# Farnham Housing Land Availability Assessment

# Sites not included

as housing options after assessment -detailed

October 2014

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# Sites <u>not included</u> as housing options

Site Location
Land off Waverley Lane (Compton Fields)
Land at 35 Frensham Vale, Lower Bourne
I Tongham Road, Farnham
Land at Cedar House, Byworth Road
Hill Fields, Gardeners Hill Road, Farnham
Lower Paddock Gardeners Hill Road, Farnham
Baker and Oates, Gardeners Hill Road
Land at Stockwood Way, Farnham (Parcel B)
Land South of Badshot Lea - Consortium
Land to the East of Badshot Lea (Land east of Low Lane)
Land to the East of Badshot Lea (Low Lane – bottom half of site 615)
Wrecclesham Farm Buildings, Echo Barn Lane, Farnham
Wrecclesham Farm Nursery, Echo Barn Lane, Farnham
Land to the north east of Holtside, Lickfolds Road, Rowledge
10 Acre Walk, Clifton Close, Rowledge
Land to the rear of 48 Wrecclesham Hill, Farnham
Land at St. Georges Road, Badshot Lea

Site Location
Century Farm, Green Lane, Badshot Lea
Land at Fullers Road, Rowledge Farnham
Land at Tongham Road, Runfold
Land at Frensham Vale Park
Land South of Frensham Vale Road
Land at Lavender Lane, Farnham
13 Upper Old Park Lane, Farnham
Hawthorn Farm, Rowledge
30 Frensham Vale, Lower Bourne, Farnham
Monkton Farm, Monkton Lane, Farnham
Land at Hale Road, Farnham (Green Burial Site)
Land at Burnt Hill Road, Farnham
Land at 100 Lodge Hill Road
Land west of Badshot Lea

# Site Location: Land off Waverley Lane (Compton Fields)

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Мар	Farnham Town Council Concil Gives, Such Blaux Farvina, Burry, Gib 7981 Tel: 0.71227 17360 Farial vitigifiertham gov. is Six most included Scalar Gives Such Council G
Site Area (hectares)	13.3
WBC Reference	332
Current Use	Agricultural - grade 4
Site description (brownfield/	Greenfield sites divided by Waverley Lane. The relatively flat site to the north
greenfield; topography; boundary;	abuts low density residential development and agricultural land. The site is
trees; neighbouring uses)	surrounded by mature hedged and treed boundaries. The site to the south is
	relatively flat but falls away to a stream in a narrow elongated valley to the south
	west. The site is surrounded by woodland and hedgerows.
Recent planning history	None
Flood Zone (1,2,3a,3b)	2 and a small area of 3 immediately adjoining the Bourne Stream.
Within AQMA	No
Within area recommended as	No
Green Belt (WBC)	
Within Conservation Area	No
Part of setting of Conservation	No
Area	
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Very small area at the north western tip of the southern site.
Character Area (Design Statement)	Moor Park and the Bourne
Within South Farnham Arcadian	No
Area	
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I	Yes
SPA (None of Farnham NP Area	
is within 400m of the boundary of	
the Wealden Heaths Phase I and	
Phase II SPAs)	
Within or adjoining SSSI	No

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Within or adjoining Site of Nature	Adjacent to SNCI
Conservation Importance	
Within a Biodiversity Opportunity	No
Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council	High landscape value.
Landscape Study – Part I	High landscape sensitivity.
Within gap between Farnham and	No
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient	Yes
woodland	
Impact of development on	The sites are close to residential development and have treed/ hedged
landscape	boundaries. The treed boundaries to Waverley Lane provide a verdant entrance
	to the town. Development of the sites would be detrimental to landscape of high
	value and sensitivity, which forms part of the setting of an AONB Candidate
	area, and would be likely to be detrimental to this verrdant approach to the
	town.
Proximity to Town Centre	2020
(metres)	
Proximity to Local Centre	1600
(metres)	1000
Proximity to Primary School	1700 infants 940 to junior
(metres)	1700 illiants 740 to julioi
Proximity to Secondary School	3000
(metres)	3000
Proximity to GPs/ Medical Centre	870
(metres)	670
Proximity to bus stop (metres)	200
Proximity to Farnham train	1500
station (metres)	Vac hut no footune
Suitable access to road	Yes but no footway
Confirmed through call for sites	Yes
and information from land owners	
Economic viability and	The sites are promoted by the landowner and are likely to prove acceptable to
marketability of the site	the market.
SANG available to support	The only way these sites could be shown to be deliverable in the short/ medium
delivery of housing	term is for on-site SANG provision as an integral part of the development
	subject to the approval of Natural England.
Summary of Assessment (Site	The sites have high landscape value and high landscape sensitivity in their own
suitability/ availability and	right and would form part of the setting of the Candidate AONB currently
achievability)	under review. The treed boundaries to Waverley Lane provide a verdant
	entrance to the town and are likely to be adversely affected by development.
	The site has no footpath connection. The Town Council is not aware of any
	SANG provision to serve the site. The site is not suitable or achievable as a
	potential housing option.

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

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Site Area (hostares)	Part interings ferrors to first adiptementation of all first adiptementations of all first adipt
Site Area (hectares) WBC Reference	333
Current Use	Comprises two properties and their curtilages, with partially cleared trees.
Site description	Greenfield and residential properties within woodland setting.
Recent planning history	None - but screening report from WBC in March 2014. Screening report indicated no
Treceire planning mises.	requirement for EIA and unlikely to have significant effect on environment.
Flood Zone (1,2,3a,3b)	Entrance in 3
Within AQMA	No No
Within area recommended	No
as Green Belt (WBC)	
Within Conservation Area	No
Part of setting of	No
Conservation Area	
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of	No
High Archaeological	
Potential	
Character Area (Design	Bourne
Statement)	
Within South Farnham	No
Arcadian Area	
Within public open space	No
Owner	Mr & Mrs Uruquart
Within 5km of Thames	No
Basin Heaths SPA	
Within 5km of Wealden	Yes
Heaths I SPA (None of	
Farnham NP Area is within	
400m of the boundary of	
the Wealden Heaths Phase	
I and Phase II SPAs)	NI <sub>2</sub>
Within or adjoining SSSI	No

Mithin or adjaining Site of	No
Within or adjoining Site of	INO
Nature Conservation	
Importance	NI-
Within a Biodiversity	No
Opportunity Area (BOA)	NI-
Within Surrey Hills AONB	No No
Within AONB Candidate	No
Area	High landers and on
Waverley Borough Council	High landscape value.
Landscape Study – Part I	Low landscape sensitivity No
Within gap between Farnham and Aldershot;	INO
,	
Badshot Lea and	
Weybourne; Rowledge and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient	Yes
woodland	i les
	Any substantial development would have an advenue impact on the deminant landaces.
Impact of development on	Any substantial development would have an adverse impact on the dominant landscape
landscape  Provincia to Town Contro	character of the area and the setting of the southern part of the town.  2300
Proximity to Town Centre	2300
(metres) Note Barriers	1300
Proximity to Local Centre (metres) Note Barriers	1300
` ,	1300 to infente 2000 to innion
Proximity to Primary School (metres) Note	1300 to infants 2800 to junior
Barriers	
	2310
Proximity to Secondary	2310
School (metres) Note Barriers	
Proximity to GPs/ Medical	2150
1	2130
Centre (metres) Note Barriers	
Proximity to bus stop	650
(metres) Note Barriers	
Proximity to Farnham	2980
train station (metres) Note	
Barriers	
Suitable access to road	Yes, but Frensham Vale does not have a footway.
Confirmed through call for	Yes
sites and information from	163
land owners	
Economic viability and	There may be redevelopment costs involved. Nevertheless, the site is promoted by the
marketability of the site	landowner and is likely to prove acceptable to the market.
SANGS available to	N/A
support delivery of housing	
Summary of Assessment	The site is currently occupied by low density residential development in a woodland
(Site suitability/ availability	setting. Any substantial development would have an adverse impact on the dominant
and achievability)	landscape character of the area and the setting of the southern part of the town. The
and acinevability)	site is not well related to facilities and is not the most sustainably located. The site is
	unsuitable for a potential housing option.
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# Site Location: I Tongham Road, Farnham

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	SCALE 1:000 @ M DATE: N D010/2014 M D010/2
Site Area (hectares)	Per Continuing Service Lief Conference Confe
WBC Reference	590
Current Use	Residential
Site description (brownfield/	Single bungalow and garden
greenfield; topography;	Single bungalow and garden
boundary; trees; neighbouring	
uses)	
Recent planning history	Refused planning permission for two dwellings in 2013 due to countryside beyond
, ,	green belt, harm to rural character of area, adverse effect on the TBH SPA, damage
	to trees, visibility from road.
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as	No
Green Belt (WBC)	
Within Conservation Area	No
Part of setting of	No
Conservation Area	
Part of setting of Listed	No
Building	
Part of Setting of Building of	No
Local Merit	No
Within Site or Area of High	INO
Archaeological Potential Character Area (Design	Moor Park
Statement)	I IOOI I al K
Within South Farnham	No
Arcadian Area	
Within public open space	No
Owner	Check with WBC
Within 5km of Thames Basin	Yes
Heaths SPA	
Within 5km of Wealden	No
Heaths I SPA (None of	
Farnham NP Area is within	
400m of the boundary of the	

Wealden Heaths Phase I and	
Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of	No
Nature Conservation	
Importance	
Within a Biodiversity	No
Opportunity Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate	Yes
Area	
Waverley Borough Council	None
Landscape Study – Part I	
Within gap between Farnham	No
and Aldershot; Badshot Lea	
and Weybourne; Rowledge	
and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	Development would harm the rural character of the area and cause damage to trees,
landscape	2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Proximity to Town Centre	3150
(metres) Note Barriers	3130
Proximity to Local Centre	2500
(metres) Note Barriers	
Proximity to Primary School	2100
(metres) Note Barriers	2100
Proximity to Secondary	2100
School (metres) Note	2100
Barriers	
Proximity to GPs/ Medical	2040
Centre (metres) Note	2040
Barriers	
Proximity to bus stop	10
(metres) Note Barriers	
Proximity to Farnham train	2750
station (metres) Note	2730
Barriers	
Suitable access to road	Yes
	Yes
Confirmed through call for sites and information from	I ES
land owners	
	There may be redevelopment easts involved Neventh data the site is a remarked by
Economic viability and	There may be redevelopment costs involved. Nevertheless, the site is promoted by
marketability of the site	the landowner and is likely to prove acceptable to the market.
SANGS available to support	No
delivery of housing	
Summary of Assessment (Site	Previous planning history reveals the unsuitability of this site for more intensive use.
suitability/ availability and	This isolated small site is unsuitable for a potential housing option.
achievability)	

