

Farnham Housing Land Availability Assessment

Sites not included

as housing options after assessment -detailed

October 2014

Site assessments – sites **not included** as housing options 10-10-14

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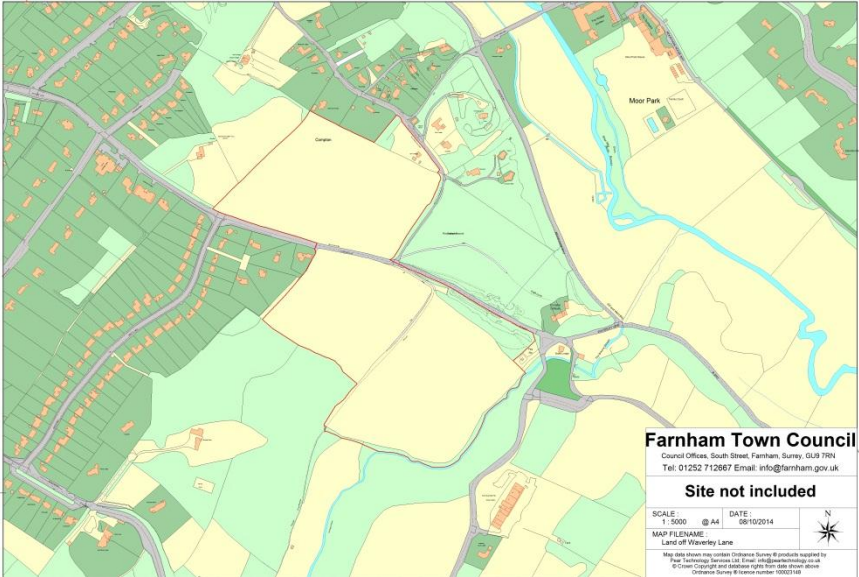
Sites not included as housing options

WBC Ref	Site Location
332	Land off Waverley Lane (Compton Fields)
333	Land at 35 Frensham Vale, Lower Bourne
590	1 Tongham Road, Farnham
644	Land at Cedar House, Byworth Road
654	Hill Fields, Gardeners Hill Road, Farnham
653	Lower Paddock Gardeners Hill Road, Farnham
545	Baker and Oates, Gardeners Hill Road
343	Land at Stockwood Way, Farnham (Parcel B)
381	Land South of Badshot Lea - Consortium
615	Land to the East of Badshot Lea (Land east of Low Lane)
27	Land to the East of Badshot Lea (Low Lane – bottom half of site 615)
655	Wrecclesham Farm Buildings, Echo Barn Lane, Farnham
656	Wrecclesham Farm Nursery, Echo Barn Lane, Farnham
440	Land to the north east of Holtside, Lickfolds Road, Rowledge
30	10 Acre Walk, Clifton Close, Rowledge
461	Land to the rear of 48 Wrecclesham Hill, Farnham
475	Land at St. Georges Road, Badshot Lea

Site assessments – sites **not included** as housing options 10-10-14

WBC Ref	Site Location
564	Century Farm, Green Lane, Badshot Lea
579	Land at Fullers Road, Rowledge Farnham
663	Land at Tongham Road, Runfold
675	Land at Frensham Vale Park
696	Land South of Frensham Vale Road
701	Land at Lavender Lane, Farnham
716	13 Upper Old Park Lane, Farnham
723	Hawthorn Farm, Rowledge
679	30 Frensham Vale, Lower Bourne, Farnham
680	Monkton Farm, Monkton Lane, Farnham
693	Land at Hale Road, Farnham (Green Burial Site)
715	Land at Burnt Hill Road, Farnham
813	Land at 100 Lodge Hill Road
25	Land west of Badshot Lea

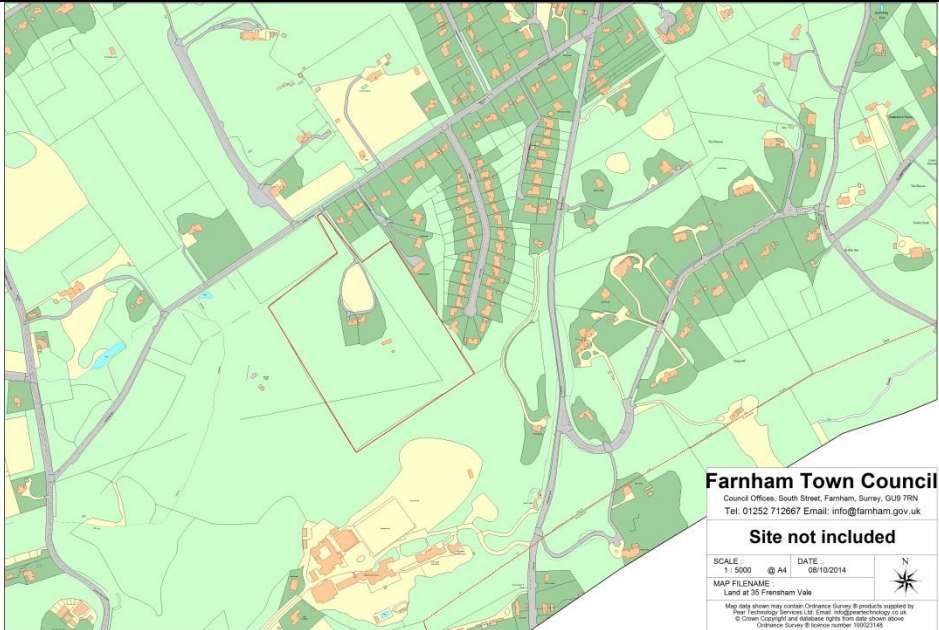
Site Location: Land off Waverley Lane (Compton Fields)

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU14 7RN Tel: 01252 712867 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 N</p> <p>MAP FILENAME: Land off Waverley Lane</p> <p><small>Map data derived from various Ordnance Survey © products supplied by Geo Information Services Ltd. Email: info@geoinformation.co.uk © Crown Copyright and database rights from data provided by Ordnance Survey © Licence Number: 100021100</small></p>
Site Area (hectares)	13.3
WBC Reference	332
Current Use	Agricultural - grade 4
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield sites divided by Waverley Lane. The relatively flat site to the north abuts low density residential development and agricultural land. The site is 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 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	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 Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No

Site assessments – sites **not included** as housing options 10-10-14

Within or adjoining Site of Nature Conservation Importance	Adjacent to SNCI
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	High landscape value. High landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes
Impact of development on landscape	The sites are close to residential development and have treed/ hedged boundaries. The treed boundaries to Waverley Lane provide a verdant entrance to the town. 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 verdant approach to the town.
Proximity to Town Centre (metres)	2020
Proximity to Local Centre (metres)	1600
Proximity to Primary School (metres)	1700 infants 940 to junior
Proximity to Secondary School (metres)	3000
Proximity to GPs/ Medical Centre (metres)	870
Proximity to bus stop (metres)	200
Proximity to Farnham train station (metres)	1500
Suitable access to road	Yes but no footway
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The sites are promoted by the landowner and are likely to prove acceptable to the market.
SANG available to support delivery of housing	The only way these sites could be shown to be deliverable in the short/ medium 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 suitability/ availability and achievability)	The sites have high landscape value and high landscape sensitivity in their own right and would form part of the setting of the Candidate AONB currently 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.

