## 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

WBC Ref	Site Location
332	Land off Waverley Lane (Compton Fields)
333	Land at 35 Frensham Vale, Lower Bourne
590	I 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

Farm, Green Lane, Badshot Lea fullers Road, Rowledge Farnham  Tongham Road, Runfold  rensham Vale Park  th of Frensham Vale Road  avender Lane, Farnham
Tongham Road, Runfold Trensham Vale Park th of Frensham Vale Road
rensham Vale Park th of Frensham Vale Road
th of Frensham Vale Road
avandar Lana Farnham
avender Lane, ranniam
Old Park Lane, Farnham
n Farm, Rowledge
nam Vale, Lower Bourne, Farnham
Farm, Monkton Lane, Farnham
Hale Road, Farnham (Green Burial Site)
Burnt Hill Road, Farnham
00 Lodge Hill Road
d:

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

Map	_
Farnham Town Cou Lour Offices, facility the Part of Medical County of Text of	TRN
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 t	
greenfield; topography; boundary; abuts low density residential development and agricultural land. The	
trees; neighbouring uses) surrounded by mature hedged and treed boundaries. The site to the	
relatively flat but falls away to a stream in a narrow elongated valley t	o 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)	
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 V III	
Within Site or Area of High Archaeological Potential Very small area at the north western tip of the southern site.	
Character Area (Design Moor Park and the Bourne Statement)	
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
Statement)	
Statement) Within South Farnham Arcadian No	
Statement) Within South Farnham Arcadian Area No	
Statement) Within South Farnham Arcadian Area Within public open space Owner Unknown Within 5km of Thames Basin Yes	
Statement)  Within South Farnham Arcadian No Area  Within public open space No Owner Unknown  Within 5km of Thames Basin Yes Heaths SPA	
Statement) Within South Farnham Arcadian Area Within public open space Owner Unknown Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I Yes	
Statement) Within South Farnham Arcadian Area Within public open space Owner Unknown Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I SPA (None of Farnham NP Area	
Statement) Within South Farnham Arcadian Area Within public open space Owner Unknown Within 5km of Thames Basin Heaths SPA Within 5km of Wealden Heaths I Yes	
Statement) Within South Farnham Arcadian Area Within public open space Owner Unknown 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	

NAME OF CALL	A II
Within or adjoining Site of Nature	Adjacent to SNCI
Conservation Importance	
Within a Biodiversity Opportunity Area (BOA)	No
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	140
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	
Within or adjoins ancient	Yes
woodland	les
	The sites are close to recidential development and have twenty bedeen
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)	
Proximity to Primary School	1700 infants 940 to junior
(metres)	
Proximity to Secondary School	3000
(metres)	
Proximity to GPs/ Medical Centre	870
(metres)	
Proximity to bus stop (metres)	200
Proximity to Farnham train	1500
station (metres)	
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.
	potential nousing option.

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

Farnham Town Council Concil Ches. But Blanc Farins, Ches. Qu. 20 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. But Blanc Farins, Ches. Qu. 3) 190; Yet (1927 1760° Ches. But Blanc Farins, Ches. Bu	
Site Area (hectares)  4.9	
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 indica	ted no
requirement for EIA and unlikely to have significant effect on environment.	110
Flood Zone (1,2,3a,3b) Entrance in 3	
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 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)	

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	High landscape value.
Landscape Study – Part I	Low landscape sensitivity
Within gap between	No
Farnham and Aldershot;	
Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and	
Rowledge and Frensham	
Within or adjoins ancient	Yes
woodland	
Impact of development on	Any substantial development would have an adverse impact on the dominant landscape
landscape	character of the area and the setting of the southern part of the town.
Proximity to Town Centre	2300
(metres) Note Barriers	
Proximity to Local Centre	1300
(metres) Note Barriers	
Proximity to Primary	1300 to infants 2800 to junior
School (metres) Note	
Barriers	2210
Proximity to Secondary	2310
School (metres) Note Barriers	
Proximity to GPs/ Medical	2150
1	2130
Centre (metres) Note Barriers	
	650
Proximity to bus stop (metres) Note Barriers	630
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	
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
	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

