Draft Farnham Neighbourhood Plan

(Regulation 14)

Sustainability Appraisal/ Strategic Environmental Assessment

Farnham Town Council

October 2014

Content

Section 1 Introduction

What is Sustainability Appraisal/Strategic Environmental Appraisal?

To help ensure that the draft Farnham Neighbourhood Plan is sustainable, it is best practice in the UK to undertake a Sustainability Appraisal (SA). An SA is a process that aims to predict and then assess the economic, environmental and social effects likely to arise from the adoption of the Neighbourhood Plan.

Where a neighbourhood plan could have significant environmental effects, it may fall within the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 and so require a strategic environmental assessment (SEA).

One of the basic conditions that will be tested by the independent examiner of a Neighbourhood Plan is whether the making of the plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).

SEA is a process for identifying the environmental impacts likely to arise from the Plan. As both the SA and the SEA aim to predict and assess the impacts of plans, they are usually combined to avoid duplication. They are referred to as the SA/SEA.

An SA/SEA Scoping Report was published in September 2014 outlining the main issues that will need to be considered when planning development in Farnham. It is the intention that the SA/SEA will be used as the basis for appraising the draft Neighbourhood Plan, and proposes the methodology that will be used to do this.

We have carried out SA/SAE of the draft Farnham Neighbourhood Plan and the results are included in this Report. The draft Plan explains how the recommendations of this report were considered when finalising the Plan Policies.

For the avoidance of any doubt, this report should be read in conjunction with the Sustainability Scoping Report, which together form a compilation of the information required under the Environmental Assessment of Plans and Programmes Regulations 2004.

Contents of the Sustainability Report

- This section describes what a Sustainability Appraisal is for, how this one has been carried out, and what area it covers. It also describes the existing policy context that the Plan is being prepared under.
- Section 2 summarises key issues facing Farnham now and in the future, based on the evidence gathered during preparation of the Plan.
- Section 3 describes the Sustainability Objectives for the Neighbourhood Plan. Development meeting these objectives will be considered to be ‘sustainable development’ by the Town Council.
- Section 4 outlines how the Sustainability Objectives are aligned with existing policy and the objectives of the Draft Neighbourhood Plan, and whether the aims of sustainable development conflict with the aims for development within Farnham.
- Section 5 describes the Sustainability Appraisal of Farnham Neighbourhood Plan policies, conclusions and recommendations arising from the Appraisal. (The full Appraisal is in Appendices 1 and 2).

Consultation Arrangements

This document is submitted for consultation including the statutory consultees the Environment Agency, Natural England and English Heritage. The outcome of the consultation on this Draft Sustainability report may result in further issues being identified.

Any changes that are made to the Sustainability Appraisal, or the Farnham Neighbourhood Plan as a result of this consultation will be documented in the final Sustainability Report that will be made available with the final Neighbourhood Plan.

Comments can be made:

- By email to: neighbourhood.plan@farnham.gov.uk.
- By post or by hand to: Farnham Town Council, South Street, farnham, Surrey GU9 7RN.
- At one of the public open days – visit www.farnham.gov.uk/shapefarnham for dates.

Timetable of Farnham's Neighbourhood Plan

The table shows the main stages in the production of the Neighbourhood Plan and corresponding stages of the SA/SEA. A more detailed timetable of the Neighbourhood Plan preparation and adoption is in the Plan itself.

Neighbourhood Plan Stage	**SA/SEA Stage**	**Expected Timescale**
Evidence gathering and engagement: • Workshops • Data collection	Identify policy context and neighbourhood characteristics. Identify sustainability issues. Development sustainability objectives. Consult on scope of SA Report: Scoping Report	2012 – Summer 2014
Options creation and testing	Test NP objectives Develop Neighbourhood Plan options Evaluate likely effects of the NP. Consider mitigation	Summer - Autumn 2014
Draft Neighbourhood Plan consultation *(Current Stage)*	Consultation on Draft Farnham Neighbourhood Plan Sustainability Appraisal/ Strategic Environmental Assessment *(Current Stage)*	November – December 2014
Plan creation	Amend SA/SEA Report	Winter 2014/2015
Pre-submission consultation and engagement	Amended SA/SEA Report following consultation and engagement	Spring 2015
Plan finalisation		Summer 2015
Submission consultation, examination and processes up to referendum		Summer – Autumn 2015

Adoption Monitoring	Post-adoption statement Monitoring	Winter 2015 ongoing

Methodology of SA

The methodology of the SA conforms with current national planning practice guidance (on strategic environmental assessment and sustainability appraisal (updated March 2014).

Whilst early public engagement took place on the potential issues for the Neighbourhood Plan, a review was undertaken of the planning policies affecting Farnham. In addition, social, economic and environmental information (baseline data) was collected and analysed. This information was collected from local studies; public engagement on the FNP carried out in 2012 and 2013, and other evidence published at District and County levels. The policy review and baseline data were taken into consideration in drawing up a list of key issues affecting Farnham and a set of sustainability objectives.

This process was written up in the SA Scoping Report, which was put out to public consultation in Summer 2014. The Scoping Report included a summary of the baseline data, the implications of concurrent plans, policies and programmes on Farnham; proposed Sustainability Objectives and monitoring indicators. The Scoping Report also described the proposed methodology for undertaking the Sustainability Appraisal of the draft Neighbourhood Plan.

The Scoping Report was circulated for consultation with statutory consultees and interested parties during the summer 2014. The consultation responses were then considered and amendments have, where appropriate, been incorporated into a Final Scoping Report (September 2014).

The next step was the preparation of this draft Farnham Neighbourhood Plan (FNP) (Regulation 14) Sustainability Appraisal/ Strategic Environmental Assessment. First the draft FNP Objectives were tested for compatibility with the sustainability objectives. Then a range of policy options were each tested against the sustainability objectives. Each policy option was scored according to whether its impact on the Objective would be: significantly negative, minor negative, no impact, uncertain impact, minor positive or significantly positive. In addition, where potential impacts were identified on sustainability objectives, recommendations were made to remove or reduce negative impacts and enhance positive ones. Where possible, these recommendations have been taken into account in preparing the draft FNP. In some cases, recommendations are made for the Regulation 15 Submission Neighbourhood Plan: in order to increase the positive impacts of the draft policies and to reduce their negative impacts.

The cumulative impact of all the policies in the FNP has been considered, as has the possible impact of any major developments proposed in Waverley and in neighbouring districts.

Planning Context

The **Localism Act** gives additional powers to local communities to control their local areas. The Act was given royal assent in November 2011 and the parts of the act dealing with Neighbourhood Planning came into force in March 2012.

The **National Planning Policy Framework** (NPPF) should be taken into account in the preparation of neighbourhood plans (NPPF Para 2). The NPPF requires that planning policy and development decisions be made in light of the Government policy to permit 'Sustainable Development'

The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly

The policies of the NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously (NPPF).

The South East Plan (2009) has now been revoked except for Policy NRM6 which relates to the protection of biodiversity sites of European Importance. This is relevant to Farnham as residential development in many parts of the Neighbourhood Plan area could affect the Thames Basin Heaths SPA and Wealden Heaths I SPA. Suitable alternative natural greenspace (SANG) should be provided to ensure that residential development does not increase recreation pressure on the Thames Basin Heaths SPA which would affect the protected species and habitats.

Waverley Borough Local Plan (2002) sets strategic policies for land including housing and employment targets, land and location. However, since the Local Plan is now quite old, some policies, including housing provision, have not been saved. Policies of the Local Plan that have been retained are available on the Waverley Borough Council website.

The Local Plan sets out a number of policies for development and transport initiatives in Farnham town centre which include a pedestrian improvement area, cycle routes, the East Street Area of Opportunity and Key Development sites. Other policies seek to protect and enhance the historic character of the town and its green setting. These include policies relating to the Conservation Area, Castle Street, the protection of areas of strategic visual importance and the green envelope.

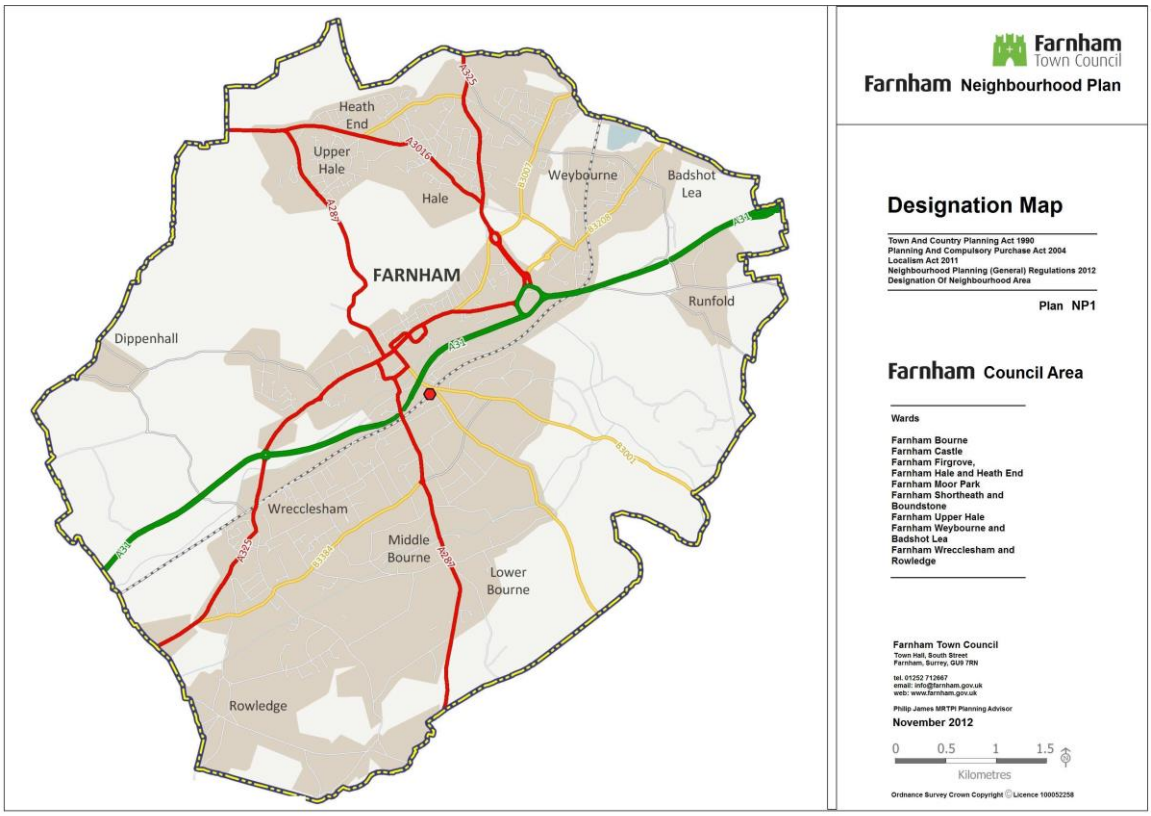
Outside the town, policies seek to protect countryside beyond the Green Belt, the Area of Great Landscape Value, sites of biodiversity value and to promote road improvements.

A new Local Plan will replace the current adopted Local Plan, and will be produced in conformity with the NPPF. A Core Strategy was prepared but was withdrawn from examination in autumn 2013 following a new housing market assessment and comments made by the planning Inspector. The process of plan preparation has now been rescheduled. A call for potential development sites was made at the start of the year and a consultation on issues and options is expected to take place in late summer/early autumn 2014. The Council intends to publish a new draft Core Strategy (now to be called Local Plan Part 1) in November/December 2014. This will include the overall spatial strategy options. This will be followed in due course by a Local Plan Part 2, which will include development control policies and non-strategic site allocations. Both documents will be accompanied by the necessary Sustainability Appraisal Reports.

Farnham Town Design Statement (adopted 2010) provides a detailed description of the town history, architecture and design and environment. It sets out draft policies or design guidance for developers to observe, in order to retain and protect the historic character and environmental quality of the town and villages; and describes potential improvements that would enhance them. The analysis forms an important part of the evidence base which will be used to inform the contents of the Neighbourhood Plan.

Which Area Does the Neighbourhood Plan Cover?

The Farnham Neighbourhood Plan is being produced for the area covered by Farnham Town Council. In preparing the Plan, there has been dialogue with the adjoining Seale and Sands Parish Council and Haslemere Vision as well as with Waverley Borough Council, Hart District Council and Rushmoor Borough Council. An application for neighbourhood plan designation was approved by Waverley Borough Council on 19 February 2013. This is shown on the Farnham Neighbourhood Plan Designation Map (below)



Section 2: Key Sustainability Issues

The Scoping Report sets out how the review of policy context, baseline information and consultation with the wider community helped to identify key issues for Farnham. These in turn were used to develop sustainability objectives against which to test the sustainability of the Neighbourhood Plan.

Key Issues for Farnham

Housing

There is a need to ensure that there is adequate affordable and market housing available in a range of sizes and tenures to meet local needs whilst protecting the local environment and quality of life, including smaller homes, student housing and specialist elderly housing schemes.

Identifying suitable, sustainable locations to meet housing requirements.

Landscape and Open Space

Local residents fear the coalescence of settlements which would harm settlement identity and character.

Pressures to build housing or other built development could threaten valued areas of open space, views, the landscape setting of Farnham and accessibility to the countryside .

Traffic and transport infrastructure are harmful to landscape character.

The urban fringe around Farnham and along the A31 corridor could be enhanced.

Local consultation indicates that Farnham Park, Bishops Meadow and Gostrey Meadow are particularly valued open spaces.

Jobs and Employment

There is a level of commuting out of the County.

Demand for housing or other uses could result in the loss of some employment space

Redevelopment in and around East Street could provide opportunities to enhance the mix of uses and quality of the environment in the town centre, but there is local concern about the location and mix of uses as proposed.

The future of the Woolmead and vacant sites.

Retention of independent retailers and local centres that reduce the need to travel by car.

Retention of a mix of employment opportunities to promote a vibrant local economy.

Support for small businesses and agricultural diversification. Perceived shortage of high quality employment sites.

No defined primary shopping frontages in Farnham.

Tourism is based on visitors to the historic centre and attractions

Transport

Heavy volumes of traffic on major routes and passing through Farnham town centre causing congestion at peak times and contributing to climate change, pollution, loss of amenity and creating safety issues.

Future development in and outside Farnham has the potential to exacerbate existing road traffic issues.

Large vehicles and heavy traffic on rural roads.

Poor environment for pedestrians and cyclists at some locations. Heavy goods vehicles unloading on the road.

Challenges created by narrow, historic roads in handling volume of traffic, developing safe cycle and pedestrian routes and promoting public transport.

Parking issues in the town centre.

Infrastructure

Existing and future pressure on the road and rail transport systems and for parking.

Congestion in central Farnham.The need for safe networks and crossings for cyclists and pedestrians.

Shortage of school places for the current and predicted populations.

Open space provision generally good but some deficiencies in recreation open space.

Improvements to broadband/technical infrastructure. Protection and expansion of cultural facilities.

Shortage of facilities for young people.

Ensuring any new development is supported by adequate infrastructure development including water supply and waste water treatment.

The potential impact of large scale developments in surrounding towns. Business park infrastructure improvements.

Pollution

An Air Quality Management Area has been designated in Farnham due to Nitrogen Dioxide emissions mainly from traffic.

The chemical quality of the River Wey and Blackwater River is currently good but the ecological quality is moderate/poor.

Ecology and Biodiversity

Farnham incorporates several areas of local or national natural conservation interest and is within the buffer zone of European SPAs and a SAC.

The variety of local habitats including farmland, woodland, water features, heathland and urban green spaces encourages a wide diversity of flora and fauna including priority species.

There are several areas within Farnham which could be improved to enhance their ecology and biodiversity.

Identifying suitable sites for SANGs provision.

Design and Heritage

Maintaining the character of distinct areas in and around Farnham. Promotion of good design.

Water

Farnham suffers from water stress along with the rest of the South East region of England

The need to reduce flood risk and the impact of flooding now and in the future.

The increased pressure on water resources likely to occur with future development in

Farnham and in neighbouring areas.

The need to improve water quality and the biodiversity value of water features.

Energy

Absence of information on the scope for non-renewable technologies in Farnham.

Community-scale energy schemes could be viable in Farnham.

Landscape impacts mean that large scale renewable technologies are likely to be inappropriate in Farnham.

Climate Change

The principal effects of climate change in Farnham will be rising temperatures, impacts on water resources, particularly the frequency and severity of flooding and impacts on biodiversity.

Climate change measures will need to address the causes of climate change, mitigation of its effects and adaptation.

Carbon emissions from domestic and industrial sources and from traffic contribute to global warming.

Section 3: Sustainability Objectives

The proposed Sustainability Objectives for Farnham Neighbourhood Plan were derived from

- Review of the Policies and Documents
- Review of Waverley Borough Sustainability Objectives
- An Understanding of the key issues facing Farnham

The proposed Sustainability Objectives for Farnham are as follows:

1.	To ensure that everyone has the opportunity to live in a decent and affordable home of the appropriate size, type and tenure.
2.	To protect, enhance and make accessible for enjoyment, the town's open spaces and high quality and sensitive landscape within the Town and prevent the coalescence of settlements.
3.	To promote opportunities for employment within the Town and support Farnham town centre, local businesses and tourism.
4.	To reduce the need to travel by car for local journeys, reduce road congestion, improve air quality and improve and promote travel by cycle and on foot within the Town.
5.	To ensure adequate amenities for local residents, including health, education, local shopping and leisure facilities.
6.	To conserve and enhance biodiversity within the Town and prevent any significant adverse effect on sites of national and international importance.
7.	To ensure development complements the character of the town's individual neighbourhoods and Conservation Areas.
8.	To maintain and improve the water quality of the Town's watercourses and to achieve sustainable water resources management.
9.	To reduce and manage the risk of flooding and any consequential harmful impacts to public wellbeing, the local economy and the environment.
10.	To increase energy efficiency and the proportion of energy generated from renewable sources in the Town and to utilize sustainably produced and local products in new developments where possible.
11.	To reduce the Town's impact on climate change and prepare the community and environment for its impacts.

Section 4: Testing the Neighbourhood Plan Objectives

To ensure that the Neighbourhood Plan is sustainable, it is necessary to test the objectives of the Neighbourhood Plan against the Sustainability Objectives.