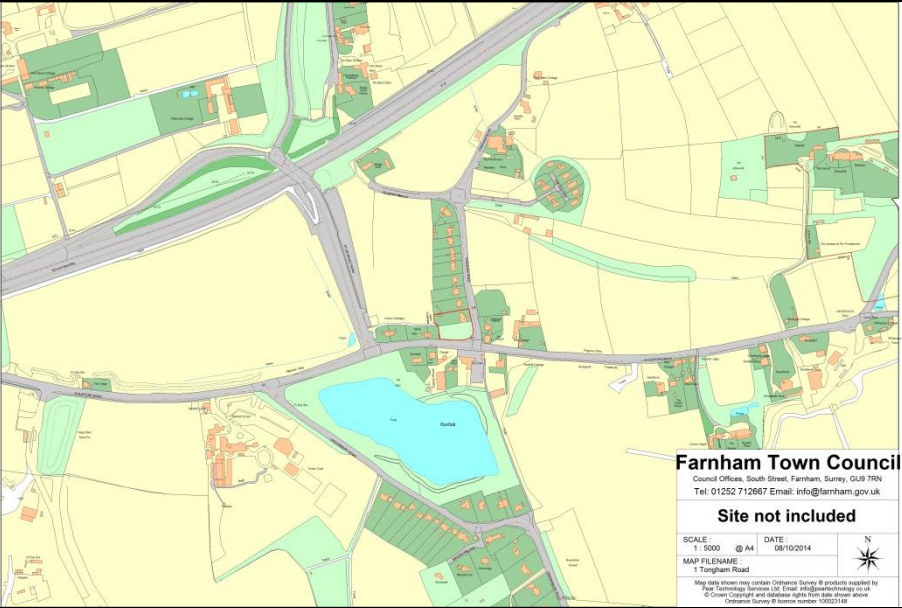
Site Location: Land at 35 Frensham Vale, Lower Bourne

<p>Map</p>	
<p>Site Area (hectares)</p>	<p>4.9</p>
<p>WBC Reference</p>	<p>333</p>
<p>Current Use</p>	<p>Comprises two properties and their curtilages, with partially cleared trees.</p>
<p>Site description</p>	<p>Greenfield and residential properties within woodland setting.</p>
<p>Recent planning history</p>	<p>None - but screening report from WBC in March 2014. Screening report indicated no requirement for EIA and unlikely to have significant effect on environment.</p>
<p>Flood Zone (1,2,3a,3b)</p>	<p>Entrance in 3</p>
<p>Within AQMA</p>	<p>No</p>
<p>Within area recommended as Green Belt (WBC)</p>	<p>No</p>
<p>Within Conservation Area</p>	<p>No</p>
<p>Part of setting of Conservation Area</p>	<p>No</p>
<p>Part of setting of Listed Building</p>	<p>No</p>
<p>Part of Setting of Building of Local Merit</p>	<p>No</p>
<p>Within Site or Area of High Archaeological Potential</p>	<p>No</p>
<p>Character Area (Design Statement)</p>	<p>Bourne</p>
<p>Within South Farnham Arcadian Area</p>	<p>No</p>
<p>Within public open space</p>	<p>No</p>
<p>Owner</p>	<p>Mr & Mrs Uruquart</p>
<p>Within 5km of Thames Basin Heaths SPA</p>	<p>No</p>
<p>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)</p>	<p>Yes</p>
<p>Within or adjoining SSSI</p>	<p>No</p>

Site assessments – sites **not included** as housing options 10-10-14

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

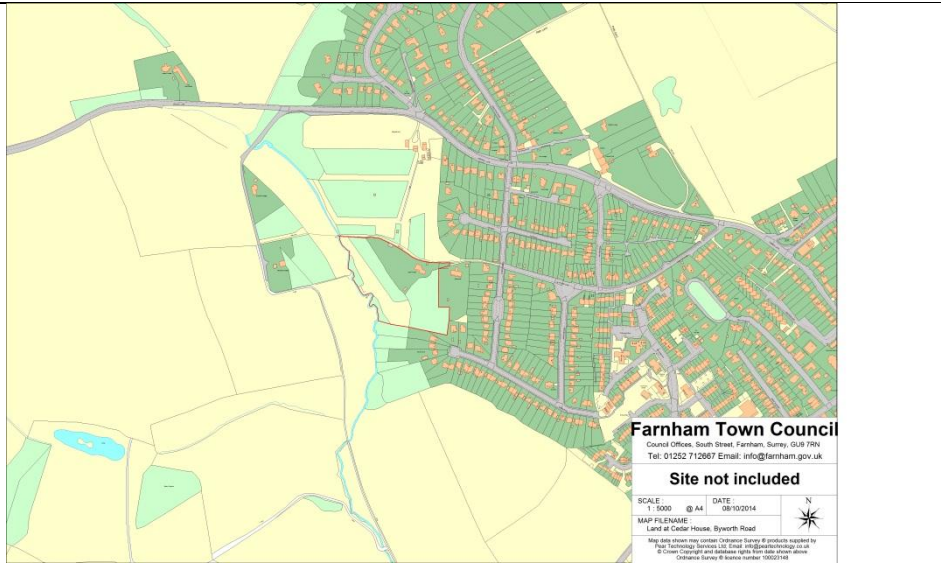
Site Location: I Tongham Road, Farnham

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU10 7RN Tel: 01252 712067 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 MAP FILENAME: I Tongham Road</p> <p><small>Map data shown may contain Ordnance Survey ® products supplied by their technology services Ltd. Email: info@ordnancesurvey.co.uk © Crown Copyright and National Mapping Agency. All rights reserved. Ordnance Survey ® licence number: 100023108</small></p>
Site Area (hectares)	0.22
WBC Reference	590
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Single bungalow and garden
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)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Moor Park
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Check with WBC
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the	No

Site assessments – sites **not included** as housing options 10-10-14

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

Site Location: Land at Cedar House, Byworth Road

<p>Map</p>	
<p>Site Area (hectares)</p>	<p>1.79</p>
<p>WBC Reference</p>	<p>644</p>
<p>Current Use</p>	<p>Residential</p>
<p>Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)</p>	<p>Greenfield and residential property within woodland setting within large wooded grounds adjoining countryside.</p>
<p>Recent planning history</p>	<p>None relevant (i.e. extensions only)</p>
<p>Flood Zone (1,2,3a,3b)</p>	<p>3a</p>
<p>Within AQMA</p>	<p>No</p>
<p>Within area recommended as Green Belt (WBC)</p>	<p>No</p>
<p>Within Conservation Area</p>	<p>No</p>
<p>Part of setting of Conservation Area</p>	<p>No</p>
<p>Part of setting of Listed Building</p>	<p>No</p>
<p>Part of Setting of Building of Local Merit</p>	<p>No</p>
<p>Within Site or Area of High Archaeological Potential</p>	<p>No</p>
<p>Character Area (Design Statement)</p>	<p>North West Farnham</p>
<p>Within South Farnham Arcadian Area</p>	<p>No</p>
<p>Within public open space</p>	<p>No</p>
<p>Owner</p>	<p>Unknown</p>
<p>Within 5km of Thames Basin Heaths SPA</p>	<p>Yes</p>
<p>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)</p>	<p>No</p>
<p>Within or adjoining SSSI</p>	<p>No</p>
<p>Within or adjoining Site of Nature Conservation Importance</p>	<p>No</p>
<p>Within a Biodiversity Opportunity Area (BOA)</p>	<p>No</p>
<p>Within Surrey Hills AONB</p>	<p>No</p>

