# APPPENDIX I

# Farnham Housing Land Availability Assessment

# **HOUSING ALLOCATIONS**

May 2016

# Assessed sites included as Housing Site Options in Regulation 14 Consultation

NP Ref	WBC Ref	Site Location	Updated Regulation 15 Status	Regulation 15 Site Reference
A	133	Land rear of Viners Mead and Colemans, Wrecclesham Road	PART ALLOCATED COLEMANS YARD ALLOCATED VINERS MEAD FULL PLANNING PERMISSION GRANTED	E
В	380	Stephensons Engineering site, 66 Wrecclesham Hill		
С	478 & 790	Part of SSE Farnham Depot and adjoining SSE land, Lower Weybourne Lane	ALLOCATED	A
D	619	Part of Farnham College (Tennis Courts)	ALLOCATED	J
E	670	Woolmead, East Street	ALLOCATED – PERMISSION GRANTED FOR CHANGE OF USE UP TO 40 UNITS	H
F	764	The Dairy, Weydon Lane	FULL PLANNING PERMISSION GRANTED	
G	676	Wellingtons, 16 Folly Hill	REMOVED FURTHER TO CONSULTATION	
н	673	Brethren's Meeting Room, West Street, Farnham	REMOVED – FULL PLANNING PERMISSION GRANTED FOR RESIDENTIAL HOME	
_	556	Land between Hale Road and Guildford Road Farnham	ΑΙΙ()(ΔΙΕΙ)	
J	N/A	Coal Yard, Wrecclesham Hill		
K	546	West of Switchback Lane, Rowledge	ALLOCATED	G
L	657	Land to the south of Monkton Lane, Farnham	REMOVED FURTHER TO CONSULTATION	
М	26	Land at South East Badshot Lea		
N	438	Land west of Green Lane, Badshot Lea	ALLOCATED	В
0	761 & 381	Land at Little Acres Nursery (part) and Land South of Badshot Lea (part)	ALLOCATED	С
P	29	Coxbridge Farm, Farnham	ALLOCATED	1
Q	573 & 727	(i) Land off Crondall Lane (Hop Fields) (ii) Land rear of Three Stiles Road	CRONDALL LANE – PLANNING PERMISSION GRANTED THREE STILES ROAD – REMOVED FURTHER TO CONSULTATION	
R	713	Garden Style, Wrecclesham Hill	FULL PLANNING PERMISSION GRANTED	

# **Summary of Housing Allocations**

# Regulation 15 Draft Neighbourhood Plan

Reg 15 Ref	Site	Gross Area (Ha)	Net Area (Ha) (omitting on site open space requirements)	Approx Net Density (dwellings per hectare)	Approx Capacity (dwellings)
Α	Part of SSE Farnham Depot, Lower	3.3	3.06	35	100
	Weybourne Lane and adjoining SSE land				
В	Land west of Green Lane, Badshot Lea	5.1	3.25	35	110
С	Land at Little Acres Nursery and part of land south of Badshot Lea	4.4	4.11	30	125
D	Land between Hale Road and Guildford Road	0.2	0.22	50	10
Е	Coleman's Yard, Wrecclesham Road	0.24	0.243	50	10
F	Coal Yard, Wrecclesham Hill	0.28	0.28 <sup>4</sup>	50	15
G	West of Switchback Lane, Rowledge	2.28	<b>2</b> <sup>5</sup>	5	10
Н	The Woolmead, (East Street) – see Policy FNP17 – The Woolmead	0.8	0.86	125	100
I	Coxbridge Farm, off Alton Road	14.21	11.74	30	350
J	Part of Farnham College (Tennis Courts)	0.45	0.4	30	15
	TOTAL				845

<sup>&</sup>lt;sup>1</sup> Reduced site, only northern part of site suitable for development

<sup>&</sup>lt;sup>2</sup> Sites less than 0.3 ha not expected to provide on-site open space

<sup>&</sup>lt;sup>3</sup> Sites less than 0.3 ha not expected to provide on-site open space

<sup>&</sup>lt;sup>4</sup> Sites less than 0.3 ha not expected to provide on-site open space

<sup>&</sup>lt;sup>5</sup> Reduced for on-site landscape retention

<sup>&</sup>lt;sup>6</sup> Mixed use high density town centre urban sites not expected to provide on-site open space

<sup>&</sup>lt;sup>7</sup> Also excludes corner site containing listed buildings



Site Reference:	Α					
Site Address:	Part of	SSE Farnham Depot and adjoining land Lower Weybourne Lane				
Ward:	Weybo	ourne and Badshot Lea	Proposed Allocation:	Residential		
Site Area (hectares)		3.3				
WBC Reference		478 & 790				
Current Use		Utilities depot				
Site description (bro greenfield; topograph boundary; trees; neighbouring uses)		Brownfield and greenfield sites adjoining residential uses. Abuts countryside to the south and west and a railway line to the east.				
Recent planning histo	ory	None				
Flood Zone (1,2,3a,3	b)	I				
Within AQMA		No				
Within area recommas Green Belt (WBC		No				
Within Conservation Area		No				
Part of setting of Conservation Area		No				
Part of setting of List Building	ed	No				