# Site Location: Land at Cedar House, Byworth Road

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Мар	Farnham Town Council Council Offices, Such States, Furthers, Surry, Gut 78th Test Offices, Such States, Surry, Gut 78th Test Offices, Surry, Gut 78
Site Area (hectares)	1.79
WBC Reference	644
Current Use	Residential
Site description (brownfield/	Greenfield and residential property within woodland setting within large
greenfield; topography; boundary;	wooded grounds adjoining countryside.
trees; neighbouring uses)	
Recent planning history	None relevant (i.e. extensions only)
Flood Zone (1,2,3a,3b)	3a
Within AQMA	No
Within area recommended as Green	No
Belt (WBC)	
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	INO
Character Area (Design Statement)	North West Farnham
Within South Farnham Arcadian	No
Area	
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths	Yes
SPA	
Within 5km of Wealden Heaths I	No
SPA (None of Farnham NP Area is	
within 400m of the boundary of the	
Wealden Heaths Phase I and Phase II	
SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No

Within AONB Candidate Area	No
Waverley Borough Council	Medium landscape value
Landscape Study – Part I	High sensitivity
Within gap between Farnham and	No
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Adjoinging ancient semi natural woodland (ASNW). The well treed site on the western edge of the town would be adversely affected by significant development.
Proximity to Town Centre (metres)	1380
Note Barriers	
Proximity to Local Centre (metres)	Town Centre closer
Note Barriers	
Proximity to Primary School	820
(metres) Note Barriers	
Proximity to Secondary School	1250
(metres) Note Barriers	
Proximity to GPs/ Medical Centre	1500
(metres) Note Barriers	
Proximity to bus stop (metres) Note	610
Barriers	
Proximity to Farnham train station	1900
(metres) Note Barriers	
Suitable access to road	No - narrow access with no footways
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability	The site is promoted by the landowner and is likely to prove acceptable to
of the site	the market.
SANGS available to support delivery	No
of housing	
Summary of Assessment (Site	The site is constrained by access and tree cover. The Town Council is not
suitability/ availability and achievable)	aware that this site currently has SANGS available to support delivery of
	housing. The site is unsuitable and unachievable as a potential housing option.

# Site Location: Hill Fields, Gardeners Hill Road

Мар	Farnham Town Council Cocord Once, South Beef, Persher, Survey, 0.9 78th. Tri of 1022 7750 From it roughlyman opc. of Site not included SOLATION OF THE COLOR OF T
Site Area (hectares)	1.52
WBC Reference	654
Current Use	Agricultural
Site description (brownfield/ greenfield;	Greenfield site surrounded by woodland and fields.
topography; boundary; trees;	
neighbouring uses)	Name
Recent planning history	None
Flood Zone (1,2,3a,3b) Within AQMA	No
Within area recommended as Green	No
Belt (WBC)	
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within public open space	No Mr. 9 Mr. 2 Mr. 14 fr
Owner Within 5km of Thames Basin Heaths	Mr & Mrs Wright
SPA	No
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	162
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape	Medium landscape value
Study – Part I	Medium sensitivity

Within gap between Farnham and	Yes
Aldershot: Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	This isolated site is unrelated to the built up area. Substantial development
impact of development on landscape	in this location would be intrusive within the landscape character.
Proximity to Town Centre (metres)	3200
Note Barriers	3200
Proximity to Local Centre (metres)	1290
Note Barriers	1270
	LEOO to infente 2000 to iunione
Proximity to Primary School (metres) Note Barriers	1500 to infants 3000 to juniors
	2150
Proximity to Secondary School (metres) Note Barriers	2130
	1750
Proximity to GPs/ Medical Centre	1750
(metres) Note Barriers	1020
Proximity to bus stop (metres) Note	1030
Barriers	2100
Proximity to Farnham train station	3100
(metres) Note Barriers	
Suitable access to road	Only through site 553 or private road. No footway to the narrow
	Gardeners Hill Road which makes the access unsuitable.
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable to
the site	the market.
SANGS available to support delivery of	N/A
housing	
Summary of Assessment (Site suitability/	This isolated site is unrelated to the built up area. Substantial development
availability and achievability)	in this location would be intrusive within the landscape character. The site
	does not have a suitable access with footway links and is located a
	significant distance from all services. The site is unsuitable for a potential
	housing option.

#### Site assessments – sites **not included** as housing options October 2014 **Site Location: Lower Paddock Gardeners Hill Road, Farnham**

Map  Site Area (hectares)  O.49  WBC Reference  Site description (brownfield) greenfield; topography; boundary; trees; neighbouring uses)  Recent planning history Flood Zone (1,2,3a,3b)  I Within AQMA  No Within acynear accommended as Green Belt (WBC) Within Conservation Area Part of setting of Conservation Area Part of setting of Listed Building No Part of setting of Listed Building No Within South Farnham Arcadian Area Within South Farnham NP Area is Within Skm 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 SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPA (No	M	
WBC Reference 653 Current Use Agricultural Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses) Recent planning history None Flood Zone (1,2,3a,3b) I Within AQMA No Within AQMA No Within area recommended as Green Belt (WBC) Within Conservation Area No Part of setting of Conservation Area No Part of setting of Elisted Building No Part of Setting of Building of Local Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within public open space No Owner Mr & Mrs Wright Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI No Within or adjoining Sisol No Within or adjoining Sisol No Within a Biodiversity Opportunity No	тар	Cover Offices. South Strate Farment, Strategy Coll 1998 Teach 021527/1980/F Email: Included  SCALE: DATE OF THE CONTROLL OF TH
Current Use Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses) Recent planning history Robin Agma Within AQMA Within AQMA Within AQMA Within ACMC Within Conservation Area Part of setting of Conservation Area Part of setting of Listed Building Part of Setting of Building of Local Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within public open space Within Sum of Thames Basin Heaths SPA Within Skm of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining StsI Within or adjoining StsI Within or adjoining StsI Within a Biodiversity Opportunity No  Sone  Robin Greenfield site Greenfield ste	Site Area (hectares)	0.49
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)  Recent planning history  Flood Zone (1,2,3a,3b)  Within AQMA  No  Within area recommended as Green Belt (WBC)  Within Conservation Area  Part of setting of Conservation Area  Part of setting of Conservation Area  Part of setting of Building of Local Merit  Within Site or Area of High  Archaeological Potential  Character Area (Design Statement)  Within South Farnham Arcadian  Area  Within Subh Farnham Arcadian  Area  Within Shm of Thames Basin Heaths  SPA  Within 5km of Wealden Heaths I  SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)  Within or adjoining StSI  Within or adjoining StsI  Within or adjoining StsI  Within a Biodiversity Opportunity  No		653
greenfield; topography; boundary; trees; neighbouring uses)  Recent planning history Flood Zone (1,2,3a,3b)  Within AQMA No Within area recommended as Green Belt (WBC) Within Conservation Area No Part of setting of Conservation Area Part of setting of Listed Building Part of Setting of Building of Local Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within public open space Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SStSI Within or adjoining SSSI No Within or adjoining Sise of Nature Conservation Importance Within a Biodiversity Opportunity No		
trees; neighbouring uses) Recent planning history None Flood Zone (1,2,3a,3b) I Within AQMA No Within area recommended as Green Belt (WBC) Within Conservation Area No Part of setting of Conservation Area No Part of setting of Building No Part of Setting of Building of Local Moritian No Merit None Area of High No Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within public open space No Owner Mr & Mrs Wright Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining Sts of Nature Conservation Importance Within a Biodiversity Opportunity Within a Biodiversity Opportunity No		Greenfield site
Recent planning history Flood Zone (1,2,3a,3b)  Within AQMA No Within area recommended as Green Belt (WBC) Within Conservation Area Part of setting of Conservation Area Part of setting of Listed Building Part of Setting of Building of Local Merit Within Site or Area of High Archaeological Potential Within South Farnham Arcadian Area Within public open space Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining Stst of Nature Conservation Importance Within a Biodiversity Opportunity No		
Flood Zone (1,2,3a,3b) Within AQMA No Within ACMA Within area recommended as Green Belt (WBC) Within Conservation Area No Part of setting of Conservation Area Part of setting of Listed Building Part of Setting of Building of Local Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within public open space Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity No		
Within AQMA Within area recommended as Green Belt (WBC) Within Conservation Area Part of setting of Conservation Area Part of setting of Listed Building Part of Setting of Building of Local Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within public open space Within public open space Within 5W of Thames Basin Heaths SPA Within 5W of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity No		None
Within area recommended as Green Belt (WBC) Within Conservation Area Part of setting of Conservation Area Part of setting of Listed Building Part of Setting of Building of Local Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within public open space Within public open space No Owner Mr & Mrs Wright Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Sise of Nature Conservation Importance Within a Biodiversity Opportunity No	,	1
Green Belt (WBC)  Within Conservation Area Part of setting of Conservation Area Part of setting of Listed Building Part of Setting of Building of Local Merit  Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within public open space Within public open space No Owner Mr & Mrs Wright Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Sise of Nature Conservation Importance Within a Biodiversity Opportunity No		
Within Conservation Area Part of setting of Conservation Area No Part of setting of Listed Building Part of Setting of Building of Local Part of Setting of Building of Local Merit No Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within public open space No Owner Mr & Mrs Wright Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity No		No
Part of setting of Conservation Area Part of setting of Listed Building Part of Setting of Building of Local Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within public open space Within public open space Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining SSSI Within a Biodiversity Opportunity No		
Part of Setting of Listed Building Part of Setting of Building of Local Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Within South Farnham Arcadian Area Within public open space Within public open space Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity No		
Part of Setting of Building of Local Merit  Within Site or Area of High Archaeological Potential  Character Area (Design Statement) Within South Farnham Arcadian Area  Within public open space  Owner  Mr & Mrs Wright  Within 5km of Thames Basin Heaths SPA  Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)  Within or adjoining SSSI  Within or adjoining SSSI  Within a Biodiversity Opportunity  No		
Merit Within Site or Area of High Archaeological Potential Character Area (Design Statement) Rowledge Within South Farnham Arcadian Area Within public open space No Owner Mr & Mrs Wright Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI No Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity No		
Archaeological Potential  Character Area (Design Statement)  Within South Farnham Arcadian Area  Within public open space  Owner  Mr & Mrs Wright  Within 5km of Thames Basin Heaths SPA  Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)  Within or adjoining SSSI  Within or adjoining Site of Nature Conservation Importance  Within a Biodiversity Opportunity  Rowledge  No  No  No  No  No  No  No  No  No  N	Merit	
Within South Farnham Arcadian Area  Within public open space Owner Mr & Mrs Wright  Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity No	Archaeological Potential	No
Area  Within public open space Owner Mr & Mrs Wright  Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity No		Rowledge
Within public open space  Owner  Mr & Mrs Wright  Within 5km of Thames Basin Heaths SPA  Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)  Within or adjoining SSSI  Within or adjoining Site of Nature Conservation Importance  Within a Biodiversity Opportunity  No		No
Owner  Within 5km of Thames Basin Heaths SPA  Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)  Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance  Within a Biodiversity Opportunity  No		No
Within 5km of Thames Basin Heaths SPA  Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)  Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance  Within a Biodiversity Opportunity  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) Within or adjoining SSSI Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity No	Within 5km of Thames Basin Heaths	g .
SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)  Within or adjoining SSSI  Within or adjoining Site of Nature Conservation Importance  Within a Biodiversity Opportunity  No		Yes
Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity No	SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase	
Within or adjoining Site of Nature Conservation Importance Within a Biodiversity Opportunity No	Within or adjoining SSSI	No
Within a Biodiversity Opportunity No	Within or adjoining Site of Nature	No
		No

