

# Waverley Borough Council Land Availability Assessment

November 2020



**WAVERLEY BOROUGH COUNCIL**  
**LAND AVAILABILITY ASSESSMENT OCTOBER 2020**

**IMPORTANT NOTICE – DISCLAIMER**

In relation to the information contained within the Waverley Borough Council Land Availability Assessment (LAA), and any other report relating to the findings of the LAA, the Council makes the following disclaimer without prejudice:

- The LAA only identifies sites. It does not allocate sites to be developed. The Council will decide the allocation of sites for future housing and economic development through the Local Plan.
- The identification of potential development sites within the LAA does not imply that the Council would necessarily grant planning permission for residential or economic development. All planning applications incorporating residential or economic development will continue to be considered against the appropriate policies in the development plan and having regard to any other material considerations.
- The LAA considers sites across the whole of the Borough, however in areas where Neighbourhood Plans will be allocating sites, Neighbourhood Plan Groups may produce their own Town/Parish specific LAA in which the assessment of sites may differ from those contained within this document.
- The inclusion of potential housing or economic development sites within the study does not preclude them from being considered for other purposes.
- The boundaries of sites are based on the information available at the time. The LAA does not limit an extension or contraction of these boundaries for the purpose of a planning application.
- The exclusion of sites from the study i.e. because they were not identified, does not preclude the possibility of planning permission for residential or economic development being granted on them. It is acknowledged that sites will continue to come forward that may be suitable for residential or economic development that has not been identified in the LAA.
- Where it is set out, any estimation of when development may come forward is based on an assessment at the time of the study. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged.
- The Council has assumed that sites that contain an element of previously developed land are previously developed land for the purposes of the LAA only. However, this assumption does not constitute the Council's formal determination of the status of the established lawful use of the site and does not mean that the Council formally considers the site as previously developed land.
- The information that accompanies the LAA is based on information that was available at the time of the study. Users of the study's findings will need to appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that planning applications will continue to be treated on their merits at the time of the planning application rather than on the information contained within the assessment. Likewise, some of the identified constraints may have been removed since the information

was compiled. Issues may arise during the course of a detailed planning application that could not/were not foreseen at the time of the assessment. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purpose of a planning application and not rely solely on the findings of the LAA.

- The housing or economic development capacity of a site in the study either relates to the number of dwellings or floorspace granted in a planning permission (where applicable) or is an estimate based on an assessment of what could be an appropriate density for the site in question. However, the site capacities in the study do not preclude densities or floorspace being increased on sites, subject to details. Nor does it mean that the densities or floorspace envisaged within the assessment would be appropriate and these would need to be assessed through the planning processes when a planning application is submitted.
- The monitoring data for the study has a base date of 1 April 2020. However, the LAA assesses sites that were submitted up to the 10<sup>th</sup> July 2020 and uses more up to date information on sites where possible, for example where a site has received planning permission since the base date of 1<sup>st</sup> April 2020. Some of the information held within the LAA will also have changed since the LAA was compiled and the date it was published. For example, sites that did not have planning permission when the LAA was compiled may now have secured permission and similarly planning permission may have lapsed on other sites.
- The Council intends to use the LAA as a 'living document' that will be updated on a regular basis.

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## 1) Introduction

- 1.1 This is the eighth Waverley Borough Council Land Availability Assessment.<sup>1</sup> This update uses a monitoring base date of 1 April 2020.
- 1.2 The LAA identifies a future supply of land which is suitable, available and achievable for housing and other uses over the plan period covered by the Local Plan. This assessment is being carried out to provide evidence for Part 2 of the new Waverley Local Plan, which will allocate housing development sites in the parishes of Haslemere and Witley. It is important to note that this iteration of the LAA does not seek to assess the capacity of towns and parishes where Neighbourhood Plans will allocate housing as Neighbourhood Plan Groups may identify additional sites through their own Call for Sites process and will produce their own assessment on sites using a methodology tailored to their local context. However, this LAA still assesses sites in these towns and parishes as it seeks to demonstrate only that there are potential housing sites in these settlements that could contribute to Waverley's overall housing requirement set out in Local Plan Part 1 but as Local Plan Part 1 has determined the amount and distribution of housing over the plan period, this iteration of the LAA does not seek to assess the overall housing capacity of the Borough. Local Plan Part 2 also allocates sites to meet the needs of Gypsies and Travellers across the Borough.
- 1.3 National guidance on producing Land Availability Assessments is given in the Planning Practice Guidance (PPG) section on 'Housing and Economic Land Availability Assessment'. This guidance sets out a five stage methodology which is based on identifying sites and broad locations with potential for development, assessing their development potential and assessing their suitability for development and the likelihood that they will come forward. However, the LAA does not in itself determine whether a site should be allocated for development. Sites will be allocated in the Local Plan and in neighbourhood plans.
- 1.4 The previous Waverley LAA was published in May 2018, using a base date of 1 April 2017. This contained information on urban, brownfield<sup>2</sup>, and greenfield sites.
- 1.5 The Council adopted Local Plan Part 1 in 2018. This sets out the strategy for development within the Borough from 2013 to 2032. The adopted Local Plan Part 1 requires a total of at least 590 dwellings a year. For the plan period of 2013 to 2032, this results in a total housing requirement of at least 11,210 new homes.
- 1.6 The adopted Local Plan Part 1 requires the provision of at least 16,000 sqm of B1a/b floorspace. Furthermore, although there is not a specific floorspace requirement for other B use classes, it seeks to ensure that there is a flexible supply of employment floorspace meets the needs of businesses and the economy. Like previous versions this LAA considers sites within and outside of settlements. It considers sites promoted since 2014 and is based on a detailed assessment of sites. These assessments have been informed