Мар	Farnham Town Council Council Ghas, Sund Brain, Sun, Qu. 37 Pill Tender Chairs, Sund Brain, Sund Brain, Sund Grain,
Site Area (hectares)	0.22
WBC Reference	590
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)  Recent planning history	Single bungalow and garden  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)	
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

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	
Proximity to Town Centre	3150
(metres) Note Barriers	
Proximity to Local Centre	2500
(metres) Note Barriers	
Proximity to Primary School	2100
(metres) Note Barriers	
Proximity to Secondary	2100
School (metres) Note	
Barriers	2040
Proximity to GPs/ Medical	2040
Centre (metres) Note Barriers	
= 41.1.0.0	10
Proximity to bus stop	10
(metres) Note Barriers  Proximity to Farnham train	2750
station (metres) Note	2730
Barriers	
Suitable access to road	Yes
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	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)	
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#### Site Location: Land at Cedar House, Byworth Road

Map	
1 rap	Farnham Town Council Count Offices, Soon Breat, Farnham, Survey, Out Print Tel: 01227 1/2007 Ernel: indigitationa grow Ja  Size not included  Social Coder Soon Soon Soon Soon Soon Soon Soon Soo
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)	NI NI
Within Conservation Area	No 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	No
Within Site or Area of High	No
Archaeological Potential	
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 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	NI NI
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	Adj area of great landscape value, 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 Consciones show from the remain formy, OUTPN Tel 0*1222 7700° Email hogigareham, govu  Sept.
Site Area (hectares)	1.52
WBC Reference	654
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site surrounded by woodland and fields.
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
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
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	No
Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value 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
	in this location would be intrusive within the landscape character.
Proximity to Town Centre (metres)	3200
Note Barriers	
Proximity to Local Centre (metres)	1290
Note Barriers	
Proximity to Primary School (metres)	1500 to infants 3000 to juniors
Note Barriers	·
Proximity to Secondary School (metres)	2150
Note Barriers	
Proximity to GPs/ Medical Centre	1750
(metres) Note Barriers	
Proximity to bus stop (metres) Note	1030
Barriers	
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 10-10-14 **Site Location: Lower Paddock Gardeners Hill Road, Farnham**

Мар	
	Farnham Town Council Cond Office, Such State, Ferham, Suny, Old 79N Tel: 01222 71260 Fernic Indigfernium gov.is  Site not included  FOLKE: A DATE of Support of Suppo
Site Area (hectares)	0.49
WBC Reference	653
Current Use	Agricultural
Site description (brownfield/	Greenfield site
greenfield; topography; boundary;	
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 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	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	Medium landscape value.
Landscape 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	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	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) Note Barriers	1030
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 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	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 in
suitability/ availability and	this location would be intrusive within the rural character of the area. The site
achievability)	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

Мар	
	Farnham Town Council Council Ohous Soot Break Farnham Survy, Ou Pitel Ted 1922 71066 Flower House Survy, Ou Pitel Ted 1922 71066 Flower Flower Flower Survy, Ou Pitel Ted 1922 71066 Flower Fl
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)	N <sub>1</sub>
Within AQMA	No No
Within area recommended as Green Belt (WBC)	No
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	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	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
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	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	2700
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
	the detriment of
Confirmed through call for sites	Yes
Confirmed through call for sites and information from land	1 53
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	N/A
delivery of housing	
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	
	Farnham Town Council Conci Otens Son Brent Fantam Burry, GJ 781 To 10122 17:209 Front Indignation gov. A  Site not included  TONIC G. go. A  TONIC TOWN COUNCIL  TO 10122 17:209 Front Indignation gov. A  Site not included  TONIC G. go. A  TONIC G. go. A  TONIC G. go. A  TONIC G. G. A  TONIC G. G. A  TONIC G. G. A  TONIC G. A  TON
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)	
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	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)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within public open space	No
Owner Within 5km of Thames Basin Heaths	Unknown
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 Conservation Importance	No
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	3600
(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	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

Map	
	Farnham Town Council Ten reliable to the first
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	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Character Area (Design Statement) Within South Farnham Arcadian Area	Weybourne & Badshot Lea
	No No
Within public open space 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	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape	Low – Landscape Value