Within Surrey Hills AONB Within AONB Candidate Area No Waverley Borough Council Landscape Study – Part I Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland Impact of development on landscape  Within or adjoins ancient woodland  Woo	erises
Waverley Borough Council Landscape Study – Part I  Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham  Within or adjoins ancient woodland  Impact of development on landscape  Waverley Borough Council Medium landscape value.  Yes  Yes  This isolated site is unrelated to the built up area. Access to Gardeners Road would result in the loss of part of the treed avenue which character this lane. Substantial development in this location would be intrusive with rural character of the area.	erises
Landscape Study – Part I  Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham  Within or adjoins ancient woodland  Impact of development on landscape  Impact of development on landscape  Medium landscape sensitivity  Yes  No  This isolated site is unrelated to the built up area. Access to Gardeners Road would result in the loss of part of the treed avenue which character this lane. Substantial development in this location would be intrusive with rural character of the area.	erises
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham  Within or adjoins ancient woodland Impact of development on landscape Road would result in the loss of part of the treed avenue which character this lane. Substantial development in this location would be intrusive with rural character of the area.	erises
Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham  Within or adjoins ancient woodland Impact of development on landscape Road would result in the loss of part of the treed avenue which characte this lane. Substantial development in this location would be intrusive with rural character of the area.	erises
Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham  Within or adjoins ancient woodland Impact of development on landscape Road would result in the loss of part of the treed avenue which character this lane. Substantial development in this location would be intrusive with rural character of the area.	erises
Wrecclesham and Rowledge and Frensham  Within or adjoins ancient woodland Impact of development on landscape This isolated site is unrelated to the built up area. Access to Gardeners Road would result in the loss of part of the treed avenue which characte this lane. Substantial development in this location would be intrusive with rural character of the area.	erises
Frensham  Within or adjoins ancient woodland Impact of development on landscape Road would result in the loss of part of the treed avenue which character this lane. Substantial development in this location would be intrusive with rural character of the area.	erises
Within or adjoins ancient woodland Impact of development on landscape Road would result in the loss of part of the treed avenue which character this lane. Substantial development in this location would be intrusive with rural character of the area.	erises
Impact of development on landscape  This isolated site is unrelated to the built up area. Access to Gardeners Road would result in the loss of part of the treed avenue which characte this lane. Substantial development in this location would be intrusive wit rural character of the area.	erises
Road would result in the loss of part of the treed avenue which character this lane. Substantial development in this location would be intrusive with rural character of the area.	erises
this lane. Substantial development in this location would be intrusive wit rural character of the area.	
rural character of the area.	hin the
Proximity to Town Centre (metres) 3200	
Note Barriers	
Proximity to Local Centre (metres) 1380	
Note Barriers	
Proximity to Primary School 1500 to infants 3000 to juniors	
(metres) Note Barriers	
Proximity to Secondary School 2150	
(metres) Note Barriers	
Proximity to GPs/ Medical Centre 1750	
(metres) Note Barriers	
Proximity to bus stop (metres) 1030	
Note Barriers	
Proximity to Farnham train station 3100	
(metres) Note Barriers	
Suitable access to road  Access to Gardeners Hill Road would result in the loss of part of the tro	ed
avenue which characterises this lane. No footway to the narrow Gardne	rs Hill
Road which also has no footway which makes the access unsuitable.	
Confirmed through call for sites and Yes	
information from land owners	
Economic viability and marketability The site is promoted by the landowner and is likely to prove acceptable	to the
of the site market.	
SANGS available to support delivery N/A	
of housing	
Summary of Assessment (Site This isolated site is unrelated to the built up area. Substantial development	
suitability/ availability and this location would be intrusive within the rural character of the area. T	
achievability) does not have a suitable access with footway links and is located a signifi	cant
distance from all services. The site is unsuitable for a potential housing o	ntion

#### Site Location: Baker and Oates, Gardeners Hill Road

Мар	Farnham Town Council Cond Offices, Son Break Farthers, Surry, (O) 70 Pts To the 1227 2706F Freak Farther Surry, (O) 70 Pts To the 1227 2706F Freak
Site Area (hectares)	2.5
WBC Reference	545
Current Use	Agriculture
Site description (brownfield/	Prominent greenfield site abutting residential development to the north and
greenfield; topography; boundary;	woodland to the south. The north eastern site boundary contributes to the
trees; neighbouring uses)	avenue of trees lining Gardeners Hill Road.
Recent planning history	None relevant (i.e. mast and changes to buildings only)
Flood Zone (1,2,3a,3b)	
Within AQMA	No
Within area recommended as	No
Green Belt (WBC)	
Within Conservation Area	No
Part of setting of Conservation	No
Area	
Part of setting of Listed Building	No
Part of Setting of Building of	No
Local Merit	
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design	Shortheath & Boundstone
Statement)	
Within South Farnham Arcadian	No
Area	
Within public open space	No
Owner	Derek Legge
Within 5km of Thames Basin	No
Heaths SPA	
Within 5km of Wealden Heaths I	Yes
SPA (None of Farnham NP Area	
is within 400m of the boundary	
of the Wealden Heaths Phase I	
and Phase II SPAs)	
Within or adjoining SSSI	No

NACOL CO. C	TNI
Within or adjoining Site of	No
Nature Conservation Importance	NI NI
Within a Biodiversity	No
Opportunity Area (BOA)	NI NI
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council	Medium landscape value.
Landscape Study – Part I	Medium landscape sensitivity
Within gap between Farnham	No
and Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	Extending this well defined edge in this location with significant residential
landscape	development would represent an intrusion into countryside.
Proximity to Town Centre	3450
(metres) Note Barriers	
Proximity to Local Centre	1210
(metres) Note Barriers	
Proximity to Primary School	1410
(metres) Note Barriers	
Proximity to Secondary School	1750
(metres) Note Barriers	
Proximity to GPs/ Medical	230
Centre (metres) Note Barriers	
Proximity to bus stop (metres)	250
Note Barriers	
Proximity to Farnham train	2780
station (metres) Note Barriers	
Suitable access to road	Gardners Hill Road is a well treed narrow lane with no footways and is therefore
	unsuitable as an access to substantial residential development. The creation of an
	access onto the site would also result in the loss of trees from this rural lane to
Confirmed there is the second of the second	the detriment of the landscape character of the area.
Confirmed through call for sites	Yes
and information from land	
owners	The size is a second by the lendar many 12 Plus in the size of the
Economic viability and	The site is promoted by the landowner and is likely to prove acceptable to the
marketability of the site	market.
SANGS available to support	N/A
delivery of housing	The size shows well assessed as the state of the size
Summary of Assessment (Site	The site abuts well screened residential development to the north west, a treed
suitability/ availability and	lane to the north east and woodland to the south. Extending this well defined
achievability)	edge in this location with significant residential development would represent an
	intrusion into countryside. The site could not achieve suitable access without
	detriment to the rural lane. The site is unsuitable for a potential housing option.

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

Мар	343
	Farnham Town Council Count Owns have for what from the form (see ) first The 1925 The Stand Brent Internal group (see ) first The 1925 The Stand Brent Internal group (see )  Site not included  SCALE  SCALE
Site Area (hectares)	3.3
WBC Reference	343
Current Use	Scrub land crossed by pylons.
Site description (brownfield/	Relatively flat area of scrub land crossed by pylons. Adjoins residential
greenfield; topography; boundary;	development and a school playing field to the south and north.
trees; neighbouring uses)	Nigge for this size in 2001 and all all and a district of the for 12 decellings
Recent planning history	None for this site. In 2001 appeal allowed on adjoining site for 13 dwellings. 2 & 3
Flood Zone (1,2,3a,3b) Within AQMA	No
Within area recommended as Green	No
Belt (WBC)	INO
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local	No
Merit	
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	No
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

Waverley Borough Council Landscape	Low landscape value.
Study – Part I	Low landscape sensitivity
Within gap between Farnham and	Yes
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would interupt the remaining gap between Weybourne and Aldershot formed by school playing fields and this site.
Proximity to Town Centre (metres)	2800
Note Barriers	
Proximity to Local Centre (metres)	1150
Note Barriers	
Proximity to Primary School (metres)	740 to infants 690 to Junior
Note Barriers	
Proximity to Secondary School	900
(metres) Note Barriers	
Proximity to GPs/ Medical Centre	400 to South Lea Surgery (ALDERSHOT) 2000 to Farnham Hospital
(metres) Note Barriers	
Proximity to bus stop (metres) Note	300
Barriers	
Proximity to Farnham train station (metres) Note Barriers	3600
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	163
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable to
the site	the market.
SANGS available to support delivery	No
of housing	
Summary of Assessment (Site	Development of this site would interupt the remaining gap between
suitability/ availability and achievability)	Weybourne and Aldershot and result in the merging of Farnham and
	Aldershot. There may be flooding issues with part of the site. The Town
	Council is not aware that this site currently has SANGs available to support
	delivery of housing. The site is unsuitable and currently not achievable as a
	potential housing option.