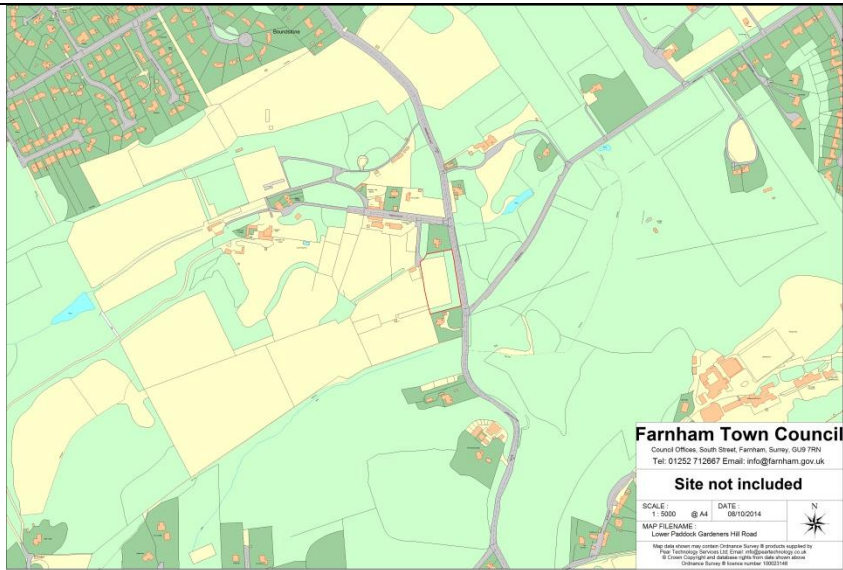
Site assessments – sites **not included** as housing options 10-10-14

Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value High sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Adj area of great landscape value, adjoining 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) Note Barriers	1380
Proximity to Local Centre (metres) Note Barriers	Town Centre closer
Proximity to Primary School (metres) Note Barriers	820
Proximity to Secondary School (metres) Note Barriers	1250
Proximity to GPs/ Medical Centre (metres) Note Barriers	1500
Proximity to bus stop (metres) Note Barriers	610
Proximity to Farnham train station (metres) Note Barriers	1900
Suitable access to road	No - narrow access with no footways
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	No
Summary of Assessment (Site suitability/ availability and achievable)	The site is constrained by access and tree cover. 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 10-10-14

Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	This isolated site is unrelated to the built up area. Substantial development in this location would be intrusive within the landscape character.
Proximity to Town Centre (metres) Note Barriers	3200
Proximity to Local Centre (metres) Note Barriers	1290
Proximity to Primary School (metres) Note Barriers	1500 to infants 3000 to juniors
Proximity to Secondary School (metres) Note Barriers	2150
Proximity to GPs/ Medical Centre (metres) Note Barriers	1750
Proximity to bus stop (metres) Note Barriers	1030
Proximity to Farnham train station (metres) Note Barriers	3100
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 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)	This isolated site is unrelated to the built up area. Substantial development 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.

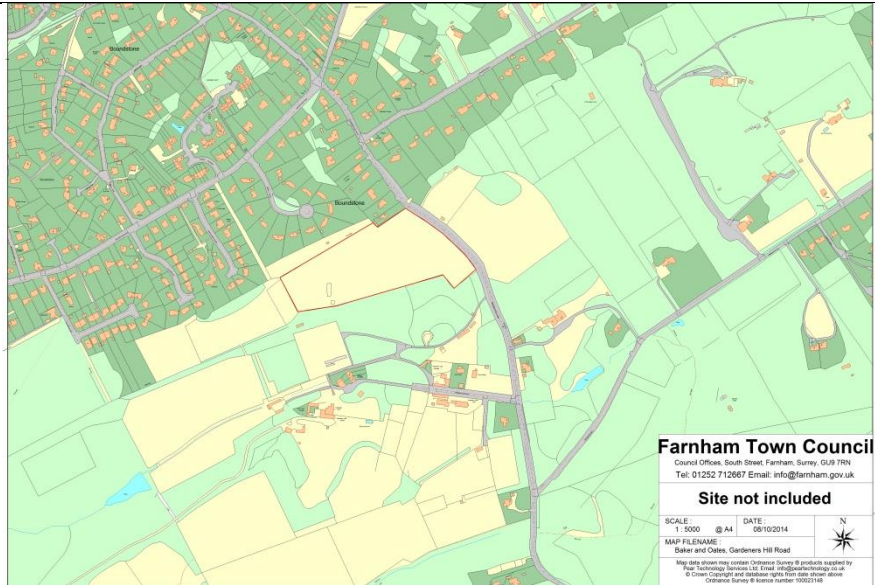
Site assessments – sites **not included** as housing options 10-10-14
Site Location: Lower Paddock Gardeners Hill Road, Farnham

Map	
Site Area (hectares)	0.49
WBC Reference	653
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No

Site assessments – sites **not included** as housing options 10-10-14

Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	This isolated site is unrelated to the built up area. Access to Gardeners Hill Road would result in the loss of part of the treed avenue which characterises this lane. Substantial development in this location would be intrusive within the rural character of the area.
Proximity to Town Centre (metres) Note Barriers	3200
Proximity to Local Centre (metres) Note Barriers	1380
Proximity to Primary School (metres) Note Barriers	1500 to infants 3000 to juniors
Proximity to Secondary School (metres) Note Barriers	2150
Proximity to GPs/ Medical Centre (metres) Note Barriers	1750
Proximity to bus stop (metres) Note Barriers	1030
Proximity to Farnham train station (metres) Note Barriers	3100
Suitable access to road	Access to Gardeners Hill Road would result in the loss of part of the treed avenue which characterises this lane. No footway to the narrow Gardners Hill Road which also has no footway which makes the access unsuitable.
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)	This isolated site is unrelated to the built up area. Substantial development in this location would be intrusive within the rural character of the area. 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 Location: Baker and Oates, Gardeners Hill Road

Map	
Site Area (hectares)	2.5
WBC Reference	545
Current Use	Agriculture
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Prominent greenfield site abutting residential development to the north and woodland to the south. The north eastern site boundary contributes to the 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)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Shortheath & Boundstone
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Derek Legge
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of	No

Site assessments – sites **not included** as housing options 10-10-14

Nature Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Extending this well defined edge in this location with significant residential development would represent an intrusion into countryside.
Proximity to Town Centre (metres) Note Barriers	3450
Proximity to Local Centre (metres) Note Barriers	1210
Proximity to Primary School (metres) Note Barriers	1410
Proximity to Secondary School (metres) Note Barriers	1750
Proximity to GPs/ Medical Centre (metres) Note Barriers	230
Proximity to bus stop (metres) Note Barriers	250
Proximity to Farnham train station (metres) Note Barriers	2780
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 the detriment of
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 abuts well screened residential development to the north west, a treed lane to the north east and woodland to the south. Extending this well defined 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.

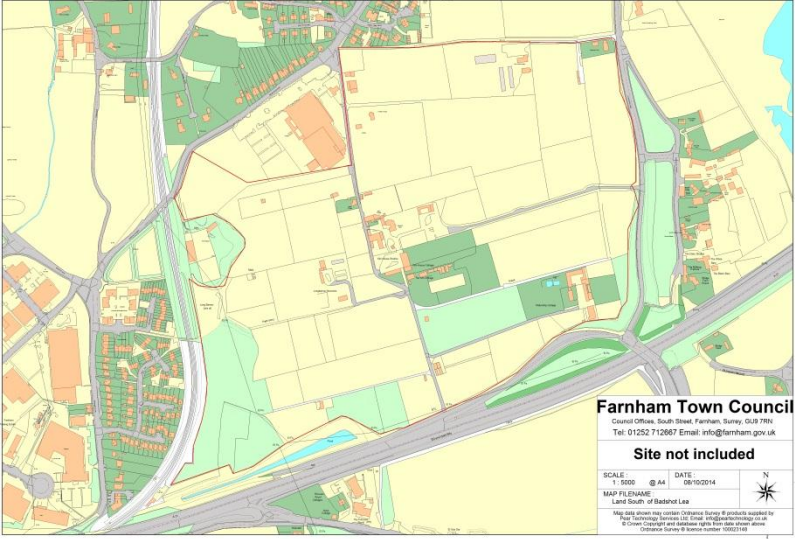
Site Location: Land at Stockwood Way, Farnham (Parcel B)