The Neighbourhood Plan Objectives are set out below:

Neighbourhood Plan Objectives

Environment

1. To conserve and enhance the distinctive built heritage of the area.
2. To ensure development is well designed and takes into account the distinctive character and heritage of each area of Farnham's individual areas.
3. To protect the identity and distinctive character of the different areas of Farnham and prevent the coalescence of Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham
4. To protect and enhance the landscape of highest value and sensitivity around the town and the well wooded arcadian character of south Farnham
5. To protect and enhance important green spaces in the whole town, including the strategically important Farnham Park, the Bishops Meadow and the Wey corridor
6. To retain and extend the diversity of wildlife and habitats throughout the Neighbourhood Plan area
7. To maintain the integrity of all Special Protection Areas (SPAs)

Housing

8. To ensure an adequate supply and mix of housing to meet strategically identified needs within the identified environmental constraints of Farnham.'
9. To make the best and effective use of brownfield sites
10. To ensure the development of greenfield sites is well integrated with the adjoining countryside by retaining and enhancing landscape features (such as woodland, hedgerows, mature trees, watercourses and ponds) and providing a good standard of amenity space and sensitive landscape edges

Employment

11. To support a balanced local economy with a thriving town centre office sector and a range of business units (including for creative industries) with good access around Farnham
12. To retain and regenerate well located existing employment sites

Farnham Town Centre and Local Centres

13. To retain and enhance the attractive historic market town centre as the economic and social hub of Farnham

14. To retain a range of unit sizes within the town centre to promote a variety of retailers, including independent stores, and a thriving evening economy with a range of pubs and restaurants
15. To protect the clusters of services and facilities at local centres serving the local communities of Farnham

Leisure

16. To protect and enhance public green spaces used for recreational purposes throughout the town and ensure new provision in association with new development
17. To improve sports provision in and around Farnham
18. To protect the cultural attractions of the town

Infrastructure

19. To ensure sufficient infrastructure capacity is provided in a timely manner, appropriate to the scale of new development
20. To ensure new development is well connected to the facilities of Farnham by a range of transport modes, including walking, cycling and public transport and, where appropriate, makes suitable provision towards new sustainable transport infrastructure
21. To improve air quality within the town centre
22. To ensure Farnham's extensive network of footpaths, bridleways and cycle ways is protected and where possible extended through new development to continue to provide access to local facilities and the countryside
23. To increase school places at all levels
24. To ensure sufficient sewage treatment capacity is available to serve new development.

Testing the Neighbourhood Plan Objectives

A matrix was prepared testing each Neighbourhood Plan Objective against each SA Objective. The key to the matrix is as follows:

	Objectives are compatible
	Compatibility is unclear
	Objectives are incompatible
	No obvious relationship between the objectives

Neighbourhood Plan Objectives	Sustainability Objectives										
	Homes	Landscape/ Open Space	Employment/Centres	Transport/Air Quality	Amenities	Biodiversity	Character	Water Resources/ Quality	Flooding	Energy Efficiency	Climate Change
1											
2											
3											
4											
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Summary of Comparison of Objectives

Most of the Neighbourhood Plan Objectives are compatible with the Sustainability Objectives. Overall, it demonstrates that the Neighbourhood Plan Objectives are broadly sustainable. No objectives are considered to be incompatible. All of the Sustainability Objectives are addressed by the Neighbourhood Plan Objectives.

However, as summarised below, compatibility is unclear in some cases. Where there is uncertainty over compatibility between two sets of objectives, this can be addressed through careful policy wording to ensure that the objectives are aligned as far as possible.

Neighbourhood Plan **Objective 1** has uncertain compatibility with sustainability objectives relating to homes, employment, amenities, energy efficiency and climate change. This is because protecting and enhancing the historic built heritage may place constraints on the scale and type of new housing and employment development that could take place and also in installing energy efficiency measures. It may also limit the scope for new road and other infrastructure schemes that could reduce traffic congestion and improve local air quality. However, careful and sensitive design that respects the context and character of the area can ensure that the objectives are compatible.

Neighbourhood Plan **Objectives 3 – 7** which relate to protecting the identity and distinctive character of the different areas of Farnham, the landscape, green infrastructure and biodiversity show high levels of compatibility. Compatibility is uncertain between Neighbourhood Plan **Objectives 3-7** and the sustainability objective regarding providing decent and affordable homes. Likewise Neighbourhood Plan Policy 8 which relates to providing homes, has uncertain compatibility with a range of sustainability objectives. This is because of the inherent tension between bringing forward land for development to meet identified needs and protecting the natural environment, particularly green open spaces which have a role in providing sites for active leisure, contribute to air quality, reduce flood risk, provide habitats for wildlife and have landscape and townscape value. However, the objectives are not incompatible provided that the policies are drafted to ensure the development proposals are located in the most sustainable places and require mitigation of any potential negative effects. Any new development is likely to increase demand for energy and water.

Neighbourhood Plan **Objectives 9 – 10** in relation to housing show high levels of compatibility.

Neighbourhood Plan **Objectives 11 and 12**, which refer to supporting a thriving town centre and retaining/enhancing/providing employment sites, have uncertain compatibility with Sustainability Objectives relating to homes, landscapes/open space, transport/air quality, biodiversity, energy efficiency and climate change. This is because encouraging a thriving town centre may increase existing traffic congestion and air quality issues, whilst providing employment sites outside or at the edge of settlements may increase the length and number of motorized journeys. In addition, providing new employment sites may reduce the availability of sites for housing and increase pressure on greenfield sites which contribute to open space, biodiversity, climate change and air quality objectives. Compatibility between these objectives can be achieved by focusing employment development in the most sustainable locations preferably on previously developed land and introducing measures to improve air quality/traffic congestion in the town centre.

Neighbourhood Plan **Objective 13**, relating to the town centre being the economic and social hub of Farnham, has uncertain compatibility with sustainability objectives on transport/air quality, energy efficiency and climate change. Whilst it is sustainable to locate facilities within an existing centre with good access, the existing traffic congestion and air quality issues could be increased by this objective. Traffic congestion is inefficient for fuel use and contributes to the causes of climate change. Compatibility can be ensured by implementing policies that would address the air quality/traffic congestion in the town centre.

Neighbourhood Plan **Objectives 14 – 16** relating to town and local centres show high levels of compatibility. Neighbourhood Plan **Objectives 15 and 16** have uncertain compatibility with the sustainability objective relating to homes. Protecting green spaces and preventing the conversion of local shops/services for residential use, may act as a constraint on providing homes. However, in this case, the advantages of retaining these

community facilities could be considered to out-weigh any potential effect on housing supply.

Neighbourhood Plan **Objective 19**, relating to infrastructure capacity has uncertain compatibility with objectives on landscape/open space, transport/air quality and biodiversity. It is possible that infrastructure development would encroach on previously open land and/or generate increased traffic. Alternatively sustainable infrastructure, including footpaths, cycle routes and improved public transport, could reduce motorized traffic and improve air quality.

Neighbourhood Plan **Objectives 20 – 22** in relation to sustainable transport and air quality show high levels of compatibility.

Neighbourhood Plan **Objective 23**, which is to increase school places, has an uncertain compatibility with transport/air quality, biodiversity and climate change. Provision of more school places could increase local traffic, having a negative impact on air quality and carbon use. However, if there is an existing shortfall of school places and people are driving their children to school in other centres, more local provision would reduce the length and number of car journeys, in which case the effect would be positive. Compatibility of these objectives can be increased by ensuring that schools have good access via a variety of sustainable transport modes.

Section 5: Sustainability Appraisal of Options: Conclusions and Recommendations

In preparing this Sustainability Appraisal Report, a matrix was prepared for each policy considered for inclusion in the draft Neighbourhood Plan assessing its likely impact on the 11 Sustainability Objectives. The expected impacts were recorded as follows:

--	Significant negative impact	?	Uncertain impact
-	Minor negative impact	+	Minor positive impact
0	No significant impact	++	Significant positive impact

The matrices for each of the policies included in the draft Neighbourhood Plan can be found in Appendix 1 and are summarised in the table below. The matrices for the less suitable options (not included in the draft Plan) are in Appendix 2.

The bottom line of the summary table below gives a score for the likely cumulative impact of the proposed Neighbourhood Plan policies if all policies are adopted. This is calculated by considering the likely impacts of all the policies on each Sustainabilty Objective and making a judgment on the predicted combined impact of the policies. There is no formal phasing of development proposed in the draft Plan, so it is unlikely that the full cumulative effects would take place until towards the end of or even beyond the Plan period.

The Sustainability Appraisal is required to identify significant impacts of the Plan. Significant impacts are highlighted in the table in green (positive) and red (negative).

Neighbourhood Plan Policies		**Sustainability Objectives**										
		Homes	Landscape/ Open Space	Employment/Centres	Transport/Air Quality	Amenities	Biodiversity	Character	Water Resources/ Quality	Flooding	Energy Efficiency	Climate Change
Environment	FNP1	+	+	+	+	0	+	++	++	++	0	+
	FNP2	?	+	+	+	0	+	++	+	+	?	+
	FNP3	0	0	+	0	0	0	++	0	0	0	0
	FNP4	0	0	+	0	0	0	++	0	0	0	0
	FNP5	0	+	0	+	0	+	++	+	+	0	+
	FNP6	0	0	+	0	0	0	+	0	0	0	0
	FNP7	0	++	+	+	+	++	+	+	+	0	+
	FNP8	0	++	?	+	?	+	+	+	+	0	+
	FNP9	0	++	0	+	+	++	0	+	+	0	+
	FNP10	0	++	+	+	+	++	+	+	+	0	+
Housing	FNP11a	+	0	-	?	?	+	+	?	0	?	?
	FNP11b	+	+	0	?	?	+	+	?	0	?	?
	FNP11c	+	+	0	?	?	+	+	?	0	?	?
	FNP11d	+	0	0	-	0	?	?	-	0	-	?

	FNP11e	++	?	-	+	?	0	++	?	?	?	?
	FNP11f	+	0	-	?	?	0	+	?	?	?	?
	FNP11g	+	0	-	?	-	0	?	0	0	?	?
	FNP11h	+	0	0	?	-	0	0	?	?	?	?
	FNP11i	+	0	-	?	-	+	+	?	?	?	?
	FNP11j	+	+	-	?	0	+	+	-	+	?	?
	FNP11k	+	0	0	-	?	0	?	-	0	-	-
	FNP11l	++	0	0	-	?	0	?	-	0	-	-
	FNP11m	++	0	0	-	?	0	?	-	-	-	-
	FNP11n	++	0	0	-	?	0	?	-	0	-	-
	FNP11o	++	0	0	-	?	0	?	-	0	-	-
	FNP11p	++	0	0	-	?	0	?	-	0	-	-
	FNP11q	++	0	0	-	?	0	?	-	0	-	-
	FNP11r	++	0	-	?	?	0	?	?	0	-	-
	FNP12	++	0	0	0	+	0	+	0	0	0	0
	FNP13	+	0	+	0	+	0	++	0	0	0	0
Employment	FNP14a	0	0	+	?	0	?	0	?	?	?	?
	FNP14b	0	?	++	-	0	?	0	?	?	-	?
	FNP14c	0	0	+	-	0	?	?	?	?	?	?
	FNP14d	0	0	+	?	0	?	?	?	?	?	?
	FNP14e	0	0	+	?	0	?	0	?	?	?	?
	FNP14f	0	0	+	0	0	0	0	0	0	0	0
	FNP14g	0	0	++	?	0	?	0	?	0	?	?
	FNP14h	0	0	+	?	0	?	0	?	0	?	?
	FNP14i	0	0	+	?	0	?	0	?	?	?	?
	FNP14j	0	?	+	?	0	?	?	?	0	?	?
	FNP14k	0	0	+	?	0	?	?	?	?	?	?
	FNP14l	0	0	+	?	0	0	0	?	0	?	?
	FNP14m	0	0	+	?	0	0	0	?	0	?	?
	FNP14n	0	0	+	?	0	?	0	0	0	?	0
	FNP14o	0	?	+	?	0	0	0	0	0	?	?
	FNP14p	0	0	+	?	0	0	0	?	0	?	?
	FNP14q	0	0	+	?	0	0	0	0	0	0	?
	FNP15	0	0	+	-	0	0	0	-	0	-	-
	FNP16	?	?	+	?	+	?	+	?	?	?	?
	FNP17	+	+	++	+	+	0	++	0	0	+	+
	FNP18	?	0	++	+	++	0	++	0	0	+	+
Leis	FNP19	0	0	++	+	++	0	++	0	0	+	+
	FNP20	0	++	+	+	++	+	+	+	+	?	+
	FNP21	0	0	+	+	+	0	0	0	0	+	+
Infra	FNP22	0	0	+	+	+	0	+	0	0	+	+
	FNP23	0	+	+	++	+	+	+	?	?	+	+
	FNP24	0	+	+	+	+	?	?	?	+	+	+
Cumulative Impact		++	++	++	?	++	?	++	?	?	?	?

In addition to assessing the likely impact of development within Farnham, it is necessary to consider the cumulative impact of developments in neighbouring authorities. Significant, large-scale development is proposed in Whitehill-Borden Ecotown in East Hampshire, Queen Elizabeth Barracks in Hart and in the Aldershot Urban Extension. Each of these developments will come forward in phases and will be accompanied by infrastructure developments and transport plans to mitigate and manage negative impacts on sustainability objectives. However, given the scale of the developments, it will be important to monitor their combined effects with those proposed in this Farnham Neighbourhood Plan, particularly in relation to water resources and traffic.

Conclusions

The **significant** effects of the Draft Neighbourhood Plan may be summarised as follows:

Overall, no cumulative negative impacts on Sustainability Objectives are predicted.

The policies in the draft Neighbourhood Plan are expected to have a significant positive impact on the objective of providing decent and affordable homes of the appropriate size, type and tenure. The draft Plan includes 18 housing site options which together could provide approximately 1025 new homes within and adjoining the built up area. The option selection process has included consideration of greenfield sites in order to achieve this level of housing, but the sustainability appraisal has been used to identify the most sustainable options. Policy FNP12 seeks to ensure that small dwellings and homes for older people are constructed to meet identified need.

A significant cumulative positive impact is predicted for landscape and open space. There is opportunity on existing brownfield sites to enhance the landscape when new proposals come forward. The landscape-dominated arcadian areas to the south of Farnham are protected. Outside the built up area, policy seeks to conserve and enhance the landscape and scenic beauty of the Surrey Hills Area of Outstanding Natural Beauty and its setting and to prevent a detrimental impact on areas of highest landscape value and sensitivity. New greenfield site allocations avoid such landscape and must be well integrated into the landscape by existing and new landscape buffers of appropriate native species as well as through sensitive designs. Policies also seek to retain the area's extensive green infrastructure and to ensure appropriate additional provision in association with development. .

A significant cumulative positive impact is anticipated in relation to promoting opportunities for employment and supporting town and local centres. The policies relating to employment, leisure and wellbeing and town centres are all expected to have a positive impact on this objective and in addition the draft Neighbourhood Plan proposes to retain, and where appropriate, intensify a range of employment premises on 17 sites which includes business parks and estates and smaller rural units. A possible greenfield location for a new business site at Water Lane is also included which would have a positive impact on employment but a more mixed impact on other objectives.

A significant cumulative positive impact is predicted on services. This is because the employment, town centres and leisure policies in particular will help to support a broad range of services and facilities in the Plan area. The environmental policies relating to landscape, biodiversity and SPAs will help to retain access to natural open space for the Town's residents.

A significant cumulative positive impact is expected in ensuring that development complements the character of the town's individual neighbourhoods and Conservation Areas. This is particularly due to the significant positive impact of some environmental and centres policies which should ensure that all new development responds to the built character and protects the landscape setting. The proposed redevelopment of Woolmead (Policy FNP17) would have a significant positive impact on the quality of Farnham town centre and the Conservation Area.

A number of the environment policies would have a significant positive impact on the landscape and open space and biodiversity objectives by protecting landscape, preventing the coalescence of settlements, providing SANGS and protecting and enhancing biodiversity value. In addition, Policy FNP20 seeks to protect open space. There is always an inherent tension in protecting landscape and open space and providing sufficient housing to meet identified needs, but the environment policies, together with Waverley Local Plan environment policies, should help to ensure that any future development protects valued landscape and open space.

The environment policy on design and conservation (Policy FNP1) would have a significant positive impact on character, water quality and flooding objectives. The transport policy (Policy FNP22) would have a significant positive impact on the sustainability of transport and air quality.

Recommendations

Whilst overall no cumulative negative impacts on Sustainability Objectives are predicted as a result of the draft Neighbourhood Plan and a number of significant positive impacts are predicted, the positive impacts of the policies could be increased and the negative impacts reduced if the following recommendations were incorporated into the Regulation 15 Submission Neighbourhood Plan:

- As well as preserving and extending ecological networks, the FNP should emphasise the importance of the retention/creation of a network of multifunctional green corridors which would have biodiversity, landscape and climate change benefits whilst providing a local amenity and providing sustainable transport. This would improve the impact of housing and employment developments on these Sustainability Objectives.

- The FNP incorporated measures to reduce the existing traffic congestion in Farnham town centre which has a negative impact on the character of the Conservation Area and on air quality. Whilst it is generally more sustainable to locate new development on brownfield sites in accessible locations within existing settlements, there is a risk that further town centre development would increase existing congestion and reduce air quality in the AQMA.

- Through the consultation process on options, Suitable Alternative Natural Greenspaces (SANGs) could be identified for off-site provision for those residential developments which are too small or unsuitable for on-site SANG provision.

- **APPENDIX 1**

- **SUSTAINABILITY APPRAISAL OF POLICIES**

- In preparing this Sustainability Appraisal Report, a matrix was prepared for each policy considered for inclusion in the draft Neighbourhood Plan assessing its likely impact on the 11 Sustainability Objectives. The expected impacts were recorded as follows:

--	Significant negative impact	?	Uncertain impact
-	Minor negative impact	+	Minor positive impact
0	No significant impact	++	Significant positive impact

- **ENVIRONMENT POLICIES**
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Policy FNP1 - Design of New Development and Conservation		
Sustainability Objective	Score	Commentary
1. Homes	+	Policy should ensure that new homes are of a good quality providing a healthy living environment.
2. Landscape /open space	+	Policy will have a positive impact on protecting/enhancing landscape quality and natural features.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in town/neighbourhood centres by ensuring new development is high quality and respects its context. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live and work.
4. Transport/Air Quality	+	Policy prevents 'unacceptable levels of air pollution'. This may involve promoting non-motorised forms of transport.
5. Amenities	0	
6. Biodiversity	+	This should have a positive impact on biodiversity by protecting natural features, requiring retention/enhancement of landscape buffers and restricting pollution.
7. Character	++	This policy should have a significant impact in ensuring that it respects its context and protects and enhances the character and special historic interest of the area.
8. Water Resources	++	The policy addresses flooding issues, protects natural features and seeks to control water pollution.
9. Flooding	++	The policy addresses flooding issues on site and elsewhere and seeks to retain natural water features and retain/enhance soft landscaping which promotes natural drainage.
10. Energy efficiency	0	No significant impact, although prevention of unacceptable levels of air pollution may involve promoting non-motorised forms of transport.
11. Climate change	+	The policy addresses flooding issues on site and elsewhere and seeks to retain natural water features and retain/enhance soft landscaping which promotes natural drainage. Soft landscaping can contribute to carbon capture, air quality, have a local cooling effect and create wildlife corridors.
Summary: This policy is expected to have a significant positive impact on character, water resources and flooding objectives. It is expected to have a minor positive impact on all other objectives except amenities and energy efficiency. This policy applies to all new development.		