#### Site Location: Land South of Badshot Lea

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Мар	Farnham Town Council Council Chairs. Such Blast Favors. Survey, 0.07 Fils The Old Chairs. Such Blast Favors. Survey, 0.07 Fils The Old Chairs. Such Blast Favors. Survey, 0.07 Fils The Old Chairs. Such Blast Favors. Survey, 0.07 Fils The Old Chairs. Such Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey, 0.07 Fils The Old Chairs. Survey Blast Favors. Survey B
Site Area (hectares)	38
WBC Reference	381
Current Use	Agricultural Land Grade 2 and 3
Site description (brownfield/ greenfield;	Extensive flat greenfield site bordered by the railway to the west, the A31
topography; boundary; trees;	to the south and open fields to the south. Some boundary trees but few
neighbouring uses) Recent planning history	landscape features within the site.  None - although see FNP18 which forms part of site. No planning history
Recent planning history	for whole site (consortium).
Flood Zone (1,2,3a,3b)	2 and 3a
Within AQMA	No
Within area recommended as Green	No
Belt (WBC)	
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Three listed buildings
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	March arrows 9 Dadah at Las
Character Area (Design Statement) Within South Farnham Arcadian Area	Weybourne & Badshot Lea No
Within public open space	No
Owner	Consortium of owners
Within 5km of Thames Basin Heaths	Yes
SPA	
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

Waverley Borough Council Landscape	Low – Landscape Value
Study – Part I	Low – Sensitivity
Within gap between Farnham and	No
Aldershot; Badshot Lea and Weybourne;	
Rowledge and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	A large site which would significantly extend development into the countryside and create a substantial extension to Badshot Lea. A smaller area comprising the northern part of this site would represent a less intrusive extension to Badshot Lea and is identified as a potential housing option.
Proximity to Town Centre (metres) Note Barriers	3200
Proximity to Local Centre (metres) Note Barriers	2200
Proximity to Primary School (metres)	310 to infants 1400 to junior
Note Barriers	·
Proximity to Secondary School (metres)	1630
Note Barriers	
Proximity to GPs/ Medical Centre	2100
(metres) Note Barriers	
Proximity to bus stop (metres) Note	430
Barriers	
Proximity to Farnham train station (metres) Note Barriers	3020
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable to
the site	the market.
SANGS available to support delivery of	No
housing	
Summary of Assessment (Site suitability/	A large site which would significantly extend development into the
availability and achievability)	countryside and create a substantial and prominent extension to Badshot Lea. A smaller area comprising the northern part of this site would represent a less intrusive extension to Badshot Lea and would cause less harm to the character of the countryside. The Town Council is not aware that this site currently has SANGS available to support delivery of housing. This extensive site is unsuitable and currently not achievable as a potential housing option.

# Site assessments – sites **not included** as housing options October 2014 **Site Location: Land east of Low Lane**

Мар	Farnham Town Council  Lond Globod, Shank Blank Trainer, Shank John John John John John John John John
Site Area (hectares)	0.94
WBC Reference	615
Current Use	Agricultural - Grade 2
Site description (brownfield/	Flat greenfield site to the ease of Low Lane. Open farmland to the south and
greenfield; topography; boundary;	woodland to the north. No strong boundary marks the eastern edge of the
trees; neighbouring uses)	proposed site to the south.
Recent planning history	Outline planning to south of site for 30 dwellings, pending since 29.1.14.
Flood Zone (1,2,3a,3b)	2 & 3
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)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Central Land Holdings
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I	No
SPA (None of Farnham NP Area is	
within 400m of the boundary of the	
Wealden Heaths Phase I and Phase	
II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	Intersects
Within Surrey Hills AONB	No

Within AONB Candidate Area	No
Waverley Borough Council	Low landscape value
Landscape Study – Part I	Low sensitivity
Within gap between Farnham and	Yes
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	Development of this site would break into open countryside to the east of Low
landscape	Lane - with no strong existing boundary to contain the development.
	Development of the site would erode the strategic gap between Farnham and
	Aldershot.
Proximity to Town Centre	3400
(metres) Note Barriers	
Proximity to Local Centre	1700
(metres) Note Barriers	
Proximity to Primary School	300 to infants 1200 to junior
(metres) Note Barriers	·
Proximity to Secondary School	1470
(metres) Note Barriers	
Proximity to GPs/ Medical Centre	2200
(metres) Note Barriers	
Proximity to bus stop (metres)	320
Note Barriers	
Proximity to Farnham train station	3200
(metres) Note Barriers	
Suitable access to road	Yes
Confirmed through call for sites	Yes
and information from land owners	
Economic viability and marketability	The site is promoted by the landowner and is likely to prove acceptable to the
of the site	market.
SANGS available to support	No
delivery of housing	
Summary of Assessment (Site	Development of this site would break into open countryside to the east of Low
suitability/ availability and	lane - with no strong existing boundary to contain the development.
achievability)	Development of the site would erode the strategic gap between Farnham and
acino rabinoj j	Aldershot. There may be flooding issues with part of the site. The Town
	Council is not aware that this site currently has SANGS available to support
	delivery of housing. The site is unsuitable and currently not achievable as a
	potential housing option.
	Potential Housing option.

# Site assessments – sites **not included** as housing options October 2014 Site Location: Land to the East of Badshot Lea (Low Lane – bottom half of site 615)

Мар	Farnham Town Council Count Clause, Such Breat, Farner, Surv., GLJ 7018 Tel 01323 71087 Email: Incided county of the Council Clause of the Council Clause, Such Breat, Farner, Surv., GLJ 7018 Tel 01323 71087 Email: Incided county of the Council Clause of the Council
Site Area (hectares)	0.94
WBC Reference	27
Current Use	Agricultural - Grade 2
Site description (brownfield/	Flat greenfield site to the ease of Low Lane. Open farmland to the south and
greenfield; topography;	woodland to the north. No strong boundary marks the eastern edge of the proposed
boundary; trees;	site to the south.
neighbouring uses)	
Recent planning history	Outline planning to south of site for 30 dwellings, pending since 29.1.14.
Flood Zone (1,2,3a,3b)	2 & 3a No
Within AQMA Within area recommended	No
as Green Belt (WBC)	
Within Conservation Area	No
Part of setting of	No
Conservation Area	
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design	Weybourne & Badshot Lea
Statement)	
Within South Farnham	No
Arcadian Area	
Within public open space	No
Owner	Central Land Holdings
Within 5km of Thames Basin	Yes
Heaths SPA	
Within 5km of Wealden	No
Heaths I SPA (None of	
Farnham NP Area is within	
400m of the boundary of the	
Wealden Heaths Phase I and	
Phase II SPAs)	
Within or adjoining SSSI	No

	sments – sites <b>not included</b> as nousing options October 2014
Within or adjoining Site of	No
Nature Conservation	
Importance	
Within a Biodiversity	Intersects
Opportunity Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate	No
Area	
Waverley Borough Council	Low landscape value
Landscape Study – Part I	Low sensitivity
Within gap between Farnham	Yes
and Aldershot; Badshot Lea	
and Weybourne; Rowledge	
and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	Development of this site would break into open countryside to the east of Low Lane
landscape	- with no strong existing boundary to contain the development. Development of the
	site would erode the strategic gap between Farnham and Aldershot.
Proximity to Town Centre	3400
(metres) Note Barriers	
Proximity to Local Centre	1700
(metres) Note Barriers	
Proximity to Primary School	300 to infants 1200 to junior
(metres) Note Barriers	
Proximity to Secondary	1470
School (metres) Note	
Barriers	
Proximity to GPs/ Medical	2200
Centre (metres) Note	
Barriers	
Proximity to bus stop	320
(metres) Note Barriers	
Proximity to Farnham train	3200
station (metres) Note	
Barriers	
Suitable access to road	Yes
Confirmed through call for	Yes
sites and information from	
land owners	
Economic viability and	The site is promoted by the landowner and is likely to prove acceptable to the
marketability of the site	market.
SANGS available to support	No
delivery of housing	
Summary of Assessment (Site	Development of this site would break into open countryside to the east of Low lane -
suitability/ availability and	with no strong existing boundary to contain the development. Development of the
achievability)	site would erode the strategic gap between Farnham and Aldershot. There may be
	flooding issues with part of the site. The Town Council is not aware that this site
	currently has SANGS available to support delivery of housing. The site is unsuitable
	and currently not achievable as a potential housing option.

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

Мар	Farnham Town Council Concisions South Break Fariants, Burry, Cold Pile The Council Concess South Break Fariants, Burry, Cold Pile The Council Concess South Break Fariants, Burry, Cold Pile The Council Concess South Break Fariants, Burry, Cold Pile The Council Concess South Break Fariants are such as the Council Concess South Break Fariants Site not included The Council Concess South Break Fariants The C
Site Area (hectares)	Outsines Sovery & Research runter 15000348
WBC Reference	655
Current Use	Residential
Site description (brownfield/	One dwelling and curtilage
greenfield; topography;	
boundary; trees; neighbouring	
uses)	
Recent planning history	None relevant (i.e. extensions only)
Flood Zone (1,2,3a,3b)	
Within AQMA	No
Within area recommended as	No
Green Belt (WBC)	No
Within Conservation Area	No No
Part of setting of Conservation Area	INU
Part of setting of Listed	No
Building	
Part of Setting of Building of	No
Local Merit	
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design	Wrecclesham
Statement)	
Within South Farnham	No
Arcadian Area	
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin	No
Heaths SPA	
Within 5km of Wealden	Yes
Heaths I SPA (None of	
Farnham NP Area is within	
400m of the boundary of the Wealden Heaths Phase I and	
Phase II SPAs)	
rnase ii srasj	

	ments – sites <b>not included</b> as housing options October 2014
Within or adjoining SSSI	No
Within or adjoining Site of	No
Nature Conservation	
Importance	
Within a Biodiversity	No
Opportunity Area (BOA)	
, , ,	
Within Surrey Hills AONB	No
Within AONB Candidate	No
Area	
Waverley Borough Council	Medium landscape value.
Landscape Study – Part I	High landscape sensitivity
Within gap between Farnham	No
and Aldershot; Badshot Lea	
and Weybourne; Rowledge	
and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	More intensive development on this site would adversely affect the rural character
landscape	of the area.
Proximity to Town Centre	2960
<u> </u>	2700
(metres) Note Barriers	2070
Proximity to Local Centre	2970
(metres) Note Barriers	070
Proximity to Primary School	870
(metres) Note Barriers	
Proximity to Secondary	1200
School (metres) Note Barriers	
Proximity to GPs/ Medical	650
Centre (metres) Note	
Barriers	
Proximity to bus stop	550
(metres) Note Barriers	
Proximity to Farnham train	3000
station (metres) Note	
Barriers	
Suitable access to road	Narrow access - public right of way
Confirmed through call for	Yes
sites and information from	
land owners	
Economic viability and	There may be redevelopment costs involved. Nevertheless, the site is promoted by
marketability of the site	the landowner and is likely to prove acceptable to the market.
SANGS available to support	N/A
delivery of housing	
	More intensive development on this site would adversely affect the rural character
Summary of Assessment (Site	
suitability/ availability and	of the area The site is poorly accessed and not located close to amenities. The site
achievability)	is unsuitable as a potential housing option.

