

Farnham Housing Land Availability Assessment

SITES NOT PROMOTED FOLLOWING ASSESSMENT

May 2016

Summary of sites not promoted following assessment

Regulation 15 Draft Neighbourhood Plan

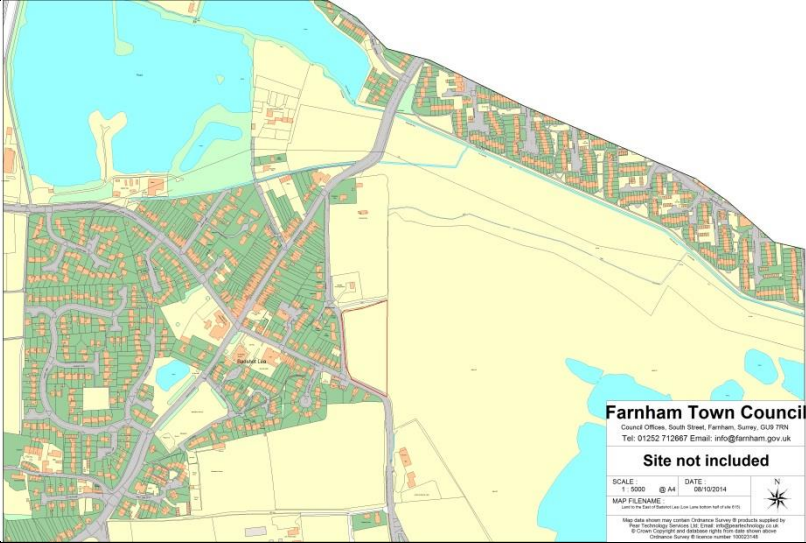
WBC Ref	Site Location
25	Land west of Badshot Lea
27	Land to the East of Badshot Lea (Low Lane – bottom half of site 615)
30	10 Acre Walk, Clifton Close, Rowledge
332	Land off Waverley Lane (Compton Fields)
333	Land at 35 Frensham Vale, Lower Bourne
343	Land at Stockwood Way, Farnham (Parcel B)
381	Land South of Badshot Lea - Consortium
440	Land to the north east of Holtside, Lickfolds Road, Rowledge
461	Land to the rear of 48 Wrecclesham Hill, Farnham
475	Land at St. Georges Road, Badshot Lea
564	Century Farm, Green Lane, Badshot Lea
579	Land at Fullers Road, Rowledge Farnham
590	1 Tongham Road, Farnham
615	Land to the East of Badshot Lea (Land east of Low Lane)
644	Land at Cedar House, Byworth Road
653	Lower Paddock Gardeners Hill Road, Farnham
654	Hill Fields, Gardeners Hill Road, Farnham
655	Wrecclesham Farm Buildings, Echo Barn Lane, Farnham
656	Wrecclesham Farm Nursery, Echo Barn Lane, Farnham
657	Land to the south of Monkton Lane
663	Land at Tongham Road, Runfold
675	Land at Frensham Vale Park
679	30 Frensham Vale, Lower Bourne, Farnham
680	Monkton Farm, Monkton Lane, Farnham
693	Land at Hale Road, Farnham (Green Burial Site)
696	Land South of Frensham Vale Road
701	Land at Lavender Lane, Farnham
715	Land at Burnt Hill Road, Farnham
716	13 Upper Old Park Lane, Farnham
723	Hawthorn Farm, Rowledge
813	Land at 100 Lodge Hill Road
N/a	The Nest, The Long Road, Rowledge
N/a	Land on west side of Old Park Lane and Oldham Road
N/a	Land at Hawthorns, Hale Road

Site Location: Land West of Badshot Lea

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

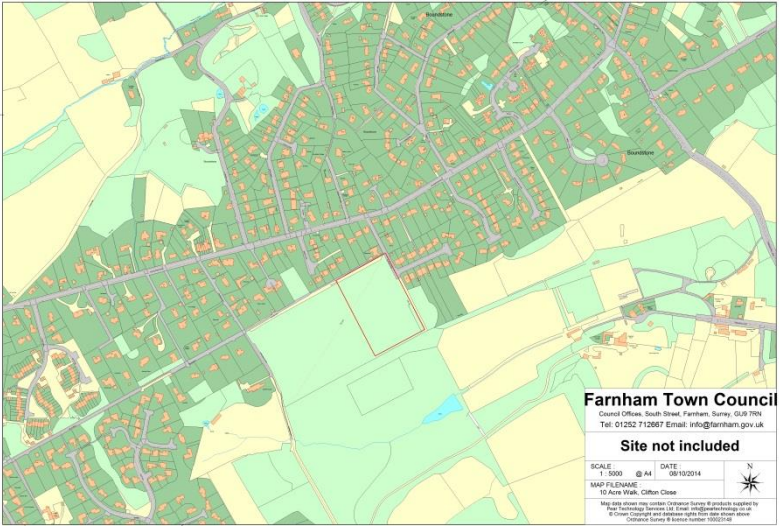
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Low landscape value Low landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge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

Site Location: Land to the East of Badshot Lea (Low Lane – bottom half of site 615)

Map	
Site Area (hectares)	0.94
WBC Reference	27
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Flat greenfield site to the east of Low Lane. Open farmland to the south and woodland to the north. No strong boundary marks the eastern edge of the proposed site to the south.
Recent planning history	Outline planning to south of site for 30 dwellings, pending since 29.1.14.
Flood Zone (1,2,3a,3b)	2 & 3a
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Central Land Holdings
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	Intersects
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

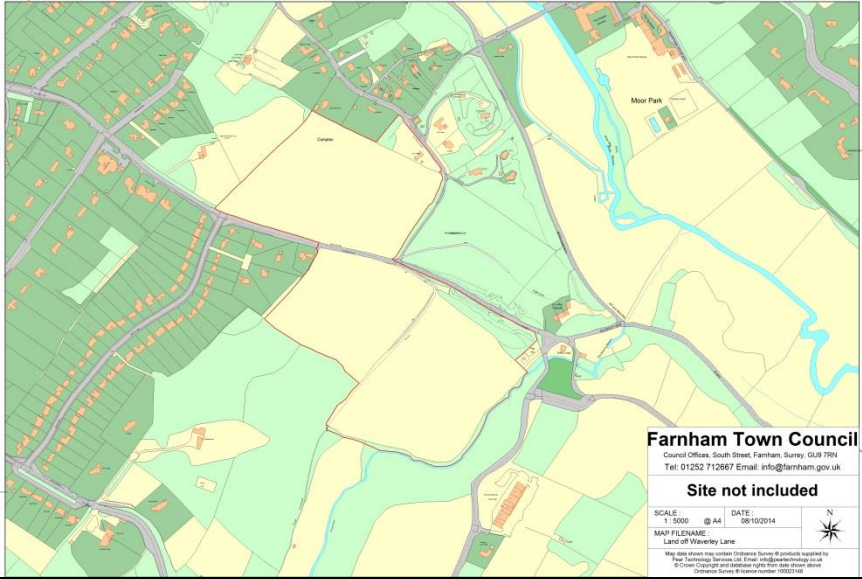
Waverley Borough Council Landscape Study – Part I	Low landscape value Low landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development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

Site Location: 10 Acre Walk, Clifton Close, Rowledge

Map	
Site Area (hectares)	1.43
WBC Reference	30
Current Use	Woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site adjoining countryside and residential development.
Recent planning history	No
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Character Area (Design Statement)	Rowledge
Within public open space	No
Owner	Surrey CC
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	Medium landscape value Medium landscape sensitivity

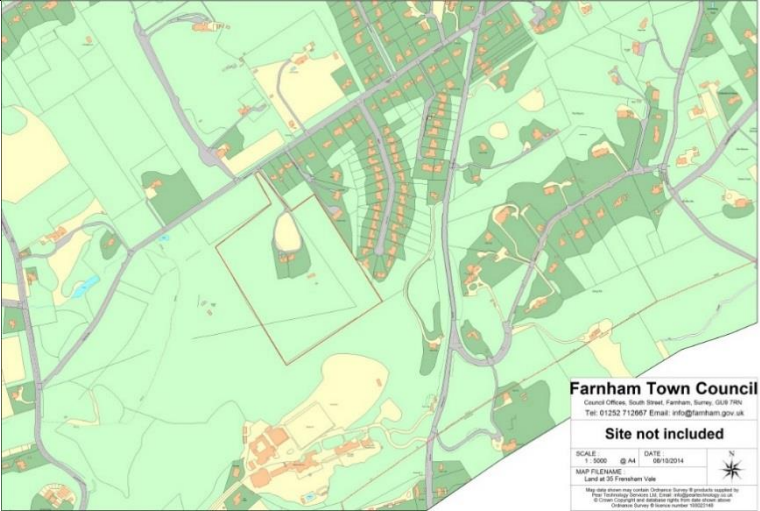
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	More intensive development of this site would result in the removal of woodland and a reduction in area of Natural and Semi Natural Green Space. Development would be to the detriment of the rural setting of Rowledge.
Proximity to Town Centre (metres) Note Barriers	3450
Proximity to Neighbourhood centre (metres) Note Barriers	740
Proximity to Primary School (metres) Note Barriers	770
Proximity to Secondary School (metres) Note Barriers	1870
Proximity to GPs/ Medical Centre (metres) Note Barriers	360
Proximity to bus stop (metres) Note Barriers	180
Proximity to Farnham train station (metres) Note Barriers	3300
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	Significant tree felling would be required. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	More intensive development of this site would result in the removal of woodland and a reduction in area of Natural and Semi Natural Green Space. Development would result in increasing the coalescence between Boundstone and Rowledge and reducing their separate identity. Development would be to the detriment of the rural setting of Rowledge. The site is unsuitable as a housing allocation.