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	No
Aldershot; Badshot Lea and Weybourne;	
Rowledge and Wrecclesham and	Tony, I have changed this from Yes, as it is strategic gap, but not really in
Rowledge and Frensham	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 1400 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 ${f not included}$ as housing options 10-10-14 Site Location: Land east of Low Lane

Мар	
Site Area (hectares)	Farnham Town Council Council Office, Such Street, Fanders, Green, Out 1976; Tol. 102227 7/2807 Emili, finely-garden gov. Jak Site not included  50.46: 1500 gr. Jak Grigoria H. M. Mor Filt-BAME: Lind seat of Los Los.  180, 180, 180, 180, 180, 180, 180, 180,
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	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	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian	No
Area	
Within public open space	No
Owner	Central Land Holdings
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)	NI <sub>2</sub>
Within or adjoining SSSI	No
Within or adjoining Site of Nature	No
Conservation Importance	lateras etc
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
_ ·	Lane - with no strong existing boundary to contain the development.
landscape	Development of the site would erode the strategic gap between Farnham and
	Aldershot.
Proximity to Town Centre	3400
(metres) Note Barriers	3700
Proximity to Local Centre	1700
(metres) Note Barriers	1700
	200 to infente 1200 to iunion
Proximity to Primary School (metres) Note Barriers	300 to infants 1200 to junior
,	1470
Proximity to Secondary School	1470
(metres) Note Barriers	2200
Proximity to GPs/ Medical Centre	2200
(metres) Note Barriers	220
Proximity to bus stop (metres)	320
Note Barriers	2200
Proximity to Farnham train station	3200
(metres) Note Barriers	V
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
	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)

Мар	
Size Avec (heatenes)	Farrham Town Council Count Office. Soul Base of Peans. Source, 10.9 70% The 1912 71 70% Transit - Sould Peans and you for the 1912 71 70% The 1912 71 70% Transit - Sould Peans and you for the 1912 71 70% Site not included  Sould Sould Delivery of the 1912 71 70% White Transition Transi
Site Area (hectares)	0.94
WBC Reference	27
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography;	Flat greenfield site to the ease 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.
boundary; trees; 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
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	
Within 5km of Thames Basin	Central Land Holdings
Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within	No
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	INO

	ssessments – sites <b>not included</b> as nousing options 10-10-14
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
landscape	site would erode the strategic gap between Farnham and Aldershot.
Provincity to Town Contra	3400 Aldershot.
Proximity to Town Centre (metres) Note Barriers	
	1700
Proximity to Local Centre	1700
(metres) Note Barriers	200
Proximity to Primary School	300 to infants 1200 to junior
(metres) Note Barriers	1.470
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.
	and any and a feet a feet and a f

### Site assessments – sites **not included** as housing options 10-10-14 **Site Location: Wrecclesham Farm Buildings, Echo Barn Lane, Farnham**

Мар	
Site Area (hectares)	Farnham Town Council Count Often, 50th Steet Farinham, Gurry, Club 7fth Tet 1022 7 1026 Frail Finding Farinham, Gurry, Club 7fth Tet 1022 7 1026 Frail Finding Farinham, Gurry, Club 7fth Site not included  Site not included  Site not included  Site of 10 10 10 10 10 10 10 10 10 10 10 10 10
WBC Reference Current Use	655 Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring	One dwelling and curtilage
uses)	
Recent planning history	None relevant (i.e. extensions only)
Flood Zone (1,2,3a,3b)	
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	Yes
400m of the boundary of the Wealden Heaths Phase I and	
Phase II SPAs)	
Within or adjoining SSSI Within or adjoining Site of	No No

	sessments – sites <b>not included</b> as housing options 10-10-14
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
(metres) Note Barriers	
Proximity to Local Centre	2970
(metres) Note Barriers	
,	870
Proximity to Primary School (metres) Note Barriers	870
,	1200
Proximity to Secondary	1200
School (metres) Note Barriers	450
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	
Summary of Assessment (Site	More intensive development on this site would adversely affect the rural character
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 10-10-14 **Site Location: Wrecclesham Farm Nursery, Echo Barn Lane, Farnham**