Site Reference:	Α			
Site Address:	Part of	SSE Farnham Depot and	l adjoining lar	nd Lower Weybourne Lane
Ward:	Weybo	ourne and Badshot Lea	Proposed Allocation:	Residential
Part of Setting of Bui	lding of	No		
Local Merit	611:1	NI.		
Within Site or Area	_	No		
Archaeological Poten		Markanna 8 Dadahar Laa		
Character Area (Des	ign	Weybourne & Badshot Lea		
Statement) Within South Farnha		NI-		
Arcadian Area	m	No		
	713	NI -		
Within the Historic (	ال	No		
Park		NI.		
Within public open s	pace	No		
Owner		SSE		
Within 5km of Tham Basin Heaths SPA		Yes		
Within 5km of Weald Heaths I SPA	den	No		
Within or adjoining S	SSI	No		
Within or adjoining S	ite of	No		
Nature Conservation	1			
Importance				
Within a Biodiversity	,	No		
Opportunity Area (B	OA)			
Within Surrey Hills A	ONB	No		
Within AONB Candi	date	No		
Area				
Waverley Borough C	Council	Not assessed		
Landscape Study – Pa	rt I			
Within gap between		No		
Farnham and Aldersh	ot;			
Badshot Lea and				
Weybourne; Rowled	ge and			
Wrecclesham and				
Rowledge and Frensh				
Within or adjoins and	cient	No		
woodland				
Proximity to Town C	Centre	2600		
(metres)				
Proximity to Local Centre (metres)		1340		
Proximity to Primary School (metres)		610 to infants 500 to junior		
Proximity to Secondary		730		
School (metres)	~- /			
Proximity to GPs/ Me	edical	1500		
Centre (metres)	carcar			
Contro (medica)				

Site Reference:	Α			
Site Address:	Part of	f SSE Farnham Depot and	d adjoining lar	nd Lower Weybourne Lane
Ward: Weybo		ourne and Badshot Lea	Proposed Allocation:	Residential
Proximity to bus sto	P	450		
(metres)				
Proximity to Farnhar	n train	2590		
station (metres)				
Confirmed through call for		Yes		
sites and information from				
land owners				

# **Design and Layout**

Comprehensive development of this site should include the retention of a wildlife corridor to the eastern edge and retention of the mature hedgerow at the south of the site. The design should incorporate individuality, such as a variety of designs which reflect the local character of the area.

The site will need to provide adequate parking provision in order to avoid traffic congestion caused by on road parking.

# Landscape

Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside.

#### Access

Access should be taken from the existing access off of Lower Weybourne Lane, not Green Lane.

#### Infrastructure

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Contributions will be required towards safe and sustainable transport methods and the specific impact of this development on the crossroads at Farnborough Road and Upper Weybourne Lane, should be assessed.

Gross Area (Ha):	3.3	Net Area (Ha):	3.06
Approximate Density (DPH):	35	Approximate	100
		Net Capacity (Dwellings):	
Estimated Development Period			0 - 5 years



Site reference:	В						
Site Address:	Land was	Land west of Green Lane, Badshot Lea					
Ward:		ne and Badshot	Proposed	Residential			
waru.	Lea	ne and bausnot	Allocation:	Residential			
Site Area (hectare		5	7 6				
WBC Reference	,	438					
Current Use		Argricultural - Grad	e 3				
Site description (b	prownfield/	Greenfield site adjac	ent to residentia	al development to the			
greenfield; topogr	aphy;	west and a depot to	the east with co	ountryside to the south			
boundary; trees;							
neighbouring uses	,						
Recent planning h	istory	None					
Flood Zone (1,2,3	a,3b)	1					
Within AQMA		No					
Within area recor	nmended	No					
as Green Belt (W	BC)						
Within Conservat	ion Area	No					
Part of setting of		No					
Conservation Are	ea						
Part of setting of I	Listed	No					
Building							
Part of Setting of Building of		No					
Local Merit							
Within Site or Ar	_	No					
Archaeological Po	tential						

Site	В					
reference: Site Address:	Landwas	t of Green Lane B	adabat I aa			
Ward:		t of Green Lane, B ne and Badshot	Proposed	Residential		
waru:	Lea	ne and badshot	Allocation:	Residential		
Character Area (I		Weybourne & Badsl				
Statement)	Jesign	Treybourne & badsi	iot Lea			
Within South Fari	nham	No				
Arcadian Area						
Within the Histor	ric Old	No				
Park						
Within public ope	n space	No				
Owner	•	Green Lane Manage	ment Ltd			
Within 5km of Th	ames	Yes				
Basin Heaths SPA						
Within 5km of W	ealden	No				
Heaths I SPA (No						
Farnham NP Area						
400m of the boun	•					
the Wealden Hea						
and Phase II SPAs		N				
Within or adjoinir		No				
Within or adjoining		No				
Nature Conservat	tion					
Importance Within a Biodiver	oit».	No				
Opportunity Area	•	INO				
Within Surrey Hil	, ,	No				
Within AONB Ca		No				
Area	indidace	140				
Waverley Boroug	h Council	Medium landscape v	alue.			
Landscape Study -						
,		Low landscape sensitivity.				
Within gap betwe		Yes				
Farnham and Alde	ershot;					
Badshot Lea and	dodgo on d					
Weybourne; Row Wrecclesham and	_					
and Frensham	Nowledge					
Within or adjoins	ancient	No				
woodland						
Proximity to Tow	n Centre	2600				
(metres)						
Proximity to Local Centre		1200				
(metres)						
Proximity to Prim	ary School	450				
(metres)						
Proximity to Seco	ndary	550				
School (metres)						

Site	В			
reference:				
Site Address:	Land wes	t of Green Lane, B	adshot Lea	
Ward:	Weybour	ne and Badshot	Proposed	Residential
	Lea		Allocation:	
Proximity to GPs/	Medical	1500		
Centre (metres)				
Proximity to bus s	stop	270		
(metres)				
Proximity to Farn	ham train	2570		
station (metres)				
Confirmed through call for		Yes		
sites and informat	ion from			
land owners				

# **Design and Layout**

Only the northern portion of this site is suitable for development. The southern portion of this site projects in to open countryside and should be provided as on site green space.

A substantial landscape buffer should be provided to form the southern edge of development and the residential amenity of the adjoining properties should be protected.