Site Location: Land off Waverley Lane (Compton Fields)

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU9 7RN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 05/10/2014 MAP FILENAME: Land off Waverley Lane Map data shown may contain Ordnance Survey products supplied by Map Information Services Ltd. Email: info@mapinformation.co.uk © Crown Copyright and database rights from data shown above Ordnance Survey Licence Number: 100031340</p>
Site Area (hectares)	13.3
WBC Reference	332
Current Use	Agricultural - grade 4
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield sites divided by Waverley Lane. The relatively flat site to the north abuts low density residential development and agricultural land. The site is surrounded by mature hedged and treed boundaries. The site to the south is relatively flat but falls away to a stream in a narrow elongated valley to the south west. The site is surrounded by woodland and hedgerows.
Recent planning history	None
Flood Zone (1,2,3a,3b)	2 and a small area of 3 immediately adjoining the Bourne Stream.
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Very small area at the north western tip of the southern site.
Character Area (Design Statement)	South Farnham (Waverley)
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	Adjacent to SNCI
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No

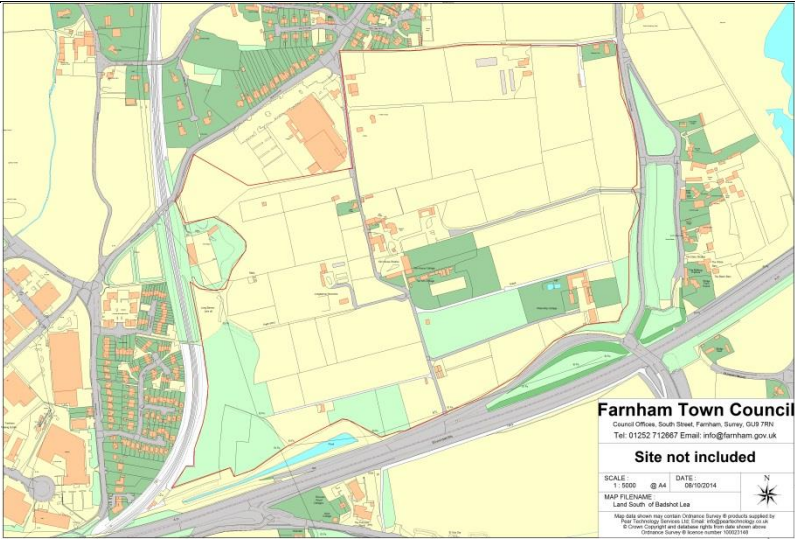
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	High landscape value. High landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes
Impact of development on landscape	The sites are close to residential development and have treed/ hedged boundaries. The treed boundaries to Waverley Lane provide a verdant entrance to the town. Development of the sites would be detrimental to landscape of high value and sensitivity, which forms part of the setting of an AONB Candidate area, and would be likely to be detrimental to this verdant approach to the town.
Proximity to Town Centre (metres)	2020
Proximity to Neighbourhood centre (metres)	1600
Proximity to Primary School (metres)	1700 infants 940 to junior
Proximity to Secondary School (metres)	3000
Proximity to GPs/ Medical Centre (metres)	870
Proximity to bus stop (metres)	200
Proximity to Farnham train station (metres)	1500
Suitable access to road	Yes but no footway
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The sites are promoted by the landowner and are likely to prove acceptable to the market.
SANG available to support delivery of housing	On-site SANG provision is acceptable to Natural England.
Summary of Assessment (Site suitability/ availability and achievability)	The sites have high landscape value and high landscape sensitivity in their own right and form part of the setting of the Candidate AONB currently under review. The treed boundaries to Waverley Lane provide a verdant entrance to the town and are likely to be adversely affected by development. The site has no footpath connection. The site is not suitable as a housing allocation.

Site Location: Land at 35 Frensham Vale, Lower Bourne

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU14 7PL Tel: 01252 712867 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 MAP FILENAME: Land at 35 Frensham Vale</p> <p>May only be used for the purposes of the application. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.</p>
Site Area (hectares)	4.9
WBC Reference	333
Current Use	Comprises two properties and their curtilages, with partially cleared trees.
Site description	Greenfield and residential properties within woodland setting.
Recent planning history	None - but screening report from WBC in March 2014. Screening report indicated no requirement for EIA and unlikely to have significant effect on environment.
Flood Zone (1,2,3a,3b)	Entrance in 3
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Bourne
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Uruquart
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

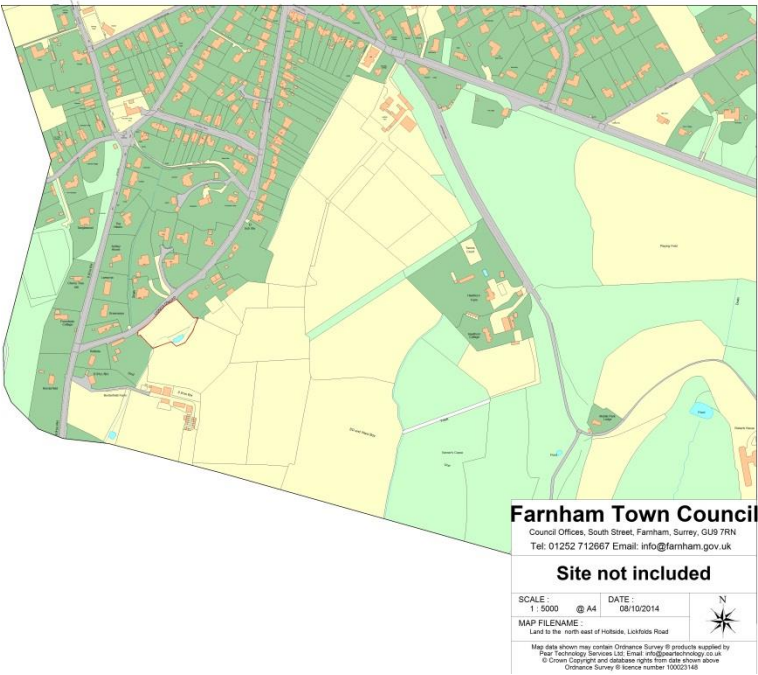
Waverley Borough Council Landscape Study – Part I	High landscape value. Low landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes
Impact of development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

Site Location: Land South of Badshot Lea

Map	 <p>Farnham Town Council Council Office, South Street, Farnham, Surrey, GU9 7BN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014</p> <p>MAP FILE NAME: Land South of Badshot Lea</p> <p>Map data derived from Ordnance Survey data. All rights reserved by Ordnance Survey. All other data derived from Ordnance Survey. All rights reserved by Ordnance Survey.</p>
Site Area (hectares)	38
WBC Reference	381
Current Use	Agricultural Land Grade 2 and 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Extensive flat greenfield site bordered by the railway to the west, the A31 to the south and open fields to the south. Some boundary trees but few landscape features within the site.
Recent planning history	None - although see FNPI4 which forms part of site. No planning history for whole site (consortium).
Flood Zone (1,2,3a,3b)	2 and 3a
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Three listed buildings
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Consortium of owners
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

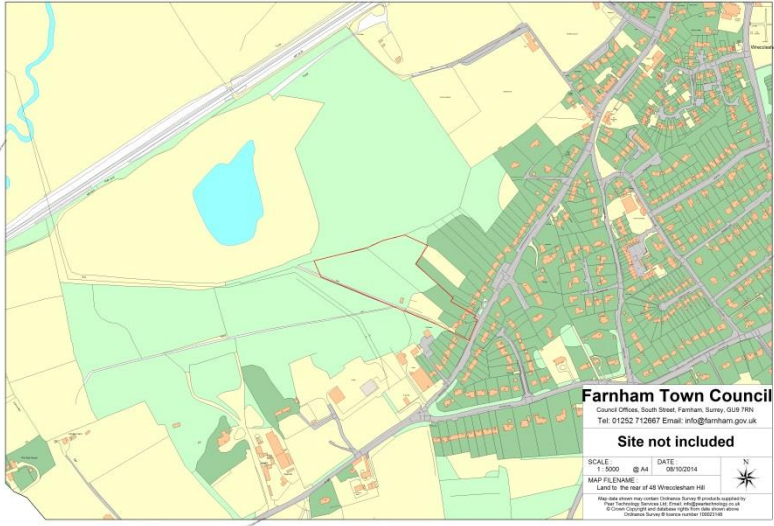
Waverley Borough Council Landscape Study – Part I	Low – Landscape Value Low – Sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on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

Site Location: Land to the north east of Holtside, Lickfolds Road, Rowledge

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU9 7RN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 MAP FILENAME: Land to the north east of Holtside, Lickfolds Road</p> <p>Map data shown may contain Ordnance Survey © products supplied by their technology services Ltd. Email: info@ostechnology.co.uk © Crown Copyright and database rights from data shown above Ordnance Survey © license number 100021488</p>
Site Area (hectares)	0.3
WBC Reference	440
Current Use	Open land
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site adjoining low density residential development
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	Yes
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No

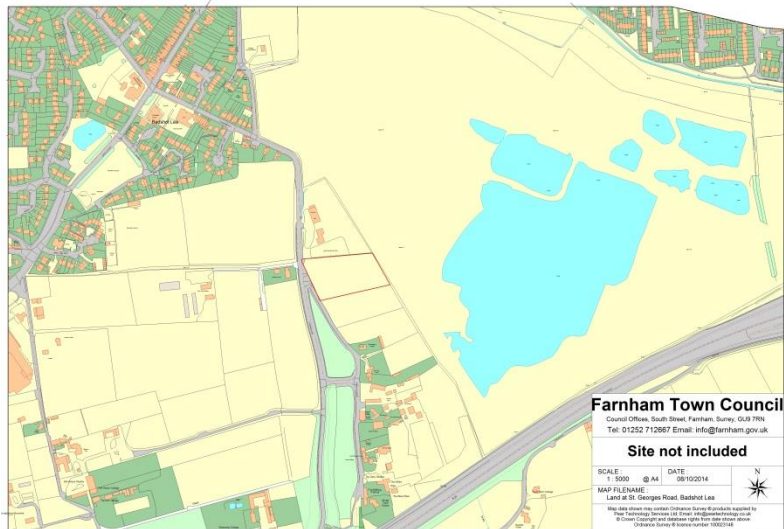
Within Surrey Hills AONB	No
Within AONB Candidate Area	Yes
Waverley Borough Council Landscape Study – Part I	Medium landscape value Medium sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Very low density development would cause minimal impact on landscape.
Proximity to Town Centre (metres) Note Barriers	4250
Proximity to Neighbourhood centre (metres) Note Barriers	530
Proximity to Primary School (metres) Note Barriers	2210
Proximity to Secondary School (metres) Note Barriers	2700
Proximity to GPs/ Medical Centre (metres) Note Barriers	1285
Proximity to bus stop (metres) Note Barriers	450
Proximity to Farnham train station (metres) Note Barriers	4200
Suitable access to road	No
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	Open land adjoining low density residential development on each side. Within area recommended as Green Belt (WBC) and part of the setting of the AONB and within an area under consideration for AONB designation. Intensive development would represent unsuitable development within this area. The site is unsuitable as a housing allocation.