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<sup>1</sup> Some previous iterations were described as the Strategic Housing Land Availability Assessment, however as the document contains sites promoted for economic and other uses, it is now referred to as a Land Availability Assessment.

<sup>2</sup> Otherwise known as Previously Developed Land. This is defined in the NPPF as: "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape."

by other evidence including the Green Belt and Landscape Reviews (August 2014), the Strategic Flood Risk Assessment (2016) and (2020), Green Belt Site Appraisal Report (2020), Local Plan Part Two & affordable housing alternatives viability report, and the Landscape Report (2020).

- 1.7 This LAA is similar to the previous iteration of the LAA. It considers sites promoted for economic uses as well as housing in line with the advice in the NPPG, having taken into account the findings of the Employment Land Review April 2016. The LAA uses the same criteria to assess sites within and outside settlements in line with the development strategy set out in the adopted Local Plan Part 1 2018. This LAA assesses sites as either suitable (deliverable or developable) or not suitable (not currently developable) and hence rejected. Housing sites have not been considered further where they are not available, fall below the five unit threshold, or fail the 'first sieve' as set out below. Proformas for all other sites are included.
- 1.8 Sites promoted for Gypsies, Travellers, and Travelling Showpeople have been assessed under a bespoke methodology which reflects the [Planning Policy for Traveller Sites](#).

## 2) Methodology for the October 2020 Land Availability Assessment

- 2.1 This section sets out the methodology for the Waverley LAA, and shows how this relates to the five stages in the PPG. The PPG states that plan makers should have regard to this guidance in preparing their assessments, and that where they depart from the guidance, the reasons for doing so should be set out. The Council has closely followed the methodology as set out in the flow chart in the NPPG.<sup>3</sup>

### Stage 1: Methodology - Site Identification

- 2.2 The NPPG states that the area selected for the assessment should be the housing market area. Waverley is within a housing market area and functional economic market area that also includes Guildford and Woking Boroughs. This LAA covers sites within Waverley only, as the other local planning authorities within the housing and functional economic market area are preparing their own local plans to their own timescales. The three boroughs however use a similar methodology, based on national guidance.
- 2.3 The methodology behind the LAA is the broadly same as that used for the 2018 LAA and has not changed significantly since the 2016 LAA. The adopted Local Plan Part 1 2018 provides a framework for assessing sites. However, a difference is that this edition of the LAA also considers sites within the housing section which have been promoted for student and other communal accommodation, including residential care accommodation. This is as a result of the Housing Delivery Test, which specific that these types of accommodation can count towards housing delivery. The yields for sites promoted under these categories have been calculated in accordance with the ratios specified within the Housing Delivery Test: 2019 measurement technical note.
- 2.4 The LAA has identified all sites promoted/identified regardless of the amount of development needed, in accordance with the PPG. Sites have not been excluded because of policy constraints such as Green Belt or Area of Outstanding Natural Beauty (AONB) because in certain circumstances, development can still be acceptable in these areas.
- 2.5 This iteration, like the 2016 LAA, uses a minimum site size threshold of five dwellings (net) for all housing sites (both those within and outside settlements), in line with guidance in the NPPG. As a result, only proposed housing sites that are considered to be suitable to deliver at least five net additional dwellings are included in the assessment.
- 2.6 The assessment has considered all sites capable of delivering economic development of 0.25 ha (or 500 sq. m. floor space) and above. Sites proposed solely for retail uses that are beyond 300m of the Central Shopping Area are excluded, and for other proposed main town centre uses (including leisure and community uses), sites located beyond 300m of the Town Centre Area Boundary are excluded. This is in accordance with the PPG.<sup>4</sup>
- 2.7 The Council has been (and will continue to be) proactive in identifying a wide range of sites as possible, including encouraging landowners and developers to suggest potential future development land. Several 'call for sites' exercises have been held in recent years. Sites can be submitted to the Council's call for sites at any time, and the call for sites was promoted in the spring and autumn of 2017 and again in Spring 2020. The 2020 'call for