# Landscape

The northern part of the site is located between the brownfield SSE depot site and Wentworth Close and sensitive development of this part would have little impact on the landscape or strategic gap. The southern part of the site is unsuitable for development as this would have a significant effect on the open countryside.

#### Access

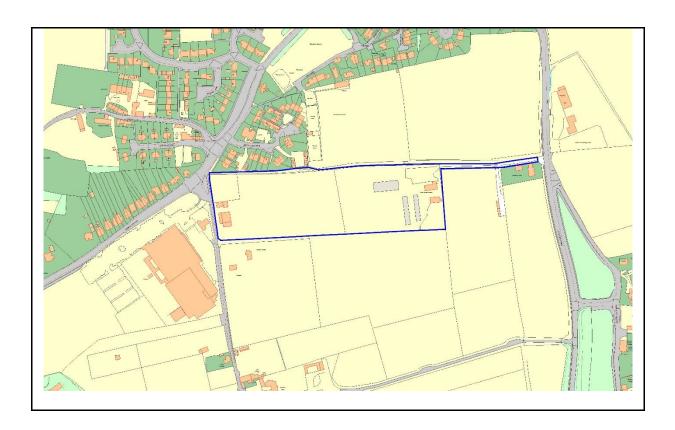
Access should be taken from the existing access off of Lower Weybourne Lane, not Green Lane.

#### Infrastructure

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Contributions will be required towards safe and sustainable transport methods and the specific impact of this development on the crossroads at Farnborough Road and Upper Weybourne Lane, should be assessed.

Gross Area (Ha):	5.1	Net Area (Ha):	3.25 Reduced site, only northern part of site suitable for development
Approximate Density (DPH):	35	Approximate Net Capacity (Dwellings):	110
<b>Estimated Development Perio</b>	0 - 5 years		



Site	С			
reference:				
Site	Land at Litt	le Acres Nursery an	d south of Bad	Ishot Lea
Address:				
Ward:	Weybourne	and Badshot Lea	Proposed Allocation:	Residential
Site Area (hect	,	4.45		
WBC Reference	е	761 (part) & 381 (par	t)	
Current Use		Agricultural		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)		Nursery site and agricultural land with residential development and the recreation ground to the north.		
Recent planning	ghistory	Outline planning and screening report in 2012 refused for one A3 unit and 38 dwellings and 10 student residences with a mix of other A and D class units on the nursery site.		
Flood Zone (1,2	2,3a,3b)	No		
Within AQMA		No		
Within area red as Green Belt (		No		
Within Conservation Area		No		
Part of setting of Conservation A		No		
Part of setting of Building	of Listed	No		

Site	С						
reference:		Land at Little Acres Nursery and south of Badshot Lea					
Site	Land at Litt	ile Acres Nursery an	id south of Bac	ishot Lea			
Address:	207						
Ward:	-	and Badshot Lea	Proposed Allocation:	Residential			
Part of Setting	of Building of	No					
Local Merit							
Within Site or		No					
Archaeological							
Character Area	a (Design	Weybourne & Badsho	ot Lea				
Statement)							
Within South F	arnham	No					
Arcadian Area							
Within the Hist	toric Old	No					
Park							
Within public o	pen space	No					
Owner		Unknown					
Within 5km of	Thames	Yes					
Basin Heaths SF	PA						
Within 5km of	Wealden	Yes					
Heaths I SPA (1	None of						
Farnham NP A	rea is within						
400m of the bo	oundary of						
the Wealden H	leaths Phase I						
and Phase II SP	As)						
Within or adjoi	ining SSSI	No					
Within or adjoi	ining Site of	No					
Nature Conser	vation						
Importance							
Within a Biodiv	ersity	No					
Opportunity A	rea (BOA)						
Within Surrey	Hills AONB	No					
Within AONB	Candidate	No					
Area							
Waverley Boro	ough Council	Low landscape value.					
Landscape Stud	ly – Part I	l					
\A/:.1:		Low landscape sensitivity.  Within the Farnham Aldershot Strategic Gap					
Within gap bety		VVithin the Farnham /	Aldershot Strate	gic Gap			
Farnham and A							
Badshot Lea an							
Weybourne; Ro							
Wrecclesham a	ind Kowiedge						
and Frensham	ine en sisur	No					
Within or adjoi	ins ancient	No					
woodland		2200					
Proximity to To	own Centre	3200					
(metres)		2200					
Proximity to Lo	ocal Centre	2200					
(metres)							

Site reference:	С			
Site Address:	Land at Little Acres Nursery and south of Badshot Lea			
Ward:	Weybourne	Weybourne and Badshot Lea Proposed Allocation: Residential		
Proximity to Pr (metres)	rimary School	310 to infants 1400 to	o junior	
Proximity to Se School (metres				
Proximity to G Centre (metres		2100m		
Proximity to bu (metres)	is stop	430m		
Proximity to Fa station (metres		3020m		
Confirmed thro sites and inform land owners	•	Yes		

# **Design and Layout**

Views to south from recreation ground should be retained through the layout and scale of development. Materials should be in keeping with existing in Badshot Lea Village – stone, slate, brick, tile, render, Victorian red brick and flint and development should be a maximum of two stories. A consistent pattern of development to the surrounding village development and mix of designs should be used, in keeping with the existing.

Sufficient parking for residents and visitors should be provided on site as there is insufficient parking in the village to accommodate for additional needs. Visitors parking should be sited near the recreation ground to act as additional parking capacity for the recreation ground. In addition, provision for a community may be provided and this should be considered for use by the recreation ground as a sports facility, such as changing rooms

# Landscape

The nursery is an agricultural use with the general absence of permanent buildings. Development would only be acceptable on this site if it were well landscaped to the south and brought forward with the northern part of site WBC 381 (Land South of Badshot Lea) – see map – in order that the development would not appear intrusive in the landscape or isolated from the nearby road frontages and developed areas.