Map	
Site Area (hectares)	3.3
WBC Reference	343
Current Use	Scrub land crossed by pylons.
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Relatively flat area of scrub land crossed by pylons. Adjoins residential development and a school playing field to the south and north.
Recent planning history	None for this site. In 2001 appeal allowed on adjoining site for 13 dwellings.
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	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

Site assessments – sites **not included** as housing options 10-10-14

Waverley Borough Council Landscape Study – Part I	Low landscape value. Low landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would interrupt the remaining gap between Weybourne and Aldershot formed by school playing fields and this site.
Proximity to Town Centre (metres) Note Barriers	2800
Proximity to Local Centre (metres) Note Barriers	1150
Proximity to Primary School (metres) Note Barriers	740 to infants 690 to Junior
Proximity to Secondary School (metres) Note Barriers	900
Proximity to GPs/ Medical Centre (metres) Note Barriers	400 to South Lea Surgery (ALDERSHOT) 2000 to Farnham Hospital
Proximity to bus stop (metres) Note Barriers	300
Proximity to Farnham train station (metres) Note Barriers	3600
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	Development of this site would interrupt the remaining gap between 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

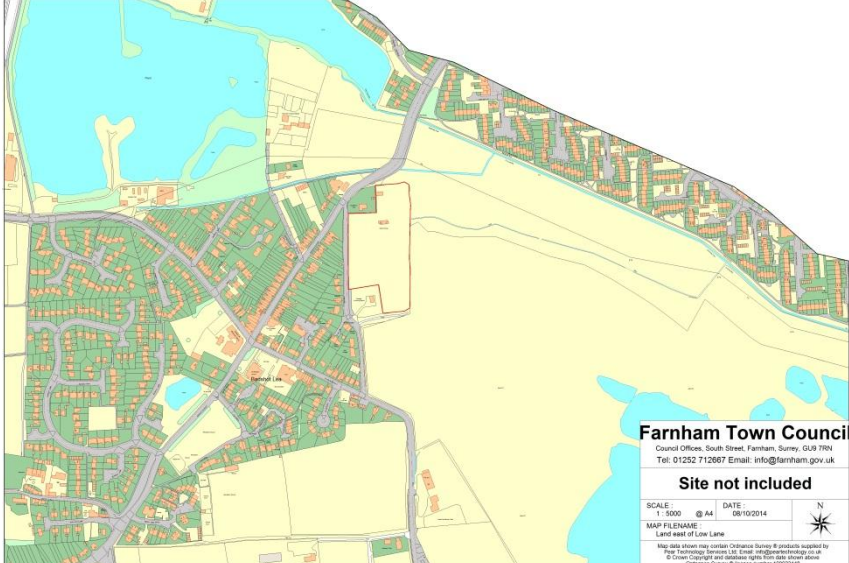
<p>Map</p>	 <p>Farnham Town Council Council Office, South Street, Farnham, Surrey, GU14 7RN Tel: 01252 712687 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 MAP FILE NAME: Land South of Badshot Lea</p> <p><small>Map data shown may contain Ordnance Survey © products supplied to Farnham Town Council under licence from Ordnance Survey. Ordnance Survey © Crown Copyright 2014</small></p>
<p>Site Area (hectares)</p>	<p>38</p>
<p>WBC Reference</p>	<p>381</p>
<p>Current Use</p>	<p>Agricultural Land Grade 2 and 3</p>
<p>Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)</p>	<p>Extensive flat greenfield site bordered by the railway to the west, the A31 to the south and open fields to the south. Some boundary trees but few landscape features within the site.</p>
<p>Recent planning history</p>	<p>None - although see FNP18 which forms part of site. No planning history for whole site (consortium).</p>
<p>Flood Zone (1,2,3a,3b)</p>	<p>2 and 3a</p>
<p>Within AQMA</p>	<p>No</p>
<p>Within area recommended as Green Belt (WBC)</p>	<p>No</p>
<p>Within Conservation Area</p>	<p>No</p>
<p>Part of setting of Conservation Area</p>	<p>No</p>
<p>Part of setting of Listed Building</p>	<p>Three listed buildings</p>
<p>Part of Setting of Building of Local Merit</p>	<p>No</p>
<p>Within Site or Area of High Archaeological Potential</p>	<p>No</p>
<p>Character Area (Design Statement)</p>	<p>Weybourne & Badshot Lea</p>
<p>Within South Farnham Arcadian Area</p>	<p>No</p>
<p>Within public open space</p>	<p>No</p>
<p>Owner</p>	<p>Consortium of owners</p>
<p>Within 5km of Thames Basin Heaths SPA</p>	<p>Yes</p>
<p>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)</p>	<p>Yes</p>
<p>Within or adjoining SSSI</p>	<p>No</p>
<p>Within or adjoining Site of Nature Conservation Importance</p>	<p>No</p>
<p>Within a Biodiversity Opportunity Area (BOA)</p>	<p>No</p>
<p>Within Surrey Hills AONB</p>	<p>No</p>
<p>Within AONB Candidate Area</p>	<p>No</p>
<p>Waverley Borough Council Landscape</p>	<p>Low – Landscape Value</p>

Site assessments – sites **not included** as housing options 10-10-14

Study – Part I	Low – Sensitivity Tony, this section was highlighted when it came back – I have checked, it is correct.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham and Rowledge and Frensham	No Tony, I have changed this from Yes, as it is strategic gap, but not really in between Badshot Lea and Aldershot.
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) Note Barriers	310 to infants 400 to junior
Proximity to Secondary School (metres) Note Barriers	1630
Proximity to GPs/ Medical Centre (metres) Note Barriers	2100
Proximity to bus stop (metres) Note Barriers	430
Proximity to Farnham train station (metres) Note Barriers	3020
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	A large site which would significantly extend development into the 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 10-10-14

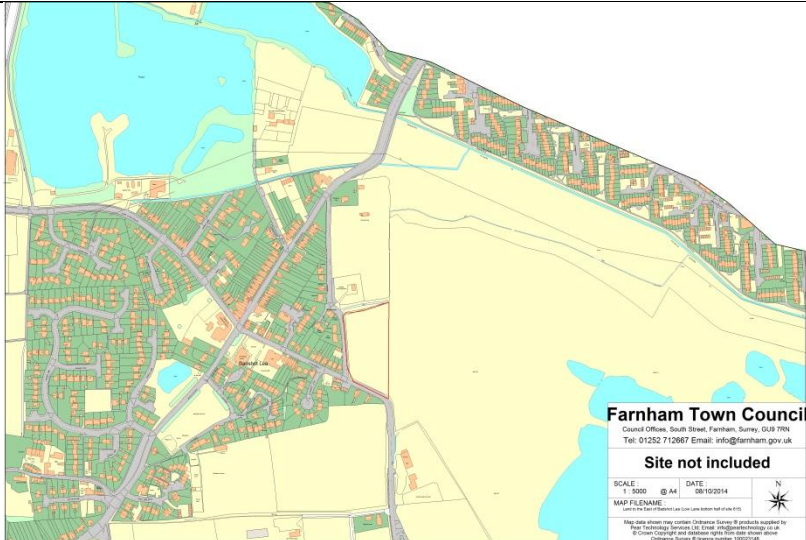
Site Location: Land east of Low Lane

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU9 7RN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 DATE: 09/10/2014 MAP FILE NAME: Land east of Low Lane</p> <p>Map data © Crown Copyright and Ordnance Survey. All rights reserved. Ordnance Survey Licence number: 100021648</p>
Site Area (hectares)	0.94
WBC Reference	615
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Flat greenfield site to the east of Low Lane. Open farmland to the south and woodland to the north. No strong boundary marks the eastern edge of the proposed site to the south.
Recent planning history	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 SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	Intersects
Within Surrey Hills AONB	No

Site assessments – sites **not included** as housing options 10-10-14

Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Low landscape value Low sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would break into open countryside to the east of Low Lane - with no strong existing boundary to contain the development. Development of the site would erode the strategic gap between Farnham and Aldershot.
Proximity to Town Centre (metres) Note Barriers	3400
Proximity to Local Centre (metres) Note Barriers	1700
Proximity to Primary School (metres) Note Barriers	300 to infants 1200 to junior
Proximity to Secondary School (metres) Note Barriers	1470
Proximity to GPs/ Medical Centre (metres) Note Barriers	2200
Proximity to bus stop (metres) Note Barriers	320
Proximity to Farnham train station (metres) Note Barriers	3200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	Development of this site would break into open countryside to the east of Low lane - with no strong existing boundary to contain the development. Development of the site would erode the strategic gap between Farnham and Aldershot. 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.