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<sup>3</sup> PPG, paragraph 006 Ref.ID 3-006-20140306

<sup>4</sup> See 'Ensuring the vitality of town centres' and 'Glossary' (Edge of Centres)

sites' focussed on identifying possible housing sites specifically in Haslemere and Witley, as these are the two parishes where Local Plan Part 2 is allocating housing sites. The 2020 call for sites also publicised the opportunity to submit potential sites for Gypsies and Travellers across Waverley.

2.8 The call for sites submission form sets requests key information required to assess sites, including:

- Site location
- Existing and suggested uses
- Scale of development (yield)
- Timescales for the development and
- Constraints to development.

2.9 In addition, landowners and developers were given an opportunity to suggest sites in the autumn 2014 Local Plan consultation on Potential Housing Scenarios and Other Issues, the Issues and Options consultation for Local Plan Part 2 in 2017 and the Preferred Options consultation for Local Plan Part 2 in 2018.

2.10 The following additional types of sites were included for consideration in the LAA:

- Existing housing and economic development allocations, carried forward from the adopted Local Plan
- Sites submitted to the Brownfield Land Register
- Refused, withdrawn and pending planning applications
- Sites that have been the subject of pre application discussions<sup>5</sup>
- Land in public ownership
- Vacant and derelict land and buildings
- Under-used facilities such as garage blocks
- Promoted sites in urban and rural locations, including sites in and adjoining villages
- Sites previously included in the LAA
- Sites previously rejected in the LAA

2.11 The Council is proactive in considering if sites currently in non-housing use could be more appropriately used for housing in line with policies in the adopted Local Plan Part 1. This has involved taking into account the assessment of existing employment sites in the Council's Employment Land Review April 2016 for their prospects to continue in employment use and consequently their potential suitability for housing development.

2.12 A database is maintained of all sites considered in the LAA and these are mapped on the Council's GIS system.

2.13 The PPG states that the comprehensive list of sites derived from data sources and call for sites should then be further assessed to establish which have reasonable potential for

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<sup>5</sup> Sites identified through pre-application discussions are typically treated as confidential, and so will not normally be published within the LAA without the promotor's agreement.

development. A very large number of sites have been promoted for development, and the Council has undertaken a filtering/sieving process so that only sites that have realistic potential are assessed in more detail. This approach is in line with the NPPG that states that site surveys should be proportionate to the detail required for a robust appraisal. Housing sites that were excluded at this stage are those that:

- Are completely within a Special Protection Area (SPA) or are within 400m of the Thames Basin Heaths SPA
- Are completely within a Site of Special Scientific Interest or Special Area of Conservation
- Are completely within the functional floodplain (Environment Agency Flood Zone 3b)
- Are greenfield land that are entirely more than 100m from a settlement boundary for a settlement in one of the top three tiers of the Waverley Settlement Hierarchy<sup>6</sup> or a settlement in a neighbouring authority.

2.14 In the adopted Local Plan Part 1, the spatial strategy seeks to focus new development at the four main settlements, larger villages with local services and other villages with limited services and each parish with a settlement in the top three tiers of the hierarchy is allocated a number of homes to accommodate. Greenfield housing sites that are more than 100 metres from a settlement in the top three tiers of the hierarchy have been excluded as these are in an isolated location, do not relate well to existing settlements and are therefore not in accordance with the spatial strategy in the adopted Local Plan Part 1, or national guidance as they would not be able to contribute towards delivering sustainable mixed communities. Similarly, sites completely within the functional floodplain, completely within an SSSI, SAC or within an SPA or within 400m of the Thames Basin Heaths SPA would be likely to have an adverse impact on these designations which cannot be addressed through mitigation.