Map	
, <del></del>	
	Farnham Town Council Council Offices, South Britter, Earnham, Survey, Culp 3784; Total 17222 771287 Frailt introlligationing govs us
	Site not included
	SCALE: 1.500 @ AI ONTO 2014 N
	Wescolantar Farm Nursey, Carlo Born Lare  Wescolantar Farm Nursey, Carlo Born Lare  Nurse Galavier on your reliable state of the Carlo State Sta
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)	
Recent planning history	None
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt	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) 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**



Мар	Farnham Town Council Coord of Orice, Soon Street, Farnham, Survey, Out 97th Tel: 01223 71204 in Original Property of Street Site not included  SALE: Mor Fire Many Council Original Property of Street More Piece Many Council Original Property of Street Original Property of Street More Piece Many Council Original Property of Street Ori
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 adjoinging 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

	- sites <b>not included</b> as housing options 10-10-14
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	No
(BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate Area	Yes
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/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**

Мар	
	Farnham Town Council Control Dones Studies Seed From Hong (2014 Pt) Tel 1922 To 1923 From Hong (2014 Pt) Tel 1923 To 1923 From Hong (2014 Pt) Tel 1923 To 1923 From Hong (2014 Pt) Tel 1923 May Art (2014 Pt) Tel
Site Area (hectares)	1.43
WBC Reference	Woodland
Current Use Site description (brownfield/ greenfield;	Greenfield site adjoining countryside and residential development.
topography; boundary; trees;	Greenileid site adjoining countryside and residential development.
neighbouring uses)	
Recent planning history	No
Flood Zone (1,2,3a,3b)	
Within AQMA	No
Within area recommended as Green Belt	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	NI <sub>2</sub>
Within South Farnham Arcadian Area	No Powledge
Character Area (Design Statement)	Rowledge
Within public open space Owner	No Surrey CC
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Thames Basin Heaths 5PA 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
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 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	N/A
housing	
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 **Site Location: Land to the rear of 48 Wrecclesham Hill**

Man	
Мар	Famham Town Council General State of the Sta
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)	
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	Yes
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High	No
Archaeological Potential	
Character Area (Design Statement)	Wrecclesham
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	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;	Ŭ.
Rowledge and Wrecclesham 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	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
information from land owners	
Economic viability and marketability of the	
site	
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, which does not appear to be promoted by the
	landowner, is unsuitable and unachievable as a potential housing option.

Map  Site Anna (haggara)	Farnham Town Council Cacul Offices, Sun Black Farlant, Burry Co. 1791 Cacul Offices, Son Black Farlant, Burry Co. 1791 Tel 101257 171267 Erach left Glenthan govuk  Site not included  FALL Sign Sign Sign Sign Sign Sign Sign Sign
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; neighbouring uses)	residential built up area.
Recent planning history	No
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt	No
(WBC)	
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 CT D : 11 - 1 CPA	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)	No
Within or adjoining Siss	No No
Within or adjoining Site of Nature Conservation Importance	INO
Within a Biodiversity Opportunity Area	Intersects
(BOA)	micer seeds
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape	None
Study – Part I	
Within gap between Farnham and	Yes

No Harm the strategic views to and form Badshot Lea, views across surrounding countryside and create an isolated unit
Harm the strategic views to and form Badshot Lea, views across surrounding countryside and create an isolated unit
Harm the strategic views to and form Badshot Lea, views across surrounding countryside and create an isolated unit
surrounding countryside and create an isolated unit
2170
3170
2130
560 to infants 1600 tojunior
1760
1990
520
2900
Yes
Yes
The site is promoted by the landowner and is likely to prove acceptable
to the market.
No
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**