# Site assessments – sites **not included** as housing options October 2014 **Site Location: Wrecclesham Farm Nursery, Echo Barn Lane, Farnham**

M	Street Street
Map  Site Area (hostares)	Farnham Town Council Count Often, Soth Bater, Farnham, Surry, Old 9781 Tel: 01227 712007 Email: midglannham gov uik Site motional Cultured This Story of Mark Farnham, Surry, Old 9781 Tel: 01227 712007 Email: midglannham gov uik Site motional Cultured This Story of Mark Farnham, Critical Cultured T
Site Area (hectares)	0.67
WBC Reference	656
Current Use	Nursery
Site description (brownfield/ greenfield;	Open site surrounded by trees
topography; boundary; trees;	
neighbouring uses)	Niama
Recent planning history	None
Flood Zone (1,2,3a,3b)	NI.
Within AQMA Within area recommended as Green Belt	No No
(WBC)	
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

Waverley Borough Council Landscape	Medium landscape value.
Study – Part I	High landscape sensitivity
Within gap between Farnham and	No
Aldershot; Badshot Lea and Weybourne;	
Rowledge and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	More intensive development on this site would adversely affect the rual character of this area
Proximity to Town Centre (metres)	2960
Note Barriers	
Proximity to Local Centre (metres)	2970
Note Barriers	
Proximity to Primary School (metres)	870
Note Barriers	
Proximity to Secondary School (metres)	1200
Note Barriers	
Proximity to GPs/ Medical Centre	650
(metres) Note Barriers	
Proximity to bus stop (metres) Note	550
Barriers	
Proximity to Farnham train station	3000
(metres) Note Barriers	
Suitable access to road	Narrow access - public right of way
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	There may be redevelopment costs involved. Nevertheless, the site is
the site	promoted by the landowner and is likely to prove acceptable to the
	market.
SANGS available to support delivery of	N/A
housing	
Summary of Assessment (Site suitability/	More intensive development on this site would adversely affect the rural
availability and achievability)	character of this area. The site is poorly accessed and not located close
	to amenities. The site is unsuitable as a potential housing option.

# Site assessments – sites **not included** as housing options October 2014 **Site Location: Land to the north east of Holtside, Lickfolds Road, Rowledge**

Мар	Farnham Town Council Coxed Offices, Scott Street, Farnham, Survey, Culp 7RN 17el 191207 Praider Camulation Street, Farnham, Survey, Culp 7RN 17el 191207 Praider Camulation Street, Farnham, Survey, Culp 7RN 17el 191207 Praider Camulation Street, Farnham, Survey, Culp 7RN 17el 191207 Praider Camulation Street,
Site Area (hectares)	One Copyright and distribution groups from other down above     One Copyright and distribution groups from other down above     One of the down above t
WBC Reference	440
Current Use	Open land
Site description (brownfield/ greenfield;	Greenfield site adjoinging low density residential development
topography; boundary; trees;	, , , , , , , , , , , , , , , , , , , ,
neighbouring uses)	
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt	Yes
(WBC)	
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No Vac
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within 400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	
	No

	es <b>not included</b> as housing options October 2014
Waverley Borough Council Landscape	Medium landscape value
Study – Part I	Medium sensitivity
Within gap between Farnham and	No
Aldershot; Badshot Lea and Weybourne;	
Rowledge and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Very low density development would cause minimal impact on landscape.
Proximity to Town Centre (metres)	4250
Note Barriers	
Proximity to Local Centre (metres)	530
Note Barriers	
Proximity to Primary School (metres)	2210
Note Barriers	
Proximity to Secondary School (metres)	2700
Note Barriers	
Proximity to GPs/ Medical Centre	1285
(metres) Note Barriers	
Proximity to bus stop (metres) Note	450
Barriers	
Proximity to Farnham train station	4200
(metres) Note Barriers	
Suitable access to road	No
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable
the site	to the market.
SANGS available to support delivery of	N/A
housing	
Summary of Assessment (Site suitability/	Open land adjoining low density residential development on each side.
availability and achievability)	Within area recommended as Green Belt (WBC) and part of the setting
	of the AONB and within an area under consideration for AONB
	designation. Intensive development would represent unsuitable
	development within this area. The site is unsuitable as a potential housing
	option.

# Site assessments – sites **not included** as housing options October 2014 **Site Location: 10 Acre Walk, Clifton Close, Rowledge**

Man	
Мар	Farnham Town Council Control Clies. Such Break Farrians, Survey, Cut PRI Tel 1925 17987 Family Highlightnam gov. al. Site non included  Site and included  South State And Control Clies.  Whe PER-NAME  May PER-NAM
Site Area (hectares)	1.43
WBC Reference	30
Current Use	Woodland
Site description (brownfield/ greenfield;	Greenfield site adjoining countryside and residential development.
topography; boundary; trees;	
neighbouring uses)	No
Recent planning history Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt	No
(WBC)	110
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	
Within South Farnham Arcadian Area	No
Character Area (Design Statement)	Rowledge
Within public open space	No
Owner	Surrey CC
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape	Medium landscape value
Study – Part I	Medium landscape sensitivity

	es not included as housing options October 2014
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and	No
Rowledge and Frensham	
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 be to the detriment of the rural setting of Rowledge.
Proximity to Town Centre (metres) Note Barriers	3450
Proximity to Local Centre (metres) Note Barriers	740
Proximity to Primary School (metres) Note Barriers	770
Proximity to Secondary School (metres) Note Barriers	1870
Proximity to GPs/ Medical Centre (metres) Note Barriers	360
Proximity to bus stop (metres) Note Barriers	180
Proximity to Farnham train station (metres) Note Barriers	3300
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
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)	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 be to the detriment of the rural setting of Rowledge. The site is unsuitable as a potential housing option.

# Site assessments – sites **not included** as housing options October 2014 **Site Location: Land to the rear of 48 Wrecclesham Hill**

Мар	Farnham Town Council Caract Office, Study Street, Farnis, Study, GLD 790 Tri 1922 77 790 Farnis Roughinson por al Site non included  Site on Cinculated  Site of Study S
Site Area (hectares)	2.25
WBC Reference	461
Current Use	Residential road frontage and woodland
Site description (brownfield/ greenfield;	Greenfield site, mostly ancient woodland, in a low density residential
topography; boundary; trees; neighbouring uses)	area
Recent planning history	No
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt	No
(WBC)	
Within Conservation Area	No
Part of setting of Conservation Area	Yes
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within public open space	No
Owner Within 5km of Thames Basin Heaths SPA	Unknown Yes
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	Tes
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape	Medium landscape value
Study – Part I	High landscape sensitivity

Site assessments – site	es not included as housing options October 2014
Within gap between Farnham and	No
Aldershot; Badshot Lea and Weybourne;	
Rowledge and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	Substantial development of this greenfield site would have an adverse
	impact on the ancient woodland.
Proximity to Town Centre (metres) Note	2960
Barriers	
Proximity to Local Centre (metres) Note	560
Barriers	
Proximity to Primary School (metres)	1020
Note Barriers	
Proximity to Secondary School (metres)	1230
Note Barriers	
Proximity to GPs/ Medical Centre	4150 to hospital
(metres) Note Barriers	
Proximity to bus stop (metres) Note	70
Barriers	
Proximity to Farnham train station	3120
(metres) Note Barriers	
Suitable access to road	Yes
Confirmed through call for sites and	Yes, The landowner and some neighbours with association with
information from land owners	the site are supportive of the development. The
	site is considered available.
Economic viability and marketability of the	Significant tree felling would be required. Nevertheless, the site is
site	promoted by the landowner and is likely to prove acceptable to the
	market.
SANGS available to support delivery of	No
housing	
Summary of Assessment (Site suitability/	Substantial development of this greenfield site, comprising mostly ancient
availability and achievability)	woodland, would result in the loss of ancient woodland and would be
	unsuitable in this low density residential area. The Town Council is not
	aware that this site currently has SANGS available to support delivery of
	housing. The site, is unsuitable as a potential housing option.