Site Location: Land to the rear of 48 Wrecclesham Hill

Map	
Site Area (hectares)	2.25
WBC Reference	461
Current Use	Residential road frontage and woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site, mostly ancient woodland, in a low density residential area
Recent planning history	No
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	Yes
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

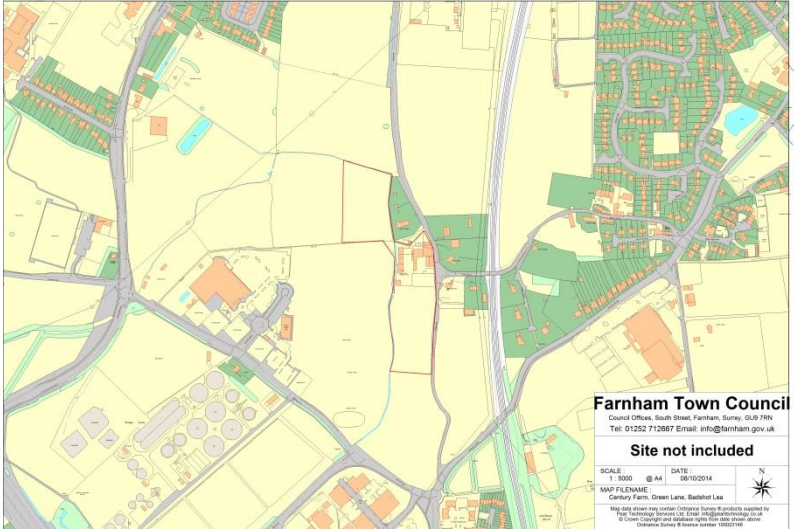
Waverley Borough Council Landscape Study – Part I	Medium landscape value High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	Substantial development of this greenfield site would have an adverse impact on the ancient woodland.
Proximity to Town Centre (metres) Note Barriers	2960
Proximity to Neighbourhood centre (metres) Note Barriers	560
Proximity to Primary School (metres) Note Barriers	1020
Proximity to Secondary School (metres) Note Barriers	1230
Proximity to GPs/ Medical Centre (metres) Note Barriers	4150 to hospital
Proximity to bus stop (metres) Note Barriers	70
Proximity to Farnham train station (metres) Note Barriers	3120
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes, The landowner and some neighbours with association with the site are supportive of the development. The site is considered available.
Economic viability and marketability of the site	Significant tree felling would be required. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Substantial development of this greenfield site, comprising mostly ancient woodland, would result in the loss of ancient woodland and would be unsuitable in this low density residential area. The site is unsuitable as a housing allocation.

Site Location: Land at St. Georges Road, Badshot Lea

Map	 <p>Farnham Town Council Council Office: South Street, Farnham, Surrey, GU14 7HN Tel: 01252 712967 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:1000 @ A4 DATE: 08/10/2014 MAP FILE NAME: Land at St. Georges Road, Badshot Lea</p> <p><small>Map data derived from Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey. All other trademarks are the property of their respective owners. © Crown Copyright and database rights from data shown above. Ordnance Survey is a registered trademark of Ordnance Survey.</small></p>
Site Area (hectares)	0.41
WBC Reference	475
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield. Open farm land on outskirts of Badshot Lea, detached from residential built up area.
Recent planning history	No
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	Yes
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Adjacent
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr J M Simons, Miss S J Carroll & Mr Lyllie Searle
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	Intersects

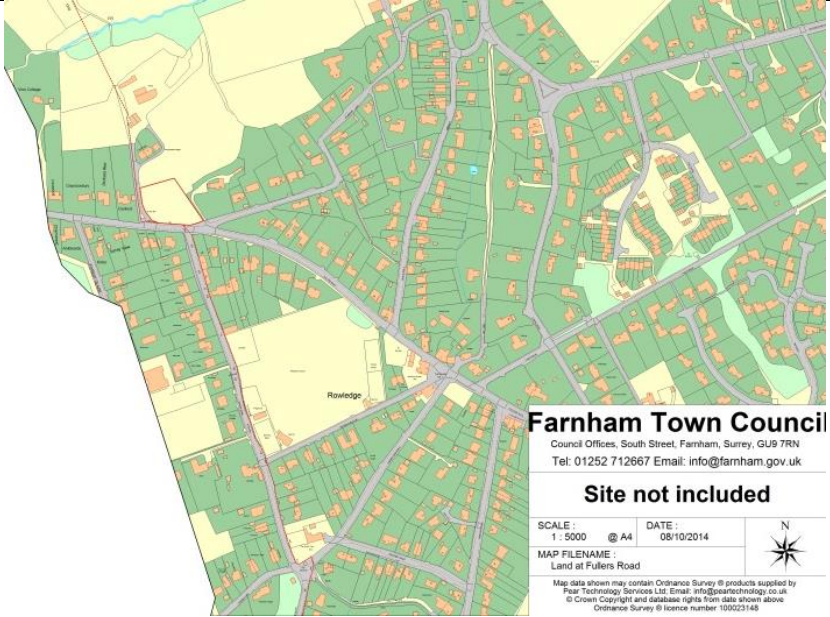
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Low landscape value Low sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Harm the strategic views to and from Badshot Lea, views across surrounding countryside and create an isolated unit
Proximity to Town Centre (metres) Note Barriers	3170
Proximity to Neighbourhood centre (metres) Note Barriers	2130
Proximity to Primary School (metres) Note Barriers	560 to infants 1600 to junior
Proximity to Secondary School (metres) Note Barriers	1760
Proximity to GPs/ Medical Centre (metres) Note Barriers	1990
Proximity to bus stop (metres) Note Barriers	520
Proximity to Farnham train station (metres) Note Barriers	2900
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	This open farm land is detached from the residential area. Further development would be detrimental to the gap between Farnham and Aldershot. The site is unsuitable as a housing allocation.

Site Location: Century Farm, Green Lane, Badshot Lea

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU10 1RN Tel: 01252 712867 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 MAP FILENAME: Century Farm, Green Lane, Badshot Lea DATE: 08/10/2014</p>
Site Area (hectares)	2.66
WBC Reference	564
Current Use	Agricultural - Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site within the countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr N Castles & Mrs N McCloud Castles
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne;	Yes

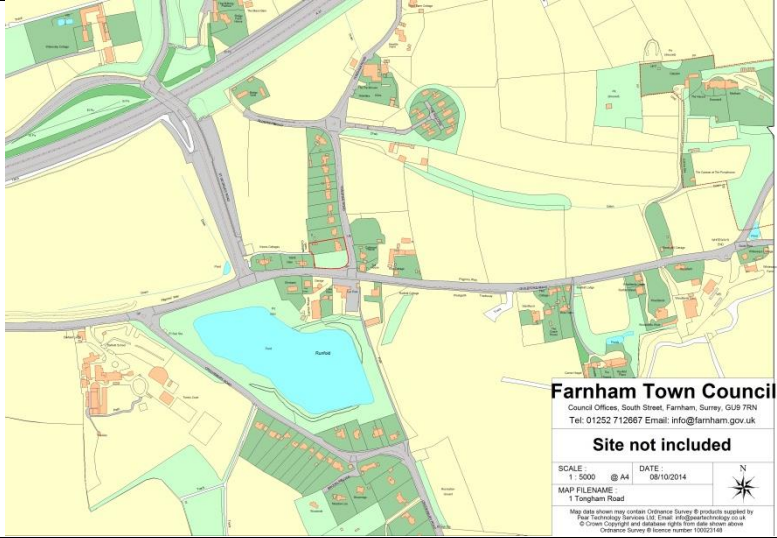
Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this isolated site in open countryside would harm the integrity of the gap between Badshot Lea and Weybourne.
Proximity to Town Centre (metres) Note Barriers	2400
Proximity to Neighbourhood centre (metres) Note Barriers	1200
Proximity to Primary School (metres) Note Barriers	850
Proximity to Secondary School (metres) Note Barriers	800
Proximity to GPs/ Medical Centre (metres) Note Barriers	1300
Proximity to bus stop (metres) Note Barriers	670
Proximity to Farnham train station (metres) Note Barriers	2300
Suitable access to road	Via Green Lane – very narrow lane
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Development of this isolated site in open countryside would harm the integrity of the gap between Badshot Lea and Weybourne. The site is unsuitable as a housing allocation.

Site Location: Land at Fullers Road, Rowledge

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU9 7RN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1: 5000 @ A4 DATE: 08/10/2014 MAP FILENAME: Land at Fullers Road</p> <p><small>Map data shown may contain Ordnance Survey © products supplied by Preston Technology Services Ltd Email: info@prestechnology.co.uk © Crown Copyright and database rights from data shown above Ordnance Survey © license number: 100023148</small></p>
Site Area (hectares)	0.24
WBC Reference	579
Current Use	Electricity sub station
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Landscaped electricity sub-station site neighbouring low density residential development
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value High landscape sensitivity

Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this small site is likely to result in the removal of landscape from this site.
Proximity to Town Centre (metres) Note Barriers	4250
Proximity to Neighbourhood centre (metres) Note Barriers	530
Proximity to Primary School (metres) Note Barriers	2210
Proximity to Secondary School (metres) Note Barriers	2700
Proximity to GPs/ Medical Centre (metres) Note Barriers	1285
Proximity to bus stop (metres) Note Barriers	140
Proximity to Farnham train station (metres) Note Barriers	4200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	Any development would incur the significant costs of relocating the electricity substation and this may render development of a site this size unviable.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	Development of this remote site would be out of character of the area. It is unclear whether development would be viable. The site is unsuitable and potentially undeliverable as a housing allocation.