Мар	Farrham Town Council Council Ohos, Book Brist, Familia, Hairy, Gib 79th Council Ohos, Book Brist, Familia, H
Site Area (hectares)	2.66
WBC Reference	564
Current Use	Agricultural - Grade 3
Site description (brownfield/ greenfield;	Greenfield site within the countryside
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	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)	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	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	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 isolated site in open countryside would harm the
	integrity of the gap between Badshot Lea and Weybourne.
Proximity to Town Centre (metres)	2400
Note Barriers	
Proximity to Local Centre (metres)	1200
Note Barriers	
Proximity to Primary School (metres)	850
Note Barriers	
Proximity to Secondary School (metres)	800
Note Barriers	
Proximity to GPs/ Medical Centre	1300
(metres) Note Barriers	
Proximity to bus stop (metres) Note	670
Barriers	
Proximity to Farnham train station	2300
(metres) Note Barriers	
Suitable access to road	Via Green Lane – very narrow lane
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/	Development of this isolated site in open countryside would harm the
availability and achievability)	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**

Site Area (hectares)	Farnham Town Council  Council Closus, Suita Beart Farners, Surry, Cult 760  Tel 10129 712807 Ernait indigfernham gov. ut.  Site not included  66.AEI 1.1500 g. All ATT 1.1500 g. All Get 1000
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)	
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
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	No
Archaeological Potential Character Area (Design	Rowledge
Statement)	
Within South Farnham	No
Arcadian Area	NI NI
Within public open space	No Lielandore
Owner Within 5km of Thames Basin	Unknown 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
TTIGHT OF AUJOHING SSSI	140

	ssessments – sites <b>not included</b> as housing options 10-10-14
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	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.

## Site assessments – sites **not included** as housing options 10-10-14 **Site Location: Land at Tongham Road, Runfold**

Мар	
	Farnham Town Council Council Offices, South Brinds Farnham, Stern, Got 1978. To 10122 7/1200F Transit Integration agree via the state of the state o
Site Area (hectares)	2.4
WBC Reference	663
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield 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 (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 1	None
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham	No

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	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 greenfield site would be intrusive in the landscape.
availability and achievability)	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**



Мар	Farnham Town Council Counci Orac, South Team, Parker, John South To 1052 7 (120) From shorting strength on your Association of the Council Orac of Council Orac shorting shorting you was a strength or the Council Orac of Co
Site Area (hectares)	20.42
WBC Reference	675
Current Use	Open space - common
Site description (brownfield/ greenfield;	Greenfield site within the countryside
topography; boundary; trees; neighbouring	, i
uses)	
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	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	

	sites <b>not included</b> as nousing options 10-10-14
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
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 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	3500
Barriers	
Proximity to Local Centre (metres) Note	740
Barriers	
Proximity to Primary School (metres)	1000
Note Barriers	
Proximity to Secondary School (metres)	1870
Note Barriers	
Proximity to GPs/ Medical Centre	360
(metres) Note Barriers	
Proximity to bus stop (metres) Note	180
Barriers	
Proximity to Farnham train station	3300
(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	The site is promoted by the landowner and is likely to prove acceptable
site	to the market.
SANGS available to support delivery of	N/A
housing	
Summary of Assessment (Site suitability/	Development of this substantial site would have a detrimental impact on
availability and achievability)	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.
	95000

### Site assessments – sites **not included** as housing options 10-10-14 **Site Location: Land South of Frensham Vale Road**

Мар	
	Farnham Town Council Council Octoo Council Cou
Site Area (hectares)	17.02
WBC Reference	696
Current Use	Open space - common
Site description (brownfield/ greenfield; topography; boundary; trees;	Greenfield site within the countryside
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
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)	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	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
Within gap between Farnham and	No

Aldershot; Badshot Lea and	5 1
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 **Site Location: Land at Lavender Lane**



Мар	Farnham Town Council Councidous, from these favours, from the Council Councidous, from these favours, from the Council And the Council Council Site not included  Site on the Council The Council Council Council The Council Council Council The Council Council The Council Council Council The Council Council Council The Council Council Council Council Council The Council Council Council The Council Coun
Site Area (hectares)	14.01
WBC Reference	701
Current Use	Open space – Agriculture? – SEE ABOVE AERIAL
Site description (brownfield/ greenfield;	Greenfield, neighbouring residential and open countryside
topography; boundary; trees;	, 6 6
neighbouring uses)	
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
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)	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 SPA	Yes

	s – sites <b>not included</b> as housing options 10-10-14
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	INO
1	
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	
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 10-10-14 **Site Location: 13 Upper Old Park Lane**