Development will require additional landscaping to the southern and eastern boundaries as well as the safeguarding of the amenities of adjoining properties.

#### Access

Access should be from both sides of the development. One access should be provided from Badshot Lea Road to the west and St Georges Road to the east. Access should not be off Badshot Lea Road on to Green Lane to the east, as the access here is narrow with poor sightlines.

Site reference:	С		
Site Address:	Land at Little Acres Nursery an	d south of Bad	shot Lea
Ward:	Weybourne and Badshot Lea	Proposed Allocation:	Residential

#### Infrastructure

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Contributions will be required towards safe and sustainable transport methods and the specific impact of this development on the junction at the north of Low Lane should be assessed. The narrower half of Green Lane (north) could be upgraded to a bridleway.

Gross Area (Ha):	4.4	Net Area (Ha):	4.11
Approximate Density (DPH):	30	Approximate Net Capacity (Dwellings):	125
Estimated Developmen	t Period		0 - 5 years



Sites reference:	D			
Site Address:	Land be	Land between Hale Road and Guildford Road		
Ward:	Moor Pa	rk	Proposed Allocation:	Residential
Site Area (hectares)	)	0.2		
WBC Reference		556		
Current Use		Garage		
Site description (brogreenfield; topographoundary; trees; neighbouring uses)		Brownfield, neighbo	uring residential	
Recent planning his	tory	None		
Flood Zone (1,2,3a,	.3b)	I		
Within AQMA		No		
Within area recomi as Green Belt (WB		No		
Within Conservation	n Area	No		
Part of setting of Conservation Area		No		
Part of setting of Listed Building		No		
Part of Setting of Bu Local Merit	uilding of	No		
Within Site or Area Archaeological Pote	_	No		

Sites reference:	D				
Site Address:	Land be	tween Hale Road	and Guildford	Road	
Ward:	Moor Pa	ırk	Proposed Allocation:	Residential	
Character Area (De	esign	Moor Park			
Statement)	_				
Within South Farnh	am	No			
Arcadian Area					
Within the Historic	: Old	No			
Park					
Within public open	space	No			
Owner	<u> </u>	Unknown			
Within 5km of Thai	mes	Yes			
Basin Heaths SPA					
Within 5km of Wea	alden	No			
Heaths I SPA					
Within or adjoining	SSSI	No			
Within or adjoining	1	No			
Nature Conservation					
Importance					
Within a Biodiversi	ty	No			
Opportunity Area (	•				
Within Surrey Hills		No			
Within AONB Can		No			
Area					
Waverley Borough	Council	Not assessed			
Landscape Study –		. 100 4555555			
Within gap between		No			
Farnham and Alders					
Badshot Lea and	,				
Weybourne; Rowle	dge and				
Wrecclesham and F					
and Frensham					
Within or adjoins a	ncient	No			
woodland					
Proximity to Town	Centre	970			
(metres)					
Proximity to Local	Centre	1460			
(metres)					
Proximity to Primary School		1460			
(metres)					
Proximity to Secondary		1460			
School (metres)					
	Proximity to GPs/ Medical				
Centre (metres)		210			
Proximity to bus sto	Op	40			
(metres)	•				
Proximity to Farnha	am train	900			
station (metres)					
( /		L			

Sites reference:	D				
Site Address:	Land be	and between Hale Road and Guildford Road			
Ward:	Moor Park Proposed Residential Allocation:				
Confirmed through sites and informatic land owners					

# **Design and Layout**

Development should be front facing on to the road and style and design should be innovative but using traditional materials. The Treed edge to north should be maintained and the style and design should be innovative but using traditional materials. Sufficient resident and visitor parking should be provided on site, to reduce significant pressure on on-road parking on Guildford Road.

# Landscape

Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside.

#### Access

Wide access should be provided for turning in and out of Guildford Road. In addition, pedestrian permeability should be carefully considered.

# Infrastructure

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Contributions will be required towards safe and sustainable transport methods.

Gross Area (Ha):	0.2	Net Area (Ha):	0.2
Approximate	50	Approximate Net	10
Density (DPH):		Capacity	
		(Dwellings):	
<b>Estimated Developme</b>	ent Period		0 - 5 years



Site reference:	E					
Site Address:	Colema	Colemans Yard, Wrecclesham Road				
Ward:	Wreccle	Wrecclesham and Proposed Residential				
	Rowledg	ge	Allocation:			
Site Area (hectares)	)	0.24				
WBC Reference		133				
Current Use		Light industrial				
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)		Brownfield sites surrounded by residential development.				
Recent planning history		Adjacent site has planning permission for residential development				
Flood Zone (1,2,3a,	.3b)	1				
Within AQMA		No				
Within area recommon as Green Belt (WB		No				
Within Conservation Area		Wrecclesham Conservation Area				
Part of setting of Conservation Area		No				
Part of setting of Lis Building	sted	No				