2.15 However, sites that exceed the 100m limit but that contain an element of previously developed land, or where the established uses are uncertain, have been assessed in the LAA.

2.16 Sites that remained after this first sieve have been surveyed. This ensures that the Council has ratified information gathered through the call for sites (and through other sources), gained a better understanding of the character of the site and its surroundings, physical constraints and barriers to deliverability.

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<sup>6</sup> The Council's settlement hierarchy can be found at:  
[http://www.waverley.gov.uk/downloads/download/802/waverley\\_settlement\\_hierarchy](http://www.waverley.gov.uk/downloads/download/802/waverley_settlement_hierarchy).

## Stage 2: Methodology - Site Assessment

### Methodology - Housing

- 2.17 This stage comprised an assessment of the suitability, availability and achievability of sites, as well as an estimation of their development potential.
- 2.18 The factors that were considered in the assessment of the **suitability** of each site included
- Compliance with relevant policies in the Development Plan including: saved policies from Local Plan (2002), policies in the adopted Local Plan Part 1 (2018) and 'made' Neighbourhood Plans.
  - Environmental constraints, including flood risk and proximity to designations such as Special Protection Areas, Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest (SSSI), National Parks, Ancient Woodlands, or local landscape designations.
  - Information gained from evidence such as the Green Belt and Landscape Reviews.
  - Physical limitations such as access, infrastructure, topography, ground conditions, and tree cover, as well as the risk of flooding.
  - Potential impacts on the landscape, the character of the area and neighbouring uses, including how well related the site is to the settlement boundary and any adverse impacts on the historic environment.
  - Environmental impacts that would be experienced by new occupiers.
  - Accessibility to services such as schools, health facilities, retail centres and public transport.
  - The existing use of the site. Where a site is currently in a different use to housing and there is evidence that there is a need for that site to remain in that use then the site has been considered to be unsuitable for housing.
- 2.19 One of the recommendations of the Council's Employment Land Review April 2016 is that the Council needs to safeguard its good quality existing supply of employment land, protecting sites that are fit for purpose (e.g. well-located and well-performing) and redeveloping them. A site's current occupancy status, and any relevant information from the Employment Land Review is taken into account when considering whether there is a need for the site to remain as an employment site and whether it is potentially suitable for housing. Neighbourhood Plan Groups have the opportunity to further review employment sites within their area.
- 2.20 The risk of flooding on the site is an important consideration. The Council has produced a Strategic Flood Risk Assessment (SFRA) as part of the evidence base to support the Local Plan for both Local Plan Part 1 and Local Plan Part 2. This has involved assessing the flood risk of all available sites and using the Sequential Test to direct development to those areas with the lowest risk of flooding, unless there are clear sustainability reasons to allocate sites which are partly or wholly located in areas with a higher risk of flooding, or to reject sites in areas with a low risk of flooding. Further detail is set out in the SFRA (2016) and SFRA (2020).
- 2.21 The **availability** of the site was assessed. A site is considered to be available when, based on the best information available, there is confidence that there are no legal or ownership problems and that the land is controlled by a developer/landowner who has expressed an

interest in developing the site. Sites promoted in the 'call for sites' in 2017 or more recently, or in response to a Local Plan consultation, or recently submitted as a planning application will be assumed to be available. For other potentially suitable sites, the promoter was contacted to check that they still intend to develop the land. They were also asked to say when they expect the site to be available for development.

- 2.22 Wherever potential problems have been identified with regard to availability, a proportionate assessment of whether these could realistically be overcome has been carried out.
- 2.23 The Council also assessed **achievability**, including whether the site can be developed viably. A site was considered to be achievable where there is a reasonable prospect that it will come forward for development at a particular point in time. The West Surrey SHMA September 2015 states that house prices in 2014 in the Housing Market Area are substantially above both the national and regional level. Therefore, sites have been assumed to be achievable and viable unless the specific evidence of particular constraints (such as contamination) is known to be so significant that it will prevent or delay the development of the site. In such cases, more information was sought from the promoter on the cost of addressing these problems and the impact on delivery.
- 2.24 The development potential of each site has been estimated. Where the promoters have suggested a yield for their sites, the Council has used this figure unless it appears to be unreasonably high or low, in which case an adjustment was considered. For sites where the promoter has not provided an estimated yield, the Council has provided an estimate for the site, based on a range of factors, including:
- The nature of the area
  - A consideration of historic development yields achieved on comparable schemes within the locality
  - Local density policies in the current and emerging Local Plan and any made Neighbourhood Plans
  - Other factors, including the shape and access to the site, and any likely on site infrastructure requirements, including open space.
- 2.25 In the SHLAA 2014, for sites where housing promoters did not suggest a yield, the Council estimated this using a standard density calculation (based on a formula of 30 dwellings per hectare and a 60% developable area). However, it is considered that this was overly simplistic and insensitive to local circumstances and the character of the site. The approach now results in a more accurate estimate of the development potential of assessed sites.
- 2.26 The information on suitability, availability and achievability (and overcoming constraints) was then used to assess the timescales for the delivery of each site. Each site is categorised as deliverable (i.e. it is expected to be delivered in years 1-5), developable (years 6-10, or years 11-16) or not developable. As the base date of the LAA is 1<sup>st</sup> of April 2020, years 1-5 are 2020-2025 Factors such as lead in times and build out rates are taken into account along with the developers' estimates to ensure this is realistic, and have been projected using the [Housing Trajectory Context Note](#) which was developed for Local Plan Part 1.