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Policy FNP2 - Farnham Town Centre Conservation Area and its setting		
Sustainability Objective	Score	Commentary
1. Homes	?	Ensures that new homes are of a good quality providing a healthy living environment. However, protecting the character of the conservation area may limit opportunities for providing new homes.
2. Landscape /open space	+	Positive impact on protecting/enhancing landscape quality, the setting of the conservation area and should preserve/enhance the quantity and quality of open space.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in the conservation area by ensuring new development is high quality and respects its context. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live.
4. Transport/Air Quality	+	Retention of open spaces and trees should have a positive impact on air quality. The retention of pedestrian routes is helpful in offering alternatives modes of transport. However, the policy will not reduce existing traffic congestion issues in the conservation area.
5. Amenities	0	Protects existing open spaces which have recreation value.
6. Biodiversity	+	This should have a positive impact on biodiversity by protecting trees and green open spaces within and around the conservation area. Protection of green spaces adjoining the River Wey is expected to have a positive impact on water quality and the riparian habitat.
7. Character	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the area.
8. Water Resources	+	Protection of trees and green open spaces along the Wey River will help to protect natural drainage and water quality.
9. Flooding	+	Protection of trees and green open spaces along the Wey River will help to protect natural drainage and help to address the risk and impact of flooding.
10. Energy efficiency	?	No significant impact, although protection of the visual appearance of the conservation area may limit opportunities for installing renewable energy measures and installing traffic schemes to reduce car use/congestion.

11. Climate change	+	Protection of trees and green open spaces along the Wey River will help to protect natural drainage and address the risk and impact of flooding. Retaining trees and open spaces can also contribute to carbon capture, air quality, have a local cooling effect and protect wildlife corridors. However, protecting the historic character of the conservation area may limit opportunities for developing renewable energy measures and traffic schemes to reduce car use/congestion.
Summary: This policy is expected to have a significant positive impact on character and a minor positive impact on a broad range of objectives. No negative impacts are anticipated although the impact on energy efficiency and homes is uncertain.		

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Policy FNP3 Shop Fronts within Farnham Conservation Area and its setting		
Sustainability Objective	Score	Commentary
1. Homes	0	No impact.
2. Landscape /open space	0	No impact.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in the conservation area by ensuring shop fronts complement the historical character and protect the architectural interest of buildings. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live.
4. Transport/Air Quality	0	No impact.
5. Amenities	0	No impact.
6. Biodiversity	0	No impact.
7. Character	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the area.
8. Water Resources	0	No impact.
9. Flooding	0	No impact.
10. Energy efficiency	0	Retention of old shop fronts may have a slightly negative impact on energy efficiency..
11. Climate change	0	No impact.
Summary: This policy is expected to have a significant positive impact on character and a minor positive impact on employment/centres. No other impacts are anticipated.		

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Policy FNP4 - Advertisements within Farnham Conservation Area and its setting		
Sustainability Objective	Score	Commentary
1. Homes	0	No impact.
2. Landscape /open space	0	No impact.
3. Employment/ centres	+	Positive impact on protecting and enhancing the quality of the environment in the conservation area by ensuring new development is high quality and respects its context. This should help to support the vitality and viability of local businesses by attracting visitors and offering an attractive place to live.
4. Transport/Air Quality	0	No impact.
5. Amenities	0	No impact.
6. Biodiversity	0	No impact.
7. Character	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the character and special historic interest of the area.
8. Water Resources	0	No impact.
9. Flooding	0	No impact.
10. Energy efficiency	0	No impact.
11. Climate change	0	No impact.
Summary: This policy is expected to have a significant positive impact on character and a minor positive impact on employment/centres. No other impacts are anticipated.		

Policy FNP5 – South Farnham Arcadian Areas		
Sustainability Objective	Score	Commentary
1. Homes	0	Policy may limit opportunities for new housing development in South Farnham but does not cause a net loss of housing.
2. Landscape /open space	+	Policy will have a positive impact on protecting/enhancing the verdant landscape within South Farnham and the setting of the AONB. It will help to preserve green open space, gardens and vegetation.
3. Employment/ centres	0	No significant impact is expected on the town centre or employment opportunities.
4. Transport/Air Quality	+	Retention of vegetation will have a positive impact on air quality by retaining carbon capture and removing pollutants.
5. Amenities	0	No significant impact is expected on the range or accessibility of local amenities.
6. Biodiversity	+	This should have a positive impact on biodiversity by protecting vegetation and green open spaces within the arcadian areas.
7. Character	++	This policy should have a significant impact in ensuring that development respects its context and protects and enhances the distinctive character of the area.
8. Water Resources	+	Protection of trees and green open spaces will help to protect natural drainage and water quality.
9. Flooding	+	Protection of trees and green open spaces will help to protect natural drainage and help to address the risk and impact of flooding.
10. Energy efficiency	0	No significant impact is expected on energy efficiency.
11. Climate change	+	Protection of trees and green open spaces will help to protect natural drainage and address the risk and impact of flooding. Retaining trees and open spaces can also contribute to carbon capture, air quality, have a local cooling effect and protect wildlife corridors.
Summary: This policy is expected to have a significant positive impact on character and a minor positive impact on a broad range of objectives. No negative impacts are anticipated.		

Policy FNP6 - Buildings and Structures of Character		
Sustainability Objective	Score	Commentary
1. Homes	0	No significant impact.
2. Landscape /open space	0	No significant impact.
3. Employment/ centres	+	In general the policy will have a positive impact on preserving local heritage assets which will promote a high quality town centre environment and support tourism, although in some individual cases, protection of a heritage asset may constrain business expansion or modernization.
4. Transport/Air Quality	0	No significant impact.
5. Amenities	0	No significant impact.
6. Biodiversity	0	No significant impact.
7. Character	+	This policy should have an impact in ensuring that the heritage value of local assets that are not listed is taken into account when considering development proposals.
8. Water Resources	0	No significant impact.
9. Flooding	0	No significant impact.
10. Energy efficiency	0	No significant impact, although protection of a heritage asset may in some cases constrain the installment of energy efficiency and renewable energy measures.
11. Climate change	0	No significant impact.
Summary: This policy is expected to have a positive impact on employment and character. It is not expected to have any negative impacts.		

Policy FNP7 - Protect and Enhance the Countryside		
Sustainability Objective	Score	Commentary
1. Homes	0	No significant impact. This policy will limit the availability of sites for new housing but does not create a net loss of housing.
2. Landscape /open space	++	A significant positive impact is anticipated in protecting the AONB and its setting and landscape of the highest value and sensitivity as well as enhancing the landscape value of countryside throughout the Neighbourhood Plan area.
3. Employment/ centres	+	A positive impact is anticipated in protecting the most valued and sensitive landscapes and in enhancing the landscape value of countryside throughout the Neighbourhood Plan area. This will benefit tourism and other local businesses by enhancing Farnham's attractiveness as a place to live and work. In individual cases, this policy may constrain new business development in the countryside.
4. Transport/Air Quality	+	This policy may have minor positive impacts. With the exception of some employment opportunities, restricting development in the countryside may help transport objectives by limiting development in less accessible areas poorly served by public transport and non-motorised modes. Protection and enhancement of green open space and trees is beneficial to air quality through carbon capture and removing pollutants from the air.
5. Amenities	+	A possible minor positive impact in enhancing the tourism and recreation value of the Surrey Hills and other accessible countryside.
6. Biodiversity	++	A significant positive impact is anticipated as protection and enhancement of the landscape will also assist in protecting habitats and species. New planting of native species will benefit wildlife.
7. Character	+	The countryside forms the setting of Farnham's neighbourhoods. The protection and enhancement of the countryside around the town will enhance the character of the town and views from it.
8. Water Resources	+	Protection and enhancement of the landscape will help to protect surface water features within it and help to retain natural drainage.
9. Flooding	+	Protection of the countryside will help to protect natural drainage and help to address the risk and impact of flooding.
10. Energy efficiency	0	No significant impact, although in some cases protection of landscape character may constrain the installation of renewable energy schemes.
11. Climate change	+	Protection and enhancement of the landscape, including new planting, will help to retain natural drainage. Vegetation can contribute to carbon

		capture, air quality, have a local cooling effect and create wildlife corridors.
Summary: This policy is expected to have a significant positive impact on landscape and biodiversity. It is also likely to have a broad range of minor positive impacts. No negative impacts are anticipated.		

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Policy FNP8 - Preventing Coalescence between of Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham		
Sustainability Objective	Score	Commentary
1. Homes	0	No significant impact. This policy will limit the availability of sites for new housing in specific locations but does not create a net loss of housing.
2. Landscape /open space	++	This policy aims to prevent the coalescence of settlements and will help to retain easy access to the countryside from the built up areas.
3. Employment/ centres	?	Restrictions on edge of town/out of town business development may have a positive impact in helping to retain town centre businesses. However, preventing coalescence may in some instances restrain opportunities for new business development.
4. Transport/Air Quality	+	This policy may have minor positive impacts. Restricting development in the countryside may help transport objectives by limiting most types of development in less accessible areas poorly served by public transport and non-motorised modes. Protection and enhancement of green open space and trees is beneficial to air quality through carbon capture and removing pollutants from the air.
5. Amenities	?	A possible minor positive impact in retaining the tourism and recreation value of accessible countryside. However, preventing coalescence may in some instances restrain opportunities for new amenities.
6. Biodiversity	+	A positive impact is anticipated as protection of open countryside will also assist in protecting habitats and species.
7. Character	+	The countryside forms the setting of Farnham's neighbourhoods. The protection of the countryside around the town will help to protect the character of the town and views from it.
8. Water Resources	+	Protection of open countryside will help to protect surface water features within it and help to retain natural drainage.
9. Flooding	+	Protection of open countryside will help to retain natural drainage.
10. Energy efficiency	0	No significant impact, although in some cases protection of open countryside may constrain the installation of renewable energy schemes.

11. Climate change	+	Protection of open countryside will help to retain natural drainage. Vegetation can contribute to carbon capture, air quality, have a local cooling effect and create wildlife corridors.
Summary: This policy is expected to have a significant positive impact on landscape and a broad range of minor positive impacts. No negative impacts are anticipated, although the impact on employment and amenities is uncertain.		

Policy FNP9 – Thames Basin Heaths Special Protection Area (SPA)		
Sustainability Objective	Score	Commentary
1. Homes	0	No significant impact. This policy permits new residential development provided that it contributes towards suitable alternative natural greenspace. This policy will ensure that residents of new housing will have good access to green open space. Without practical provision of SANG, this policy would have a negative impact on this objective.
2. Landscape /open space	++	This policy aims to ensure that all new housing developments have good access to public green open space. The policy will lead to the creation of and enhancement of significant areas of public open space in accessible locations to meet the needs of new residents.
3. Employment/ centres	0	No significant impact.
4. Transport/Air Quality	+	This policy may have minor positive impacts by providing accessible green open space close to new housing developments the policy should help to reduce the need to travel and encourage walking/cycling. Protection and enhancement of green open space and trees is beneficial to air quality through carbon capture and removing pollutants from the air.
5. Amenities	+	A positive impact in ensuring that residents of new housing developments have good access to open space for a range of active pastimes.
6. Biodiversity	++	The policy seeks to ensure that new development does not harm the Thames Basin Heaths SPA which is of European importance to biodiversity. The proposed size and inter-connectedness of the SANG should ensure that they also have biodiversity value, although there will be a level of disturbance from public access.
7. Character	?	The creation and enhancement of SANG may help to protect the verdant character of the town's setting.
8. Water Resources	+	Protection of open green space will help to protect surface water features within it and help to retain natural drainage.
9. Flooding	+	Protection of open green space will help to retain natural drainage.
10. Energy efficiency	0	No significant impact, although provision of local accessible green space may reduce the number and length of trips by car and encourage walking and cycling.
11. Climate change	+	Protection of inter-connected green open spaces will help to retain natural drainage. Vegetation can contribute to carbon capture, air quality, have a local cooling effect and create wildlife corridors.

Summary: This policy is expected to have a significant positive impact on landscape and biodiversity and a broad range of minor positive impacts. No negative impacts are anticipated.

Policy FNP10 – Protect and Enhance Biodiversity		
Sustainability Objective	Score	Commentary
1. Homes	0	No significant impact.
2. Landscape /open space	++	Protection of habitats, including trees, hedgerows and woodlands, extending ecological networks and restoring and recreating habitats will all protect and enhance the setting of the built up area, the wider countryside and the green spaces and vegetation within the settlements.
3. Employment/ centres	+	The green spaces and trees contribute to the character of Farnham town centre conservation area, and the surrounding countryside, contributing to the quality of the environment and its attractiveness as a place to live and work. This policy will help to protect these features.
4. Transport/Air Quality	+	Protection and enhancement of natural habitats and trees is beneficial to air quality through carbon capture and removing pollutants from the air. The retention of green spaces of biodiversity value, may also benefit transport objectives by providing local open space for leisure/tourism thus reducing the number and length of car journeys and encouraging walking and cycling. Inter-connected biodiversity networks can also be used as sustainable transport routes.
5. Amenities	+	A positive impact in assisting residents to have access to open space for a range of active pastimes.
6. Biodiversity	++	The policy seeks to protecting designated sites, protected species, ancient woodland, veteran or aged trees, and species-rich hedgerows; preserve and extending ecological networks to assist the migration and transit of flora and fauna and promote biodiversity enhancements, including restoration and re-creation of wildlife habitats within the Biodiversity Opportunity Areas.
7. Character	+	The protection of ancient woodland, veteran or aged trees, species-rich hedgerows; and preserve and extending ecological networks may help to protect the character of the area.
8. Water Resources	+	Protection of open green space will help to protect surface water features within it and help to retain natural drainage.
9. Flooding	+	Protection of open green space will help to retain natural drainage.
10. Energy efficiency	0	No significant impact, although provision of local accessible green space may reduce the number and length of trips by car and encourage walking and cycling.
11. Climate change	+	Protection of inter-connected green open spaces will help to retain natural drainage. Vegetation can contribute to carbon capture, air quality, have a local cooling effect and create wildlife corridors.

Summary: This policy is expected to have a significant positive impact on landscape and biodiversity and a broad range of minor positive impacts. No negative impacts are anticipated.

- **HOUSING POLICIES**
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Policy FNP11 – Housing Site Options a) Land rear of Viners Mead and Colemands, Wrecclesham Road (Site Area: 0.42ha; Approximate Density 35 dwellings per hectare; approximate capacity 15 dwellings.		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 15 dwellings.
2. Landscape /open space	0	This is a previously developed site inside the built up area.
3. Employment/centres	-	Residential development would lead to a loss of employment uses.
4. Transport/Air Quality	?	This is a small development and the impact will depend on the number and length of motorized journeys created by the current use and any other air pollution relative to residential use. The change of use may reduce the number of heavy freight vehicles in this residential area. The site is well located close to the local centre, schools and bus services which will limit the future number and length of trips. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Provided that existing trees are retained or replaced, the impact on transport and air quality is likely to be limited.
5. Amenities	?	The site has good access to local shops and services and public transport. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Residential development of may help support or put pressure on local amenities.
6. Biodiversity	+	Removal of any onsite contamination could improve the biodiversity value of the site, as could any enhanced soft landscaping. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA.
7. Character	+	The site is within a Conservation Area but does not affect a Listed Building or Building of Local Merit. Sensitive development could enhance the character of the Conservation Area.
8. Water Resources	?	Replacement of existing hardstanding with more permeable surfaces could improve the impact on water resources. However new housing will increase demand for water.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.

10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on the relative energy use by the houses compared to the previous industrial use.
11. Climate change	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on the relative energy use by the houses compared to the previous industrial use.
Summary: This policy is expected to have a minor positive impact on homes, biodiversity and character and a minor negative impact on employment. All other impacts are uncertain or not significant.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the longer term.		

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Policy FNP11 – Housing Site Options **b) Stephensons Engineering site, 66 Wrecclesham Hill (Site Area: 0.42ha; Approximate Density 25 dwellings pr hectare; approximate capacity 10 dwellings.**		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 10 dwellings.
2. Landscape /open space	+	This is a previously developed site inside the built up area. Redevelopment could enhance the rural/urban edge.
3. Employment/centres	0	The site is currently vacant.
4. Transport/Air Quality	?	Impact will depend on the number and length of motorized journeys created by the current use and any other air pollution relative to residential use. The change of use may reduce the number of heavy freight vehicles in this residential area. The site has moderate access to a local centre and schools but is close to bus services which will limit the future number and length of trips. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Provided that existing trees are retained or replaced, the impact on transport and air quality is likely to be limited.
5. Amenities	?	The site has moderate access to local shops and services and good access to bus services. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase pressure on local amenities.
6. Biodiversity	+	Redevelopment offers the opportunity to enhance the biodiversity value of the site. Removal of any site contamination would also have a positive impact. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA.
7. Character	+	The site is within a Conservation Area but does not affect a Listed Building or Building of Local Merit. Sensitive redevelopment could enhance the character of the Conservation Area.
8. Water Resources	?	Replacement of existing hardstanding with more permeable surfaces could improve the impact on water resources. However new housing will increase demand for water.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.

10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on the relative energy use for residential compared to the previous industrial use.
11. Climate change	?	New homes will contribute to carbon consumption in the buildings and transport. However redevelopment offers the possibility to enhance soft vegetation, the permeability of surfaces and reduce the risk of flooding.
Summary: This policy is expected to have a minor positive impact on homes, biodiversity and character and a minor negative impact on employment. All other impacts are uncertain or not significant.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the longer term.		

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Policy FNP11 – Housing Site Options c) Part of SSE Farnham Depot, Lower Weybourne Lane and adjoining land (Site Area: 3.3ha; Approximate Density 30 dwellings per hectare; approximate capacity 90 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 90 dwellings.
2. Landscape /open space	+	This is a part-previously developed site inside the built up area, and part adjoining greenfield site. Redevelopment could enhance the rural/urban edge and the residential character of the area.
3. Employment/centres	0	The site is currently a utilities depot – redevelopment would have limited or no impact on employment.
4. Transport/Air Quality	?	Impact will depend on the number and length of motorized journeys and any other air pollution created by the current use relative to residential use. The change of use may reduce the number of heavy freight vehicles in this residential area but will increase the number of car trips. The site has moderate access to a local centre and bus services but is quite close to schools. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities.
5. Amenities	?	The site has moderate access to local shops and services and to bus services. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for and pressure on local amenities.
6. Biodiversity	+	Redevelopment offers the opportunity to enhance the biodiversity value of the site. Removal of any site contamination would also have a positive impact. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA. There are no other biodiversity designations that affect the site.
7. Character	+	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. Sensitive redevelopment could enhance the character of the area.
8. Water Resources	?	Replacement of existing hardstanding with more permeable surfaces could improve the impact on water resources. However new housing will increase demand for water.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on the relative

		energy use for residential compared to the previous depot use.
11. Climate change	?	New homes will contribute to carbon consumption in the buildings and transport. However redevelopment offers the possibility to enhance soft vegetation, the permeability of surfaces and reduce the risk of flooding.
Summary: This policy is expected to have a minor positive impact on homes, landscape/open space, biodiversity and character and a minor negative impact on transport/air quality. All other impacts are uncertain or not significant.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the longer term.		