Site reference: E			
Site Address: Coler	nans Yard, Wrec	clesham Road	
Ward: Wred Rowle	cclesham and edge	Proposed Allocation:	Residential
Part of Setting of Building	of No		
Local Merit			
Within Site or Area of Hig	h No		
Archaeological Potential			
Character Area (Design	Wrecclesham		
Statement)			
Within South Farnham	No		
Arcadian Area			
Within the Historic Old	No		
Park			
Within public open space	No		
Owner	Unknown		
Within 5km of Thames	Yes		
Basin Heaths SPA			
Within 5km of Wealden	No		
Heaths I SPA			
Within or adjoining SSSI	No		
Within or adjoining Site of	No		
Nature Conservation			
Importance			
Within a Biodiversity	No		
Opportunity Area (BOA)			
Within Surrey Hills AONB	No		
Within AONB Candidate	No		
Area			
Waverley Borough Counci	Not assessed		
Landscape Study – Part I			
Within gap between	No		
Farnham and Aldershot;			
Badshot Lea and			
Weybourne; Rowledge and	1		
Wrecclesham and Rowledge			
and Frensham			
Within or adjoins ancient	No		
woodland			
Proximity to Town Centre	2130		
(metres)			
Proximity to Local Centre	80		
(metres)			
Proximity to Primary Scho	ol 350		
(metres)			
Proximity to Secondary	290		
School (metres)			
Proximity to GPs/ Medical	390		
Centre (metres)			

Site reference:	E				
Site Address:	Colema	ns Yard, Wrec	clesham Road		
Ward:		Wrecclesham and Proposed Residential Allocation:			
Proximity to bus st (metres)	ор	110			
Proximity to Farnha station (metres)	am train	2110			
Confirmed through sites and information land owners		Yes			

# **Design and Layout**

The site is located in the Wrecclesham Conservation Area. Comprehensive development of this site could enhance the character of the conservation area and provide satisfactory amenity for future occupants. The design should be reflective of the interesting and varied designs on this road and should provide green landscaped areas within the site. Existing trees and landscaping on site should be retained and development should not exceed two storey in order to respect the setting of the adjacent listed building.

The site will need to provide adequate parking provision in order to avoid traffic congestion caused by on road parking.

# Landscape

Redevelopment of this mainly brownfield site would have little impact on the landscape or countryside.

# Access

Access should be taken from the existing access off the mini roundabout on Wrecclesham Road. Safe and convenient links should be made to the footpath network.

#### Infrastructure

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Gross Area (Ha):	0.24	Net Area (Ha):	0.24
Approximate	50	Approximate Net	10
Density (DPH):		Capacity	
		(Dwellings):	
Estimated Developme	ent Period		0 - 5 years



Site	F			
reference:	6 17	. <del></del>		
Site Address:		d, The Street, Wre		
Ward:	Wreccles		Proposed	Residential
	Rowledge		Allocation:	
Site Area (hectare	es)	0.28		
WBC Reference		N/A		
Current Use		Mix of business uses	3	
Site description (b	rownfield/	Brownfield site surr	ounded by resid	ential use.
greenfield; topogr	aphy;			
boundary; trees;				
neighbouring uses	)			
Recent planning h	istory	None		
Flood Zone (1,2,3	a,3b)	1		
Within AQMA		No		
Within area recor	mmended	No		
as Green Belt (W	BC)			
Within Conservat	ion Area	No		
Part of setting of		Yes		
Conservation Area				
Part of setting of I	Listed	No		
Building				

Site reference:	F				
Site Address:	Coal Yard, The Street, Wrecclesham				
Ward:	Wreccles Rowledge	ham and	Proposed Allocation:	Residential	
Part of Setting of	Building of	No			
Local Merit					
Within Site or Ar	ea of High	No			
Archaeological Po	tential				
Character Area (I	Design	Wrecclesham			
Statement)					
Within South Farr	nham	No			
Arcadian Area					
Within the Histor	ric Old	No			
Park					
Within public ope	n space	No			
Owner		Unknown			
Within 5km of Th	ames	No			
Basin Heaths SPA					
Within 5km of W	'ealden	Yes			
Heaths I SPA					
Within or adjoinir	ng SSSI	No			
Within or adjoinir		No			
Nature Conservat	tion				
Importance					
Within a Biodiver		No			
Opportunity Area					
Within Surrey Hil		No			
Within AONB Ca	ındidate	No			
Area					
Waverley Boroug		Not assessed			
Landscape Study -					
Within gap betwe		No			
Farnham and Alde	ershot;				
Badshot Lea and					
Weybourne; Row					
Wrecclesham and	Kowledge				
and Frensham		NIa			
Within or adjoins ancient		No			
woodland Proximity to Town Centre		2190			
(metres)	ii Centre	Z17U			
\ /	I Contro	20			
Proximity to Loca (metres)	ii Centre	20			
Proximity to Prim	ary School	380			
(metres)	iai y Sciloui	300			
Proximity to Seco	ndary	370			
School (metres)	ildai y	370			
Jenoor (medies)					

Site reference:	F			
Site Address:	Coal Yard	d, The Street, Wr	ecclesham	
Ward:	Wreccles		Proposed	Residential
	Rowledge	<del>)</del>	Allocation:	
Proximity to GPs/	Medical	1390		
Centre (metres)				
Proximity to bus s	stop	110		
(metres)				
Proximity to Farn	ham train	2120		
station (metres)				
Confirmed through call for		Yes		
sites and information from				
land owners				

# **Design and Layout**

The site is located in the Wrecclesham Conservation Area. Comprehensive development of this site could enhance the character of the conservation area and provide satisfactory amenity for future occupants. The design should be reflective of the interesting and varied designs on this road and should provide green landscaped areas within the site.

The site will need to provide adequate parking provision in order to avoid traffic congestion caused by on road parking.

# Landscape

Redevelopment of this brownfield site would have little impact on the landscape or countryside.