## Methodology – Economic Development and Other Uses

- 2.27 The assessment of potential sites for economic development in the LAA results from sites being promoted for this use through the “call for sites” only. This is a proportionate response to the amount of employment land assessed as needed in the plan period in the Employment Land Review April 2016. The Council has also assessed the potential of 146 significant existing employment sites in the Employment Land Review for delivering additional employment land in the plan period through redevelopment or intensification. The supply of land to meet retail needs is set out in the ‘Town Centres Retail Study Update’ (February 2013).

## Methodology – Traveller Sites

- 2.28 Traveller sites are being allocated through Local Plan Part 2 on a Borough wide basis. There is a need to allocate pitches for Gypsies and Travellers to meet the identified need.
- 2.29 The methodology for assessing the suitability of traveller sites is similar to that for other housing sites. However, there is no initial sieve, due to the fact that a small number of sites have been promoted, and that few are within or adjacent to built-up areas. There is also no minimum threshold, with many sites suitable for small numbers of pitches or plots. While sites should be sustainably located wherever possible, other factors such as access to the strategic highway network are also important. The landscape and visual impact of a traveller site will also differ from that of a bricks-and-mortar housing development, and this has been taken into account when assessing the suitability of a site. All sites have been assessed against the criteria in Local Plan Part 1 Policy AHN4: Gypsies, Travellers and Travelling Showpeople.

## Stage 3: Methodology - Windfall Assessment

- 2.30 Paragraph 70 of the NPPF advises that a windfall allowance may be justified in the five year supply if a local planning authority has compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. It adds that such an allowance should be realistic, having regard to the SHLAA, historic delivery rates and expected future trends, and should not include residential gardens.
- 2.31 The Council’s approach to small windfalls (sites which deliver less than five dwellings) is set out in the Local Plan Part 1. The total windfall contribution was derived from completions on small sites (of less than 5 net new dwellings) within settlements. Residential gardens are included the windfall analysis.

## Potential Housing from Broad Locations (Large Windfalls)

- 2.32 As with small windfalls the Council’s approach to broad locations where larger unidentified sites are likely to come forward in the plan period is set out in Local Plan Part 1.

## Stage 4: Methodology – Assessment Review

- 2.33 Following an initial assessment of site suitability, an estimate of whether there are enough potentially suitable sites to meet the housing requirement set in Local Plan Part 1 has been made, for those towns and parishes where housing is being allocated through Local Plan Part 2.
- 2.34 The PPG adds that if the trajectory identifies insufficient sites / broad locations to meet the objectively assessed needs, “plan makers should revisit the assessment, including the assumptions on the development potential on particular sites. If, following this review,

there are still not enough sites, then it will be necessary to investigate how this shortfall could be planned for”.

## **Stage 5: Final Evidence Base**

- 2.35 This LAA is being published alongside the Pre Submission consultation for Local Plan Part 2. In line with the guidance in the NPPG, it includes:
- A list of all sites in the LAA and their status, other than those sites which have received planning permission
  - Maps showing the location of all sites considered, other than those sites which have received planning permission
  - A detailed assessment of those sites considered to be realistic candidates for development in terms of their suitability, availability and achievability, including the types and quantities of development that could be delivered on each site, an estimate of build out rates, any barriers to delivery and how these could be overcome
  - Details of the reasoning for rejecting those sites considered unsuitable or unachievable
  - A list, ordered by parish, of all sites considered to be realistic candidates for development, with details of their potential year and when they could be developed
- 2.36 For areas where Neighbourhood Plans are allocating housing, this LAA only objectively assesses individual sites in accordance with the above methodology. However, as Neighbourhood Plan Groups may identify further sites and come to a differing view as to the suitability of a site, this iteration of the LAA does not seek to assess the capacity of these areas. In relation to greenfield sites in these areas, if they are assessed as being potentially suitable, it is made clear that the decision whether or not to allocate the site will be a matter for the Neighbourhood Plan, taking account of the other opportunities to meet the local housing requirement.
- 2.37 Sites promoted for other uses, and Gypsy and Traveller sites, are included in separate appendices
- 2.38 This LAA is publically available to view and download from the Council’s website.