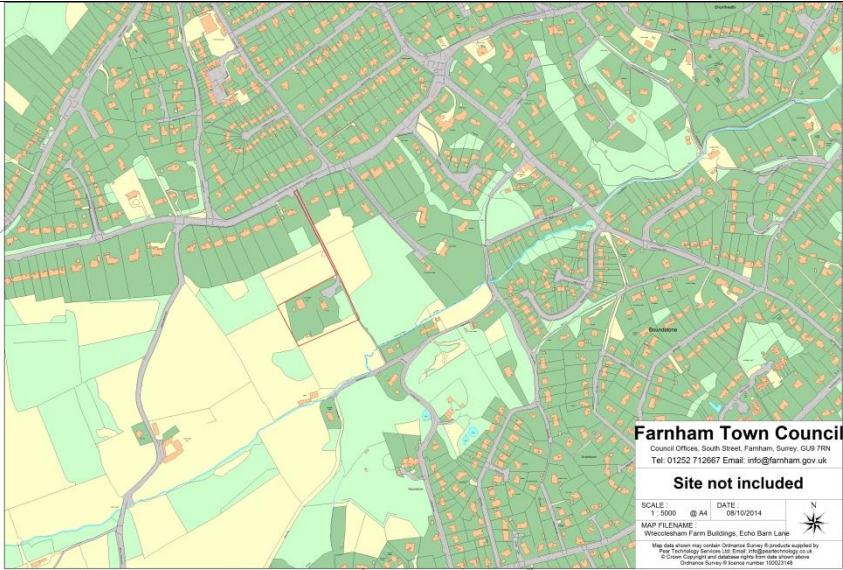
Site assessments – sites **not included** as housing options 10-10-14
Site Location: Land to the East of Badshot Lea (Low Lane – bottom half of site 615)

Map	 <p>Farnham Town Council Council Office, South Street, Farnham, Surrey, GU10 7RN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 DATE: 08/10/2014 MAP FILENAME: Land to the East of Badshot Lea (Low Lane bottom half of site 615)</p> <p><small>This data shows the current Ordnance Survey 2D products supplied by Ordnance Survey. It does not include any data or information that is not shown on the current OS 2D products. Ordnance Survey © Crown Copyright 2010/2011</small></p>
Site Area (hectares)	0.94
WBC Reference	27
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Flat greenfield site to the east of Low Lane. Open farmland to the south and woodland to the north. No strong boundary marks the eastern edge of the proposed site to the south.
Recent planning history	Outline planning to south of site for 30 dwellings, pending since 29.1.14.
Flood Zone (1,2,3a,3b)	2 & 3a
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 SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation	No

Site assessments – sites **not included** as housing options 10-10-14

Importance	
Within a Biodiversity Opportunity Area (BOA)	Intersects
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Low landscape value Low sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would break into open countryside to the east of Low Lane - with no strong existing boundary to contain the development. Development of the site would erode the strategic gap between Farnham and Aldershot.
Proximity to Town Centre (metres) Note Barriers	3400
Proximity to Local Centre (metres) Note Barriers	1700
Proximity to Primary School (metres) Note Barriers	300 to infants 1200 to junior
Proximity to Secondary School (metres) Note Barriers	1470
Proximity to GPs/ Medical Centre (metres) Note Barriers	2200
Proximity to bus stop (metres) Note Barriers	320
Proximity to Farnham train station (metres) Note Barriers	3200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	Development of this site would break into open countryside to the east of Low lane - with no strong existing boundary to contain the development. Development of the site would erode the strategic gap between Farnham and Aldershot. 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 assessments – sites **not included** as housing options 10-10-14
Site Location: Wrecclesham Farm Buildings, Echo Barn Lane, Farnham

Map	
Site Area (hectares)	0.88
WBC Reference	655
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	One dwelling and curtilage
Recent planning history	None relevant (i.e. extensions only)
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of	No

Site assessments – sites **not included** as housing options 10-10-14

Nature Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	Medium landscape value. High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	More intensive development on this site would adversely affect the rural character of the area.
Proximity to Town Centre (metres) Note Barriers	2960
Proximity to Local Centre (metres) Note Barriers	2970
Proximity to Primary School (metres) Note Barriers	870
Proximity to Secondary School (metres) Note Barriers	1200
Proximity to GPs/ Medical Centre (metres) Note Barriers	650
Proximity to bus stop (metres) Note Barriers	550
Proximity to Farnham train station (metres) Note Barriers	3000
Suitable access to road	Narrow access - public right of way
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be redevelopment costs involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	More intensive development on this site would adversely affect the rural character of the 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 10-10-14
Site Location: Wrecclesham Farm Nursery, Echo Barn Lane, Farnham

Map	<p style="text-align: right;">Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU9 7RN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p style="text-align: center;">Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 MAP FILENAME: Wrecclesham Farm Nursery, Echo Barn Lane</p> <p><small>Map data shown may contain Ordnance Survey © products supplied by Digimap Limited, Ordnance Survey Ltd, Crown Copyright and database rights from data created by © Crown Copyright and database rights from data created by Ordnance Survey © licence number 10002048</small></p>
Site Area (hectares)	0.67
WBC Reference	656
Current Use	Nursery
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Open site surrounded by trees
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape	Medium landscape value.

Site assessments – sites **not included** as housing options 10-10-14

Study – Part I	High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	More intensive development on this site would adversely affect the rural character of this area
Proximity to Town Centre (metres) Note Barriers	2960
Proximity to Local Centre (metres) Note Barriers	2970
Proximity to Primary School (metres) Note Barriers	870
Proximity to Secondary School (metres) Note Barriers	1200
Proximity to GPs/ Medical Centre (metres) Note Barriers	650
Proximity to bus stop (metres) Note Barriers	550
Proximity to Farnham train station (metres) Note Barriers	3000
Suitable access to road	Narrow access - public right of way
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be redevelopment costs involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	More intensive development on this site would adversely affect the rural 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 10-10-14
Site Location: Land to the north east of Holtside, Lickfolds Road, Rowledge

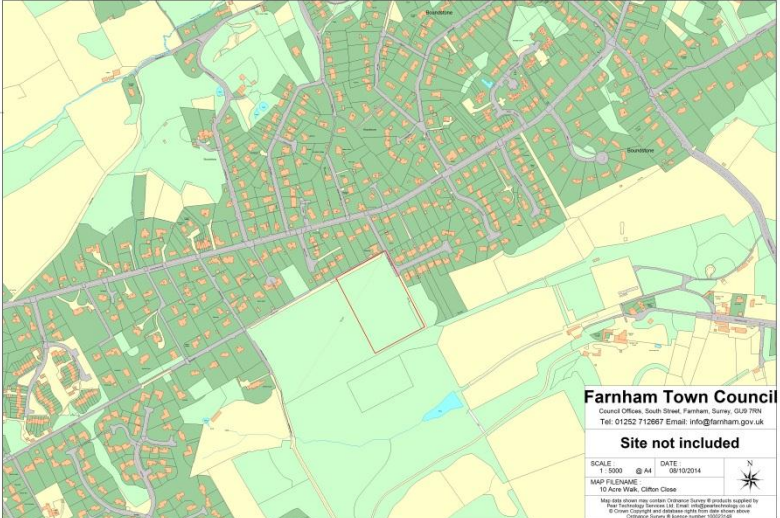


Map	
Site Area (hectares)	0.3
WBC Reference	440
Current Use	See above aerial image
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site adjoining low density residential development
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	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 Merit	No
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