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Policy FNP11– Housing Site Options d) Part of Farnham College (Tennis Courts), east of Firgrove Hill (Site Area: 0.45ha; Approximate Density 30 dwellings per hectare; approximate capacity 15 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 15 dwellings.
2. Landscape /open space	0	This is a previously developed site inside the built up area. However redevelopment of the tennis courts would have a negative impact on recreation open space that could by used by the public.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	Redevelopment of tennis courts for housing would be likely to increase the number of motorized trips which would have a negative impact on air quality and traffic congestion. The site is not within the AQMA. The site is in a sustainable location with good access to a local centre, schools and bus services and is within 850 metres of the town centre. This should help to reduce the number and length of car journeys. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities.
5. Amenities	0	The site has good access to local shops, schools and to bus services. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase pressure on local amenities.
6. Biodiversity	?	The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA. There are no other biodiversity designations that affect the site.
7. Character	?	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. However, the trees along the road frontage create a verdant character in this section of Firgrove Hill and their loss could have a negative impact.
8. Water Resources	-	New housing will increase demand for water.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	_	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the homes will increase demand for energy in the house and for transport.

11. Climate change	?	New homes will contribute to carbon consumption in the buildings and transport. The development would be likely to reduce the green open space, reducing natural drainage.
Summary: This policy is expected to have a minor positive impact on homes and a minor negative impact on transport/air quality, water resources and energy efficiency. All other impacts are uncertain or not significant.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the medium term.		

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Policy FNP11 – Housing Site Options e) The Woolmead, (East Street) (Site Area: 0.8ha; Approximate Density 125 dwellings per hectare; Approximate Capacity 100 dwellings.		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 100 dwellings.
2. Landscape /open space	?	This is a previously developed site inside the built up area. Redevelopment would offer the opportunity to enhance the quality of public open space and to incorporate some soft landscaping although this is not required by the policy.
3. Employment/centres	-	The redevelopment could significantly improve the environmental quality of the town centre but would result in the loss of office uses with a negative impact on employment opportunities in the town centre.
4. Transport/Air Quality	+	This is a very sustainable location in close proximity to shops, services, schools and bus and train networks. This should limit the number and length of car trips associated with the new properties and promote walking and cycling. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. The site is in the AQMA is located within the Air Quality Management Area and so it is important that redevelopment should not increase the number of car trips into the town centre area in accordance with Policy FNP23. Redevelopment offers the possibility of increasing soft landscaping on the site which would benefit air quality and of enhancing pedestrian networks.
5. Amenities	?	The development would provide modern shopping facilities within the town centre, helping to meet increased demand for retail space. The residential part of the redevelopment would help support, and would increase pressure on existing amenities. However residents would have very good access to a range of amenities via a range of transport modes.
6. Biodiversity	0	The site is an island surrounded by roads and although redevelopment offers scope to introduce new soft landscaping, any biodiversity impact is likely to be limited. No biodiversity designations apply to the site.
7. Character	++	Woolmead forms part of the setting of the Conservation Area and of Listed Buildings and Buildings of Local Merit. Redevelopment could significantly enhance the historic character of the town centre.
8. Water Resources	?	New housing will increase demand for water, although the permeability of the surfacing and

		control of runoff could be improved through redevelopment.
9. Flooding	?	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on whether there is an increased or decreased number of motorized trips resulting from the change of use and the relative energy of the new homes compared to existing uses.
11. Climate change	?	Improvements to energy efficiency, natural drainage/runoff control and soft landscaping could help to reduce carbon emissions, the risk of flooding and promote local cooling . However, this depends on the final design of the development.
Summary: This policy is expected to have a significant positive impact on homes and character and a minor positive impact on transport/ air quality. There is predicted to be a minor negative impact on employment. All other impacts are uncertain or not significant.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the medium term.		

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Policy FNP11 – Housing Site Options f) The Dairy, Weydon Lane (Site Area: 0.44ha; Approximate Density 30 dwellings per hectare; approximate capacity 15 dwellings).		
Sustainability Objective	Score	Commentary
1. Homes	+	This development would create approximately 15 new homes.
2. Landscape /open space	0	This development would have little impact on landscape or open space, being previously developed land within the built up area surrounded by residential development.
3. Employment/centres	-	The redevelopment would result in the loss of employment uses with a negative impact on employment opportunities.
4. Transport/Air Quality	?	The site is outside the AQMA and change of use may reduce the number of heavy freight vehicles on congested roads. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. The impact would depend on the relative number and length of motorized journeys associated with the housing compared to the existing uses.
5. Amenities	?	The development would increase support for and pressure on existing amenities. The development adjoins a railway line and is bisected by a road, so the amenities of future occupiers would need to be protected.
6. Biodiversity	0	The site is surrounded by residential development, bisected by a road and bordered to the north by a railway line. Redevelopment offers scope to introduce new soft landscaping, but any biodiversity impact is likely to be limited. The site is within 5 km of Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA. No other biodiversity designations apply to the site.
7. Character	+	Development offers the scope to enhance the streetscene and residential character of the area.
8. Water Resources	?	New housing will increase demand for water, although the permeability of the surfacing and control of runoff could be improved through redevelopment.
9. Flooding	?	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on whether there is an increased or decreased number of motorized trips resulting from the change of use and the relative energy of the new homes compared to existing uses.

11. Climate change	?	Improvements to energy efficiency, natural drainage/runoff control and soft landscaping could help to reduce carbon emissions, the risk of flooding and promote local cooling . However, this depends on the final design of the buildings.
Summary: This policy is expected to have a positive impact on homes and a minor positive impact on character. A minor negative impact is anticipated on employment. All other impacts are uncertain or not significant.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the medium term.		

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Policy FNP11 – Housing Site Options g) Wellingtons, Folly Hill.		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 7 dwellings.
2. Landscape /open space	0	This is a previously developed site inside the built up area. Redevelopment would have no impact on the wider landscape or open space.
3. Employment/centres	-	The site is currently a public house – redevelopment would reduce employment opportunities.
4. Transport/Air Quality	?	Impact will depend on whether the majority of public house customers came by car or by foot. The change of use may reduce the number of delivery vehicles in this residential area but the impact on car trips is uncertain. The site has moderate access to a local centre and good access to bus services and is quite close to schools. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. The public house has a large hard surface parking area but also has a grassed garden with hedges and trees. It is uncertain whether the vegetation would increase or decrease.
5. Amenities	-	Redevelopment of a public house represents the loss of a local amenity. The site has moderate access to local shops and services and good access to bus services. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will help support and increase pressure on local amenities.
6. Biodiversity	0	The site is within 5km of the Thames Basin Heaths SPA but the small size of the development should prevent significant disturbance to the SPA. There are no other biodiversity designations that affect the site. No significant impact on biodiversity is anticipated.
7. Character	?	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. Sensitive redevelopment could enhance the road frontage with a positive impact on the character. However, the loss of the public house would represent the loss of a local landmark.
8. Water Resources	0	New housing will increase demand for water but given the current use and limited size of the development, any increase would not be significant.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.

10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on the relative energy use for residential compared to the previous public house use.
11. Climate change	?	New homes will contribute to carbon consumption in the buildings and transport. However redevelopment offers the possibility to enhance soft vegetation, the permeability of surfaces and reduce the risk of flooding.
Summary: This policy is expected to have a minor positive impact on homes and a minor negative impact on amenities and employment. All other impacts are uncertain or not significant.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the short term.		

Policy FNP11– Housing Site Options h) Bethrens' Meeting Room, West Street (Site Area: 0.46ha; Approximate Density 20 dwellings per hectare; Approximate Capacity 10 dwellings).		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create approximately 10 new homes.
2. Landscape /open space	0	This is not an area of high quality or high sensitivity landscape. There is no loss of public open space.
3. Employment/centres	0	There will be no significant impact on this objective.
4. Transport/Air Quality	?	This location has moderate access to shops, services, schools and good bus services. The site lies outside the AQMA. The change of use from meeting room to residential is likely to increase traffic on local roads, although its influence on the length of trips is difficult to determine. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities.
5. Amenities	-	The development would represent the loss of a local amenity and would increase pressure on existing amenities. Residents would have moderate access to shops and services but are in close proximity to green open space including allotments.
6. Biodiversity	0	No biodiversity designations apply to the site.
7. Character	0	The site is not within a Conservation Area and does not affect the setting of the Conservation Area' Listed Buildings or Buildings of Local Merit.
8. Water Resources	?	New housing will increase demand for water, although the permeability of the surfacing and control of runoff could be improved through redevelopment.
9. Flooding	?	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on whether there is an increased or decreased number of motorized trips resulting from the change of use and the relative energy of the new homes compared to existing uses.
11. Climate change	?	Improvements to energy efficiency, natural drainage/runoff control and soft landscaping could help to reduce carbon emissions, the risk of flooding and promote local cooling . However, this depends on the final design of the buildings.
Summary: This policy is expected to have a minor positive impact on homes and a minor negative impact on amenities. All other impacts are uncertain or not significant.		

Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the medium term.

Policy FNP11 – Housing Site Options i) Land between Hale Road and Guildford Road (Site Area: 0.2ha; Approximate Density 50 dwellings per hectare; Approximate Capacity 10 dwellings.)		
Sustainability Objective	Score	Commentary
1. Homes	+	This would create approximately 10 new dwellings.
2. Landscape /open space	0	This is a previously developed site inside the built up area. There would be no impact on areas of open space or countryside.
3. Employment/centres	-	The change from a garage to residential would cause a slight decrease in employment opportunities.
4. Transport/Air Quality	?	This site has moderate access to shops, services, schools but good access to bus services. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. It is not within the AQMA. New housing would result in car traffic, but the existing use will have already contributed to traffic on local roads including tankers and car transporters. Redevelopment offers the opportunity to enhance soft landscaping which would benefit air quality.
5. Amenities	-	The development would result in the loss of a local service and would increase pressure on existing amenities.
6. Biodiversity	+	Removal of any contamination, enhancement of soft landscaping and fewer traffic movements would benefit biodiversity. The site is within 5 km of Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision should help to control disturbance to the SPA. No other biodiversity designations apply to the site.
7. Character	+	The broad open frontage currently has a negative impact on the residential character of this section of the street. Redevelopment offers the opportunity to enhance the character of the area.
8. Water Resources	?	New housing will increase demand for water, although the permeability of the surfacing and control of runoff could be improved through redevelopment.
9. Flooding	?	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	?	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. The impact will depend on whether there is an increased or decreased number of motorized trips resulting from the change of use and the relative energy of the new homes compared to the existing use.

11. Climate change	?	Improvements to energy efficiency, natural drainage/runoff control and soft landscaping could help to reduce carbon emissions, the risk of flooding and promote local cooling . However, this depends on the final design of the buildings.
Summary: This policy is expected to have a minor positive impact on homes, biodiversity and character and a minor negative impact on employment and amenities. All other impacts are uncertain or not significant.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the medium term.		

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Policy FNP11 – Housing Site Options j) Coal Yard, Wrecclesham Hill (Site Area: 0.48ha; Approximate Density 50 dwellings per hectare; approximate capacity 25 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 25 dwellings.
2. Landscape /open space	+	This is redevelopment of an employment site. It is not located in a strategic gap, public open space or sensitive landscape. Redevelopment would involve a contribution towards a SANG.
3. Employment/ centres	-	Minor negative impact through loss of current employment uses. However, number of people employed on the site is considered to be limited. The site is located within a residential area.
4. Transport/Air Quality	?	Change from employment to residential use may reduce the number of heavy vehicles on Wrecclesham Hill and surrounding roads but may increase the number of car journeys. The site is well located close to a local centre, schools and bus stop which should encourage sustainable modes of transport, reducing the length and number of car trips. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. If the SANG contributions are used to enhance vegetation/green open space, this may help to offset any decrease in air quality resulting from traffic movements. The site is not in an AQMA.
5. Amenities	0	The site as relatively good access to a local centre, schools and public transport. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. However, it will not create new local amenities.
6. Biodiversity	+	Soft landscaping and gardens may increase the biodiversity value of the site, as will the removal of any contamination. This brownfield site is not within or adjoining an SSSI, a SNCI, a BOA or ancient woodland. It is within 5 km of Wealden Heaths 1 SPA, so contribution towards a SANG is required to prevent any harm to the SPA through increased disturbance.
7. Character	+	The site is surrounded by residential use, so redevelopment may offer an opportunity to enhance the residential character of the area and the setting of the Conservation Area. The site is not within a Conservation Area, part of the setting of a Listed Building or Building of Local Merit.
8. Water Resources	-	Any residential development is likely to increase water use. However, this is a relatively small development .

9. Flooding	+	This is a Flood Zone 1 site with a low probability of flooding. Policy FNP1 requires new development will not increase the risk of flooding. Landscaping, gardens and the possibility of SuDS should reduce any risk of flooding on this previously developed site.
10. Energy efficiency	?	New buildings are likely to be more energy efficient although this will depend on the current efficiency of the employment uses. The impact will depend on the net increase or decrease in motorized journeys caused by the change to residential use.
11. Climate change	?	This will depend on the traffic implications of the scheme relative to the current employment use. However the site is well-located relative to local services and public transport which will encourage sustainable modes of transport, having a positive impact on carbon emissions. Landscaping and gardens may increase carbon capture, local cooling and improve natural drainage.
Summary: This policy is expected to have a minor positive impact on homes, landscape/open space, biodiversity, character and flooding. Minor negative impacts are anticipated on employment/centres and water resources. Some impacts are uncertain depending on the net impact on traffic generation resulting from a change from employment to residential use.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the longer term.		

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Policy FNP11 – Housing Site Options k) West of Switchback Lane, Rowledge (Site Area: 2.3ha (reduced for on-site landscape retention) Density 10 dwellings per hectare; approximate capacity 10 dwellings).		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create a net increase of approximately 10 dwellings.
2. Landscape /open space	0	This is a greenfield site. It is part of a wider area which is considered to be of medium value and medium sensitivity in the landscape assessment. Approximately half of the site would be retained as a landscape area. The site is well-related to existing residential development and would have very limited impact on the wider landscape.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. However, this site is within 440 metres of a local centre and has reasonable access to bus services. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees should increase and land on-site will be retained as natural greenspace which will help to retain air quality.
5. Amenities	?	The site has good access to local shops and services and public transport. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. In addition, the development would require the provision of SANG, enabling publicly accessible natural greenspace. Residential development will increase pressure on local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI, BOA or ancient woodland. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG contribution should help to control disturbance to the SPA.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. Sensitive development should not significantly harm the character of the rural/urban edge.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage. There are surface water features on site which might be affected by development.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.

11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may increase as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: This policy is expected to have a minor positive impact on homes and minor negative impacts on transport/air quality, water resources, flooding, energy efficiency and climate change.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development could come forward in the short term.		

Policy FNP11 – Housing Site Options l) Land to the south of Monkton Lane (Site Area: 3.06ha; Approximate Density 20 dwellings per hectare; approximate capacity 60 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 60 dwellings.
2. Landscape /open space	0	This is not part of an area of high value or high sensitivity landscape. There is no loss of public open space.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on adjoining roads. Monkton Lane to the east of the site is narrow with no footpaths and a rural character. The site is within 1 km of a variety of local shops and services, but not within close proximity. There is a bus stop in 240 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees should increase.
5. Amenities	?	The site has moderately good access to a local centre, schools and public transport. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. However, the residents will increase support for, and pressure on, local amenities.
6. Biodiversity	0	This grassland is not designated for biodiversity value, does not adjoin an SSSI , SNCI or ancient woodland and is not within a BOA. Any negative impact would also be reduced by new tree planting. The site is within 5km of the Thames Basin Heaths SPA and contribution towards a SANG would be required to ensure that there is no increased recreation disturbance to the SPA.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. It is close to residential development and is well screened by vegetation. Sensitive development should not significantly harm the character of the rural/urban edge.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	This is a Flood Zone 1 site with a low probability of flooding. Policy FNP1 requires that new development will not increase the risk of flooding. However, development of a greenfield site will reduce natural drainage.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards

		and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: This policy is expected to have a significant positive impact on homes but a minor negative impact on transport/air quality, water resources, energy efficiency and climate change.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the medium term.		

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Policy FNP11 – Housing Site Options m) Land at South East Badshot Lea off Georges Road (Site Area: 2.9ha; Approximate Density 30 dwellings per hectare; Approximate capacity 80 dwellings)		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 80 dwellings.
2. Landscape /open space	0	This is not part of an area of high value or high sensitivity landscape. There is no loss of public open space.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is within 750 metres of schools but is not in close proximity to a local centre. There is a bus stop in 450 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees should increase.
5. Amenities	?	The site has only moderate access to local shops and services and public transport. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. The site adjoins the recreation ground and community hall. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI , SNCI (although close by) or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA and contribution towards a SANG would be required to ensure that there is no increased recreation disturbance to the SPA.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. It is close to residential development and could provide an opportunity to enhance the rural/urban edge in this location.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	-	The north-eastern part of the site is Flood Zone 2 with moderate risk of flooding from the Blackwater River. Policy FNP1 requires that new development will not increase the risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.

11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and existing flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: This policy is expected to have a significant positive impact on homes but a minor negative impact on transport/air quality, water resources, flooding, energy efficiency and climate change.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the medium term.		

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Policy FNP11 – Housing Site Options n) Land west of Green Lane, Badshot Lea (Site Area: 7.9ha (reduced for on-site SANG and as only northern part of the site suitable for development); Approximate Density 30 dwellings per hectare; approximate capacity 80 dwellings).		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 80 dwellings.
2. Landscape /open space	0	This is not part of an area of high value or high sensitivity landscape. There is no loss of public open space.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is within walking distance of schools but is over a kilometer from the nearest local centre. There is a bus stop in 270 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees should increase and a portion of the site will be retained as natural greenspace which will help to retain air quality.
5. Amenities	?	The site has moderate access to local shops and services and public transport. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI , SNCI or ancient woodland and is not within a BOA. Any negative impact would also be reduced by new tree planting and the retention of natural greenspace (SANG). The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG on-site should help to control disturbance to the SPA.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. The northern part of the site is located between a depot and residential development and could provide an opportunity to enhance the rural/urban edge in this location.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.

10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and existing flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: This policy is expected to have a significant positive impact on homes but a minor negative impact on, transport/air quality, water resources, energy efficiency and climate change.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the short term.		