Site Location: I Tongham Road, Farnham

Map	
Site Area (hectares)	0.22
WBC Reference	590
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Single bungalow and garden
Recent planning history	Refused planning permission for two dwellings in 2013 due to countryside beyond green belt, harm to rural character of area, adverse effect on the TBH SPA, damage to trees, visibility from road.
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Moor Park
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	Yes

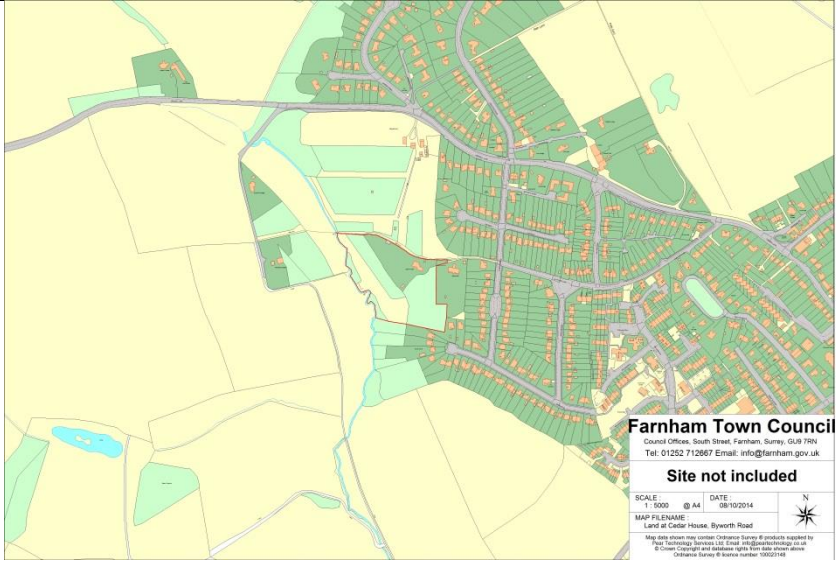
Waverley Borough Council Landscape Study – Part I	None
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development would harm the rural character of the area and cause damage to trees,
Proximity to Town Centre (metres) Note Barriers	3150
Proximity to Neighbourhood centre (metres) Note Barriers	2500
Proximity to Primary School (metres) Note Barriers	2100
Proximity to Secondary School (metres) Note Barriers	2100
Proximity to GPs/ Medical Centre (metres) Note Barriers	2040
Proximity to bus stop (metres) Note Barriers	10
Proximity to Farnham train station (metres) Note Barriers	2750
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	There may be redevelopment costs involved. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Previous planning history reveals the unsuitability of this site for more intensive use. This isolated small site is unsuitable for a housing allocation.

Site Location: Land east of Low Lane

Map	<p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU10 1RN Tel: 01252 712987 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 DATE: 06/10/2014 MAP FILE NAME: Land east of Low Lane Map data derived from Ordnance Survey data & copyright, supplied by Ordnance Survey Limited. All rights reserved. Ordnance Survey is a registered trademark of Ordnance Survey Limited.</p>
Site Area (hectares)	0.94
WBC Reference	615
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Flat greenfield site to the east of Low Lane. Open farmland to the south and woodland to the north. No strong boundary marks the eastern edge of the proposed site to the south.
Recent planning history	Outline planning to south of site for 30 dwellings, pending since 29.1.14.
Flood Zone (1,2,3a,3b)	2 & 3
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Central Land Holdings
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	Intersects
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Low landscape value Low sensitivity

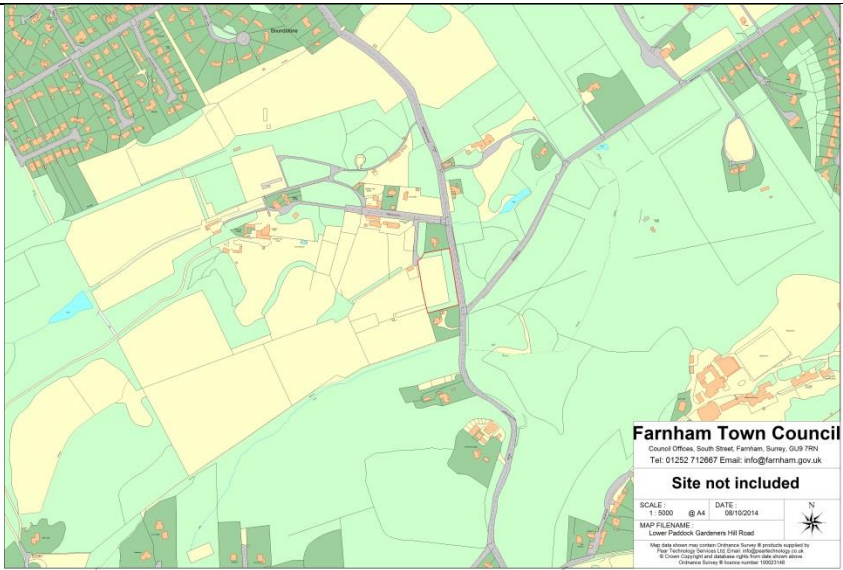
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would break into open countryside to the east of Low Lane - with no strong existing boundary to contain the development. Development of the site would erode the strategic gap between Farnham and Aldershot.
Proximity to Town Centre (metres) Note Barriers	3400
Proximity to Neighbourhood centre (metres) Note Barriers	1700
Proximity to Primary School (metres) Note Barriers	300 to infants 1200 to junior
Proximity to Secondary School (metres) Note Barriers	1470
Proximity to GPs/ Medical Centre (metres) Note Barriers	2200
Proximity to bus stop (metres) Note Barriers	320
Proximity to Farnham train station (metres) Note Barriers	3200
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Development of this site would break into open countryside to the east of Low Lane - with no strong existing boundary to contain the development. Development of the site would erode the strategic gap between Farnham and Aldershot. There may be flooding issues with part of the site. The site is unsuitable as a housing allocation.

Site Location: Land at Cedar House, Byworth Road

Map	
Site Area (hectares)	1.79
WBC Reference	644
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield and residential property within woodland setting within large wooded grounds adjoining countryside.
Recent planning history	None relevant (i.e. extensions only)
Flood Zone (1,2,3a,3b)	3a
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	North West Farnham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr Martin Allan
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value High sensitivity

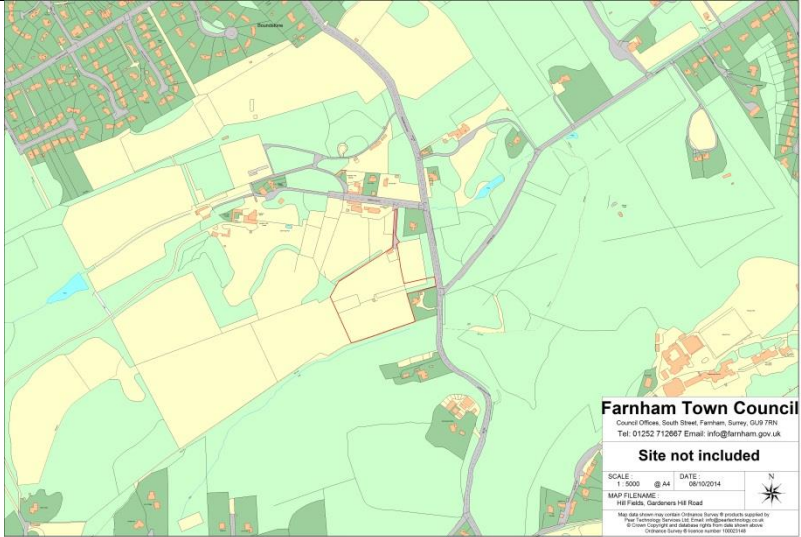
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Adjoining ancient semi natural woodland (ASNW). The well treed site on the western edge of the town would be adversely affected by significant development.
Proximity to Town Centre (metres) Note Barriers	1380
Proximity to Neighbourhood centre (metres) Note Barriers	Town Centre closer
Proximity to Primary School (metres) Note Barriers	820
Proximity to Secondary School (metres) Note Barriers	1250
Proximity to GPs/ Medical Centre (metres) Note Barriers	1500
Proximity to bus stop (metres) Note Barriers	610
Proximity to Farnham train station (metres) Note Barriers	1900
Suitable access to road	No - narrow access with no footways
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievable)	The site is constrained by access and tree cover. The site is unsuitable as a housing allocation.

Site Location: Lower Paddock Gardeners Hill Road, Farnham

Map	
Site Area (hectares)	0.49
WBC Reference	653
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

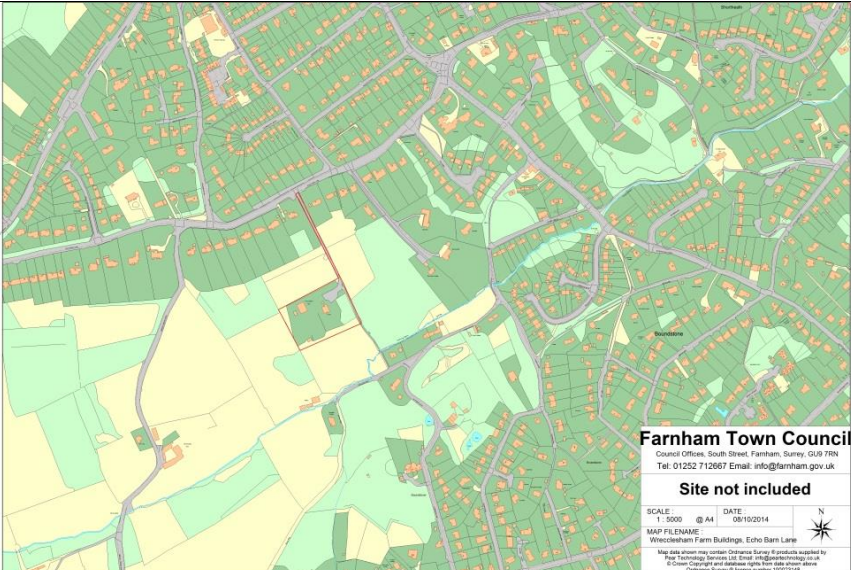
Waverley Borough Council Landscape Study – Part I	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development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

Site Location: Hill Fields, Gardeners Hill Road

Map	 <p>Farnham Town Council Council Office, South Street, Farnham, Surrey, GU9 7BN Tel: 01252 712967 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 MAP FILENAME: Hill Fields, Gardeners Hill Road</p> <p><small>Map data © Crown Copyright, Ordnance Survey, 2014. All rights reserved. No part of this publication may be reproduced without permission in writing from Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey Limited.</small></p>
Site Area (hectares)	1.52
WBC Reference	654
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site surrounded by woodland and fields.
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value Medium sensitivity