#### Access

A two way access should be provided on to The Street and safe and convenient links should be made to the footpath network. Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

# Infrastructure

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Gross Area (Ha):	0.28	Net Area (Ha):	0.28
Approximate	50	Approximate Net	15
Density (DPH):		Capacity	
		(Dwellings):	
Estimated Developme	ent Period		0 - 5 years



Site reference:	G					
Site Address:	West of	Switchback Lane, Rowledge				
Ward:		esham and Proposed Residential				
Site Area (hectares)	Rowledg	2.3	Allocation:			
WBC Reference	)	546				
Current Use		Open space				
Site description (br	ownfield/	Greenfield site abut	ting residential d	levelopment and		
greenfield; topograp			•	ed into two by a row of		
boundary; trees;	,	trees.				
neighbouring uses)						
Recent planning his	tory	None				
Flood Zone (1,2,3a,	.3b)	No				
Within AQMA		No				
Within area recomi	mended	No				
as Green Belt (WB	,					
Within Conservation	on Area	No				
Part of setting of		No				
Conservation Area						
Part of setting of Listed		No				
Building						
Part of Setting of Building of		No				
Local Merit						

Within Site or Area of High	No
Archaeological Potential	
Character Area (Design	Rowledge
Statement)	
Within South Farnham	No
Arcadian Area	
Within the Historic Old Park	No
Within public open space	No
Owner	Miscombe Developments & Mr & Mrs J Boyle
Within 5km of Thames	No
Basin Heaths SPA	
Within 5km of Wealden	Yes
Heaths I SPA	
Within or adjoining SSSI	No
Within or adjoining Site of	No
Nature Conservation	
Importance	
Within a Biodiversity	No
Opportunity Area (BOA)	
Within Surrey Hills AONB	No
Within AONB Candidate	No
Area	
Waverley Borough Council	Medium landscape value.
Landscape Study – Part I	Medium landscape sensitivity.
Within gap between	No
Farnham and Aldershot;	
Badshot Lea and	
Weybourne; Rowledge and	
Wrecclesham and Rowledge	
and Frensham	
Within or adjoins ancient	No
woodland	
Proximity to Town Centre	3550
(metres)	
Proximity to Local Centre	440
(metres)	
Proximity to Primary School	810
(metres)	
Proximity to Secondary	1920
School (metres)	F20
Proximity to GPs/ Medical	520
Centre (metres)	200
Proximity to bus stop	280
(metres)	2210
Proximity to Farnham train	3310
station (metres)	

Confirmed through call for	Yes
sites and information from	
land owners	

# **Design and Layout**

A mixture of designs and styles would be preferred to enhance character of surrounding homes. Single storey dwellings would be preferred, but development should be no higher than two storey.

Mature trees on the boundary and within the site should be retained.

# Landscape

The site is surrounded by woodland which, when retained, would provide a screen for development.

# Access

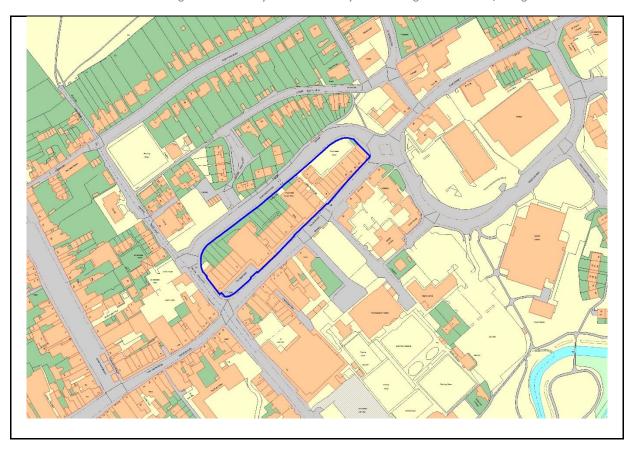
A safe and suitable access should be provided off Pear Tree Lane and proposals should seek to actively promote sustainable travel and cumulative effect. Northern part of site should be low density, with an access off Shrubbs Lane.

#### Infrastructure

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Contributions will be required towards safe and sustainable transport methods.

Gross Area (Ha):	2.28	Net Area (Ha):	2
Approximate	5	Approximate Net	10
Density (DPH):		Capacity	
		(Dwellings):	
Estimated Developme	0 - 5 years		



Site reference:	Н					
Site Address:	The Wo	The Woolmead, (East Street)				
Ward:	Moor Pa	Moor Park Proposed Residential Allocation:				
Site Area (hectares)	)	0.8				
WBC Reference		670				
Current Use		Mixed use				
Site description (br greenfield; topograp boundary; trees;		residential developn	nent. An island si	g of retail, offices and te in town centre, ent including residential		
neighbouring uses)		to the rear.				
Recent planning his	tory	None				
Flood Zone (1,2,3a,	.3b)	I				
Within AQMA		Yes				
Within area recommon as Green Belt (WB		No				
Within Conservation	n Area	No				
Part of setting of Conservation Area		Yes				
Part of setting of Listed Building		Yes				
Part of Setting of Bu Local Merit	uilding of	Yes				
Within Site or Area Archaeological Pote	_	No				

Site reference:	Н			
Site Address:	The Wo	olmead, (East St	reet)	
Ward:	Moor Pa		Proposed Allocation:	Residential
Character Area (De	esign	Central Farnham	<ul> <li>Outside the con</li> </ul>	servation area
Statement)				
Within South Farnh	nam	No		
Arcadian Area				
Within the Historic	: Old	No		
Park				
Within public open	space	No		
Owner	•	F & C Reit		
Within 5km of Thai	mes	No		
Basin Heaths SPA				
Within 5km of Wea	alden	Yes		
Heaths I SPA				
Within or adjoining	SSSI	No		
Within or adjoining		No		
Nature Conservation	£			
Importance				
Within a Biodiversi	ty	No		
Opportunity Area (	•			
Within Surrey Hills	. ,	No		
Within AONB Can		No		
Area	didate	. 10		
Waverley Borough	Council	Not assessed		
Landscape Study – I		. 100 0000000		
Within gap between		No		
Farnham and Alders		. 10		
Badshot Lea and	<b>-</b> ,			
Weybourne; Rowle	edge and			
Wrecclesham and F	_			
and Frensham				
Within or adjoins a woodland	ncient	No		
Proximity to Town	Centre	In Town Centre		
(metres)				
Proximity to Local	Centre	N/A		
(metres)				
Proximity to Primary School		310		
(metres)				
Proximity to Second	dary	780		
School (metres)	,			
Proximity to GPs/ N	Medical	350		
Centre (metres)				
Proximity to bus sto	OD	10		
(metres)	- F			
Proximity to Farnha	am train	570		
station (metres)		- · ·		
1				

Site reference:	Н				
Site Address:	The Wo	The Woolmead, (East Street)			
Ward:	Moor Pa	Moor Park Proposed Residential Allocation:			
Confirmed through sites and informatic land owners					

# **Design and Layout**

Development of this site should respect the character of the adjacent conservation area.