# Site assessments – sites **not included** as housing options October 2014 **Site Location: Land at St. Georges Road, Badshot Lea**

M	
Мар	Famham Town Council  Constitute fruit have farmer, have you if my Tel: 01327 70807 firms intelligentana goods  Single All DATE (1980)  ROALE (
Site Area (hectares)	0.41
WBC Reference	475
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield;	Greenfield. Open farm land on outskirts of Badshot Lea, detached from
topography; boundary; trees;	residential built up area.
neighbouring uses)	
Recent planning history	No
Flood Zone (1,2,3a,3b)	N.
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	Yes
Part of Setting of Building of Local Merit	No
Within Site or Area of High	Adjacent
Archaeological Potential	
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Mr J M Simons, Miss S J Carroll & Mr Lyllie Searle
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	No
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	l laterance etc
Within a Biodiversity Opportunity Area	Intersects
(BOA) Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape	None
Study – Part I	INOILE

	les <b>not included</b> as nousing options October 2014
Within gap between Farnham and	Yes
Aldershot; Badshot Lea and Weybourne;	
Rowledge and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Harm the strategic views to and form Badshot Lea, views across
	surrounding countryside and create an isolated unit
Proximity to Town Centre (metres)	3170
Note Barriers	
Proximity to Local Centre (metres)	2130
Note Barriers	
Proximity to Primary School (metres)	560 to infants 1600 tojunior
Note Barriers	·
Proximity to Secondary School (metres)	1760
Note Barriers	
Proximity to GPs/ Medical Centre	1990
(metres) Note Barriers	
Proximity to bus stop (metres) Note	520
Barriers	
Proximity to Farnham train station	2900
(metres) Note Barriers	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable
the site	to the market.
SANGS available to support delivery of	No
housing	
Summary of Assessment (Site suitability/	This open farm land is detached from the residential area. Further
availability and achievability)	development would be detrimental to the gap between Farnham and
	Aldershot. The Town Council is not aware that this site currently has
	SANGS available to support delivery of housing. The site is unsuitable and
	unachievable as a potential housing option.
	and a process of the

# Site assessments – sites **not included** as housing options October 2014 **Site Location: Century Farm, Green Lane, Badshot Lea**

Site Area (hectares)	Farnham Town Council Conci Ottes, Such Britter, Farshers, Sterry, 0.03 787 Tel: 07227 77.000 Format infligationing opera
WBC Reference	564
Current Use	Agricultural - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site within the countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	
Within AQMA	No
Within area recommended as Green Belt	No
(WBC)	NI-
Within Conservation Area	No
Part of setting of Conservation Area	No No
Part of Setting of Listed Building	No No
Part of Setting of Building of Local Merit Within Site or Area of High	No No
Archaeological Potential	INO
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Mr N Castles & Mrs N McCloud Castles
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	No
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape	Medium landscape value.
Study – Part I	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot; Badshot Lea and Weybourne;	

tes not included as nousing options October 2014
No
Development of this isolated site in open countryside would harm the integrity of the gap between Badshot Lea and Weybourne.
2400
1200
850
800
1300
670
2300
Via Green Lane – very narrow lane
Yes
The site is promoted by the landowner and is likely to prove acceptable
to the market.
No
Development of this isolated site in open countryside would harm the integrity of the gap between Badshot Lea and Weybourne. The Town Council is not aware that this site currently has SANGS available to support delivery of housing. The site is unsuitable and unachievable as a potential housing option.

# Site Location: Land at Fullers Road, Rowledge

Mon	
Мар	Farnham Town Council Council Offices, South Street, Farnham, Surve, Old PTRN Tel: 01252 712667 Email: Info@farnham.gov.uk  Site not included  Scale: 1.500 g. Ad DATE: 0810/2014 MAD FLENAUE: Land all Fullers Road  Mag data grown a grown Collabora Bur op Broadch suspine by the Control of the Council Offices of the Council
Site Area (hectares)	0.24
WBC Reference	579
Current Use	Electricity sub station
Site description (brownfield/	Landscaped electricity sub-station site neighbouring low density residential
greenfield; topography;	development
boundary; trees;	
neighbouring uses)	
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as	No
Green Belt (WBC)	
Within Conservation Area	No
Part of setting of	No
Conservation Area	
Part of setting of Listed	No
Building	
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	No
Arcadian Area	
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin	Yes
Heaths SPA	
Within 5km of Wealden	No
Heaths I SPA (None of	
Farnham NP Area is within	
400m of the boundary of the	

	sments – sites <b>not included</b> as housing options October 2014
Wealden Heaths Phase I and	
Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of	No
Nature Conservation	
Importance	
Within a Biodiversity	No
Opportunity Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate	No
Area	
Waverley Borough Council	Medium landscape value
Landscape Study – Part I	High landscape sensitivity
Within gap between Farnham	Yes
and Aldershot; Badshot Lea	
and Weybourne; Rowledge	
and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	Development of this small site is likely to result in the removal of landscape from this
landscape	site.
Proximity to Town Centre	4250
(metres) Note Barriers	
Proximity to Local Centre	530
(metres) Note Barriers	
Proximity to Primary School	2210
(metres) Note Barriers	
Proximity to Secondary	2700
School (metres) Note	
Barriers	
Proximity to GPs/ Medical	1285
Centre (metres) Note	
Barriers	
Proximity to bus stop	140
(metres) Note Barriers	
Proximity to Farnham train	4200
station (metres) Note	
Barriers	
Suitable access to road	Yes
Confirmed through call for	Yes
sites and information from	
land owners	
Economic viability and	Any development would incur the significant costs of relocating the electricity
marketability of the site	substation and this may render development of a site this size unviable.
SANGS available to support	No
delivery of housing	
Summary of Assessment (Site	Development of this remote site would be out of character of the area. The Town
suitability/ availability and	Council is not aware that this site currently has SANGS available to support delivery
achievability)	of housing. It is unclear whether development would be viable. The site is unsuitable
	and unachievable as a potential housing option.
	and anathorizate as a potential reducing options

# Site Location: Land at Tongham Road, Runfold

Map	
Site Area (hectares)	Farnham Town Council General dress, four first, four f
WBC Reference	663
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield;	Greenfield site surrounded by open countryside
topography; boundary; trees; neighbouring uses)	Greenheid site surrounded by open countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	North in 2 & 3a
Within area recommended as Green Belt (WBC)	Yes
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological	No
Potential	
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Mrs Cattell
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within 400m	
of the boundary of the Wealden Heaths	
Phase I and Phase II SPAs)	NI <sub>2</sub>
Within or adjoining SSSI	No No
Within or adjoining Site of Nature	No
Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	None
Within gap between Farnham and	No
Aldershot; Badshot Lea and Weybourne;	INO
Audi Silot, Dadsilot Lea and Weybourne,	

	s not included as nousing options October 2014
Rowledge and Wrecclesham and Rowledge	
and Frensham	
Within area recommended as Green Belt	Yes
(WBC)	
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this isolated greenfield site would be intrusive in the
	landscape
Proximity to Town Centre (metres) Note	3150
Barriers	
Proximity to Local Centre (metres) Note	2500
Barriers	
Proximity to Primary School (metres)	2100
Note Barriers	
Proximity to Secondary School (metres)	2100
Note Barriers	
Proximity to GPs/ Medical Centre	2040
(metres) Note Barriers	
Proximity to bus stop (metres) Note	10
Barriers	
Proximity to Farnham train station	2750
(metres) Note Barriers	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of the	The site is promoted by the landowner and is likely to prove acceptable
site	to the market.
SANGS available to support delivery of	No
housing	
Summary of Assessment (Site suitability/	Development of this isolated greenfield site would be intrusive in the
availability and achievability)	landscape. The site is located within an area recommended as Green
	Belt (WBC). The Town Council is not aware that this site currently has
	SANGS available to support delivery of housing. The site is unsuitable
	and unachievable as a potential housing option.

## Site assessments – sites **not included** as housing options October 2014 **Site Location: Land at Frensham Vale Park**

T N 4	
Map  Site Area (hectares)	Farnham Town Council Canad Offices, South Seast, South Seast, Canada South Seast, Canada South Seast, Canada should seast and canada should seast and canada should be shoul
WBC Reference	675
Current Use	Agriculture and woodland
Site description (brownfield/ greenfield;	Greenfield site within the countryside
topography; boundary; trees; neighbouring	
uses)	Name
Recent planning history	None
Flood Zone (1,2,3a,3b) Within AQMA	No
Within area recommended as Green Belt	No
(WBC)	INO
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape	Medium landscape value
Study – Part I	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot; Badshot Lea and Weybourne;	
· · · · · · · · · · · · · · · · · · ·	·

Rowledge and Wrecclesham and	s <b>not included</b> as nousing options October 2014
Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this substantial site would have a detrimental impact on the rural landscape and harm the gradual progression from countryside to the low density housing in the area.
Proximity to Town Centre (metres) Note Barriers	3500
Proximity to Local Centre (metres) Note Barriers	740
Proximity to Primary School (metres) Note Barriers	1000
Proximity to Secondary School (metres) Note Barriers	1870
Proximity to GPs/ Medical Centre (metres) Note Barriers	360
Proximity to bus stop (metres) Note Barriers	180
Proximity to Farnham train station (metres) Note Barriers	3300
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)	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. Access to this substantial site is unsuitable. The site is unsuitable and unachievable as a potential housing option.

## Site Location: Land South of Frensham Vale Road

Mal	
Мар	Farnham Town Council Const Offices South First 1 printing States, 26d 1970 Tel 191297 1920 Fill South South Fill South South Fill So
Site Area (hectares)	17.02
WBC Reference	696
Current Use	Open space - common
Site description (brownfield/ greenfield;	Greenfield site within the countryside
topography; boundary; trees;	
neighbouring uses)	
Recent planning history	None
Flood Zone (1,2,3a,3b)	Yes 2 & 3a
Within AQMA	No
Within area recommended as Green	No
Belt (WBC) Within Conservation Area	No
	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	INO
Archaeological Potential	Bourne
Character Area (Design Statement)	
Within South Farnham Arcadian Area	No No
Within public open space Owner	Unknown
Within 5km of Thames Basin Heaths	No
SPA	
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	N.
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

Waverley Borough Council Landscape	Medium landscape value.
Study – Part I	Medium landscape sensitivity
Within gap between Farnham and	No
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient woodland	Yes
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
Proximity to Town Centre (metres)	2300
Note Barriers	
Proximity to Local Centre (metres)	1300
Note Barriers	
Proximity to Primary School (metres)	1300 to infants 2800 to junior
Note Barriers	
Proximity to Secondary School	2310
(metres) Note Barriers	
Proximity to GPs/ Medical Centre	2150
(metres) Note Barriers	
Proximity to bus stop (metres) Note	650
Barriers	
Proximity to Farnham train station	2980
(metres) Note Barriers	
Suitable access to road	Yes
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable to
the site	the market.
SANGS available to support delivery of	N/A
housing	
Summary of Assessment (Site	Development of this substantial site would have a detrimental impact on
suitability/ availability and achievability)	the rural landscape and harm the gradual progression from countryside to the low density housing in the area. The site is unsuitable as a potential housing option.