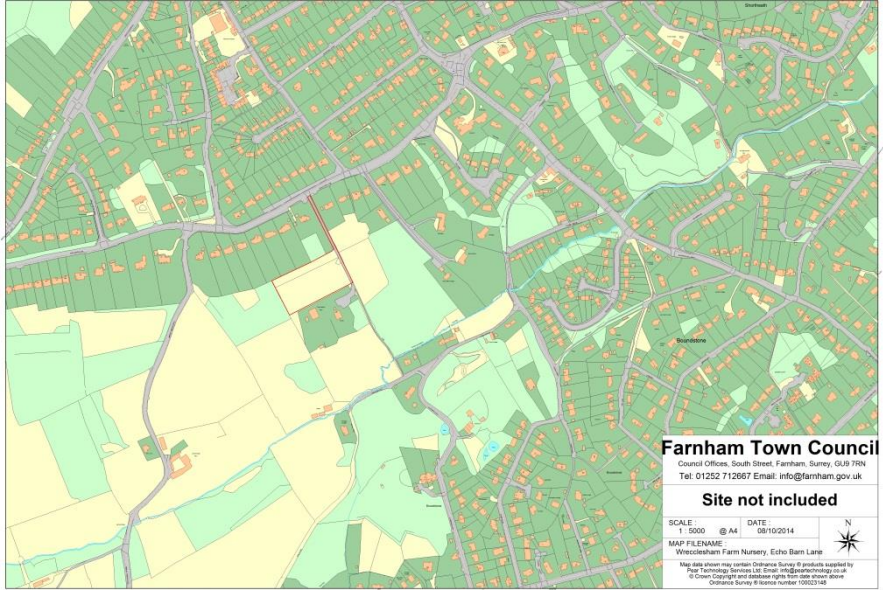
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	This isolated site is unrelated to the built up area. Substantial development in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

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

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU9 7RN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 DATE: 09/10/2014 MAP FILENAME: Wrecclesham Farm Buildings, Echo Barn Lane Map data shown may contain Ordnance Survey products supplied by Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey is a registered trademark of Ordnance Survey. Ordnance Survey is a registered trademark of</p>
Site Area (hectares)	0.88
WBC Reference	655
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	One dwelling and curtilage
Recent planning history	None relevant (i.e. extensions only)
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

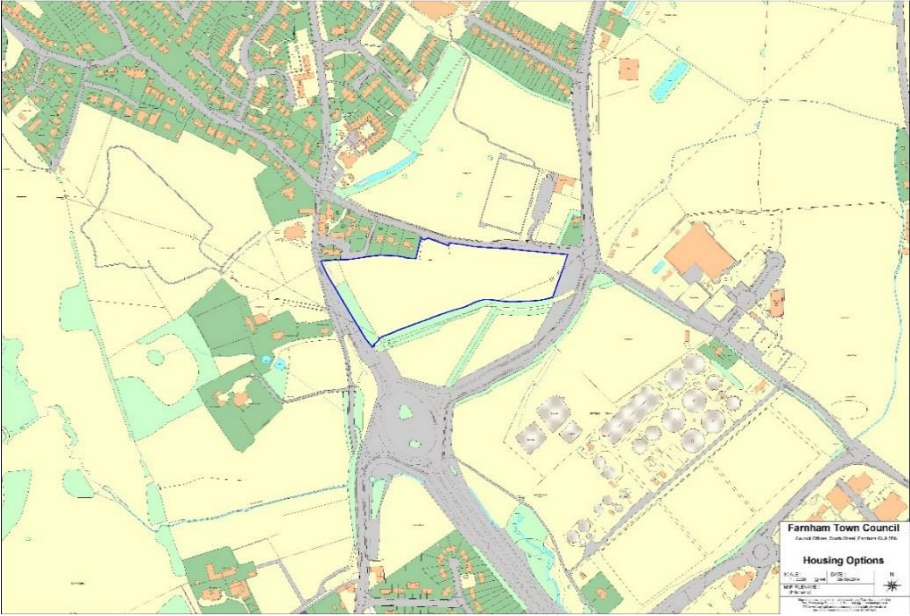
Waverley Borough Council Landscape Study – Part I	Medium landscape value. High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development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

Site Location: Wrecclesham Farm Nursery, Echo Barn Lane, Farnham

Map	 <p>Farnham Town Council Council Office, South Street, Farnham, Surrey, GU10 7HA Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 MAP FILENAME: Wrecclesham Farm Nursery, Echo Barn Lane Map data shown may contain Ordnance Survey IP products supplied by Ordnance Survey, licensed to the Council under the Ordnance Survey Map Data (Crown Copyright and Database Right) Licence 100022148</p>
Site Area (hectares)	0.67
WBC Reference	656
Current Use	Nursery
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Open site surrounded by trees
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Wrecclesham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr & Mrs Wright
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

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

Site Location: Land to the south of Monkton Lane

Map	
Site Area (hectares)	3.06
WBC Reference	657
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Relatively flat greenfield site surrounded by well treed boundary. Site adjoining school playing fields to the east and the A325.
Recent planning history	Applicatin for 65 dwellings refused in 2015 (WA/2015/1484)
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	Adjoining
Character Area (Design Statement)	Hale & Heath End
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Site promoted by Cove Construction Ltd
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No

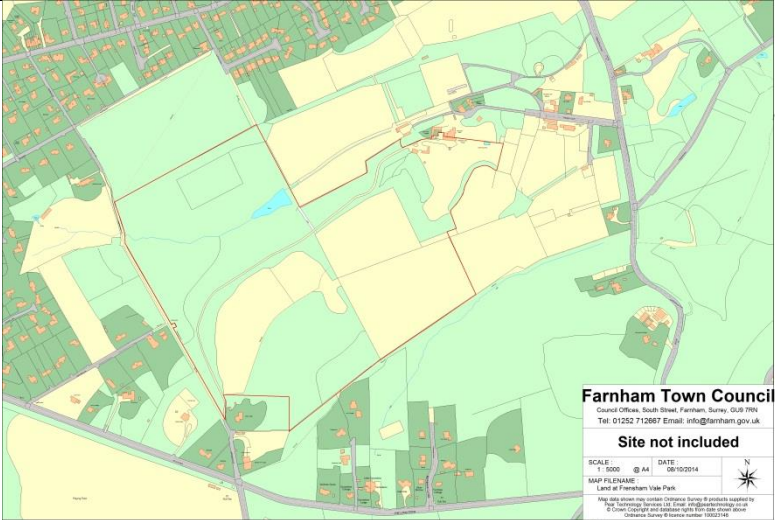
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Low landscape value. Low landscape sensitivity.
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this relatively isolated site located between built up parts of the settlement would have a negative urbanising impact and harm the rural character and appearance of the area.
Proximity to Town Centre (metres)	1830
Proximity to Neighbourhood centre (metres)	800
Proximity to Primary School (metres)	650 to infants 880 to juniors
Proximity to Secondary School (metres)	450
Proximity to GPs/ Medical Centre (metres)	790
Proximity to bus stop (metres)	240
Proximity to Farnham train station (metres)	1820
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Developer consultation on proposed development has taken place.
Economic viability and marketability of the site	The site is promoted by a developer and is likely to prove acceptable to the market.
SANG available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Development on this site would appear visually isolated and would fail to satisfactorily integrate with the existing pattern of development nearby. The site is unsuitable as a housing allocation.

Site Location: Land at Tongham Road, Runfold

Map	
Site Area (hectares)	2.4
WBC Reference	663
Current Use	Agricultural - Grade 2
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site surrounded by open countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	North in 2 & 3a
Within area recommended as Green Belt (WBC)	Yes
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne & Badshot Lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mrs Cattell
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	None
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and	No

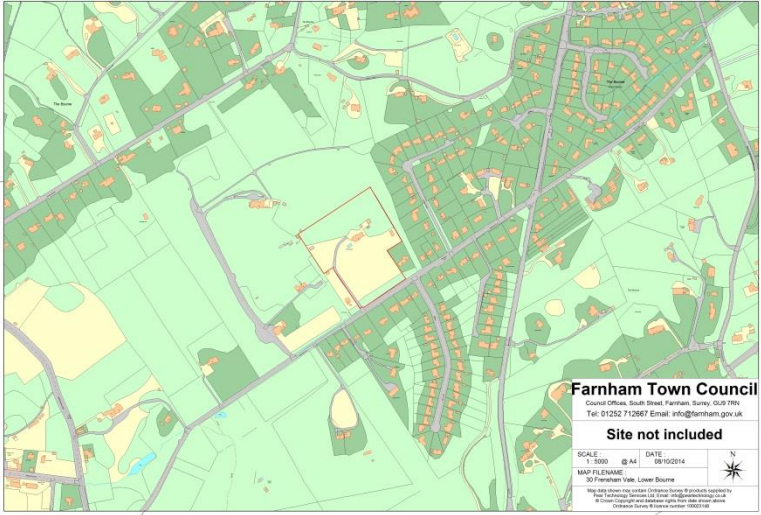
Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	
Within area recommended as Green Belt (WBC)	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this isolated greenfield site would be intrusive in the landscape
Proximity to Town Centre (metres) Note Barriers	3150
Proximity to Neighbourhood centre (metres) Note Barriers	2500
Proximity to Primary School (metres) Note Barriers	2100
Proximity to Secondary School (metres) Note Barriers	2100
Proximity to GPs/ Medical Centre (metres) Note Barriers	2040
Proximity to bus stop (metres) Note Barriers	10
Proximity to Farnham train station (metres) Note Barriers	2750
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Development of this isolated greenfield site would be intrusive in the landscape. The site is located within an area recommended as Green Belt (WBC). The site is unsuitable as a housing allocation.