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Policy FNP11 – Housing Site Options **o) Land at Little Acres Nursery and south of Badshot Lea (Site Area: 4.45ha; approximate Density 30 dwellings per hectare; approximate capacity 130 Dwellings) SANG to be provided immediately to the south of the site on land within the control of the promoter of this site.**		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 130 dwellings.
2. Landscape /open space	0	The site is partly occupied by a nursery. The adjoining land has an open agricultural character and is considered in the landscape assessment to be part of an area of of low value and low sensitivity. It is a requirement of the policy to designate land to the south as natural greenspace (SANG) which would help to minimise any harmful impact on the landscape, as would strengthening of the tree and hedge buffer on the boundaries.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads, particularly when, as in this case, the site is not in close proximity to a local centre. There is a bus stop in 430 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees should increase and land to the south will be retained as natural greenspace which will help to retain air quality.
5. Amenities	?	The site does not have particularly good access to local shops and services and public transport. However, a recreation ground and community hall adjoin the site and the development would include a SANG, enhancing public access to natural greenspace. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact would also be reduced by new tree planting and the retention of natural greenspace (SANG). The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG on-site should help to control disturbance to the SPAs.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. It is close to residential

		development and could provide an opportunity to enhance the rural/urban edge in this location.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may increase as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: This policy is expected to have a significant positive impact on homes but a minor negative impact on transport/air quality, water resources, energy efficiency and climate change.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the short term.		

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Policy FNP11 – Housing Site Options p) Coxbridge Farm, off Alton Road (Site Area 14.2 ha (reduced for on-site SANG); Approximate Density 20 dwellings per hectare; approximate capacity 200 dwellings).		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 200 dwellings.
2. Landscape /open space	0	This is a mainly greenfield site, with some listed buildings. It is considered in the landscape assessment as part of an area of medium value and high sensitivity. The requirement for an on-site SANG would help to reduce any harmful impact on the landscape, as would strengthening the tree and hedge buffer on the boundaries.
3. Employment/ centres	0	
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. However, this site is reasonably close to a local centre and schools and has good access to bus services. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees should increase and land on-site will be retained as natural greenspace which will help to retain air quality.
5. Amenities	?	The site has reasonable access to local shops and services and public transport. In addition, the development would include a SANG, providing publicly accessible natural greenspace. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase pressure on local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland. It intersects with a BOA. Any negative impact would be reduced by new tree planting and the retention of natural greenspace (SANG). The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG on-site should help to control disturbance to the SPAs.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area or Building of Local Merit. There are 2 Grade II listed buildings on site and a heritage feature. Sensitive development could enhance the character of the rural/urban edge.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is partially in Flood Zones 2 and 3a.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.

11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may increase as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: This policy is expected to have a significant positive impact on homes. Minor negative impacts are anticipated on landscape/open space, transport/air quality, water resources, energy efficiency and climate change.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development is likely to come forward in the short term.		

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Policy FNP11 – Housing Site Options q) Land off Crondall Lane and rear of Three Styles Road (Site Area: 11.24ha (reduced for on-site SANG); Approximate Density 20 dwellings per hectare; approximate capacity 160 dwellings).		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 160 dwellings.
2. Landscape /open space	0	The site has an agricultural character and is considered in the landscape assessment to be part of an area of medium value and high sensitivity. The site is well-located in relation to existing development with residential/educational uses to the west, east and south. The requirement for an on-site SANG would help to reduce any harmful impact on the landscape, as would strengthening the tree and hedge buffer on the boundaries.
3. Employment/ centres	0	No impact
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. However, this site is reasonably close to the town centre and schools and is 410 m from bus services. The site is within the AQMA buffer zone. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees should increase and land on-site will be retained as natural greenspace which will help to retain air quality.
5. Amenities	?	The site has reasonable access to town centre shops and services and public transport. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. In addition, the development would include a SANG, providing publicly accessible natural greenspace. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI, BOA or ancient woodland. Any negative impact would be reduced by new tree planting and the retention of natural greenspace (SANG). The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG on-site should help to control disturbance to the SPA.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. Sensitive development with significant landscape provision should not significantly harm the character of the area.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.

9. Flooding	0	The site is in Flood Zone 1 at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. However, this site is sustainably located close to the town centre which should reduce the potential length and number of motorized journeys. Development of a greenfield site will reduce natural drainage and flood risk may increase as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: This policy is expected to have a significant positive impact on homes and minor negative impacts on transport/air quality, water resources, energy efficiency and climate change.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development could come forward in the short term.		

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Policy FNP11 – Housing Site Options r) Garden Style, Wrecclesham Hill (Site Aea: 4.9ha (reduced for on-site landscape retention and provision of SANG); Approximate Density 25 dwellings per hectare; approximate capacity 70 dwellings).		
Sustainability Objective	Score	Commentary
1. Homes	++	The development would create a net increase of approximately 70 dwellings.
2. Landscape /open space	0	This is a garden centre site. It is considered in the landscape assessment to be part of a wider area of medium value and high sensitivity. The requirement for an on-site SANG would help to reduce any harmful impact on the landscape, particularly if it retained/enhanced the ancient woodland at the northern end of the site, as would strengthening the tree and hedge buffer on the boundaries. This is assessed as having no significant impact only if a good proportion of the ancient woodland is retained. Otherwise there would be a negative impact.
3. Employment/ centres	-	As an operational garden centre, development would result in the loss of some employment.
4. Transport/Air Quality	?	New housing is likely to increase traffic on local roads. However, this site is in close proximity to a local centre and has good access to bus services which should limit the length and number of motorized journeys. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but the Policy requires reinforcement of landscape screening, so the number of trees could increase and land on-site will be retained as natural green space which will help to retain air quality. The existing business use would have generated traffic movements so it is difficult to predict the impact of development on this site.
5. Amenities	?	The site has good access to local shops and services and public transport. In addition, the development would include a SANG, providing publicly accessible natural greenspace. Policy FNP23 requires new development to provide sustainable transport links within the site and to local amenities. Residential development will increase support for, and pressure on, local amenities and development would involve the loss of a horticultural business.
6. Biodiversity	0	The southern part of the site is currently in operation as a garden centre with parking areas and limited biodiversity value. The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or BOA. However the northern part of the site is ancient woodland and development in that area would have a negative impact on biodiversity. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a SANG on-site should help to control disturbance to the SPA.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of

		Local Merit. The impact on character will depend to a large degree on the sensitivity of design of the development and the retention of the woodland setting.
8. Water Resources	?	The site is partially developed with parking and display areas and buildings. Residential development would be likely to increase the area of hard surfaced land but use of Sustainable Drainage Systems could improve the permeability of the surface from the current position. The impact on water resources would depend on the permeability of the surface, retention of green spaces including the woodland and the water efficiency of the houses relative to the existing use.
9. Flooding	0	The site is in Flood Zone 1, low risk of flooding. Removal of trees could have a negative impact on natural drainage.
10. Energy efficiency	-	Residential development may increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of vegetated parts of the site would reduce natural drainage and flood risk may increase as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: This policy is expected to have a significant positive impact on homes and minor negative impacts on employment, energy efficiency and climate change. If development involved the loss of ancient woodland, this would have a more significant impact on landscape, biodiversity, flooding, water resources and climate change.		
Timescale: There is no formal phasing in the Neighbourhood Plan, but this development could come forward in the short term.		

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Policy FNP12 – Small Scale Dwellings		
Sustainability Objective	Score	Commentary
1. Homes	++	This policy encourages the development of new housing including smaller units and homes for older people in accordance with needs identified in the Strategic Market Housing Assessment.
2. Landscape /open space	0	
3. Employment/ centres	0	
4. Transport/Air Quality	0	
5. Amenities	+	A positive impact in ensuring that residents of new housing developments for older people have good access to local amenities.
6. Biodiversity	0	
7. Character	+	The policy requires that dwellings on smaller sites within the built up area should fit well with the character of the area.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	0	No significant impact, although provision of housing near local services may reduce the number and length of trips by car and encourage walking.
11. Climate change	0	No significant impact, although provision of housing near local services may reduce the number and length of trips by car and encourage walking.
Summary: This policy is expected to have a significant positive impact on housing by promoting provision of smaller housing units and homes for older people according to identified needs.		

Policy FNP13 – Building Extensions Within and Outside the Built Up Area Boundary		
Sustainability Objective	Score	Commentary
1. Homes	+	This policy permits extensions thus helping to ensure that everyone has the opportunity to live in a home of the appropriate size.
2. Landscape /open space	0	
3. Employment/ centres	+	Extensions may permit a business to expand, which would support the local economy. Where an extension is proposed within a settlement centre, this policy will help to ensure that the quality of the environment is protected or enhanced.
4. Transport/Air Quality	0	
5. Amenities	+	This policy permits the suitable extension of community facilities and other local amenities.
6. Biodiversity	0	
7. Character	++	The policy requires that extensions respect the context of the area which will help to protect and enhance the character.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	0	
11. Climate change	0	
Summary: This policy is expected to have a significant positive impact on character by ensuring that all extensions respect the character of the area. It may also have a minor positive impact on homes, employment and amenities by permitting the suitable extension of a range of building types.		

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- **EMPLOYMENT POLICIES**
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Policy FNP14 – Land for Business a) Guildford Road Council Depot (0.95ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within an industrial area. No impact is anticipated.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is located within an industrial area and is not within a Conservation Area or affect the setting of a Conservation Area, Listed Building or Building of Local Merit. No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	?	The site lies within Flood Zones 2 and 3 and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of

		flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained intensified and the nature of the business uses and the levels of traffic generation.		

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Policy FNP14 – Land for Business b) Coxbridge Business Park (8.7ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	?	This is a brownfield site close to the Alton Road within open countryside. The site nestles on low land and the low building height minimizes the impact on the surrounding landscape. However, intensification of employment uses could result in a negative impact on the landscape and on the views from the road unless care was taken with the design of the development.
3. Employment/ centres	++	Retention or intensification of employment uses on this large site will have a positive impact on employment objectives.
4. Transport/Air Quality	-	Intensification of use would be likely to have a negative impact on air quality and traffic generation in this out of town location. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use would be likely to have a negative impact on air quality and traffic generation in this out of town location. The site does not have any biodiversity designations.
7. Character	0	The site is located within an industrial area and is not within a Conservation Area or affect the setting of a Conservation Area, Listed Building or Building of Local Merit. No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	?	The site lies within Flood Zone 3, high risk of flooding and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	-	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of

		flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a significant positive impact on employment/centres and minor negative impacts on transport/air quality and energy efficiency. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

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Policy FNP14 – Land for Business c) Riverside Industrial Park (0.6ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within the built up area. Provided that the existing low building height is retained no impact on the wider countryside or open space is anticipated. Development would provide opportunities to enhance the tree buffers.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	-	Intensification of use would be likely to have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA but feeds directly into it. An increase in traffic movements would have a negative impact on the AQMA. The site is in an accessible location via a variety of modes, adjoining the town centre.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	?	The site is not located within a Conservation Area or affecting the setting of a Conservation Area, Listed Building or Building of Local Merit. Development would offer the possibility of enhancing the landscaping and improving the appearance of the large parking areas, which could have a positive impact on character. The buildings are visible from surrounding residential areas, so any obtrusive buildings could harm the character of the area.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use. The site is close to the River Wey and it is critical to ensure that development will not reduce water quality in the River Wey.
9. Flooding	?	The site lies within Flood Zones 2 and 3 and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.

10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a minor positive impact on employment/centres and a minor negative impact on transport/air quality. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation. This is an accessible location close to the town centre but any increased traffic would impact on the AQMA.		

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Policy FNP14 – Land for Business d) Riverside Industrial Park (0.3ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within the built up area. Provided that the existing low building height is retained, no impact on the wider countryside or open space is anticipated. Development would provide opportunities to enhance the tree buffers .
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	-	Intensification of use would be likely to have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA but feeds directly into it. An increase in traffic movements would have a negative impact on the AQMA. The site is in an accessible location via a variety of modes, adjoining the town centre.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	?	The site is not located within a Conservation Area or affecting the setting of a Conservation Area, Listed Building or Building of Local Merit. Development would offer the possibility of enhancing the tree buffer. The buildings are visible from surrounding residential areas, so any obtrusive buildings would harm the character of the area.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use. The site is close to the River Wey and it is critical to ensure that development will not reduce water quality in the River Wey.
9. Flooding	?	The site lies within Flood Zones 2 and 3 and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.

10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a minor positive impact on employment/centres and a minor negative impact on transport/air quality. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation. This is an accessible location close to the town centre but any increased traffic would impact on the AQMA.		

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Policy FNP14 – Land for Business e) Farnham Business Centre (0.5ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within an industrial area. Development would provide opportunities to enhance the tree buffers .
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA but feeds directly into it.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is located within an industrial area and is not within a Conservation Area or affect the setting of a Conservation Area, Listed Building or Building of Local Merit. No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	?	The site lies within Flood Zones 2 and 3 and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act

		as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained intensified and the nature of the business uses and the levels of traffic generation.		

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Policy FNP14 – Land for Business f) Hurlands Business Centre (0.53ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site adjoining other employment uses, residential development and open countryside. The business park nestles discretely amongst the housing and provided that the existing low building height is retained and the landscape buffer, no impact on the wider countryside or open space is anticipated. The site abuts the Strategic Gap and there is little scope for expansion.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large and there is little scope for expansion.
4. Transport/Air Quality	0	Intensification of use would be likely to have a negative impact on air quality and traffic generation but there is little scope for expansion or intensification on this site. The site is not within an AQMA
5. Amenities	0	No impact
6. Biodiversity	0	There are no biodiversity designations on this site. The existing impact is unlikely to change as little scope for intensification or extension of this business park.
7. Character	0	The site is not located within a Conservation Area or affecting the setting of a Conservation Area, Listed Building or Building of Local Merit. The low buildings blend with surrounding uses and complement the character of the residential area.
8. Water Resources	0	Existing impact unlikely to change as little scope for intensification or extension of this business park.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	0	Existing impact unlikely to change as little scope for intensification or extension of this business park.
11. Climate change	0	Existing impact unlikely to change as little scope for intensification or extension of this business park.
Summary: This policy is expected to have a minor positive impact on employment/centres. All other impacts are not significant.		

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Policy FNP14 – Land for Business g) Farnham Trading Estate (10.78ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is an established trading estate on the outskirts of Farnham, close to the A31. It abuts the Farnham/Aldershot strategic gap. It is partially screened from the road, surrounding countryside and residential development by trees and hedges. No impact is anticipated provided that the existing screening is retained or enhanced, any new development is of suitable height and does not extend the site into the Strategic Gap.
3. Employment/ centres	++	Retention or intensification of employment uses on this large site will have a significant positive impact on employment objectives.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is not within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit. No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not in a Flood Zone. Any new development would be required to incorporate measures to avoid increasing flood risk.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act

		as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a significant positive impact on employment/centres because of the size of the estate and range of businesses. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

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Policy FNP14 – Land for Business h) Monkton Park (1.01ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within an industrial area. Development would provide opportunities to enhance the tree buffers. The site abuts the Strategic Gap so any extension of the site could have a negative impact on landscape. However retention or intensification would have little impact providing that the height of the buildings remained low on the urban/rural edge.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is located within an industrial area. It is not within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit. No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and

		have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained intensified and the nature of the business uses and the levels of traffic generation.		

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Policy FNP14 – Land for Business i) Bourne Mill Business Park (1.31ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a brownfield site within an industrial area. Development would provide opportunities to enhance the tree buffers and improve the appearance of the site.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is located within an industrial area and is not within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit. No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use will depend on the types of business use.
9. Flooding	?	The site lies within Flood Zones 2 and 3a and therefore any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding and to protect the employment uses from the impacts of flooding.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.

Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.

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Policy FNP11 – Land for Business **j) Grove Bell Industrial Estate (0.99ha)**		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	?	This is a compact industrial development adjoining the road/railway line to the north and recreation open space and residential uses to the south and east. Despite the low building height, the units are quite prominent in views across the open space from the south east and any intensification of use on this site would have to be sympathetically designed and well screened to avoid a negative impact on landscape and open space.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	?	The site is located within an industrial area and is not within a Conservation Area or affect the setting of a Conservation Area, Listed Building or Building of Local Merit. Insensitive development on this site could harm the residential character of areas to the south and east without careful design.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings.

		However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

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Policy FNP14 – Land for Business k) Farnham Business Park (Broadmede) (1.9ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is an office development outside the town centre that is well screened from surrounding countryside. No impact is anticipated provided that the existing screening is retained or enhanced, any new development is of suitable height and does not extend the site.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is not within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit. No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	?	The site is not within a flood zone.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing

		or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained intensified and the nature of the business uses and the levels of traffic generation.		

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Policy FNP14 – Land for Business l) Hones Yard, Waverley Lane (0.38ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is a compact development adjoining railway line and residential areas. The development has no impact on the rural landscape or open space.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA and is located next to a railway station which should have a positive impact on transport objectives.
5. Amenities	0	No impact
6. Biodiversity	0	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations and is well screened by vegetation.
7. Character	0	The site is located in a built up area. It is not within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit. The site is well screened.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.

11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

Policy FNP14 – Land for Business m) Abbey Business Park (1.4ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	Site surrounded by woodland and agricultural land. No impact provided that woodland is protected.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives..
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	0	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is not within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not in a Flood Zone.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.
Summary: This policy is expected to have a positive impact on employment/centres.. However, several of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

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Policy FNP14 – Land for Business n) Century Farm, Badshot Lea (0.61ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is small rural light industrial site on agricultural land. The development retains the character of the rural lane and does not have a negative impact on surrounding countryside. No impact is anticipated provided that the existing screening is retained or enhanced, any new development is of suitable scale, respects the rural location and does not extend the site which lies in the Strategic Gap.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic on a rural lane but this is likely to be minor. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	?	Intensification of use may have a negative impact on air quality and traffic generation but this will is likely to be minor. The site does not have any biodiversity designations.
7. Character	0	The site is located in a rural area. It is not within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit.
8. Water Resources	0	Small scale development on this site is unlikely to impact on water resources.
9. Flooding	0	The site is not in a Flood Zone.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	0	Small scale development, sensitive to the location is unlikely to have a significant impact on climate change.
Summary: This policy is expected to have a positive impact on employment/centres. Any development that is sensitive to the rural location is unlikely to have a significant impact on other objectives.		

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Policy FNP14 – Land for Business o) The Factory, Crondall Lane (0.5ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	?	This is a rural development of offices and light industrial uses surrounded by open countryside. The attractive building is low in height with a varied roofline which reduces its scale in the landscape. The site is bordered by trees, sits well in the landscape and has a positive impact. However any intensification would have to ensure that the existing screening is retained or enhanced, any new development is of suitable height and sympathetic design and does not extend the site, otherwise it would have a negative impact in this rural location.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. This site provides local employment opportunities in a rural area.
4. Transport/Air Quality	?	Given the location, intensification of use may have a negative impact on air quality and traffic generation on rural roads but this would depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	0	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations and is well screened by vegetation.
7. Character	0	The site is located in a rural area. It is not within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit. The site is well screened.
8. Water Resources	0	No impact anticipated.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	?	If intensification or changes of use generated increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	The impact would depend on whether the site is retained as existing or intensified and if intensified

		whether this would reduce or increase vegetation and traffic.
Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained or intensified and the nature of the business uses and the levels of traffic generation.		

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Policy FNP14 – Land for Business p) Surrey Sawmills (0.86ha)		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	Brownfield site on the edge of settlement.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	0	Intensification of use may have a negative impact on air quality and traffic generation but this will depend on the uses proposed. The site does not have any biodiversity designations.
7. Character	0	The site is not within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit. No impact is anticipated.
8. Water Resources	?	Any new development would give an opportunity to enhance the permeability of surfaces and install water efficiency measures. The water use and risk of pollution of water sources will depend on the types of business use.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.