Мар	
Site Area (hectares)	Farnham Town Council Control Offices Such Stone Familians, Survey, 0.09 780, The Ortizos 7 78897 Email strong Garbarana grout.  Size not included  UNIQUE NOT SURVEY STATES TO SURVEY STATES ST
WBC Reference	15.
	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)	None
Recent planning history	INOHE
Flood Zone (1,2,3a,3b)	No.
Within AQMA	No 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	No
Archaeological Potential	
Character Area (Design	Upper Hale
Statement)	
Within South Farnham Arcadian	No
Area	
Within public open space	No
Owner	Valeria & Roger Markall
Within 5km of Thames Basin	Yes
Heaths SPA	
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area	No
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 Area (BOA)	No
Within Surrey Hills AONB	No
TTIUIIII JUITEY LIIIIS AOND	110

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.

Мар	Farnham Town Council Council Olices, South Brees, Familians, Survey, Qua 70N Tayl 07202 772007 Ernal info@mmhum.gor.ux
	Site not included  SCALE: 0.000 @ AA OATE: N 1:0000 @ AA OB10/2014 N MAP PELBANAE: N
	Handform Farm, Roseledges  Handform Farm, Roseledges  For gas power ray, company being the production pupple by Provincian pupple by Provincian pupple by the provincian pu
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)	1
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	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	Yes
Waverley Borough Council Landscape	Medium landscape value.
Study – Part I	Medium landscape value.  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
impact of development on landscape	rural character of the area and the setting of Farnham and would erode the
	gap between Rowledge and Frensham.
Proximity to Town Centre (metres)	4250
Note Barriers	7230
	530
Proximity to Local Centre (metres) Note Barriers	330
	2210
Proximity to Primary School (metres) Note Barriers	2210
	2700
Proximity to Secondary School	2700
(metres) Note Barriers	LOOF
Proximity to GPs/ Medical Centre	1285
(metres) Note Barriers	450
Proximity to bus stop (metres) Note	450
Barriers	4200
Proximity to Farnham train station	4200
(metres) Note Barriers	NI NI
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 to
the site	the market.
SANGS available to support delivery	N/A
of housing	
Summary of Assessment (Site	The site is located within an Area of Great Landscape Value which is being
suitability/ availability and achievability)	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

- M	sessificites sices flot included as flodsing options 10-10-11
Map  Site Area (hectares)	Farnham Town Council C
,	
WBC Reference	679
Current Use	Residential
Site description	Residential on outskirts of built environment with dense woodland in
(brownfield/ greenfield;	northern part of site
topography; boundary;	
trees; neighbouring uses)	NI <sub>2</sub>
Recent planning history	No City
Flood Zone (1,2,3a,3b)	2 and 3a through centre of site
Within AQMA Within area recommended	No No
as Green Belt (WBC)	INO
Within Conservation Area	No
Part of setting of	No
Conservation Area	140
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	
Within public open space	No
Owner	Unknown
Within 5km of Thames	No
Basin Heaths SPA	V
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)	
Within or adjoining SSSI	No
Within or adjoining Site of	No
Nature Conservation	
Importance	
-F	I

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	
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.
(Site suitability/ availability	
and achievability)	

### Site assessments – sites **not included** as housing options 10-10-14 **Site Location:** Monkton Farm, Monkton Lane, Farnham



Мар	Farnham Town Council  Count Power abustines from the Council Section of the Council Section
Site Area (hectares)	1.99
WBC Reference	680
Current Use	Agricultural
Site description (brownfield/	Agricultural land with mobile units, adjoining leisure centre, allotments
greenfield; topography; boundary;	and local nature reserve
trees; neighbouring uses)	
	Tony, is this okay now?
Recent planning history	None
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	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	Yes
Heaths SPA	

	ents – sites <b>not included</b> as nousing options 10-10-14
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 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
landscape	Weybourne.
Proximity to Town Centre	1830
(metres)	
Proximity to Local Centre	800
(metres)	
Proximity to Primary School	650 to infant 880 to junior
(metres)	,
Proximity to Secondary School	450
(metres)	
Proximity to GPs/ Medical Centre	790
(metres)	
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
1	
achievability)	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)

M	
Map  Sites Avera (harrows)	Farnham Town Council  Generalistic season these (areas, concent) and the concent of the council season to the concent of the council season to the council
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)	
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	Yes - adjoining
Nature Conservation Importance	
Within a Biodiversity	No
Opportunity Area (BOA) Within Surrey Hills AONB	No
vviunin surrey milis AONB	INU

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.