Site Location: Land at Frensham Vale Park

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU14 7JN Tel: 01252 712867 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 DATE: 08/10/2014 MAP FILE NAME: Land at Frensham Vale Park</p> <p><small>Note: data shown only includes Ordnance Survey & products supplied by: 1. The Ordnance Survey & products supplied by: 2. The Ordnance Survey & products supplied by: 3. The Ordnance Survey & products supplied by: 4. The Ordnance Survey & products supplied by: 5. The Ordnance Survey & products supplied by: 6. The Ordnance Survey & products supplied by: 7. The Ordnance Survey & products supplied by: 8. The Ordnance Survey & products supplied by: 9. The Ordnance Survey & products supplied by: 10. The Ordnance Survey & products supplied by: 11. The Ordnance Survey & products supplied by: 12. The Ordnance Survey & products supplied by: 13. The Ordnance Survey & products supplied by: 14. The Ordnance Survey & products supplied by: 15. 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Site Area (hectares)	20.42
WBC Reference	675
Current Use	Agriculture and woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site within the countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value Medium landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne;	Yes

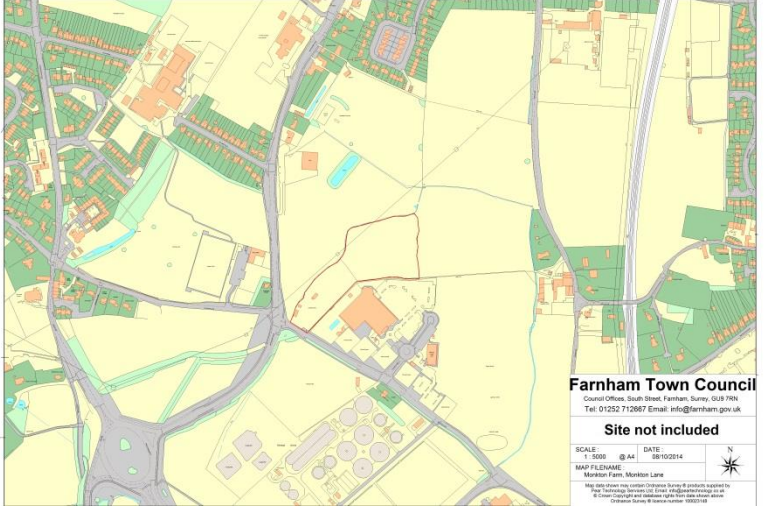
Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this substantial site would have a detrimental impact on the rural landscape and harm the gradual progression from countryside to the low density housing in the area.
Proximity to Town Centre (metres) Note Barriers	3500
Proximity to Neighbourhood centre (metres) Note Barriers	740
Proximity to Primary School (metres) Note Barriers	1000
Proximity to Secondary School (metres) Note Barriers	1870
Proximity to GPs/ Medical Centre (metres) Note Barriers	360
Proximity to bus stop (metres) Note Barriers	180
Proximity to Farnham train station (metres) Note Barriers	3300
Suitable access to road	No
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	Development of this substantial site would have a detrimental impact on the rural landscape and harm the gradual progression from countryside to the low density housing in the area. Access to this substantial site is unsuitable. The site is unsuitable as a housing allocation.

Site Location: 30 Frensham Vale, Lower Bourne, Farnham

Map	
Site Area (hectares)	2.2
WBC Reference	679
Current Use	Residential
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Residential on outskirts of built environment with dense woodland in northern part of site
Recent planning history	No
Flood Zone (1,2,3a,3b)	2 and 3a through centre of site
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Bourne
Within South Farnham Arcadian Area	No
Within public open space	No
Within the Historic Old Park	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	None
Within gap between Farnham and Aldershot; Badshot Lea and	No

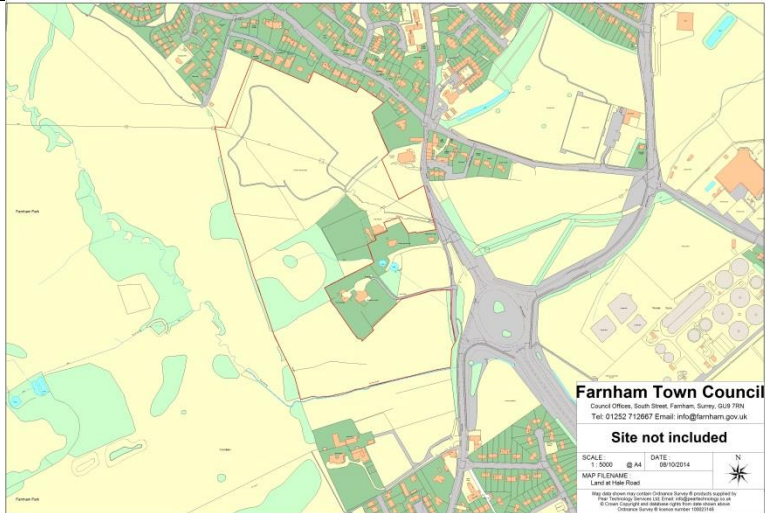
Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Substantial development on this site would be intrusive in the landscape.
Proximity to Town Centre (metres)	2300
Proximity to Neighbourhood centre (metres)	1300
Proximity to Primary School (metres)	1300 to infants 2800 to junior
Proximity to Secondary School (metres)	2310
Proximity to GPs/ Medical Centre (metres)	2150
Proximity to bus stop (metres)	650
Proximity to Farnham train station (metres)	2980
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	Part of the site is occupied by dense woodland. Substantial development on this site would be intrusive in the landscape. The site is unsuitable as a housing allocation.

Site Location: Monkton Farm, Monkton Lane, Farnham

Map	
Site Area (hectares)	1.99
WBC Reference	680
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Agricultural land with mobile units, adjoining leisure centre, allotments and local nature reserve.
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Weybourne and Badshot lea
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Low landscape value. Low landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and	Yes

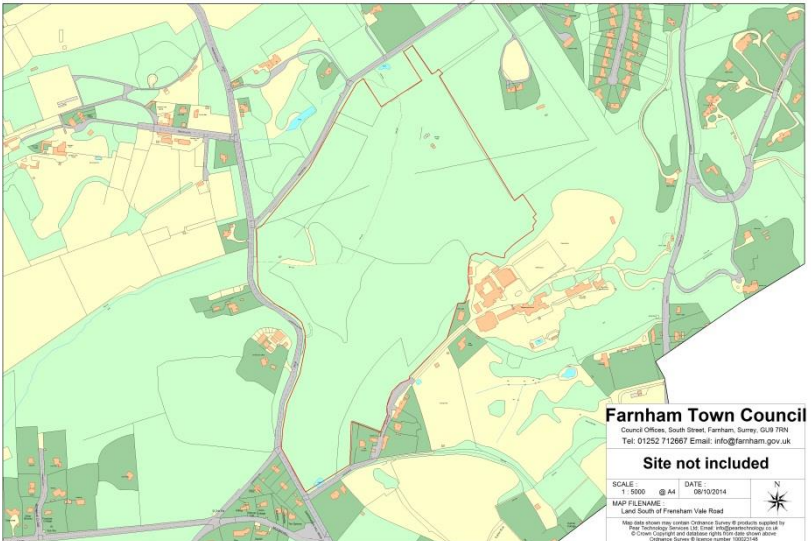
Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this elongated site in this location would protrude into the countryside and would erode the gap between Badshot Lea and Weybourne.
Proximity to Town Centre (metres)	1830
Proximity to Neighbourhood centre (metres)	800
Proximity to Primary School (metres)	650 to infant 880 to junior
Proximity to Secondary School (metres)	450
Proximity to GPs/ Medical Centre (metres)	790
Proximity to bus stop (metres)	240
Proximity to Farnham train station (metres)	1820
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Development of this elongated site in this location would protrude into the countryside and would erode the gap between Badshot Lea and Weybourne. The site is unsuitable as a housing allocation.

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

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU10 7BN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 DATE: 09/10/2014 MAP FILENAME: Land at Hale Road</p>
Site Area (hectares)	14.22
WBC Reference	693
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site, neighbouring old Deer Park (Farnham Park)
Recent planning history	Planning exhibition for housing held in October 2014
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Hale and Heath End
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	Yes - adjoining
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	High landscape value. High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and	No

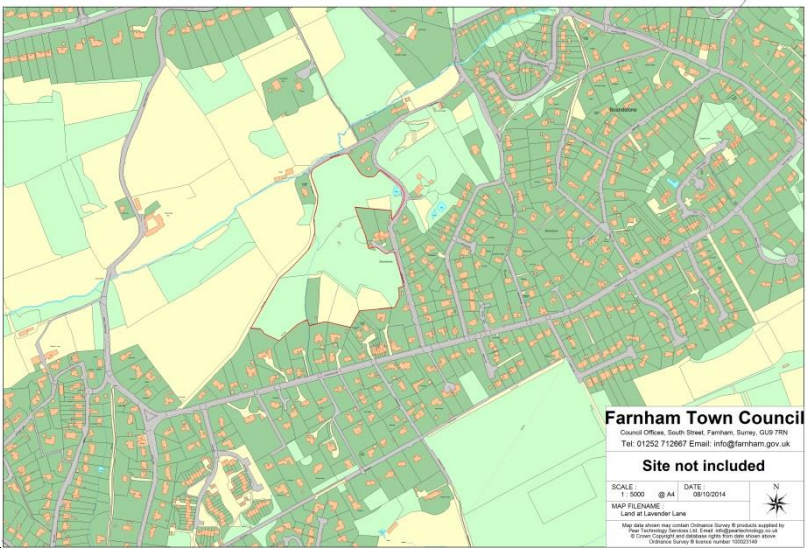
Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this substantial site would have a harmful impact on landscape of high value and sensitivity. The site adjoins Farnham Park Historic Park and Garden.
Proximity to Town Centre (metres)	1230
Proximity to Neighbourhood centre (metres)	580
Proximity to Primary School (metres)	520
Proximity to Secondary School (metres)	520
Proximity to GPs/ Medical Centre (metres)	440
Proximity to bus stop (metres)	50
Proximity to Farnham train station (metres)	1420
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Development of this substantial site would have a harmful impact on landscape of high value and sensitivity. The site adjoins Farnham Park Historic Park and Garden and development would have an adverse impact on its setting. The site is unsuitable as a housing allocation.

Site Location: Land South of Frensham Vale Road

Map	 <p>Farnham Town Council Council Office, South Street, Farnham, Surrey, GU14 7HQ Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014</p> <p>MAP FILENAME: Land South of Frensham Vale Road</p> <p>Web site shows any current Conservation Areas & includes supplied by Farnham Council & Farnham District Council. All data is for information only. © Crown Copyright and database rights 2014. Data supplied by Ordnance Survey & Farnham Council. 100000000</p>
Site Area (hectares)	17.02
WBC Reference	696
Current Use	Open space - common
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site within the countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	Yes 2 & 3a
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Bourne
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. Medium landscape sensitivity

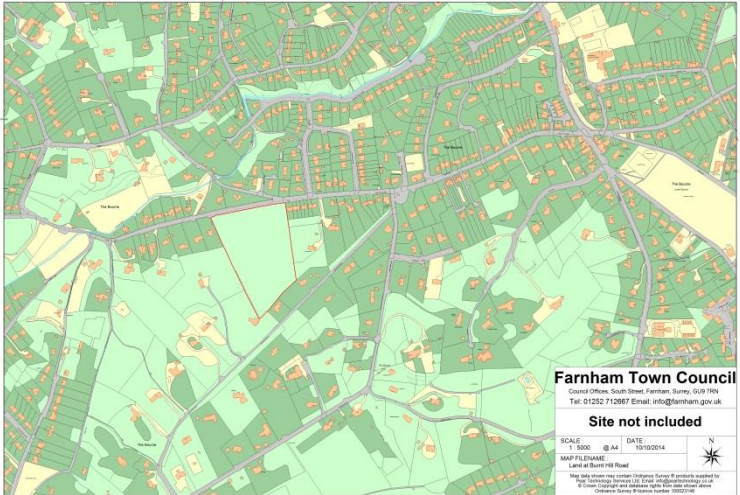
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	Yes
Impact of development on landscape	Development of this substantial site would have a detrimental impact on the rural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