Summary: This policy is expected to have a positive impact on employment/centres. However, many of the impacts are uncertain depending on whether use of the site is retained intensified and the nature of the business uses and the levels of traffic generation.

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Policy FNP14 – Land for Business **q) Bridge Court, Wrecclesham (0.41ha)**		
Sustainability Objective	Score	Commentary
1. Homes	0	No net increase or loss of housing.
2. Landscape /open space	0	This is an office development outside the town centre that fits well with surrounding development. No impact is anticipated.
3. Employment/ centres	+	Retention or intensification of employment uses will have a positive impact on employment objectives. However, this will be minor because the site is not large.
4. Transport/Air Quality	?	Any intensification of use may have a negative impact on air quality and traffic generation but it is anticipated that this recent development would not be significantly altered in the Plan period. The site is not within an AQMA.
5. Amenities	0	No impact
6. Biodiversity	0	No impact is anticipated provided that existing vegetation is retained.
7. Character	0	The site is not within a Conservation Area and does not affect the setting of a Conservation Area, Listed Building or Building of Local Merit. No impact is anticipated.
8. Water Resources	0	No increased pressure on water resources is anticipated.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	0	If intensification increased motorized traffic this would have a negative impact on carbon use. However, it is anticipated that this recent development would not be significantly altered in the Plan period.
11. Climate change	?	Any intensification of use or redevelopment should incorporate measures to reduce the risk and severity of flooding now and in the future and to protect the employment uses from the impacts of flooding. Policy FNP1 requires new development to incorporate landscape buffers which should act as a carbon sink, improve natural drainage and have a local cooling effect. The impact would depend on whether the site is retained as existing or intensified and if intensified whether this would reduce or increase vegetation.

Summary: This policy is expected to have a positive impact on employment/centres. This site has been assessed on the basis that, as a recent development, it is unlikely to be significantly altered in the Plan period.

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Policy FNP15 – Business Site Option **Land at Water Lane, Farnham, as defined on Map x, is identified as a potential business site.**		
Sustainability Objective	Score	Commentary
1. Homes	0	This site adjoins a sewage works and would not be suitable for residential development.
2. Landscape /open space	0	This is a greenfield site but being located between an industrial area and sewage works it does not have high landscape value. This area of scrubland is well screened by vegetation from surrounding roads.
3. Employment/ centres	+	This is a relatively large site but its location next to a sewage works would limit its attractiveness to employment uses. This is an out of centre site but it would be unlikely to attract businesses that would affect the viability of town centre business. The employment potential of this site is uncertain but likely to be positive.
4. Transport/Air Quality	-	A new employment area outside the town centre, would increase motorized road traffic and hence air pollution. However, the significance of the traffic impact would depend on the types of business.
5. Amenities	0	No impact
6. Biodiversity	0	The site is not designated for biodiversity value.
7. Character	0	The site is well-screened and further landscaping would be required if the site was developed. Given the nature of the neighbouring uses, this development would be unlikely to harm the character of the built up area.
8. Water Resources	-	Development of a greenfield site will reduce natural drainage. There are no surface water features on the site.
9. Flooding	0	The site is not in the floodplain. However, any development will reduce natural drainage.
10. Energy efficiency	-	New premises are required to be energy efficient and to incorporate renewable energy measures. However, the proposal is likely to generate increased motorized traffic which would have a negative impact on carbon use.
11. Climate change	-	Development of this site would increase motorized traffic and reduce vegetation cover which would

		increase carbon emissions and reduce carbon sinks. Development of a greenfield site would reduce natural drainage and have a negative impact on green networks for species migration.
Summary: This policy may have a minor positive impact on employment/centres. However, as a greenfield site it is likely to have minor negative impacts on a range of sustainability objectives.		

Policy FNP16 - Business Development in the Countryside		
Sustainability Objective	Score	Commentary
1. Homes	?	Possible negative impact if the proposal involves a change of use from housing. Otherwise no impact.
2. Landscape /open space	?	Possible negative impact if the proposal is for a new building on a greenfield site representing a loss of open space. The accompanying text indicates how the cumulative impact of this policy with policies FNP1; FNP7 and FNP9 should prevent harm to the landscape and coalescence of settlements. New development on previously developed land may have a positive impact by creating opportunities to enhance derelict or low quality buildings and landscaping.
3. Employment/ centres	+	Likely positive impact through permitting modern, diversified business and tourism premises in rural areas. Possible negative impact through permitting out of centre developments that could have a harmful impact on town centre businesses.
4. Transport/Air Quality	?	Intensification or creation of business premises in less accessible out of town areas is likely to increase motorized road traffic and hence air pollution. However, a strengthening and diversifying the local economy could help to reduce journey distances as a better range of facilities and commodities would be available in the immediate area. The impact would depend on the non-car accessibility of the location and whether the use generates significant road traffic.
5. Amenities	+	This policy may have a positive impact in providing a better quantity, quality and range of local facilities/services. The policy ensures that there will be no harm to amenities of local residents. Possible negative impact if out-of-town provision has a harmful impact on town centre amenities.
6. Biodiversity	?	New or intensified business uses in the countryside are likely to have a negative impact on biodiversity, particularly if they are on greenfield sites. However, the cumulative impact of this policy with Policy FNP10 should prevent harm to biodiversity and may provide opportunities to enhance the biodiversity value of the site.
7. Character	+	The policy prevents any harm to the character and appearance of the countryside. The proposals may enhance the setting of the town and Conservation Areas.
8. Water Resources	?	The impact will depend on the location and hydrology of each site and the proposed use.
9. Flooding	?	The impact will depend on the location and hydrology of each site and the proposed use.

10. Energy efficiency	?	New or redeveloped premises are likely to be more energy efficient and use a higher proportion of renewable energy than existing buildings. However, if the proposal generates increased motorized traffic this would have a negative impact on carbon use.
11. Climate change	?	This will depend on the traffic implications of the scheme and whether it involves development of a previously greenfield site (thus reducing vegetation that acts as a carbon sink and natural drainage)
Summary: This policy is expected to have a minor positive impact on employment/centres and character. However, many of the impacts are uncertain depending on the location, former and proposed uses and size of development proposed. The traffic generation of the proposed scheme and any loss of greenfield land are particular issues.		

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- **TOWN CENTRES AND LOCAL CENTRES POLICIES**
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Policy FNP17 - The Woolmead		
Sustainability Objective	Score	Commentary
1. Homes	+	To include residential development. This might suit the smaller units and student accommodation for which there is an identified need in the town.
2. Landscape /open space	+	Redevelopment of this site would create opportunities to enhance the landscaping and improve the quality of the public open spaces and permeability of the site. This is in a sensitive location, close to the conservation area and offers significant opportunities to enhance the setting of the conservation area.
3. Employment/ centres	++	Redevelopment of this site could enhance the range and quality of retail offer in the town centre. It could enhance the quality of the environment, contributing to the centre's attractiveness to business and visitors and enhancing the historic character of the conservation area.
4. Transport/Air Quality	+	This site is in an accessible town centre location with good pedestrian and public transport access. Residents will have good access by foot to all the town centre amenities. It is located within the Air Quality Management Area and so it is important that redevelopment should not increase the number of car trips into the town centre area in accordance with Policy FNP23 Redevelopment offers the possibility of increasing soft landscaping on the site which would benefit air quality and of enhancing pedestrian networks.
5. Amenities	+	Redevelopment offers the potential to increase the range and quality of the retail offer of the centre. Residents will have good pedestrian access to all the town centre amenities.
6. Biodiversity	0	There is some potential to increase the soft landscaping on site which might have a minor positive impact on biodiversity.
7. Character	++	This site directly adjoins the town centre conservation area and currently harms the setting of the conservation area. Redevelopment with a high quality sensitive scheme could significantly improve the setting of the conservation area and the character of the town centre.
8. Water Resources	0	There is the possibility of incorporating soft landscaping and SuDS which would improve natural drainage

9. Flooding	0	There is the possibility of incorporating soft landscaping and SuDS which would improve natural drainage.
10. Energy efficiency	+	Provided that the redevelopment does not generate additional car trips, there should be a positive impact on energy efficiency as the site is in an accessible town centre location which promotes sustainable modes of transport having a positive impact on carbon use. The new development should be more energy efficient than the current buildings and could incorporate renewable energy technology.
11. Climate change	+	The redevelopment would be likely to be more energy efficient, use renewable energy and promote sustainable modes of transport, all of which reduce carbon use. If the development incorporated soft landscaping and SuDS, this would benefit air quality, local cooling and natural drainage.
Summary: This policy is expected to have significant positive impacts on employment/centres and character and minor positive impacts on a range of objectives. No negative impacts are anticipated provided that the scheme does not generate additional motorized traffic in the air quality management area. The cumulative impact with Policy FNP23 should ensure that this does not happen.		
Suggested improvements: The positive impacts of the proposed redevelopment could be increased if the policy specified the inclusion of soft landscaping and sustainable drainage systems.		

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Policy FNP18 – Farnham Town Centre		
Sustainability Objective	Score	Commentary
1. Homes	?	This policy may occasionally prevent conversion to residential use from other uses.
2. Landscape /open space	0	
3. Employment/ centres	++	This policy seeks to retain the retail function of the town centre and the range of uses which contribute to its strength and attractiveness. It seeks to retain a range of types and sizes of premises and to retain hotel accommodation which supports the vibrancy of the tourism sector. However, it is not over-prescriptive, so should have sufficient flexibility to allow the centre to adapt to changing trends.
4. Transport/Air Quality	+	Policy FNP23 should help to ensure that changes in use do not have a negative impact on traffic generation or air quality in the town centre. Retention of the range of retail premises and other amenities in the town centre may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. The compact nature of the town centre encourages walking
5. Amenities	++	The policy seeks to retain/enhance the range of amenities in the town centre.
6. Biodiversity	0	
7. Character	++	Retention of the historic shopping streets, the range of traditional town centre uses and the small units will help to retain the character of the conservation area and the wider town centre.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	+	Retention of the range of retail premises and other amenities in the town centre may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. The compact nature of the town centre encourages walking.
11. Climate change	+	Retention of the range of retail premises and other amenities in the town centre may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. The compact nature of the town centre encourages walking.
Summary: This policy is expected to have significant positive impacts on employment/centres , amenities and character and minor positive impacts on energy		

efficiency and climate change. No negative impacts are anticipated provided that changes of use do not generate additional motorized traffic in the air quality management area. The cumulative impact with Policy FNP23 should ensure that this does not happen.

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Policy FNP19 – Local Centres		
Sustainability Objective	Score	Commentary
1. Homes	0	This policy may prevent conversion to residential use from other uses but should not create a net loss of residential units.
2. Landscape /open space	0	
3. Employment/ centres	++	This policy seeks to retain the function of local centres and local employment.
4. Transport/Air Quality	+	Retention of local of retail premises and other amenities in local centres should reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. Local provision of everyday services encourages walking and cycling.
5. Amenities	++	The policy seeks to retain/enhance the range of amenities in local centres.
6. Biodiversity	0	
7. Character	++	Retention of the traditional local centres of Farnham's neighbourhoods should contribute to retaining their individual character and sense of place.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	+	Retention of the range of retail premises and other amenities in local centres may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. Local provision of everyday services encourages walking and cycling.
11. Climate change	+	Retention of the range of retail premises and other amenities in local centres may reduce the need to visit other centres at greater distance, therefore reducing the length and number of motorized trips and hence carbon use. Local provision of everyday services encourages walking and cycling.
Summary: This policy is expected to have significant positive impacts on employment/centres, amenities and character and minor positive impacts on energy efficiency and climate change. No negative impacts are anticipated.		
Suggested improvements: Whilst the policy states that a range of services will be maintained, it does not offer specific details on how non A1 uses such as public houses, religious and community facilities would be protected.		

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- **LEISURE AND WELLBEING POLICIES**
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Policy FNP20 - Public Open Space		
Sustainability Objective	Score	Commentary
1. Homes	0	
2. Landscape /open space	++	This policy would help to ensure that new residential developments have good access to open space and play areas. New development would contribute to the creation/enhancement of open space. The policy also protects existing open space or requires replacement.
3. Employment/ centres	+	The retention or provision of high quality green open space will benefit tourism by providing opportunities for sports and recreation and enhancing the green character and setting of the town.
4. Transport/Air Quality	+	The retention and provision of green open space enhances air quality and may provide opportunities for promoting non-motorised transport.
5. Amenities	++	This policy ensures that residents have continued and enhanced access to good quality open space providing leisure and sporting opportunities.
6. Biodiversity	+	Retention and enhancement of green open space is beneficial to biodiversity, particularly if the green spaces are interconnected.
7. Character	+	Green spaces contribute to the character of the town and to its setting.
8. Water Resources	+	Retention and enhancement of green spaces encourages natural drainage and helps to protect the quality of surface water features within them.
9. Flooding	+	Retention and enhancement of green spaces encourages natural drainage thereby helping to reduce the incidence and severity of flooding.
10. Energy efficiency	?	This policy, particularly if the green spaces are inter-connected, may encourage walking and cycling, thus reducing reliance on motorized transport.
11. Climate change	+	New or enhanced green open space would promote natural drainage, reduce the risk of flooding, assist carbon capture/air quality and assist species migration.
Summary: This policy is expected to have a significant positive impact on landscape/open space and amenities. It is expected to have a range of minor positive impacts and no negative impacts.		
Suggested improvements: The positive impacts could be increased if the policy encouraged inter-connected green spaces (of greater value as transport networks and to biodiversity) and the multi-functional use of green open space.		

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Policy FNP21 - Indoor Sports Facilities		
Sustainability Objective	Score	Commentary
1. Homes	0	
2. Landscape /open space	0	
3. Employment/ centres	+	The retention and new provision of indoor sports facilities could benefit employment and tourism.
4. Transport/Air Quality	+	The retention and provision of local indoor sports facilities could reduce the need to travel to more distant facilities which has a positive impact on the number and length of motorized journeys.
5. Amenities	+	This policy seeks to ensure that residents continue to have good access to indoor sporting facilities.
6. Biodiversity	0	No significant impact expected unless new facilities are built on greenfield sites.
7. Character	0	
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	+	The retention and provision of local indoor sports facilities could reduce the need to travel to more distant facilities which has a positive impact on carbon use.
11. Climate change	+	The retention and provision of local indoor sports facilities could reduce the need to travel to more distant facilities which has a positive impact on carbon use.
Summary: This policy is expected to have minor positive impacts on employment/centres, transport/air quality, amenities, energy efficiency and climate change provided that new facilities are energy efficient in accordance with policy x.		
Suggested improvements:		

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Policy FNP 22 – Cultural Facilities		
Sustainability Objective	Score	Commentary
1. Homes	0	
2. Landscape /open space	0	
3. Employment/ centres	+	Retention and enhancement of cultural attractions will benefit tourism.
4. Transport/Air Quality	+	Retaining and enhancing local cultural attractions in the local area should reduce the need to travel to more distant facilities which should have a positive impact on the number and length of motorized journeys and encourage more sustainable modes including walking and cycling.
5. Amenities	+	This policy should ensure local, accessible provision of cultural attractions and facilities.
6. Biodiversity	0	
7. Character	+	This policy is expected to encourage the retention of some historic cultural buildings which contribute to the character of the town and the conservation area.
8. Water Resources	0	
9. Flooding	0	
10. Energy efficiency	+	The retention and provision of cultural facilities could reduce the need to travel to more distant facilities which has a positive impact on carbon use.
11. Climate change	+	The retention and provision of local indoor sports facilities could reduce the need to travel to more distant facilities which has a positive impact on carbon use.
Summary: This policy is expected to have a range of positive impacts and no negative impacts.		

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- **LOCAL INFRASTRUCTURE POLICIES**
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Policy FNP23 - Transport Impact of Development		
Sustainability Objective	Score	Commentary
1. Homes	0	No significant impact.
2. Landscape /open space	+	This policy would improve access to public open space by a variety of modes.
3. Employment/ centres	+	Proposals to limit or reduce traffic congestion within Farnham town centre would enhance the quality of the town centre environment which would increase its attractiveness as a place to live, work and visit. Enhancement of foot, cycle and public transport networks would increase the accessibility of the town and local centres for those without access to a car.
4. Transport/Air Quality	++	The policy should have a significant effect in reducing traffic congestion and pollution and in encouraging non-motorised modes of transport.
5. Amenities	+	This policy should ensure that new development provides opportunities to enhance access to local facilities.
6. Biodiversity	+	The impact will depend on whether new footpaths/cycleways are constructed as green corridors with significant vegetation. If so, a number of positive impacts could be expected in creating linear habitats, connecting fragmented habitats, increasing vegetation which acts as a carbon sink and reduces air pollution. Reductions in traffic congestion and encouragement of more sustainable modes of transport should improve air quality which may have a positive impact on biodiversity. Controlling traffic increases on rural lanes whilst conserving their character, could also benefit wildlife.
7. Character	+	Reducing the harmful impact of traffic congestion in the town centre, including noise and air pollution, would have a positive impact on the character of the town, particularly the conservation area.This policy would also help to conserve the character of rural lanes
8. Water Resources	?	Enhanced cycle and pedestrian networks could possibly, if in the form of green corridors, have a benefit on assisting natural drainage and preserving water quality. However, hard surfacing would not have this impact.
9. Flooding	?	Enhanced cycle and pedestrian networks could possibly, if in the form of green corridors, have a

		benefit on assisting natural drainage. However, hard surfacing would not have this impact.
10. Energy efficiency	+	Reducing reliance on motorized transport and encouraging sustainable modes would have a positive impact on carbon use. Improving access to local facilities by sustainable modes would reduce reliance on the car.
11. Climate change	+	Reducing reliance on motorized transport and encouraging sustainable modes would have a positive impact on carbon use. If footpaths/cycleways were installed as green corridors, the vegetation would act as a carbon sink, have a local cooling effect and assist natural drainage, thus reducing the risk of flooding. Green corridors can also assist in species migration.
Summary: This policy is expected to have a significant positive impact on transport and air quality by ensuring that new development does not exacerbate the current traffic congestion issues in Farnham town centre. It would be expected to have a minor positive impact on a broad range of sustainability objectives and no negative impacts.		
Suggested improvements: If the policy proposed that the new footpaths/cycleways be in the form of green corridors, this would increase the multifunctional benefits of these networks and would increase the benefits to landscape/open space, character, biodiversity, amenities, flooding, water resources and climate change objectives.		

