014	29/01/2014

Existing Use	Proposed Use	Greenfield Site (for SA assessment 2014)	Yes
Open Space	Housing		
		Rural Brownfield (for SA assessment 2014)	No

Site Map



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Waverley Borough
Council
LA 100025451
August 2014

Site Description

The site is set back behind properties on the northern side of Boundstone Road, between Lavender Lane and Browns Walk.

Suitability

The site is within the countryside beyond the Green Belt. It adjoins the Local Plan settlement boundary to the south and east. The site is not as well integrated with the settlement boundary as some other promoted sites. The Landscape Study indicates that there could be some potential in this segment where it relates to the housing in Boundstone Road. The site lies within 5km of the Wealden Heaths SPA. Therefore development will only be possible if it can demonstrate adequate avoidance or mitigation of significant adverse effects.

Accessibility to Services

The site has good accessibility to a bus stop, and a GP/health facility, and poor accessibility to a town centre, a local centre, schools and a train station.

Availability

The site was submitted in the Call for Sites 2014 and is therefore considered available.

Achievability

There is a reasonable prospect that development for housing would be achievable during the Plan period.

WBC Estimated Yield (net)	WBC Estimated density	Timeframe for Development?
72	17.96	Within five years (2014 - 19)

Indicative Summary RAG score	Amber
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701 Land at Lavender Lane, Farnham

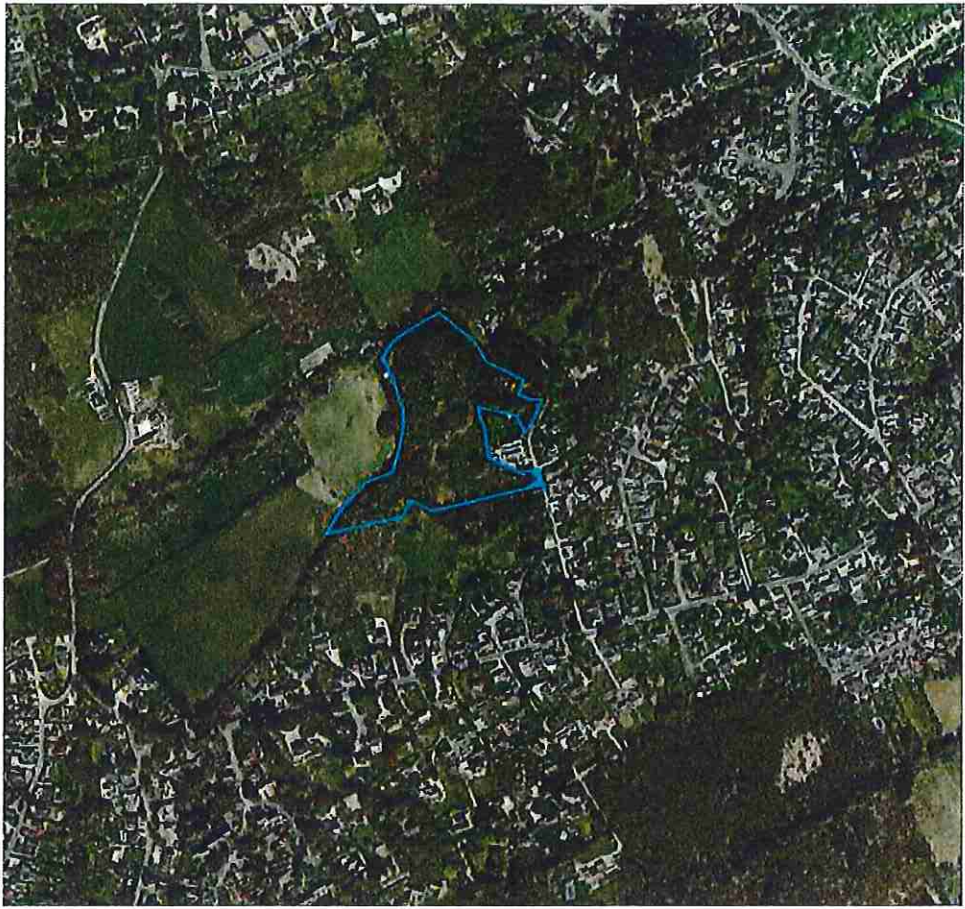
Farnham

APPENDIX 3

Extract from Farnham Neighbourhood Plan with site outlined in red

APPENDIX 4

Aerial photograph of site with site outlined in blue



APPENDIX 5

Site layout submitted with planning application WA/2018/0313 (withdrawn)