Site Location: Land at Lavender Lane

Map	
Site Area (hectares)	14.01
WBC Reference	701
Current Use	Garden land and woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield, neighbouring residential and open countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Shortheath & Boundstone
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Mr P Strange, Mrs Frisby & Mr Webster
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. High landscape sensitivity

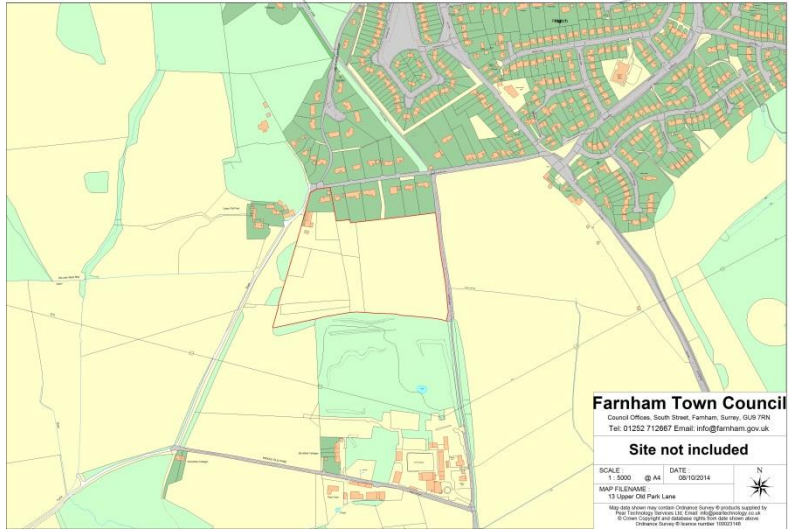
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	No
Impact of development on landscape	Large scale development would harm the distinctive landscape characteristics of this area.
Proximity to Town Centre (metres) Note Barriers	2960
Proximity to Neighbourhood centre (metres) Note Barriers	2970
Proximity to Primary School (metres) Note Barriers	870
Proximity to Secondary School (metres) Note Barriers	1200
Proximity to GPs/ Medical Centre (metres) Note Barriers	650
Proximity to bus stop (metres) Note Barriers	550
Proximity to Farnham train station (metres) Note Barriers	3000
Suitable access to road	No road access - by narrow track only
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	Large scale development would harm the distinctive landscape characteristics of this area. There is no suitable access to a site of this size. The site is unsuitable and unachievable as a housing allocation.

Site Location: Land at Burnt Hill Road

Map	
Site Area (hectares)	1.97
WBC Reference	715
Current Use	Open Land
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield, densely wooded site, neighbouring low density residential.
Recent planning history	None
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Bourne
Within South Farnham Arcadian Area	Yes
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

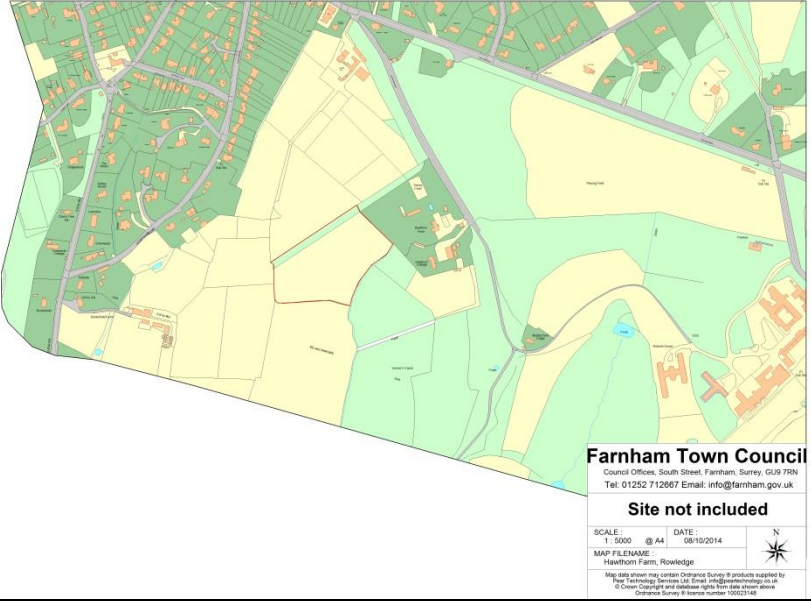
Waverley Borough Council Landscape Study – Part I	None
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Substantial development on this site would result in the loss of woodland on the site and would be intrusive in the landscape.
Proximity to Town Centre (metres)	2200
Proximity to Neighbourhood centre (metres)	630
Proximity to Primary School (metres)	650
Proximity to Secondary School (metres)	1310
Proximity to GPs/ Medical Centre (metres)	1460
Proximity to bus stop (metres)	340
Proximity to Farnham train station (metres)	1850
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	Significant tree felling would be required. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Substantial development on this site would result in the loss of woodland on the site, would be intrusive in the landscape and would be intrusive within the South Farnham Arcadian Area. The site is unsuitable as a housing allocation.

Site Location: 13 Upper Old Park Lane

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU14 7RN Tel: 01252 712867 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 MAP FILENAME: 13 Upper Old Park Lane Wealden District Council has created this map for the purpose of providing information to the public. It is not intended to be used for any other purpose. It is not a legal document and should not be relied upon for any legal purpose. It is not a substitute for a professional survey or other official document. It is not a guarantee of accuracy or completeness. It is not a warranty of any kind. It is provided as a service to the public and is subject to change without notice.</p>
Site Area (hectares)	4.67
WBC Reference	716
Current Use	Agricultural Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield, outside of the settlement boundary, adjoining low density residential development and the countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Upper Hale
Within South Farnham Arcadian Area	No
Within the Historic Old Park	Yes
Within public open space	No
Owner	Valeria & Roger Markall
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	Close proximity
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No

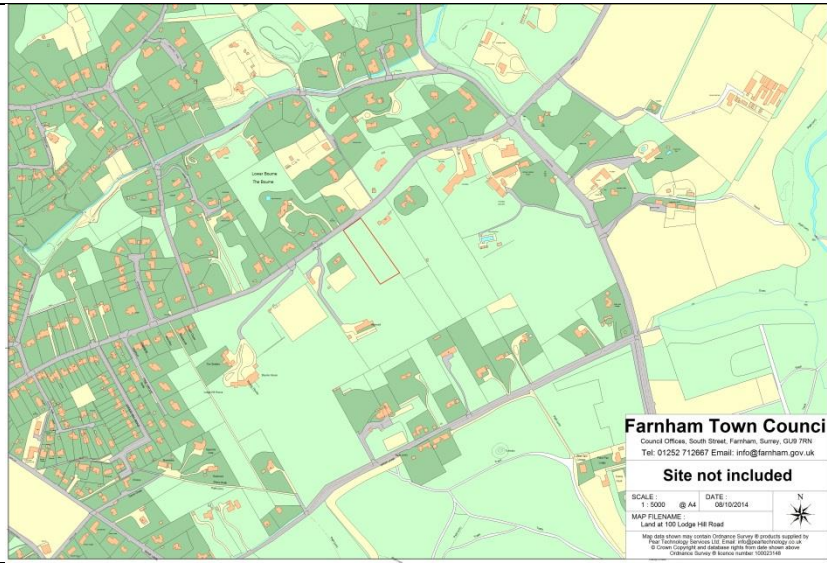
Waverley Borough Council Landscape Study – Part I	Medium landscape value. High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this scale would represent a protrusion into the countryside.
Proximity to Town Centre (metres) Note Barriers	1700
Proximity to Neighbourhood centre (metres) Note Barriers	1060
Proximity to Primary School (metres) Note Barriers	530 to infants 100 to junior
Proximity to Secondary School (metres) Note Barriers	2130
Proximity to GPs/ Medical Centre (metres) Note Barriers	2050
Proximity to bus stop (metres) Note Barriers	210
Proximity to Farnham train station (metres) Note Barriers	2245
Suitable access to road	Narrow track
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Development of this scale would represent a protrusion into the countryside in this location. Development would adversely affect the historic Old Park. There is no suitable access to a site of this size. The site is unsuitable and unachievable as a housing allocation.

Site Location: Hawthorn Farm, Rowledge

Map	 <p>Farnham Town Council Council Offices, South Street, Farnham, Surrey, GU9 7RN Tel: 01252 712667 Email: info@farnham.gov.uk</p> <p>Site not included</p> <p>SCALE: 1:5000 @ A4 DATE: 08/10/2014 N</p> <p>MAP FILENAME: Hawthorn Farm, Rowledge</p> <p><small>Map data shown may contain Ordnance Survey © products supplied by Pippit Technology Services Ltd Email: info@pippittechnology.co.uk © Crown Copyright and database rights from data shown above Ordnance Survey © Licence number 100027448</small></p>
Site Area (hectares)	1.61
WBC Reference	723
Current Use	Agricultural
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	Yes
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No

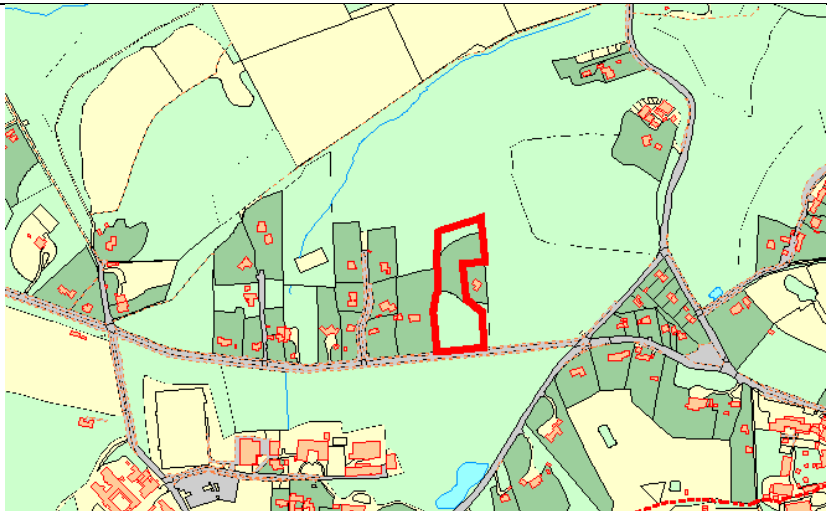
Within Surrey Hills AONB	No
Within AONB Candidate Area	Yes
Waverley Borough Council Landscape Study – Part I	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	Yes
Within or adjoins ancient woodland	Yes - ASNW
Impact of development on landscape	Large scale development on this isolated site would be detrimental to the rural character of the area and the setting of Farnham and would erode the gap between Rowledge and Frensham.
Proximity to Town Centre (metres) Note Barriers	4250
Proximity to Neighbourhood centre (metres) Note Barriers	530
Proximity to Primary School (metres) Note Barriers	2210
Proximity to Secondary School (metres) Note Barriers	2700
Proximity to GPs/ Medical Centre (metres) Note Barriers	1285
Proximity to bus stop (metres) Note Barriers	450
Proximity to Farnham train station (metres) Note Barriers	4200
Suitable access to road	No
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability)	The site is located within an Area of Great Landscape Value which is being considered for inclusion of the Surrey Hills AONB. It is also within an area proposed as an extension to the Green Belt. Development of this isolated site would be detrimental to the rural character of the area, the setting of Farnham and would erode the gap between Farnham (Rowledge) and Frensham. The site has poor road access. The site is unsuitable and undeliverable as a housing allocation.