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Policy FNP24 - Securing Infrastructure		
Sustainability Objective	Score	Commentary
1. Homes	0	
2. Landscape /open space	+	This policy would help to ensure that new residential developments have good access to open space and play areas. New development would contribute to the creation/enhancement of open space.
3. Employment/ centres	+	This policy could have a positive impact on town centres by supporting the provision of new infrastructure and facilities and improving the quality of the environment.
4. Transport/Air Quality	+	Contributions could be used for road improvements and to create/enhance sustainable transport networks. This could have a positive impact on traffic congestion and air quality.
5. Amenities	+	Contributions could be used to provide new local amenities and to improve access to existing facilities.
6. Biodiversity	?	Contributions could create/upgrade green open spaces which could have biodiversity impacts. Any transport initiatives that reduced disturbance and air pollution caused by traffic could potentially have a beneficial impact on biodiversity.
7. Character	?	The impact will depend on the schemes proposed but transport initiatives that reduce traffic congestion could have a positive impact on character. Enhancements/creation of open space could also benefit character.
8. Water Resources	?	Contributions could be used towards creating more sustainable sources of water supply and reducing abstraction.
9. Flooding	+	Contributions could be used to address flooding issues and to create green open space which would promote natural drainage.
10. Energy efficiency	+	Contributions used to implement transport schemes to reduce traffic congestion and reducing the number and length of motorized trips would benefit energy efficiency. Contributions could also be made towards installing renewable energy schemes.
11. Climate change	+	This policy could assist in raising contributions towards sustainable transport schemes that would reduce carbon use/air pollution. It could also contribute towards renewable energy schemes. New or enhanced green open space would promote natural drainage, reduce the risk of flooding, assist carbon capture/air quality and assist species migration.

Summary: This policy is expected to have a range of positive impacts and no negative impacts. The significance of the positive impacts will depend on the type of schemes that are implemented and their timeliness. Any delays in implementing infrastructure improvements could lead to temporary negative impacts on the sustainability of development.
Suggested improvements: The schemes identified for contributions should be assessed against sustainability criteria to ensure that they meet sustainability objectives and maximize the positive impacts.

APPENDIX 2

SUSTAINABILITY APPRAISAL OF HOUSING OPTIONS NOT INCLUDED IN THE DRAFT PLAN

In preparing this Sustainability Appraisal Report, a matrix was prepared for each site considered for inclusion in the draft Neighbourhood Plan assessing its likely impact on the 11 Sustainability Objectives. The expected impacts were recorded as follows:

--	Significant negative impact	?	Uncertain impact
-	Minor negative impact	+	Minor positive impact
0	No significant impact	++	Significant positive impact

HOUSING OPTIONS

Land off Waverley Lane (Compton Fields)		
Sustainability Objective	Score	Commentary
1. Homes	++	Development on this relatively large site would make a significant positive impact on housing provision.
2. Landscape /open space	--	This is a greenfield site in an area of high landscape value and sensitivity. The site is not well related to existing development.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or local centres, schools or other services. It is within 200m of bus services. Residential development in this location is likely to increase the number of motorised trips, particularly on rural lanes. The site is not within an AQMA.
5. Amenities	?	The site has only moderate access to local shops and services and public transport, but it adjoins a recreation area. Residential development will increase pressure on local amenities.
6. Biodiversity	-	The site adjoins ancient woodland and an SNCI. The site is within 5km of the Thames Basin Heaths SPA but on-site SANG provision could help to control disturbance to the SPA. A stream runs through the site.
7. Character	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. The site is screened by vegetation.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage. There are surface water features on site which might be affected by development.
9. Flooding	-	The site is flood zone 2 with some zone 3 along the Bourne Stream.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may increase as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: Residential development on this site would have a significant positive impact on homes but a significant negative impact would be anticipated on landscape and minor negative impacts on transport, biodiversity, water resources, flooding, energy efficiency and climate change.		

Land at 35 Frensham Vale, Lower Bourne		
Sustainability Objective	Score	Commentary
1. Homes	+	Development on this relatively large site would make a positive impact on housing provision, however site constraints would limit the number of units.
2. Landscape /open space	--	This extensive site is currently occupied by two dwellings and associated curtilage and open space. The site with a woodland setting is located in an area of high landscape value and low sensitivity. It is outside the built up area and is not well-related to existing development.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or local centres, schools or other services. It is 650m from bus services. Frensham Vale does not have a footway. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	?	The site has poor access to local shops and services and public transport. Frensham Vale does not have a footway. Residential development will increase pressure on local amenities.
6. Biodiversity	-	The site is within or adjoins ancient woodland.
7. Character	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. The site is screened by vegetation.
8. Water Resources	-	Development in woodland is likely to increase water use and reduce natural drainage.
9. Flooding	-	The entrance is in Flood Zone 3. Reduction in woodland would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a woodland site will reduce natural drainage and flood risk may increase as the climate changes.
Summary: This policy is expected to have a minor positive impact on homes and a significant negative impact on landscape, with minor negative impacts expected in terms of transport, biodiversity, water resources, flooding, energy efficiency and climate change. All other impacts are uncertain or not significant.		

1 Tongham Road, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	0	Small site in rural hamlet may not generate a net increase in homes.
2. Landscape /open space	0	Currently private house and garden in an isolated hamlet. The small scale site is in the AONB candidate area. Site located outside the Built Up Area.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	0	Located in the small hamlet but few amenities remain besides a pub and restaurant. Poorly located relative to town and local centres but within 10 m minute of a bus stop. A small-scale development would have negligible impact on traffic or air quality.
5. Amenities	0	Negligible impact
6. Biodiversity	0	The site is within 5km of the Thames Basin Heaths SPA. but contribution towards SANG provision could help to control disturbance to the SPA if additional SANG provision can be identified and delivered. There are no other biodiversity designations that affect the site.
7. Character	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. Sensitive redevelopment could enhance the character of the hamlet.
8. Water Resources	0	New housing will increase demand for water and reduce natural drainage. However any impact would be minimal.
9. Flooding	0	The site is Flood Zone 1, low risk of flooding. Redevelopment of the site could include features to reduce the risk of flooding.
10. Energy efficiency	0	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	0	New homes will contribute to carbon consumption in the buildings and transport. However this is a very small scale site.
Summary: This is a small site in a hamlet outside the Built Up Area that would not be suitable for intensive development. Therefore any impact on sustainability objectives would be negligible.		

Land at Cedar House, Byworth Road		
Sustainability Objective	Score	Commentary
1. Homes	+	Development could create a modest net increase in dwellings.
2. Landscape /open space	-	This is in an area of high landscape sensitivity and medium value outside the built up area that is adjacent to semi-natural woodland. Development would impact on the wooded character of the site.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	Housing development in this edge of town location would be likely to increase the number of motorised trips which would have a negative impact on air quality and traffic congestion. The site is not within the AQMA. The site has only moderate access to the town centre, schools and bus services.
5. Amenities	0	The site has only moderate access to local amenities. Residential development will increase pressure on local amenities.
6. Biodiversity	0	The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards SANG provision could help to control disturbance to the SPA if additional SANG provision can be identified and delivered. The site is occupied by a large number of mature trees but there are no biodiversity designations that affect the site.
7. Character	?	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. However, the trees form part of the setting of the town and their loss could have a negative impact.
8. Water Resources	-	New housing will increase demand for water.
9. Flooding	-	The site is Flood Zone 3, high risk of flooding. If development involved a loss of trees, this would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the homes will increase demand for energy in the houses and for transport.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. The development would be likely to reduce the green open space, reducing natural drainage.
Summary: Development of this site would have a minor positive impact on homes and a minor negative impact on landscape/open space, transport/air quality, water resources, flooding and energy efficiency. All other impacts are uncertain or not significant.		

Hill Fields, Gardeners Hill Road, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Site location would limit the potential number of houses on this 1.52ha site in the countryside.
2. Landscape /open space	0	This is a greenfield site in the countryside. The landscape is medium sensitivity and value.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	--	This is not a sustainable location. It is poorly related to centres, local services and bus stops. Residential development would increase the number of motorised trips and affect the character of rural lanes. There is poor car access.
5. Amenities	-	The site is not well-related to existing amenities and new residential development would increase pressure on amenities.
6. Biodiversity	0	There are no biodiversity designations on this site.
7. Character	0	This site does not affect the setting of a Conservation Area and does not affect Listed Buildings and Buildings of Local Merit.
8. Water Resources	-	New housing will increase demand for water and reduce natural drainage.
9. Flooding	?	The site is Flood Zone 1, low risk of flooding. Development of greenfield sites is likely to reduce natural drainage.
10. Energy efficiency	-	Development would increase demand for energy in the houses and for transport.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. The development would be likely to reduce the green open space, reducing natural drainage.
Summary: This policy is expected to have a minor positive impact on homes, a significant negative impact on transport and minor negative impact on amenities, water resources, energy efficiency and climate change. All other impacts are uncertain or not significant.		

Lower Paddock, Gardeners Hill Road, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Site location would limit the potential number of houses on this 0.49ha site in the countryside.
2. Landscape /open space	0	This is a greenfield site in the countryside. The landscape is medium sensitivity and value.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	This is not a sustainable location. It is poorly related to centres, local services and bus stops. Residential development would increase the number of motorised trips and affect the character of rural lanes. There is poor access and Gardners Hill Road has no footway.
5. Amenities	-	The site is not well-related to existing amenities and new residential development would increase pressure on amenities.
6. Biodiversity	0	There are no biodiversity designations on this site.
7. Character	0	This site does not affect the setting of a Conservation Area and does not affect Listed Buildings and Buildings of Local Merit.
8. Water Resources	-	New housing will increase demand for water and reduce natural drainage.
9. Flooding	?	The site is Flood Zone 1, low risk of flooding. Development of greenfield sites is likely to reduce natural drainage.
10. Energy efficiency	-	Development would increase demand for energy in the houses and for transport.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. The development would be likely to reduce the green open space, reducing natural drainage.
Summary: This policy is expected to have a minor positive impact on homes and a minor negative impact on transport, amenities, water resources, energy efficiency and climate change. All other impacts are uncertain or not significant.		

Baker and Oates, Gardeners Hill Road		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would provide additional homes.
2. Landscape /open space	0	This is a greenfield site outside the built up area boundary in an area of medium landscape quality and sensitivity. No other landscape designations apply.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	This is not a sustainable location. It is poorly related to centres, local services and bus stops. Residential development would increase the number of motorised trips and affect the character of rural lanes. There is poor access and Gardners Hill Road has no footway.
5. Amenities	-	The site is not well-related to existing amenities and new residential development would increase pressure on amenities.
6. Biodiversity	0	There are no biodiversity designations on this site.
7. Character	-	This site does not affect the setting of a Conservation Area and does not affect Listed Buildings and Buildings of Local Merit.
8. Water Resources	-	New housing will increase demand for water and reduce natural drainage.
9. Flooding	?	The site is Flood Zone 1, low risk of flooding. Any development of greenfield sites will reduce natural drainage.
10. Energy efficiency	-	Development would increase demand for energy in the houses and for transport.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. The development would be likely to reduce the green open space, reducing natural drainage.
Summary: Development of this site would have a significant positive impact on homes and a minor negative impact on transport, amenities, character, water resources, energy efficiency and climate change. All other impacts are uncertain or not significant.		

Land at Stockwood Way, Farnham (Parcel B)		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would create new homes.
2. Landscape /open space	--	Although the landscape is of low quality and sensitivity, development of this greenfield site would contribute to the coalescence of Farnham and Aldershot.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	-	This location has moderate access to shops, services, schools and bus services. The site lies outside the AQMA. Housing development in this edge of town location would be likely to increase the number of motorised trips which would have a negative impact on air quality and traffic congestion.
5. Amenities	?	The site has only moderate access to local shops and services and public transport. The site adjoins school playing fields which may have public access. Residential development will increase and pressure on local amenities.
6. Biodiversity	0	The site is within 5km of the Thames Basin Heaths SPA and contribution towards a SANG would be required to ensure that there is no increased recreation disturbance to the SPA if additional SANG provision can be identified and delivered. No other biodiversity designations apply to the site, but development would involve a loss of trees.
7. Character	-	The site is not within a Conservation Area and does not affect the setting of the Conservation Area' Listed Buildings or Buildings of Local Merit. Development in this gap would harm the individual character and setting of Farnham and Aldershot.
8. Water Resources	-	New housing will increase demand for water and reduce natural drainage. There are surface water features on the site which would have to be protected.
9. Flooding	-	The site is Flood Zone 2 and 3, of moderate to high risk of flooding. Development of the site would reduce vegetation and natural drainage and may affect water courses.
10. Energy efficiency	-	Development would increase demand for energy in the houses and for transport
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. The development would be likely to reduce vegetation and greenspace, reducing natural drainage.
Summary: Development of this site would be likely to have a significant positive impact on homes and a significant negative impact on landscape/open space. Minor negative		

impacts would be likely on transport, character, water resources, flooding, energy efficiency and climate change. All other impacts are uncertain or not significant.

Land South of Badshot Lea – Consortium		
Sustainability Objective	Score	Commentary
1. Homes	++	This is a large development site which would make a significant contribution to meeting housing need.
2. Landscape /open space	--	This is not an area of high quality or high sensitivity landscape. There is no loss of public open space. However, development would extend Farnham towards Aldershot along the A31 and form a significant extension to Badshot Lea.
3. Employment/centres	0	No predicted impact.
4. Transport/Air Quality	--	New housing would increase traffic on local roads and the A31. The site is not sustainably located being over 2 km from the nearest local centre. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality, but reinforcement of landscape screening would be required and a portion of the site could be retained as natural greenspace, which would help to retain air quality.
5. Amenities	?	The site has poor access to local shops and services and public transport. Residential development will increase pressure on local amenities. Development could involve the creation of an on-site SANG which would improve access to public natural greenspace.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact could also be reduced by new tree planting and the retention of natural greenspace (SANG). The site is within 5km of the Thames Basin Heaths SPA but provision of SANG on-site could help to control disturbance to the SPA.
7. Character	-	Development could affect three listed buildings. The site is not within a Conservation Area or part of the setting of a Conservation Area or Building of Local Merit. Development in this gap would affect the separate identities and setting of Farnham and Aldershot.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not within the floodplain.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. The development

		would be likely to reduce the green open space, reducing natural drainage.
Summary: Development would have a significant positive impact on homes and a significant negative impact on landscape and transport. Minor negative impacts would be anticipated on character, water resources, energy efficiency and climate change. All other impacts are uncertain or not significant.		

Land to the East of Badshot Lea (Land east of Low Lane) (north)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create new homes.
2. Landscape /open space	-	Development of this site would impact on woodland and erode the gap between Farnham and Aldershot. This is not an area of high quality or high sensitivity landscape. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not close to a town or local centre. It is within walking distance of an infant school and bus stop. Residential development will increase motorised trips. The site is not in an AQMA.
5. Amenities	-	The site is not well located relative to local amenities and residential development would increase pressure on amenities.
6. Biodiversity	0	The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance if additional SANG provision can be identified and delivered. There are no other biodiversity designations at this site.
7. Character	-	The site is not within a Conservation Area, part of the setting of a Listed Building or Building of Local Merit. Development in this location would erode the gap between Badshot Lea and Aldershot, which would harm the individual character and setting of Badshot Lea.
8. Water Resources	-	Any residential development is likely to increase water use and reduce natural drainage.
9. Flooding	-	This site is within Flood Zones 2 and 3, medium to high probability of flooding. Any development would need to address flooding issues.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: This policy is expected to have a minor positive impact on homes. Minor negative impacts are anticipated on landscape, transport, amenities, character, water resources, flooding, energy efficiency and climate change.		

Land to the East of Badshot Lea (Land east of Low Lane) (south)		
Sustainability Objective	Score	Commentary
1. Homes	+	The development would create new homes.
2. Landscape /open space	-	Development of this site would erode the gap between Farnham and Aldershot. This is not an area of high quality or high sensitivity landscape. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not in a sustainable location close to a town or local centre. It is within walking distance of an infant school and bus stop. Residential development will increase motorized trips. The site is not in an AQMA.
5. Amenities	-	The site is not well located relative to local amenities and residential development would increase pressure on amenities.
6. Biodiversity	-	The site is within 5 km of Thames Basin Heaths SPA, so contribution towards a SANG would be required to prevent any harm to the SPA through increased disturbance if additional SANG provision can be identified and delivered. The site intersects with a Biodiversity Opportunity Area. There are no other biodiversity designations at this site.
7. Character	-	The site is not within a Conservation Area, part of the setting of a Listed Building or Building of Local Merit. Development in this location would erode the gap between Badshot Lea and Aldershot, which would harm the individual character and setting of Badshot Lea.
8. Water Resources	-	Any residential development is likely to increase water use and reduce natural drainage.
9. Flooding	-	This is a Flood Zones 2 and 3, medium to high probability of flooding. Any development would need to address flooding issues.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.

Summary: This policy is expected to have a minor positive impact on homes. Minor negative impacts are anticipated on landscape, transport, amenities, biodiversity, character, water resources, flooding, energy efficiency and climate change.

Wrecclesham Farm Buildings, Echo Barn Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Residential development would help to meet the need for homes. However, it is not a large site.
2. Landscape /open space	-	The site is situated in an area of medium quality and high sensitivity landscape, outside the built up area and within the gap between Wrecclesham and Rowledge. Occupied by one building, more intensive development would harm the character of the countryside and erode the gap in this sensitive location. There would be no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	This site is poorly related to existing services, centres and public transport. Development would have a negative impact on motorised traffic and air quality, depending on the net increase in dwellings. The site is not within the AQMA.
5. Amenities	-	The site has poor access to a local centre, schools and public transport. New residential development will increase pressure on local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact would be reduced by new tree planting.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. Development in this gap would harm the individual character and setting of Wrecclesham and Rowledge.
8. Water Resources	-	Residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	This is a Flood Zone 1 site with a low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development may reduce natural drainage. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect. Impact would depend on the net increase in homes.
Summary: Development would be likely to have a minor positive impact on homes but a minor negative impact on landscape, transport/air quality, amenities, character, water resources, energy efficiency and climate change.		

Wrecclesham Farm Nursery, Echo Barn Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Residential development would help to meet the need for homes. However, it is not a large site.
2. Landscape /open space	-	The site is situated in an area of medium quality and high sensitivity landscape, outside the built up area and within the gap between Wrecclesham and Rowledge. Residential development would harm the character of the countryside and erode the gap in this sensitive location. There would be no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	This site is poorly related to existing services, centres and public tansport. Development would have a negative impact on motorised traffic and air quality, depending on the number of dwellings. The site is not within the AQMA.
5. Amenities	-	The site has poor access to a local centre, schools and public transport. New residential development will increase pressure on local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact would be reduced by new tree planting.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. Development in this gap would harm the individual character and setting of Wrecclesham and Rowledge.
8. Water Resources	-	Residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	This is a Flood Zone 1 site with a low probability of flooding. Policy FNP1 requires that new development will not increase the risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development would reduce natural drainage. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: Development would be likely to have a minor positive impact on homes but a minor negative impact on landscape, transport/air quality, amenities, character, water resources, energy efficiency and climate change.		