Site assessments – sites **not included** as housing options 10-10-14

Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	Yes
Waverley Borough Council Landscape Study – Part I	Medium landscape value Medium sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham and Rowledge and Frensham	No
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) 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)	Open space adjoining low density residential development on each side. 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 10-10-14
Site Location: 10 Acre Walk, Clifton Close, Rowledge

Map	
Site Area (hectares)	1.43
WBC Reference	30
Current Use	Woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site adjoining countryside and residential development.
Recent planning history	No
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and	No

Site assessments – sites **not included** as housing options 10-10-14

Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham and 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 10-10-14

Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham and Rowledge and Frensham	
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	Ancient Semi-Natural Woodland. Within an area of great landscape value
Proximity to Town Centre (metres) Note Barriers	2960
Proximity to Local Centre (metres) Note Barriers	560
Proximity to Primary School (metres) Note Barriers	1020
Proximity to Secondary School (metres) Note Barriers	1230
Proximity to GPs/ Medical Centre (metres) Note Barriers	4150 to hospital
Proximity to bus stop (metres) Note Barriers	70
Proximity to Farnham train station (metres) Note Barriers	3120
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	Substantial development of this greenfield site, comprising mostly ancient 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, which does not appear to be promoted by the landowner, is unsuitable and unachievable as a potential housing option.

Site assessments – sites **not included** as housing options 10-10-14
Site Location: Land at St. Georges Road, Badshot Lea

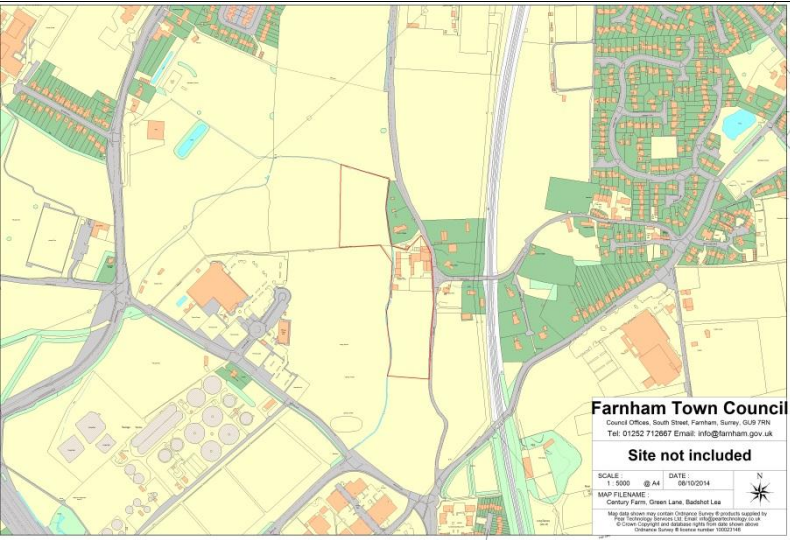
Map	
Site Area (hectares)	0.41
WBC Reference	475
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield. Open farm land on outskirts of Badshot Lea, detached from residential built up area.
Recent planning history	No
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Yes
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Adjacent
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within 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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	Intersects
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	None
Within gap between Farnham and	Yes

Site assessments – sites **not included** as housing options 10-10-14

Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham 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) Note Barriers	3170
Proximity to Local Centre (metres) Note Barriers	2130
Proximity to Primary School (metres) Note Barriers	560 to infants 1600 to junior
Proximity to Secondary School (metres) Note Barriers	1760
Proximity to GPs/ Medical Centre (metres) Note Barriers	1990
Proximity to bus stop (metres) Note Barriers	520
Proximity to Farnham train station (metres) Note Barriers	2900
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	This open farm land is detached from the residential area. Further 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.

Site assessments – sites **not included** as housing options 10-10-14

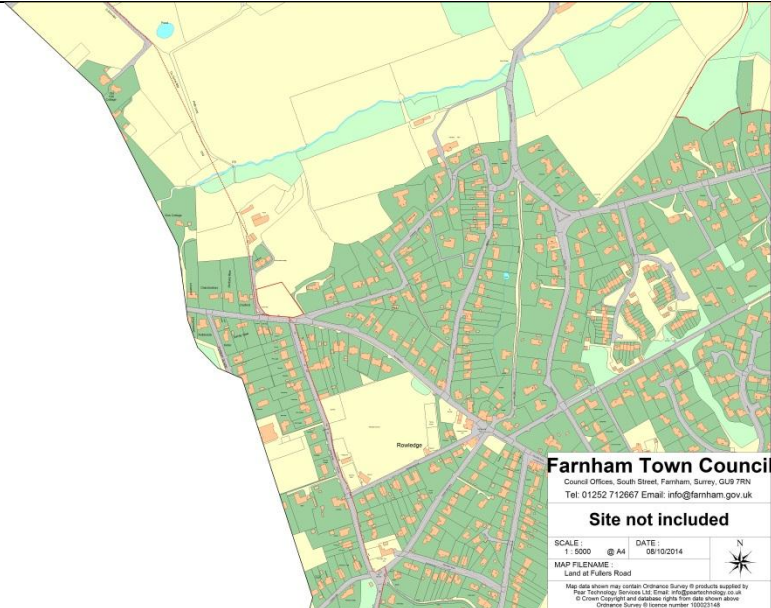
Site Location: Century Farm, Green Lane, Badshot Lea

Map	
Site Area (hectares)	2.66
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)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne;	Yes

Site assessments – sites **not included** as housing options 10-10-14

Rowledge and Wrecclisham and Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this isolated site in open countryside would harm the integrity of the gap between Badshot Lea and Weybourne.
Proximity to Town Centre (metres) Note Barriers	2400
Proximity to Local Centre (metres) Note Barriers	1200
Proximity to Primary School (metres) Note Barriers	850
Proximity to Secondary School (metres) Note Barriers	800
Proximity to GPs/ Medical Centre (metres) Note Barriers	1300
Proximity to bus stop (metres) Note Barriers	670
Proximity to Farnham train station (metres) Note Barriers	2300
Suitable access to road	Via Green Lane – very narrow lane
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	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 assessments – sites **not included** as housing options 10-10-14
Site Location: Land at Fullers Road, Rowledge

Map	
Site Area (hectares)	0.24
WBC Reference	579
Current Use	Electricity sub station
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Landscaped electricity sub-station site neighbouring low density residential development
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No

Site assessments – sites **not included** as housing options 10-10-14

Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	Medium landscape value High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this small site is likely to result in the removal of landscape from this site.
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	140
Proximity to Farnham train station (metres) Note Barriers	4200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	Any development would incur the significant costs of relocating the electricity substation and this may render development of a site this size unviable.
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	Development of this remote site would be out of character of the area. The Town Council is not aware that this site currently has SANGS available to support delivery of housing. It is unclear whether development would be viable. The site is unsuitable and unachievable as a potential housing option.