Site Location: Land at 100 Lodge Hill Road

Map	
Site Area (hectares)	0.34
WBC Reference	813
Current Use	Woodland
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Densely wooded strip of land within very low density residential
Recent planning history	None
Flood Zone (1,2,3a,3b)	I
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Bourne
Within South Farnham Arcadian Area	Yes
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	Yes
Within or adjoining Site of Nature Conservation Importance	Yes

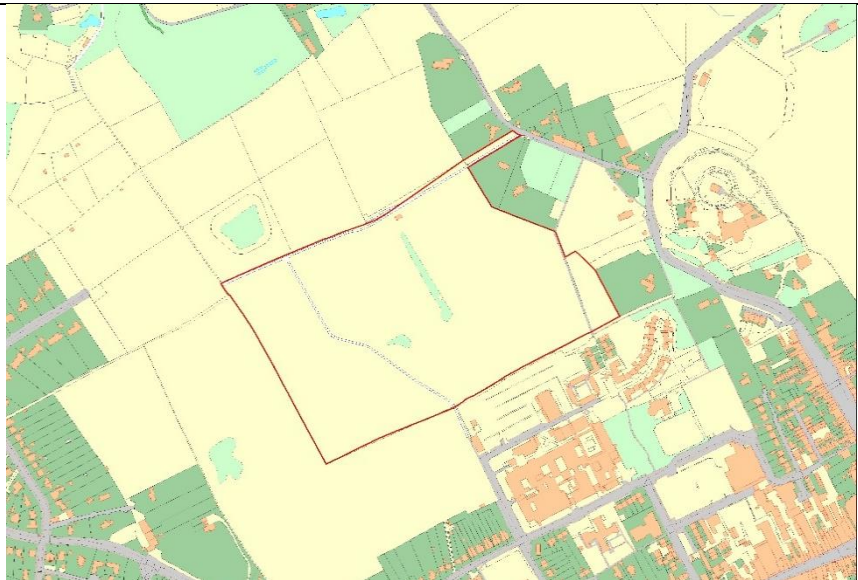
Within a Biodiversity Opportunity Area (BOA)	Yes
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	None
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Substantial development on this site would result in the loss of woodland on the site and would be intrusive in the landscape.
Proximity to Town Centre (metres)	2220
Proximity to Neighbourhood centre (metres)	610
Proximity to Primary School (metres)	780
Proximity to Secondary School (metres)	2500
Proximity to GPs/ Medical Centre (metres)	120
Proximity to bus stop (metres)	200
Proximity to Farnham train station (metres)	1680
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	Significant tree felling would be required. Nevertheless, the site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Substantial development on this site would result in the loss of woodland on the site and would be intrusive in the landscape and have adverse impacts on biodiversity. The site is unsuitable as a housing allocation.

Site Location: The Nest, Rowledge

Map	
Site Area (hectares)	0.87Ha
WBC Reference	NA
Current Use	
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield site adjoining low density residential development.
Recent planning history	None
Flood Zone (1,2,3a,3b)	None
Within AQMA	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Rowledge
Within the Historic Old Park	No
Within public open space	No
Owner	Rowledge Village Hall Trust
Within 5km of Thames Basin Heaths SPA	No
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	Yes
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Landscape Character Assessment	Medium landscape value. Medium landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and	Yes

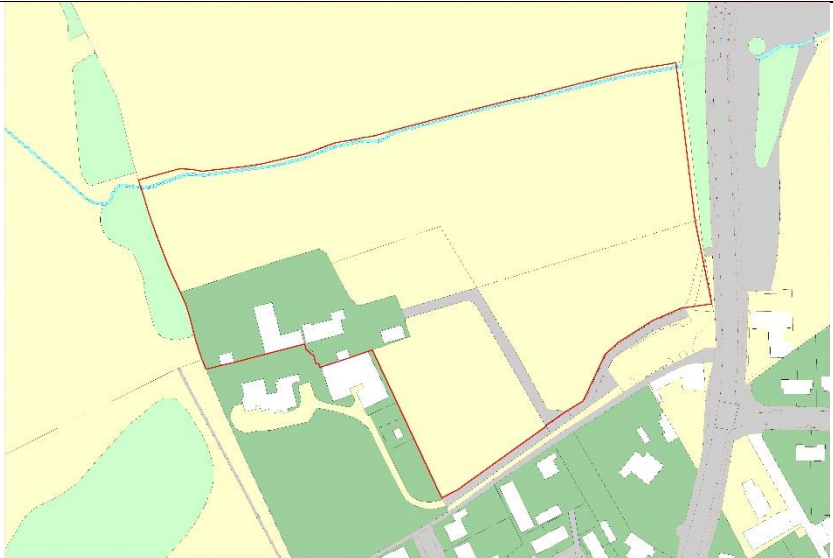
Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	
Within or adjoins ancient woodland	No
Impact of development on landscape	Very low density development would cause minimal impact on landscape.
Proximity to Town Centre (metres) Note Barriers	2300
Proximity to Neighbourhood centre (metres) Note Barriers	1300
Proximity to Primary School (metres) Note Barriers	1300 to infants 2800 to junior
Proximity to Secondary School (metres) Note Barriers	2310
Proximity to GPs/ Medical Centre (metres) Note Barriers	2150
Proximity to bus stop (metres) Note Barriers	650
Proximity to Farnham train station (metres) Note Barriers	2980
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	N/A
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Large scale development on this isolated site would be detrimental to the rural character of the area. Development of this remote site would be out of character with the area. It is unclear whether development would be viable. The site is unsuitable as a housing allocation.

Site location: Land on west side of Old Park Lane and Oldham Road

Map	
Site Area (hectares)	11.9
WBC Reference	N/A
Current Use	Agricultural Grade 3
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Greenfield, adjoining University and the countryside
Recent planning history	None
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	North West Farnham
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	3 Trustees (c/o Mr G Banks)
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of	No

the Wealden Heaths Phase I and Phase II SPAs)	
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	No
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part I	Medium landscape value. High landscape sensitivity
Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this substantial site with significant housing development would represent a protrusion into the countryside.
Proximity to Town Centre (metres)	Town Centre closer than Neighbourhood Centre
Proximity to Neighbourhood centre (metres)	340
Proximity to Primary School (metres)	1300
Proximity to Secondary School (metres)	905
Proximity to GPs/ Medical Centre (metres)	410
Proximity to bus stop (metres)	1360m
Proximity to Farnham train station (metres)	Town Centre closer
Suitable access to road	Poor access available to serve this substantial site,
Confirmed through call for sites and information from land owners	Yes 2014 FNDP Call for Sites
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANG available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability for allocation)	Development of this site would represent a protrusion into the countryside. The access may not be suitable via Old Park Lane. The site is unsuitable as a housing allocation.

Site Location: Land at Hawthorns, Hale Road

Map	
Site Area (hectares)	3.3Ha
WBC Reference	N/A
Current Use	Dwelling and adjoining land
Site description (brownfield/ greenfield; topography; boundary; trees; neighbouring uses)	Dwelling set in large grounds
Recent planning history	None
Flood Zone (1,2,3a,3b)	1
Within AQMA	No
Within area recommended as Green Belt (WBC)	No
Within Conservation Area	No
Part of setting of Conservation Area	No
Part of setting of Listed Building	No
Part of Setting of Building of Local Merit	No
Within Site or Area of High Archaeological Potential	No
Character Area (Design Statement)	Hale and Heath End
Within South Farnham Arcadian Area	No
Within the Historic Old Park	No
Within public open space	No
Owner	Unknown
Within 5km of Thames Basin Heaths SPA	Yes
Within 5km of Wealden Heaths I SPA (None of Farnham NP Area is within 400m of the boundary of the Wealden Heaths Phase I and Phase II SPAs)	No
Within or adjoining SSSI	No
Within or adjoining Site of Nature Conservation Importance	Yes - adjoining
Within a Biodiversity Opportunity Area (BOA)	No
Within Surrey Hills AONB	No
Within AONB Candidate Area	No
Waverley Borough Council Landscape Study – Part 1	High landscape value. High landscape sensitivity

Within gap between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham	No
Within or adjoins ancient woodland	No
Impact of development on landscape	Development of this site would have a harmful impact on landscape of high value and sensitivity. The site adjoins Farnham Park Historic Park and Garden.
Proximity to Town Centre (metres)	1230
Proximity to Neighbourhood centre (metres)	580
Proximity to Primary School (metres)	520
Proximity to Secondary School (metres)	520
Proximity to GPs/ Medical Centre (metres)	440
Proximity to bus stop (metres)	50
Proximity to Farnham train station (metres)	1420
Suitable access to road	Yes
Confirmed through call for sites and information from land owners	Yes
Economic viability and marketability of the site	The site is promoted by the landowner and is likely to prove acceptable to the market.
SANGS available to support delivery of housing	Subject to Neighbourhood Plan allocations, windfall sites and this site not exceeding capacity of Farnham Park SANG.
Summary of Assessment (Site suitability/ availability and achievability)	Development of this site would have a harmful impact on landscape of high value and sensitivity. The site adjoins Farnham Park Historic Park and Garden and development would have an adverse impact on its setting. The site is unsuitable as a housing allocation.