Land to the north east of Holtside, Lickfolds Road, Rowledge		
Sustainability Objective	Score	Commentary
1. Homes	+	Development could make a modest contribution to new homes.
2. Landscape /open space	-	This is an area of medium landscape value and sensitivity. Whilst there is low density development either side of the site, this section of Lickfolds Road has a very rural character with views across open countryside. Development could potentially harm the character of this AONB Candidate Area. Site is also under consideration for inclusion in the Green Belt.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is within walking distance of a local centre, but access to schools and public transport is poor. The site is not within the AQMA.
5. Amenities	?	The site has relatively good access to a local centre. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and existing flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: Development would be expected to have a minor positive impact on homes but a minor negative impact on landscape/ open space, transport/ air quality, water resources, flooding, energy efficiency and climate change.		

10 Acre Walk, Clifton Close, Rowledge		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would help to meet the need for new homes.
2. Landscape /open space	0	The greenfield, wooded site is of medium landscape value and sensitivity outside the built up area.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads, particularly when, as in this case, the site is not in close proximity to a local centre. There is a bus stop in 180 metres. The site is not within the AQMA. Loss of trees would have a negative impact on air quality.
5. Amenities	?	The site has moderate access to local shops and services. Residential development will increase pressure on local amenities.
6. Biodiversity	?	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Loss of trees would be likely to have a negative impact on biodiversity.
7. Character	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	?	The site is within Flood Zone 1, low probability of flooding. Loss of vegetation is likely to increase the risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may increase as the climate changes.
Summary: This policy is expected to have a minor positive impact on homes but a minor negative impact on transport/air quality, water resources, energy efficiency and climate change.		

Land to the rear of 48 Wrecclesham Hill, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes. Impact would depend on the net increase achieved on this sensitive wooded site.
2. Landscape /open space	0	The site comprises two dwellings, gardens and woodland outside the built up area. It is considered in the landscape assessment to be of medium value and high sensitivity. This is assessed as having no significant impact only if the ancient woodland is retained. Otherwise there would be a negative impact.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. However, this site is reasonably close to a local centre and bus services which should limit the length and number of motorised journeys. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	The site has reasonable access to local shops and services and public transport. In addition, the development could contribute towards a SANG should a site be identified and delivered, enhancing publicly accessible natural greenspace. Residential development will increase support for, and pressure on, local amenities.
6. Biodiversity	-	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or BOA. However the northern part of the site is semi-natural ancient woodland and development in that area would have a negative impact on biodiversity. The site is within 5km of the Thames Basin Heaths SPA but the requirement for contributions towards a SANG could help to control disturbance to the SPA if additional SANG provision can be identified and delivered.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. The impact on character will depend to a large degree on the retention of the woodland setting.
8. Water Resources	-	New residential development would increase demand for water and reduce natural drainage.
9. Flooding	-	The site is in Flood Zone 1, low risk of flooding. Any removal of trees could have a negative impact on natural drainage.
10. Energy efficiency	-	Residential development may increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of vegetated parts of the site would reduce natural drainage and flood risk may increase as the climate changes. Tree planting could help

		to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: Development would be likely to have a minor positive impact on homes and minor negative impacts on transport, biodiversity, water resources, flooding, energy efficiency and climate change. If development involved the loss of ancient woodland, this would have a more significant impact on landscape, biodiversity, flooding, water resources and climate change.		

Land at St Georges Road, Badshot Lea		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes.
2. Landscape /open space	-	This is not an area of high quality or high sensitivity landscape. There is no loss of public open space. Development on this site would erode the gap between Badshot Lea and Aldershot.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is over 2 kilometres from the nearest local centre. There is a bus stop in 520 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has poor access to local shops and services. Residential development will increase pressure on local amenities, although contributions to a SANG could enhance publicly accessible natural greenspace.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact would also be reduced by new tree planting. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards a SANG could help to control disturbance to the SPA if additional SANG provision can be identified and delivered.
7. Character	?	The site adjoins a site of high archeological interest and is part of the setting of Listed Building. It is not within a Conservation Area or part of the setting of a Conservation Area or Building of Local Merit.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not in the floodplain.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air

		quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: Residential development would be likely to have a minor positive impact on housing and minor negative impacts on landscape, transport, amenities, water resources, energy efficiency and climate change.		

Century Farm, Green Lane, Badshot Lea		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create more homes.
2. Landscape /open space	-	The site is outside the built up area but this is not an area of high quality or high sensitivity landscape. There is no loss of public open space. However, development would erode the gap between Weybourne and Bagshot Lea.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is only moderately related to local services and public transport being 850 metres of schools but over a kilometer from the nearest local centre. There is a bus stop in 670 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has only moderate access to local shops and services and public transport. Residential development will increase pressure on local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution to a SANG could help to control disturbance to the SPA if additional SANG provision can be identified and delivered.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. The site does not relate well to existing development. Development in this gap would harm the individual character and setting of Weybourne and Bagshot Lea.
8. Water Resources	-	Any residential development involving previously vegetated land is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of green areas will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air

		quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: Residential development would be likely to have a minor positive impact on housing and minor negative impacts on landscape, transport, amenities, character, water resources, energy efficiency and climate change.		

Land at Fullers Road, Rowledge, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes.
2. Landscape /open space	-	This is an area outside the built up area of medium quality and high sensitivity landscape within the gap between Rowledge and Wrecclesham. There is no loss of public open space.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	?	New housing is likely to increase traffic on local roads, but as this is a small site any impact is likely to be limited. The site is 530 m from the nearest local centre but is not well related to local schools. There is a bus stop in 140 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	Residential development will increase pressure on local amenities, although contributions to a SANG could enhance publicly accessible natural greenspace.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards a SANG could help to control disturbance to the SPA if a site can be identified and delivered.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. Development in this gap would harm the individual character and setting of Wrecclesham and Rowledge.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.

Summary: Residential development would be likely to have a minor positive impact on housing and minor negative impact on landscape, character, water resources, energy efficiency and climate change.

Land at Tongham Road, Runfold		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create new homes.
2. Landscape /open space	-	This is a greenfield site outside the built up area within the proposed Green Belt extension.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is 10 metres from the nearest bus stop but is in the countryside with poor access to other local services. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has poor access to local shops and services. Residential development will increase pressure on local amenities, although contributions to a SANG could enhance publicly accessible natural greenspace.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any negative impact would also be reduced by new tree planting. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution towards a SANG could help to control disturbance to the SPA if additional SANG provision can be identified and delivered.
7. Character	0	The site is not within a Conservation Area or part of the setting of a Conservation Area, listed building or Building of Local Merit.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	-	The northern part of the site is in Flood Zones 2 and 3, moderate to high risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: Residential development would be likely to have a minor positive impact on housing and minor negative impacts are anticipated regarding landscape, transport, amenities, water resources, flooding, energy efficiency and climate change.		

+

Land at Frensham Vale Park		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would create a significant number of new homes.
2. Landscape /open space	-	This is an area of medium landscape value and sensitivity. There is no loss of public open space. However, this is a large greenfield site, much of which is wooded. Development in this location would affect the landscape setting of the south side of Farnham.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site has moderate access to local centres and services. There is a bus stop in 180 metres. The site is not within the AQMA. Loss of woodland and green open space would have a negative impact on air quality.
5. Amenities	-	The site has moderate access to local shops and services. Residential development will increase pressure on local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any loss of trees would be likely to have a negative impact on biodiversity.
7. Character	?	The site is not within a Conservation Area or part of the setting of a Conservation Area, listed building or Building of Local Merit. However, development would be likely to harm the setting of the south side of the town.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.

Summary: Residential development of this scale would be likely to have a significant positive impact on housing and minor negative impacts on landscape, transport, amenities, water resources, energy efficiency and climate change.

Land South of Frensham Vale Road		
Sustainability Objective	Score	Commentary
1. Homes	++	Development on this large site would make a positive impact on housing provision.
2. Landscape /open space	-	This is a greenfield site in an area of medium landscape value and sensitivity. It is outside the built up area and is not well-related to existing development.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or local centres, schools or other services. It is 650m from bus services. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services and public transport. Residential development will increase pressure on local amenities.
6. Biodiversity	-	The site is within or adjoins ancient woodland.
7. Character	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
8. Water Resources	-	Development in woodland is likely to increase water use and reduce natural drainage.
9. Flooding	--	The site is in Flood Zones 2 and 3a. Reduction in woodland would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a woodland site will reduce natural drainage and flood risk may increase as the climate changes.
Summary: Residential development would be likely to have a significant positive impact on housing and significant negative impact on flooding. Minor negative impacts would be expected on landscape, transport, amenities, biodiversity, water resources, energy efficiency and climate change.		

Land at Lavender Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	++	Development on this relatively large site would make a positive impact on housing provision.
2. Landscape /open space	-	This is a greenfield site in an area of medium landscape value and high sensitivity. It is outside the built up area and is not well-related to existing development. Development in this location would erode the gap between Wrecclesham and Rowledge.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or local centres, schools or other services. It is 550m from bus services. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services and public transport. Residential development would increase pressure on local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. Any loss of trees would be likely to have a negative impact on biodiversity.
7. Character	-	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. Development in this gap would harm the individual character and setting of Wrecclesham and Rowledge.
8. Water Resources	-	Greenfield development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding. Reduction grassland and trees would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a woodland site will reduce natural drainage and flood risk may increase as the climate changes.
Summary: Residential development would be likely to have a significant positive impact on housing and minor negative impacts on landscape, transport, amenities, character, water resources, energy efficiency and climate change.		

13 Upper Old Park Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Residential development would make a positive impact on housing provision. However, the number of units would be limited by a requirement to provide a SANG on site.
2. Landscape /open space	-	This is a partially developed site, comprising residential properties, stabling and paddocks in an area of medium landscape value and high sensitivity. It is outside the built up area and is not well-related to existing development.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is 530 m from an infant school but is not well located in relation to local centres or other services. It is 210m from bus services. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services. Residential development will increase pressure on local amenities, although if a SANG was created on site, this could enhance local access to natural greenspace.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA but on-site SANG provision could help to control disturbance to the SPA.
7. Character	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
8. Water Resources	-	Greenfield development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1, low probability of flooding. Loss of grassland and trees would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	?	New homes will contribute to carbon consumption in the buildings and transport. Development of former paddocks would reduce natural drainage and flood risk may increase as the climate changes. Creation of a SANG would help to counteract this.

Summary: Residential development would be likely to have a minor positive impact on housing and minor negative impacts on landscape, transport, amenities, water resources and energy efficiency.

Hawthorn Farm, Rowledge		
Sustainability Objective	Score	Commentary
1. Homes	+	Residential development would make a positive impact on housing provision.
2. Landscape /open space	--	This is a greenfield site in an area of medium landscape value and sensitivity. It is outside the built up area, in an area proposed for inclusion in the Surrey Hills AONB. Development in this location would erode the gap between Farnham and Frensham. The site is not well related to existing development.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is 530 m from the nearest local centre but is not close to schools and other services. Residential development in this location would increase the number of motorised trips, including on rural lanes. The site is not within an AQMA.
5. Amenities	-	The site has poor/moderate access to local shops and services. Residential development will increase pressure on local amenities.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA.
7. Character	-	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit. Development in this gap would harm the individual character and setting of Rowledge and Frensham.
8. Water Resources	-	Greenfield development is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is not in the floodplain. Loss of grassland and trees would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of greenfield land would reduce natural drainage and flood risk may increase as the climate changes.
Summary: Residential development would be likely to have a minor positive impact on housing and a significant negative impact on landscape in this sensitive location. Minor negative impacts would include transport, amenities, character, water resources, energy efficiency and climate change.		

30 Frensham Vale, Lower Bourne, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development on would make a positive impact on housing provision, however site constraints would limit the number of units.
2. Landscape /open space	-	This site with a dwelling in a woodland setting is located in an area of high landscape value and low sensitivity. It is outside the built up area and is not well-related to existing development.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	The site is not well located in relation to town or local centres, schools or other services. It is 650m from bus services. Residential development in this location is likely to increase the number of motorised trips. The site is not within an AQMA.
5. Amenities	-	The site has poor access to local shops and services and public transport. Residential development will increase pressure on local amenities.
6. Biodiversity	-	Any loss of woodland would be likely to have a negative impact on biodiversity.
7. Character	0	The site is not within a Conservation Area and does not affect a Listed Building or Building of Local Merit.
8. Water Resources	-	Development in woodland is likely to increase water use and reduce natural drainage.
9. Flooding	-	The site is in Flood Zones 2 and 3a. Reduction in woodland would reduce natural drainage.
10. Energy efficiency	-	New homes are required to meet energy efficiency standards and could incorporate renewable energy technology. However the site is not well-related to local amenities and housing development would increase the number of motorised trips.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a woodland site will reduce natural drainage and flood risk may increase as the climate changes.
Summary: Residential development would be likely to have a minor positive impact on housing and a minor negative impact on landscape, transport, amenities, biodiversity, water resources, flooding, energy efficiency and climate change.		

Monkton Farm, Monkton Lane, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create more homes.
2. Landscape /open space	-	This is an area of low quality and sensitivity landscape. There is no loss of public open space. However, development would erode the gap between Weybourne and Bagshot Lea.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	?	New housing is likely to increase traffic on local roads. The site has moderately good access to local services and public transport. There is a bus stop in 240 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	The site has moderately good access to local shops and services and public transport. Residential development will increase pressure on local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA but the requirement for a contribution to a SANG could help to control disturbance to the SPA if additional SANG provision can be identified and delivered.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. It does not relate well to existing development. Development in this gap would harm the individual character and setting of Weybourne and Bagshot Lea.
8. Water Resources	-	Any residential development involving previously vegetated land is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of green areas will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.

Summary: Residential development would be likely to have a minor positive impact on housing and a minor negative impact on landscape, character, water resources, energy efficiency and climate change.

Land at Hale Road, Farnham (Green Burial Site)		
Sustainability Objective	Score	Commentary
1. Homes	++	This larger site would have the potential for a significant number of new homes.
2. Landscape /open space	--	This site is in an area of high landscape value and sensitivity adjoining Farnham Park Historic Park and Garden.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	?	New housing is likely to increase traffic on local roads. The site has moderately good access to local services, Farnham town centre and public transport. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	?	The site has moderately good access to local shops and services, public transport and good access to the neighbouring Farnham Park.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI or ancient woodland and is not within a BOA. It adjoins an SNCI. The site is within 5km of the Thames Basin Heaths SPA but on-site SANG provision could help to control disturbance to the SPA. Development of this site and other sites to the east would cumulatively fragment the corridor of green open space between Farnham and Hale/Weybourne. The ecological value of surface water features would need to be protected.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. Development of this large site would have an adverse impact on the setting of Farnham and Farnham Park.
8. Water Resources	-	Any residential development involving previously vegetated land is likely to increase water use and reduce natural drainage. Surface water features might be affected by development.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.

11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of green areas will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: Residential development would be likely to have a significant positive impact on housing and a minor negative impact on landscape, character, water resources, energy efficiency and climate change.		

Land at Burnt Hill Road, Farnham		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create more homes.
2. Landscape /open space	-	This site is within the South Farnham Arcadian Area where landscape dominates the character of the area.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site has moderate access to local services and public transport. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has moderate access to local shops and services and public transport. Residential development will increase pressure on local amenities but the requirement to contribute to a SANG could enhance public access to natural greenspace.
6. Biodiversity	0	The site is not designated for biodiversity value, does not adjoin an SSSI, SNCI or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA but contribution towards a SANG could help to prevent increased disturbance to the SPA if additional SANG provision can be identified and delivered.
7. Character	--	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. However, it is within the South Farnham Arcadian Area where the landscape and low density of development contribute to the character.
8. Water Resources	-	Any residential development involving previously vegetated land is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of green areas will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: Residential development would be likely to have a minor positive impact on housing and significant negative impact on the character of the area. Minor negative		

impact is also anticipated on landscape/ open space, transport/air quality, amenities, character, water resources, energy efficiency and climate change.

Land at 100 Lodge Hill Road		
Sustainability Objective	Score	Commentary
1. Homes	+	Development would create more homes.
2. Landscape /open space	-	This site is within the South Farnham Arcadian Area where landscape dominates the character of the area.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site has moderately good access to local services and bus routes. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has moderately good access to local shops and services. Residential development will increase and pressure on local amenities. Contributions to a SANG could enhance publicly accessible natural greenspace.
6. Biodiversity	--	The site is within 5 km of Thames Basin Heaths SPA but contribution towards a SANG could help to prevent increased disturbance to the SPA if additional SANG provision can be identified and delivered. However, this densely vegetated site is within or adjoining an SSSI and a Site of Nature Conservation Importance and is within a Biodiversity Opportunity Area.
7. Character	--	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. However, it is within the South Farnham Arcadian Area where vegetation and the low density of development contribute to the character.
8. Water Resources	-	Any residential development involving previously vegetated land is likely to increase water use and reduce natural drainage.
9. Flooding	0	The site is in Flood Zone 1 – which is at low risk of flooding.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of green areas will reduce natural drainage and flood risk may become more severe as the climate changes. Tree planting could help to retain air

		quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: Residential development would be likely to have a minor positive impact on housing and significant negative impact on the character of the area and biodiversity on this sensitive site. Minor negative impacts are also anticipated on water resources, energy efficiency and climate change.		
Land West of Badshot Lea		
Sustainability Objective	Score	Commentary
1. Homes	++	Development would contribute to new dwellings.
2. Landscape /open space	-	This is an area of low quality and low sensitivity landscape. There is no loss of public open space. However, development would erode the gap between Weybourne and Bagshot Lea.
3. Employment/ centres	0	No predicted impact.
4. Transport/Air Quality	-	New housing is likely to increase traffic on local roads. The site is within 730 metres of schools but is not in close proximity to a local centre. There is a bus stop in 450 metres. The site is not within the AQMA. Loss of green open space may have a negative impact on air quality.
5. Amenities	-	The site has only moderate access to local shops and services and public transport. Residential development will increase pressure on local amenities.
6. Biodiversity	0	The grassland is not designated for biodiversity value, does not adjoin an SSSI, SNCI (although close by) or ancient woodland and is not within a BOA. The site is within 5km of the Thames Basin Heaths SPA but on-site SANG provision could help to control disturbance to the SPA.
7. Character	-	The site is not within a Conservation Area or part of the setting of a Conservation Area, Listed Building or Building of Local Merit. Development in this gap would harm the individual character and setting of Weybourne and Bagshot Lea.
8. Water Resources	-	Any greenfield residential development is likely to increase water use and reduce natural drainage.
9. Flooding	-	The site is Flood Zone 2 with moderate risk of flooding from the Blackwater River. Development of a greenfield site will reduce natural drainage.
10. Energy efficiency	-	Residential development will increase traffic, contributing to carbon consumption. New homes are required to meet energy efficiency standards and could incorporate renewable energy technology.
11. Climate change	-	New homes will contribute to carbon consumption in the buildings and transport. Development of a greenfield site will reduce natural drainage and existing flood risk may become more severe as the

		climate changes. Tree planting could help to retain air quality, reduce the risk and severity of flooding and have a local cooling effect.
Summary: This policy is expected to have a significant positive impact on homes but a minor negative impact on transport/air quality, amenities, character, water resources, flooding, energy efficiency and climate change.		