## **Site Location: Land at Lavender Lane**

Мар	Farnham Town Council Coard Gross, Such Plants, Persons, Durry, Out 781 Tel 1022 71207 Errois tringflamman gry at  Single John tringflamman gry at  Man distributed  Sould Single John tringflamman gry at  All the single John tringflamm
Site Area (hectares)	14.01
WBC Reference	701
Current Use	Garden land and woodland
Site description (brownfield/ greenfield;	Greenfield, neighbouring residential and open countryside
topography; boundary; trees;	
neighbouring uses)	
Recent planning history	None
Flood Zone (1,2,3a,3b)	
Within AQMA	No
Within area recommended as Green	No
Belt (WBC)	NI.
Within Conservation Area	No
Part of setting of Conservation Area	No No
Part of Setting of Listed Building	No No
Part of Setting of Building of Local Merit Within Site or Area of High	No
Archaeological Potential	INO
Character Area (Design Statement)	Shortheath & Boundstone
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Mr P Strange, Mrs Frisby & Mr Webster
Within 5km of Thames Basin Heaths	Yes
SPA	
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
·	

Waverley Borough Council Landscape	Medium landscape value.
Study – Part I	High landscape sensitivity
Within gap between Farnham and	Yes
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Large scale development would harm the distinctive landscape characteristics of this area.
Proximity to Town Centre (metres)	2960
Note Barriers	2700
Proximity to Local Centre (metres)	2970
Note Barriers	
Proximity to Primary School (metres)	870
Note Barriers	
Proximity to Secondary School	1200
(metres) Note Barriers	
Proximity to GPs/ Medical Centre	650
(metres) Note Barriers	
Proximity to bus stop (metres) Note	550
Barriers	
Proximity to Farnham train station	3000
(metres) Note Barriers	
Suitable access to road	No road access - by narrow track only
Confirmed through call for sites and	Yes
information from land owners	
Economic viability and marketability of	The site is promoted by the landowner and is likely to prove acceptable to
the site	the market.
SANGS available to support delivery of	No
housing	
Summary of Assessment (Site	Large scale development would harm the distinctive landscape
suitability/ availability and achievability)	characteristics of this area. There is no suitable access to a site of this size.
	The Town Council is not aware that this site currently has SANGS
	available to support delivery of housing. The site is unsuitable and
	unachievable as a potential housing option.

# Site assessments – sites **not included** as housing options October 2014 **Site Location: 13 Upper Old Park Lane**

Мар	Farnham Town Council Canet Office, Such Brook, Farnham, Burry, 600 Pill To Critical Council Co
Site Area (hectares)	4.67
WBC Reference	716
Current Use	Agricultural Grade 3
Site description (brownfield/	Greenfield, outside of the settlement boundary, adjoining low density residential
greenfield; topography; boundary;	development and the countryside
trees; neighbouring uses)	,
Recent planning history	None
Flood Zone (1,2,3a,3b)	
Within AQMA	No
Within area recommended as	No
Green Belt (WBC)	
Within Conservation Area	No
Part of setting of Conservation	No
Area	
Part of setting of Listed Building	No
Part of Setting of Building of Local	No
Merit	
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design	Upper Hale
Statement)	
Within South Farnham Arcadian	No
Area	NI <sub>2</sub>
Within public open space Owner	No Valeria & Roger Markell
Within 5km of Thames Basin	Valeria & Roger Markall
Heaths SPA	Yes
Within 5km of Wealden Heaths I	No
SPA (None of Farnham NP Area	INO
is within 400m of the boundary of	
the Wealden Heaths Phase I and	
Phase II SPAs)	
Within or adjoining SSSI	Close proximity
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity	No
Area (BOA)	
Within Surrey Hills AONB	No
	· · · •

Within AONB Candidate Area	No
Waverley Borough Council	Medium landscape value.
Landscape Study – Part I	High landscape sensitivity
Within gap between Farnham and	No ,
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	Development of this scale would represent a protrusion into the countryside.
landscape	
Proximity to Town Centre	1700
(metres) Note Barriers	
Proximity to Local Centre	1060
(metres) Note Barriers	
Proximity to Primary School	530 to infants 1100 to junior
(metres) Note Barriers	
Proximity to Secondary School	2130
(metres) Note Barriers	
Proximity to GPs/ Medical Centre	2050
(metres) Note Barriers	
Proximity to bus stop (metres)	210
Note Barriers	
Proximity to Farnham train	2245
station (metres) Note Barriers	
Suitable access to road	Narrow track
Confirmed through call for sites	Yes
and information from land owners	
Economic viability and	The site is promoted by the landowner and is likely to prove acceptable to the
marketability of the site	market.
SANGS available to support	No
delivery of housing	
Summary of Assessment (Site	Development of this scale would represent a protrusion into the countryside.
suitability/ availability and	There is no suitable access to a site of this size. The Town Council is not aware
achievability)	that this site currently has SANGS available to support delivery of housing. The
	site is unsuitable and unachievable as a potential housing option.

# Site assessments – sites **not included** as housing options October 2014 **Site Location: Hawthorn Farm, Rowledge**

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Map  Site Acces (because)	Farnham Town Council Concil Ottons, Sond Steet, Farnham, Steety, Guo 79th, Tet 07229 771007 Feath indigetaments goo us.  Site not included  SCALE: USAN AND AND AND AND AND AND AND AND AND A
Site Area (hectares)	1.61
WBC Reference	723
Current Use	Agricultural
Site description (brownfield/	Greenfield
greenfield; topography; boundary;	
trees; neighbouring uses)	
Recent planning history	None
Flood Zone (1,2,3a,3b)	
Within AQMA	No
Within area recommended as Green Belt (WBC)	Yes
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local	No
Merit	
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths	No
SPA	
Within 5km of Wealden Heaths I SPA	Yes
(None of Farnham NP Area is within	
400m of the boundary of the Wealden	
Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
	· · · ·

	sites <b>not included</b> as housing options October 2014
Within AONB Candidate Area	Yes
Waverley Borough Council Landscape	Medium landscape value.
Study – Part I	Medium landscape sensitivity
Within gap between Farnham and	Yes
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	Large scale development on this isolated site would be detrimental to the rural character of the area and the setting of Farnham and would erode the gap between Rowledge and Frensham.
Proximity to Town Centre (metres) Note Barriers	4250
Proximity to Local Centre (metres) Note Barriers	530
Proximity to Primary School (metres) Note Barriers	2210
Proximity to Secondary School (metres) Note Barriers	2700
Proximity to GPs/ Medical Centre (metres) Note Barriers	1285
Proximity to bus stop (metres) Note Barriers	450
Proximity to Farnham train station (metres) Note Barriers	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 located within an Area of Great Landscape Value which is being considered for inclusion of the Surrey Hills AONB. It is also within an area proposed as an extension to the Green Belt. Development of this isolated site would be detrimental to the rural character od the area, the setting of Farnham and would erode the gap between Farnham (Rowledge) and Frensham. The site has poor road access. The site is unsuitable and undeliverable as a potential housing option.

## Site Location: 30 Frensham Vale, Lower Bourne, Farnham

Мар	
Sito Area (hostares)	Farnham Town Council Count Office, Such Brand Farnham Starry, Co.9 790 Tee Order (First) Front in Colleged Starth of Order (First) Front in Colleged Starth of Order (First) Will Fill Notes (First) Will Note (First) Will No
Site Area (hectares)	
WBC Reference	679
Current Use	Residential Residential on outskirts of built environment with dense woodland in
Site description (brownfield/ greenfield;	northern part of site
topography; boundary;	normern part of site
trees; neighbouring uses)	
Recent planning history	No
Flood Zone (1,2,3a,3b)	2 and 3a through centre of site
Within AQMA	No
Within area recommended	No
as Green Belt (WBC)	
Within Conservation Area	No
Part of setting of	No
Conservation Area	
Part of setting of Listed	No
Building	
Part of Setting of Building	No
of Local Merit	
Within Site or Area of	No
High Archaeological	
Potential	
Character Area (Design	Bourne
Statement)	
Within South Farnham	No
Arcadian Area	N <sub>a</sub>
Within public open space Owner	No Unknown
Within 5km of Thames	No
Basin Heaths SPA	
Within 5km of Wealden	Yes
Heaths I SPA (None of	
Farnham NP Area is within	
400m of the boundary of	

the Wealden Heaths Phase	
I and Phase II SPAs)	N.
Within or adjoining SSSI	No
Within or adjoining Site of	No
Nature Conservation	
Importance	
Within a Biodiversity	No
Opportunity Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate	No
Area	
Waverley Borough	None
Council Landscape Study –	
Part I	
Within gap between	No
Farnham and Aldershot;	
Badshot Lea and	
Weybourne; Rowledge	
and Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	Substantial development on this site would be intrusive in the landscape.
landscape	
Proximity to Town Centre	2300
(metres)	
Proximity to Local Centre	1300
(metres)	
Proximity to Primary	1300 to infants 2800 to junior
School (metres)	
Proximity to Secondary	2310
School (metres)	
Proximity to GPs/ Medical	2150
Centre (metres)	
Proximity to bus stop	650
(metres)	
Proximity to Farnham train	2980
station (metres)	
Suitable access to road	Yes
Confirmed through call for	Yes
sites and information from	
land owners	
Economic viability and	The site is promoted by the landowner and is likely to prove acceptable to the
marketability of the site	market.
SANGS available to	N/A
support delivery of housing	
Summary of Assessment	Part of the site is occupied by dense woodland. Substantial development on
(Site suitability/ availability	this site would be intrusive in the landscape. The site is unsuitable as a
and achievability)	potential housing option.
and acmerability)	Potential Housing Option:

### Site Location: Monkton Farm, Monkton Lane, Farnham

Мар	
	Farnham Town Council Council Ottos: Buth Base Farnham Suny, 00 JPN, Tot. 07:25 Trois Found Midglierham gor as Site not included Sold Sold Sold Sold Sold Sold Sold Sold
Site Area (hectares)	1.99
WBC Reference	680
Current Use	Agricultural
Site description (brownfield/	Agricultural land with mobile units, adjoining leisure centre, allotments and local nature reserve.
greenfield; topography; boundary;	and local nature reserve.
trees; neighbouring uses)  Recent planning history	None
Flood Zone (1,2,3a,3b)	I Notice
Within AQMA	No
Within area recommended as	No
Green Belt (WBC)	140
Within Conservation Area	No
Part of setting of Conservation	No
Area	
Part of setting of Listed Building	No
Part of Setting of Building of Local	No
Merit	
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design	Weybourne and Badshot lea
Statement)	-
Within South Farnham Arcadian	No
Area	
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I	No
SPA (None of Farnham NP Area	
is within 400m of the boundary of	
the Wealden Heaths Phase I and	
Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of	No
Nature Conservation Importance	N.
Within a Biodiversity Opportunity Area (BOA)	No

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council	Low landscape value.
Landscape Study – Part I	Low landscape sensitivity
Within gap between Farnham and	Yes
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	Development of this elongated site in this location would protrude into
landscape	the countryside and would erode the gap between Badshot Lea and
D : : : T C :	Weybourne.
Proximity to Town Centre	1830
(metres)	800
Proximity to Local Centre	800
(metres)	(50 to infant 990 to junion
Proximity to Primary School (metres)	650 to infant 880 to junior
Proximity to Secondary School	450
(metres)	130
Proximity to GPs/ Medical Centre	790
(metres)	770
Proximity to bus stop (metres)	240
Proximity to Farnham train	1820
station (metres)	
Suitable access to road	Yes
Confirmed through call for sites	Yes
and information from land	
owners	
Economic viability and	The site is promoted by the landowner and is likely to prove acceptable
marketability of the site	to the market.
SANGS available to support	No
delivery of housing	
Summary of Assessment (Site	Development of this elongated site in this location would protrude into
suitability/ availability and	the countryside and would erode the gap between Badshot Lea and
achievability)	Weybourne. The site is unsuitable as a potential housing option.