Site assessments – sites **not included** as housing options 10-10-14

Within area recommended as Green Belt (WBC)	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this greenfield site would be intrusive in the landscape
Proximity to Town Centre (metres) Note Barriers	3150
Proximity to Local Centre (metres) Note Barriers	2500
Proximity to Primary School (metres) Note Barriers	2100
Proximity to Secondary School (metres) Note Barriers	2100
Proximity to GPs/ Medical Centre (metres) Note Barriers	2040
Proximity to bus stop (metres) Note Barriers	10
Proximity to Farnham train station (metres) Note Barriers	2750
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	Development of this greenfield site would be intrusive in the 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 10-10-14

Site Location: Land at Frensham Vale Park

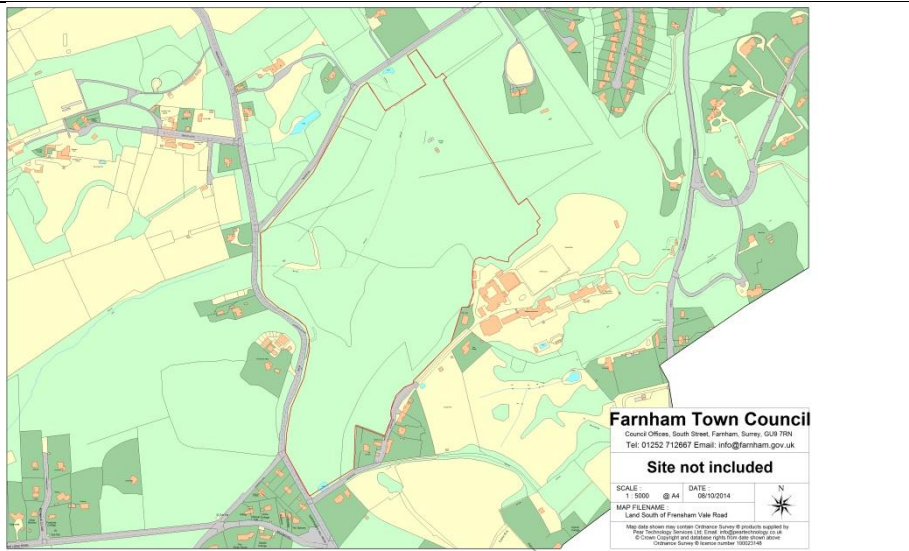


Map	
Site Area (hectares)	20.42
WBC Reference	675
Current Use	Open space - common
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site within the countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	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 (None of Farnham NP Area is within 400m of the boundary of the Wealden	Yes

Site assessments – sites **not included** as housing options 10-10-14

Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclisham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this substantial site would have a detrimental impact on 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 assessments – sites **not included** as housing options 10-10-14
Site Location: Land South of Frensham Vale Road

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU9 7RN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 MAP FILENAME: Land South of Frensham Vale Road</p> <p><small>Map data shown may include Ordnance Survey © products supplied by Page Technology Services Ltd. Council and Ordnance Survey Ltd. © Crown Copyright and database right 2014 Ordnance Survey © License Number: 100022746</small></p>
Site Area (hectares)	17.02
WBC Reference	696
Current Use	Open space - common
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site within the countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	Yes 2 & 3a
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)	Bourne
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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and	No

Site assessments – sites **not included** as housing options 10-10-14

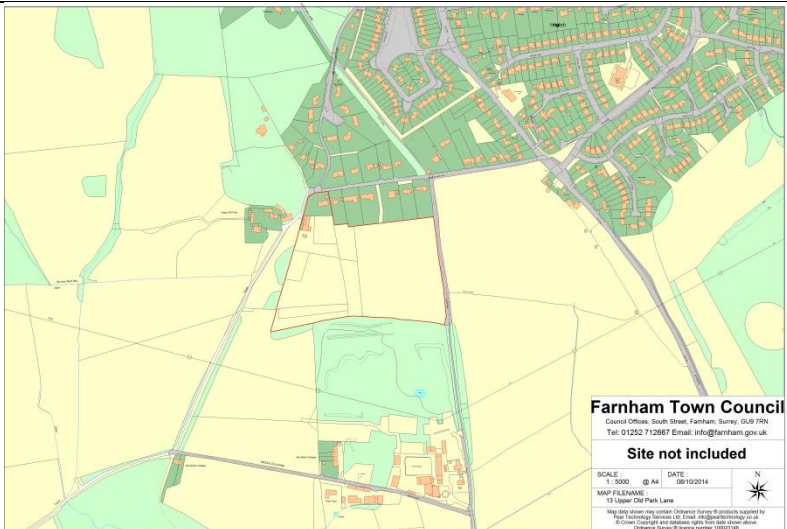
Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	
Within or adjoins ancient woodland	Yes
Impact of development on landscape	Development of this substantial site would have a detrimental impact on the rural landscape and harm the gradual progression from countryside to the low density housing in the area..
Proximity to Town Centre (metres) Note Barriers	2300
Proximity to Local Centre (metres) Note Barriers	1300
Proximity to Primary School (metres) Note Barriers	1300 to infants 2800 to junior
Proximity to Secondary School (metres) Note Barriers	2310
Proximity to GPs/ Medical Centre (metres) Note Barriers	2150
Proximity to bus stop (metres) Note Barriers	650
Proximity to Farnham train station (metres) Note Barriers	2980
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	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. The site is unsuitable as a potential housing option.

Site assessments – sites **not included** as housing options 10-10-14

Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
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) Note Barriers	2960
Proximity to Local Centre (metres) Note Barriers	2970
Proximity to Primary School (metres) Note Barriers	870
Proximity to Secondary School (metres) Note Barriers	1200
Proximity to GPs/ Medical Centre (metres) Note Barriers	650
Proximity to bus stop (metres) Note Barriers	550
Proximity to Farnham train station (metres) Note Barriers	3000
Suitable access to road	No road access - by narrow track only
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	No
Summary of Assessment (Site suitability/ availability and achievability)	Large scale development would harm the distinctive landscape 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 10-10-14

Site Location: 13 Upper Old Park Lane

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

Site assessments – sites **not included** as housing options 10-10-14

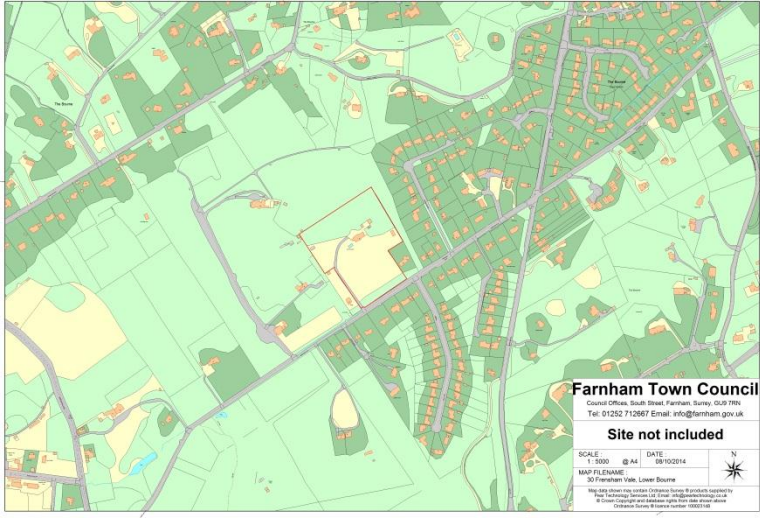
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	Medium landscape value. High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this scale would represent a protrusion into the countryside.
Proximity to Town Centre (metres) Note Barriers	1700
Proximity to Local Centre (metres) Note Barriers	1060
Proximity to Primary School (metres) Note Barriers	530 to infants 1100 to junior
Proximity to Secondary School (metres) Note Barriers	2130
Proximity to GPs/ Medical Centre (metres) Note Barriers	2050
Proximity to bus stop (metres) Note Barriers	210
Proximity to Farnham train station (metres) Note Barriers	2245
Suitable access to road	Narrow track
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	No
Summary of Assessment (Site suitability/ availability and achievability)	Development of this scale would represent a protrusion into the countryside. 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 10-10-14