Мар	
Site Avec (hagters)	Farnham Town Council Council Plans, Son Plant a Hanne John (1907) Plant Town Council Plans, Son Plant a Hanne John (1907) Plant Town Council Plans, Son Plant and John (1907) Plant Town Council Plant Site not included  Toking and Mark Strotter  Town Council Plant Town Council Pla
Site Area (hectares)	1.97
WBC Reference	715
Current Use	Open Land
Site description (brownfield/	Greenfield, densely wooded site, neighbouring low density residential.
greenfield; topography; boundary;	
trees; neighbouring uses)	None
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 Merit	No
Within Site or Area of High	No
Archaeological Potential	D
Character Area (Design Statement)	Bourne
Within South Farnham Arcadian	Yes
Area	NI <sub>2</sub>
Within public open space	No
Owner David Thomas Basis	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	110
Within a Biodiversity Opportunity	No
Area (BOA)	140
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	
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)	1440
Proximity to GPs/ Medical Centre	1460
(metres)	240
Proximity to bus stop (metres)	340
Proximity to Farnham train station	1850
(metres)	V
Suitable access to road	Yes Yes
Confirmed through call for sites and information from land owners	i es
Economic viability and marketability	
of the site	
SANGS available to support	No
delivery of housing	140
Summary of Assessment (Site	
suitability/ availability and	
achievability)	
acincvaonicy)	

# Site assessments – sites **not included** as housing options 10-10-14 **Site Location:** Land at 100 Lodge Hill Road



Мар	Farnham Town Council Cond Offices, Such Break Ferrians, Staver, Gulf 760 Tet 01527 79807 Ermit Heigherham grow, Market 1 Site not included  Site on the included  Social Grows of the included
Site Area (hectares)	0.34
WBC Reference	813
Current Use	Woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Densely wooded strip of land within very low density residential
Recent planning history	None
Flood Zone (1,2,3a,3b)	
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	Bourne

	0 1
Statement)	
Within South Farnham	Yes
Arcadian Area	
Within public open	No
space	
Owner	Unknown
Within 5km of Thames	Yes
Basin Heaths SPA	
Within 5km of	Yes
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	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	N.
Within or adjoins	No
ancient woodland	
Impact of development	
on landscape	2220
Proximity to Town	2220
Centre (metres)	(10
Proximity to Local	610
Centre (metres)	700
Proximity to Primary	780
School (metres)	2500
Proximity to Secondary	2500
School (metres)	120
Proximity to GPs/	120
Medical Centre	
(metres)	200
Proximity to bus stop	200

(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	
marketability of the site	
SANGS available to	No
support delivery of	
housing	
Summary of	
Assessment (Site	
suitability/ availability	
and achievability)	

### Site assessments — sites ${f not}$ included as housing options 10-10-14 Site Location: Land West of Badshot Lea

Farnham Town Council Could reflect the final fin
25
-
Agriculture Grade 3 Flat greenfield site abutting residential development along the eastern boundary
and partially treed raised railway embankment to the west.
and partially treed raised railway embankment to the west.
Planning application for 140 dwellings on site, pending since 6.3.14.
2
No
No
No
No
No
No
No
Weybourne & Badshot Lea
No
M J Comber
Yes
No
NI.
No
No
No
No
No

Waverley Borough Council	sitients – sites <b>not included</b> as nousing options 10-10-14
Landscape Study – Part I	
Within gap between Farnham and	Yes
Aldershot; Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge and	
Frensham	NI.
Within or adjoins ancient	No
woodland	
Impact of development on	
landscape	
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	
marketability of the site	
SANG available to support	No
delivery of housing	
Summary of Assessment (Site	
suitability/ availability and	
achievability for allocation)	
activities for anocations	