## **Site Location:** Land at Hale Road, Farnham (Green Burial Site)

Мар	
	Farnham Town Council Council Once I have Teach T
Site Area (hectares)	14.22
WBC Reference	693
Current Use	Agricultural
Site description (brownfield/	Greenfield site, neighbouring old Deer Park (Farnham Park)
greenfield; topography; boundary;	
trees; neighbouring uses)	
Recent planning history	Planning exhibition for housing held in October 2014
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as	No
Green Belt (WBC)	
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local	No
Merit	
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design	Hale and Heath End
Statement)	
Within South Farnham Arcadian	No
Area	
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I	No
SPA (None of Farnham NP Area	
is within 400m of the boundary of	
the Wealden Heaths Phase I and	
Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of	Yes - adjoining
Nature Conservation Importance	N
Within a Biodiversity	No
Opportunity Area (BOA)	

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council	High landscape value.
Landscape Study – Part I	High landscape sensitivity
Within gap between Farnham and	No
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	Development of this significant site would have a harmful impact on
landscape	landscape of high value and sensitivity. The site adjoins Farnham Park
	Historic Park and Garden.
Proximity to Town Centre	1230
(metres)	
Proximity to Local Centre	580
(metres)	
Proximity to Primary School	520
(metres)	
Proximity to Secondary School	520
(metres)	
Proximity to GPs/ Medical Centre	440
(metres)	
Proximity to bus stop (metres)	50
Proximity to Farnham train	1420
station (metres)	
Suitable access to road	Yes
Confirmed through call for sites	Yes
and information from land	
owners	
Economic viability and	The site is promoted by the landowner and is likely to prove
marketability of the site	acceptable to the market.
SANGS available to support	No
delivery of housing	
Summary of Assessment (Site	Development of this significant site would have a harmful impact on
suitability/ availability and	landscape of high value and sensitivity. The site adjoins Farnham Park
achievability)	Historic Park and Garden. The Town Council is not aware that this site
	currently has SANG available to support delivery of housing. The site is
	unsuitable and currently not achievable as a potential housing option.

### Site Location: Land at Burnt Hill Road

Мар	
	Farnham Town Council Control these, took the faunt faunce faunce, 40 PM Tel STEET THE CENTER AND GROWN TO STEET THE COUNCIL TO STEET TH
Site Area (hectares)	1.97
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
Flood Zone (1,2,3a,3b)	
Within AQMA	No
Within area recommended as	No
Green Belt (WBC)	
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local	No
Merit	Na
Within Site or Area of High	No
Archaeological Potential Character Area (Design Statement)	Rourne
Within South Farnham Arcadian	Bourne Yes
Area	
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I	Yes
SPA (None of Farnham NP Area is	
within 400m of the boundary of the	
Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No

Within AONB Candidate Area	No
Waverley Borough Council	None
Landscape Study – Part I	
Within gap between Farnham and	No
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient woodland	No
Impact of development on	Substantial development on this site would result in the loss of
landscape	woodland on the site and would be intrusive in the landscape.
Proximity to Town Centre	2200
(metres)	
Proximity to Local Centre	630
(metres)	
Proximity to Primary School	650
(metres)	
Proximity to Secondary School	1310
(metres)	
Proximity to GPs/ Medical Centre	1460
(metres)	
Proximity to bus stop (metres)	340
Proximity to Farnham train station	1850
(metres)	
Suitable access to road	Yes
Confirmed through call for sites	Yes
and information from land owners	
Economic viability and marketability	Significant tree felling would be required. Nevertheless, the site is
of the site	promoted by the landowner and is likely to prove acceptable to the
	market.
SANGS available to support	No
delivery of housing	
Summary of Assessment (Site	Substantial development on this site would result in the loss of
suitability/ availability and	woodland on the site and would be intrusive in the landscape. The
achievability)	site is unsuitable as a potential housing option.

# Site Location: Land at 100 Lodge Hill Road

Мар	Farnham Town Council Generalization shall share it means share 30 th 70 Tel: 0.1252 712607 Email: info@dendam.gov.ux  Site noticuled  The Council of the Cou
Site Area (hectares)	0.34
WBC Reference	813
Current Use	Woodland
Site description	Densely wooded strip of land within very low density residential
(brownfield/ greenfield;	
topography; boundary;	
trees; neighbouring	
uses)	
Recent planning history	None
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area	No
recommended as	
Green Belt (WBC)	
Within Conservation Area	No
Part of setting of	No
Conservation Area	
Part of setting of Listed	No
Building	
Part of Setting of	No
Building of Local Merit	
Within Site or Area of	No
High Archaeological	
Potential	
Character Area (Design	Bourne
Statement)	V.
Within South Farnham	Yes
Arcadian Area	N.
Within public open	No
space	
Owner	Unknown
Within 5km of Thames	Yes
Basin Heaths SPA	

Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of	
(None of Farnham NP Area is within 400m of	
Àrea is within 400m of	
the houndamy of the	
the boundary of the	
Wealden Heaths Phase	
I and Phase II SPAs)	
Within or adjoining Yes	
SSSI	
Within or adjoining Site Yes	
of Nature	
Conservation	
Importance	
Within a Biodiversity Yes	
Opportunity Area	
(BOA)	
Within Surrey Hills No	
AONB	
Within AONB No	
Candidate Area	
Waverley Borough None Council Landscape	
· ·	
Study – Part I	
Within gap between No	
Farnham and	
Aldershot; Badshot Lea	
and Weybourne;	
Rowledge and	
Wrecclesham and	
Rowledge and	
Frensham	
Within or adjoins No	
ancient woodland	
Impact of development Substantial development on this site would result in the loss of woodland on	he
on landscape site and would be intrusive in the landscape.	
Proximity to Town 2220	
Centre (metres)	
Proximity to Local 610	
Centre (metres)	
Proximity to Primary 780	
School (metres)	
Proximity to Secondary 2500	
School (metres)	
Proximity to GPs/ 120	
Medical Centre	
(metres)	
,	
, , , , , , , , , , , , , , , , , , , ,	
(metres)	
Proximity to Farnham 1680	
train station (metres)	
Suitable access to road Yes	
Confirmed through call Yes	
for sites and	

information from land	
owners	
Economic viability and	Significant tree felling would be required. Nevertheless, the site is promoted by
marketability of the site	the landowner and is likely to prove acceptable to the market.
SANGS available to	No
support delivery of	
housing	
Summary of	Substantial development on this site would result in the loss of woodland on the
Assessment (Site	site and would be intrusive in the landscape. The site is unsuitable as a potential
suitability/ availability	housing option.
and achievability)	

### Site Location: Land West of Badshot Lea

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Site Area (hectares)	6.14
WBC Reference	25
Current Use	Agriculture Grade 3
Site description (brownfield/	Flat greenfield site abutting residential development along the eastern boundary
greenfield; topography; boundary;	and partially treed raised railway embankment to the west.
trees; neighbouring uses)	
Recent planning history	Planning application for 140 dwellings on site, pending since 6.3.14.
Flood Zone (1,2,3a,3b)	2
Within AQMA	No
Within area recommended as	No
Green Belt (WBC)	
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	110
Character Area (Design	Weybourne & Badshot Lea
Statement)	Treybourne & Badshot Lea
Within South Farnham Arcadian	No
Area	
Within public open space	Yes
Owner	M J Comber
Within 5km of Thames Basin	Yes
Heaths SPA	
Within 5km of Wealden Heaths I	No
SPA (None of Farnham NP Area	
is within 400m of the boundary of	
the Wealden Heaths Phase I and	
Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of	No
Nature Conservation Importance	
Within a Biodiversity	No
Opportunity Area (BOA)	

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council	Low Value
Landscape Study – Part I	Low Sensitivity
Within gap between Farnham and	Yes
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient	No
woodland	
Impact of development on	The importance of the site is not in the intrinsic landscape value of the site, but
landscape	in the separation that it provides from Weybourne. Development of the site
-	would cause the coalescence of Badshot Lea and Weybourne.
Proximity to Town Centre	2600
(metres)	
Proximity to Local Centre	1340
(metres)	
Proximity to Primary School	610 to infants 500 to junior
(metres)	
Proximity to Secondary School	730
(metres)	
Proximity to GPs/ Medical Centre	1500
(metres)	
Proximity to bus stop (metres)	450
Proximity to Farnham train	2590
station (metres)	
Suitable access to road	Yes
Confirmed through call for sites	Yes
and information from land	
owners	
Economic viability and	The site is promoted by the landowner and is likely to prove acceptable to the
marketability of the site	market.
SANG available to support	No
delivery of housing	
Summary of Assessment (Site	Development of the site would cause the coalescence of Badshot Lea and
suitability/ availability and	Weybourne resulting in the loss of identity of both settlements. The Town
achievability for allocation)	Council is not aware that this site currently has SANG available to support
	delivery of housing. The site is unsuitable and currently not achievable as a
	potential housing option.