Within AONB Candidate Area	Yes
Waverley Borough Council Landscape Study – Part 1	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes
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 of 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

Site assessments – sites **not included** as housing options 10-10-14

Map	
Site Area (hectares)	2.2
WBC Reference	679
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Residential on outskirts of built environment with dense woodland in northern part of site
Recent planning history	No
Flood Zone (1,2,3a,3b)	2 and 3a through centre of site
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)	Bourne
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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

Site assessments – sites **not included** as housing options 10-10-14

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

Site assessments – sites **not included** as housing options 10-10-14

Site Location: Monkton Farm, Monkton Lane, Farnham



Map	
Site Area (hectares)	1.99
WBC Reference	680
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	<p>Agricultural land with mobile units, adjoining leisure centre, allotments and local nature reserve</p> <p>Tony, is this okay now?</p>
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne and Badshot lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes

Site assessments – sites **not included** as housing options 10-10-14

Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Low landscape value. Low landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this elongated site in this location would protrude into the countryside and would erode the gap between Badshot Lea and Weybourne.
Proximity to Town Centre (metres)	1830
Proximity to Local Centre (metres)	800
Proximity to Primary School (metres)	650 to infant 880 to junior
Proximity to Secondary School (metres)	450
Proximity to GPs/ Medical Centre (metres)	790
Proximity to bus stop (metres)	240
Proximity to Farnham train station (metres)	1820
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	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	No
Summary of Assessment (Site suitability/ availability and achievability)	Development of this elongated site in this location would protrude into the countryside and would erode the gap between Badshot Lea and Weybourne. The site is unsuitable as a potential housing option.

Site assessments – sites **not included** as housing options 10-10-14
Site Location: Land at Hale Road, Farnham (Green Burial Site)

Map	
Site Area (hectares)	14.22
WBC Reference	693
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site, neighbouring old Deer Park (Farnham Park)
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 Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Hale and Heath End
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 (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	Yes - adjoining
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No

Site assessments – sites **not included** as housing options 10-10-14

Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	High landscape value. High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this significant site would have a harmful impact on landscape of high value and sensitivity. The site adjoins Farnham Park Historic Park and Garden.
Proximity to Town Centre (metres)	1230
Proximity to Local Centre (metres)	580
Proximity to Primary School (metres)	520
Proximity to Secondary School (metres)	520
Proximity to GPs/ Medical Centre (metres)	440
Proximity to bus stop (metres)	50
Proximity to Farnham train station (metres)	1420
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	Development of this significant site would have a harmful impact on landscape of high value and sensitivity. The site adjoins Farnham Park 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 assessments – sites **not included** as housing options 10-10-14

Site Location: Land at Burnt Hill Road



Map	
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)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Bourne
Within South Farnham Arcadian Area	Yes
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I	Yes

Site assessments – sites **not included** as housing options 10-10-14

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	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	None
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	
Proximity to Town Centre (metres)	2200
Proximity to Local Centre (metres)	630
Proximity to Primary School (metres)	650
Proximity to Secondary School (metres)	1310
Proximity to GPs/ Medical Centre (metres)	1460
Proximity to bus stop (metres)	340
Proximity to Farnham train station (metres)	1850
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	

Site assessments – sites **not included** as housing options 10-10-14

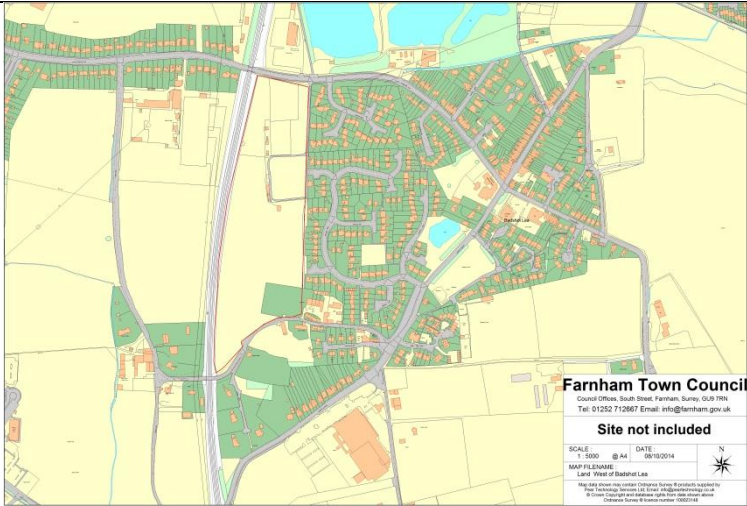
Statement)	
Within South Farnham Arcadian Area	Yes
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	Yes
Within or adjoining Site of Nature Conservation Importance	Yes
Within a Biodiversity Opportunity Area (BOA)	Yes
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	None
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	
Proximity to Town Centre (metres)	2220
Proximity to Local Centre (metres)	610
Proximity to Primary School (metres)	780
Proximity to Secondary School (metres)	2500
Proximity to GPs/ Medical Centre (metres)	120
Proximity to bus stop	200

Site assessments – sites **not included** as housing options 10-10-14

(metres)	
Proximity to Farnham train station (metres)	1680
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	
SANGS available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability)	

Site assessments – sites **not included** as housing options 10-10-14

Site Location: Land West of Badshot Lea

<p>Map</p>	 <p>Farnham Town Council Council Office, South Street, Farnham, Surrey, GU10 7RN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:2500 DATE: 05/10/2014 MAP FILENAME: @ M J LAND: West of Badshot Lea</p>
<p>Site Area (hectares)</p>	<p>6.14</p>
<p>WBC Reference</p>	<p>25</p>
<p>Current Use</p>	<p>Agriculture Grade 3</p>
<p>Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)</p>	<p>Flat greenfield site abutting residential development along the eastern boundary and partially treed raised railway embankment to the west.</p>
<p>Recent planning history</p>	<p>Planning application for 140 dwellings on site, pending since 6.3.14.</p>
<p>Flood Zone (1,2,3a,3b)</p>	<p>2</p>
<p>Within AQMA</p>	<p>No</p>
<p>Within area recommended as Green Belt (WBC)</p>	<p>No</p>
<p>Within Conservation Area</p>	<p>No</p>
<p>Part of setting of Conservation Area</p>	<p>No</p>
<p>Part of setting of Listed Building</p>	<p>No</p>
<p>Part of Setting of Building of Local Merit</p>	<p>No</p>
<p>Within Site or Area of High Archaeological Potential</p>	<p>No</p>
<p>Character Area (Design Statement)</p>	<p>Weybourne & Badshot Lea</p>
<p>Within South Farnham Arcadian Area</p>	<p>No</p>
<p>Within public open space</p>	<p>M J Comber</p>
<p>Owner</p>	<p>Yes</p>
<p>Within 5km of Thames Basin Heaths SPA</p>	<p>No</p>
<p>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)</p>	<p>No</p>
<p>Within or adjoining SSSI</p>	<p>No</p>
<p>Within or adjoining Site of Nature Conservation Importance</p>	<p>No</p>
<p>Within a Biodiversity Opportunity Area (BOA)</p>	<p>No</p>
<p>Within Surrey Hills AONB</p>	<p>No</p>
<p>Within AONB Candidate Area</p>	<p>No</p>

Site assessments – sites **not included** as housing options 10-10-14

Waverley Borough Council Landscape Study – Part I	
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	
Proximity to Town Centre (metres)	2600
Proximity to Local Centre (metres)	1340
Proximity to Primary School (metres)	610 to infants 500 to junior
Proximity to Secondary School (metres)	730
Proximity to GPs/ Medical Centre (metres)	1500
Proximity to bus stop (metres)	450
Proximity to Farnham train station (metres)	2590
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	
SANG available to support delivery of housing	No
Summary of Assessment (Site suitability/ availability and achievability for allocation)	