# Landscape

Development of this brownfield site in the town centre will have little impact on the landscape or countryside.

#### Access

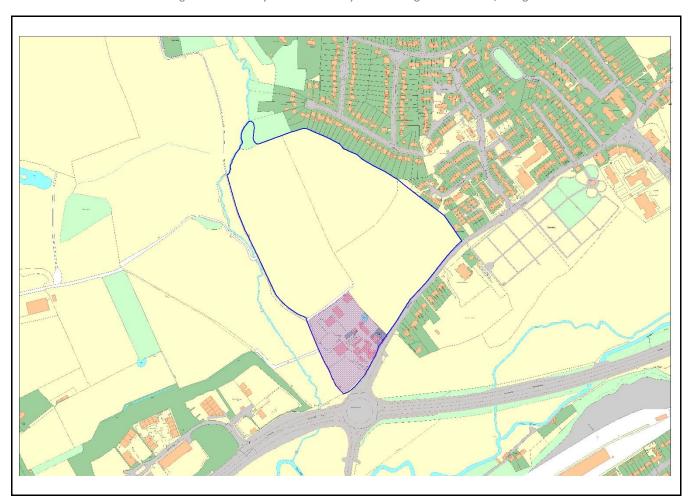
Access should be considered in light of the permitted East Street development scheme, to minimise impact on town centre traffic movements.

#### Infrastructure

The impact on town centre traffic, in conjunction with other planned development, would need to be assessed and contributions will be required towards highways improvements. Contributions will be required towards safe and sustainable transport methods and the specific impact of this development in conjunction with other planned development in the town centre should be assessed.

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Gross Area (Ha):	0.8	Net Area (Ha):	0.8
Approximate	125	Approximate Net	100
Density (DPH):		Capacity	
		(Dwellings):	
Estimated Developme	ent Period		0 - 5 years



Site reference:	I				
Site Address:	Coxbridge Farm, off Alton Road				
Ward:	Wrec	clesham and	Proposed	Residential	
	Rowle	edge	Allocation:		
Site Area (hectares)		14.21			
WBC Reference		29			
Current Use		Agricultural Land - Grade	3		
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)		Sloping greenfield site rising to the north west from road. The greenfield site contains no significant trees but a strong hedged boundary to the road and hedges subdivide the site. Adjacent to residential and office/light industrial sites to the north east. Listed building complex is located close to the roundabout at the south western edge of the site.			
Recent planning histor	<u>,                                      </u>	None relevant (i.e. outbuildings and change of use only)			
Flood Zone (1,2,3a,3b)	)	Partially in 2 and 3a			
Within AQMA		No			
Within area recommended as Green Belt (WBC)		No			
Within Conservation Area		No			
Part of setting of		No			
Conservation Area					
Part of setting of Listed Building		Two Grade II Listed buildings on site and one heritage feature - hexagonal WW2 pill box with blast interior removed.			

Site reference:	I					
Site Address:	Coxb	ridge Farm, off A	Iton Ro	ad		
Ward:		clesham and		Proposed	Residential	
Rowle		edge		Allocation:		
Part of Setting of Build	ding of	No				
Local Merit						
Within Site or Area o	f High	No				
Archaeological Potent	_					
Character Area (Desi		North West Farnh	nam			
Statement)	J					
Within South Farnhan	n	No				
Arcadian Area						
Within the Historic C	old	No				
Park						
Within public open sp	ace	No				
Owner		Sentinel housing as	ssociatio	n, Surrey CC.	Mr & Mrs Kenwood	
Within 5km of Thame	es	Yes		, , , , ,		
Basin Heaths SPA						
Within 5km of Weald	en	Yes				
Heaths I SPA						
Within or adjoining SS	SSI	No				
Within or adjoining Si		No				
Nature Conservation						
Importance						
Within a Biodiversity		Yes slight intersec	ction			
Opportunity Area (BC	DA)	0				
Within Surrey Hills A		No				
Within AONB Candid		No				
Area						
Waverley Borough Co	ouncil	Medium landscape	value.			
Landscape Study – Par		·				
		High landscape sen	nsitivity.			
Within gap between		No				
Farnham and Aldersho	ot;					
Badshot Lea and						
Weybourne; Rowledg						
Wrecclesham and Rov	wieage					
	iont	No				
Within or adjoins and woodland	ient	No				
.,		1460				
Proximity to Town Centre (metres)		1700				
Proximity to Local Ce	ntro	840				
(metres)	iii e	UTU				
,	School	900				
Proximity to Primary School (metres)		700				
Proximity to Secondar	rv	600				
School (metres)	7	500				
Proximity to GPs/ Me	dical	1400				
Centre (metres)		1 100				
Centre (metres)						

Site reference:	I					
Site Address:	Coxb	Coxbridge Farm, off Alton Road				
Ward:	Wrecclesham and Proposed Residential					
	Rowle	edge	Allocation:			
Proximity to bus stop		30				
(metres)						
Proximity to Farnham train		1750				
station (metres)						
Confirmed through call for		Yes				
sites and information from						
land owners						

# **Design and Layout**

The area shaded on the above plan encompasses listed buildings. A buffer is required to respect and enhance the setting of the listed buildings. Development at the south of the site should be front facing on to West Street and the existing hedgerow on West street should be retained.

The design and layout of the scheme should respect and enhance the character of the listed buildings and layout should also be transitional, with densities reducing towards the countryside at the north of the site, in order to blend in to the countryside and existing built area.

The rising gradient of the site to the north should be considered in the design of height and scale. Buildings would not exceed two storey and should respect the transition from built area to open countryside.

On site play space should be central to the scheme, forming an integral part of the layout.

A sufficient green buffer to rear of Hazel Road to protect residential amenity must be provided, by way of long back gardens backing on to existing gardens rather than a private "strip" to minimise overlooking and maximise privacy.

The layout should have a hierarchy of streets and spaces forming distinctive areas within the site and traditional materials such a red brick and a limited palette of materials should be used to respect the transition to open countryside and the edge of the town.

# Landscape

The site is located at the eastern entrance to the town but is partially screened by the listed building complex and the roadside hedge. The existing residential development forms an abrupt edge with the countryside and development should be sensitively landscaped to enhance this relationship.

#### Access

Access should be provided from Coxbridge roundabout. Pedestrian access should be provided through the site to the Town Centre, Potters Gate School and West Street. A pathway is required at the front of the development on West Street, to provide a safe and suitable pedestrian access from the west.

#### **Infrastructure**

Contributions will be required towards upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development.

Site reference:						
Site Address:	Coxbridge Farm, off Alton Road					
Ward:	Wrecclesham and Proposed Residential					
	Rowledge Allocation:					
Delivery – site promoted for by landowner.						
Gross Area (Ha):	Gross Area (Ha):   14.21   Net Area (Ha):   11.74					
Approximate Density (DPH):		30	Approxima Net Capaci (Dwellings)	ty	350	



Site reference:	J						
Site Address:	Part	Part of Farnham College (Tennis Courts)					
Ward:	Firg	Firgrove Proposed Residential Allocation:					
Site Area (hectares)	•	0.45					
WBC Reference		619					
Current Use		Tennis Courts					
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)		Part of Farnham College site, including the tennis courts that front Firgrove Hill. The site in between residential development, with open land to the north east.					
Recent planning history		Planning permission refused for residential development in 2014 (14 dwellings due to neighbouring residential amenity, insufficient amenity space and adverse effect on TBH SPA.					
Flood Zone (1,2,3a,3b)		I					
Within AQMA		No					
Within area recommended as Green Belt (WBC)		No					
Within Conservation Area		No					
Part of setting of Conservation Area		No					

Site reference:	J			
Site Address:	Part	of Farnham College (Te		
Ward:	Firg	rove	Proposed Allocation:	Residential
Part of setting of Listed Building		No		
Part of Setting of Buildir Local Merit	ng of	No		
Within Site or Area of H Archaeological Potential	_	No		
Character Area (Design Statement)		Firgrove		
Within South Farnham Arcadian Area		No		
Within the Historic Old Park	l	No		
Within public open space	ce	No		
Owner		Guildford College		
Within 5km of Thames Basin Heaths SPA		Yes		
Within 5km of Wealder Heaths I SPA	1	Yes		
Within or adjoining SSSI		No		
Within or adjoining Site	of	No		
Nature Conservation				
Importance				
Within a Biodiversity		No		
Opportunity Area (BOA				
Within Surrey Hills AO		No		
Within AONB Candidate Area		No		
Waverley Borough Council Landscape Study – Part 1		Not assessed		
Within gap between Farnham and Aldershot; Badshot Lea and		No		
Weybourne; Rowledge and Wrecclesham and Rowledge and Frensham				
Within or adjoins ancient woodland		No		
Proximity to Town Centre (metres)		850		
Proximity to Local Centre (metres)		140		
Proximity to Primary School (metres)		700		

Site reference:	J					
Site Address:	Part	rt of Farnham College (Tennis Courts)				
Ward:	Firgr	ove	Propos Alloca		Residential	
Proximity to Secondary School (metres)	,	560				
Proximity to GPs/ Medical Centre (metres)		630				
Proximity to bus stop (metres)		70				
Proximity to Farnham station (metres)	train	460				
Confirmed through call sites and information fro land owners		Yes				

# **Design and Layout**

The development should respond to the local characteristics of the Firgrove Character Area as set out in the Farnham Design Statement, 2010. Houses should front on to, and be set back from, Firgrove Hill and should be well designed in order to enhance the street scene. A courtyard layout would be appropriate. Buildings should not exceed two storeys in height. The residential amenity and privacy of existing properties surrounding the site must be safeguarded.

# Landscape and Open Space

A replacement multi-use games area should be provided prior to development taking place.

The new access should minimise impact on the hedge and trees fronting the site. The existing trees and hedge on the northern boundary and fronting the site should be protected (other than at the access point) and should be enhanced elsewhere on the frontage. New singular specimen trees should feature within the layout.

#### Access

Access should be provided from Firgrove Hill. The site should incorporate adequate parking provision in order to avoid traffic congestion on Firgrove Hill caused by on road parking.

#### Infrastructure

Contributions will be sought to meet the policies in the Neighbourhood Plan including:

- upgrades to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development

Gross Area (Ha):	0.45	Net Area (Ha):	0.4
Approximate Density	30	<b>Approximate</b>	15
(DPH):		Net Capacity	
		(Dwellings):	
<b>Estimated Development Perio</b>	0 - 5 years		

Farnham Housing Land Availability Assessment May 2016 – Regulation 15 Draft Neighbourhood Plan