### 3) Initial Results

#### Housing Stage 1 Results

- 3.1 The LAA database contains over 800 housing sites. These include sites which had either been promoted to the Council through the “call for sites” or other consultations on the Local Plan. The LAA database also includes sites that the Council has identified from the sources set out in paragraph 3.9 above.
- 3.2 Of these, many sites were rejected from further assessment as they were considered to be not large enough to accommodate sustainably a net gain of 5 dwellings. A number of sites have been excluded because they are not available, or have already been allocated through Local Plan Part 1 or the Farnham Neighbourhood Plan. Some of the previously identified sites have also now received planning permission and have not been assessed unless they have been promoted for further intensification. The Council subsequently ‘sieved out’ more sites for the reasons set out in paragraph 2.13. Sites which have been excluded or sieved out are included within Appendix 1. The parish lists also do not include any site that was solely identified for assessment on the grounds that pre-application advice was sought on its potential for housing, unless the promotor has indicated they wish the site to be made public.
- 3.3 The remaining sites were assessed in more detail in stage 2 as it was considered that they may have a realistic potential for housing (or mixed use development including residential). Proformas have been produced for all of these sites.
- 3.4 A number of sites have been promoted for a mix of residential and other uses. These have been assessed alongside other sites promoted for residential uses. Not including the sites promoted for Gypsy and travellers, no other sites have been promoted solely for uses other than housing.

#### Housing Stage 2 Results

- 3.5 The detailed assessment of the sites estimates that there are 43 sites are potentially suitable sites. Table 1 below sets out the number of dwellings likely to be achievable on potentially suitable sites in those areas where housing site are being allocated through Local Plan Part 2.

Table 1 – Summary of capacity of potentially suitable sites<sup>7</sup>

Parish / Settlement	Total Commitments (Completions, outstanding permission, windfalls and allocations in LPP1)	Potentially suitable LAA sites for allocation through LPP2	Total Allocation in LPP1	Surplus/Deficit of potentially suitable sites and commitments
Haslemere	670	320	<b>990</b>	<b>+1</b>
Witley	277	204	<b>480</b>	<b>0</b>

<sup>7</sup> Please note there have been minor amendments to the housing supply numbers and this has impacted the outstanding housing requirement slightly; for further detail refer to the note produced in November 2020: Housing Numbers in Local Plan Part 2 (LPP2).

## 4) Assessment Review

### Results – Housing

4.1 As stated earlier, this iteration of the LAA only seeks to assess the capacity of those towns and parishes where housing is being allocated through Local Plan Part 2. Table 1 above shows the total number of commitments<sup>8</sup> in each of these areas as of 1 April 2020, together with the housing allocation for each area set out in Local Plan Part 1. This leaves a residual number of houses to find on LAA sites to meet the housing allocation for each settlement. This shows that in both areas there are sufficient potentially suitable sites to meet the housing requirement and there is no need to revisit the approach to assessing the suitability of sites. In some areas there is a surplus of sites and it will be for the Council to select its preferred sites through Local Plan Part 2.

### Results – Travellers Sites

4.2 Currently, there are 25 traveller sites spread out over the Waverley, comprising of a total of approximately 161 individual pitches/plots. Sites range from single households to large sites containing up to 35 pitches. The eastern part of Waverley contains the highest concentration of traveller pitches. There are two large sites located north of Dunsfold Aerodrome called Lydia Park and New Acres. In the western part of Waverley, the area between Badshot Lea and Runfold contains the highest concentration of traveller pitches, including one site managed by the Surrey County Council called The Willows.

4.3 The Waverley Gypsy and Traveller Accommodation Assessment (GTAA) sets out the pitches and plot requirements for travellers up to 2032. There is a national planning definition for Gypsies and Travellers and the council must meet the need for those who meet the definition of a 'traveller'. The GTAA concluded, that in Waverley there is a need for:

- 27 additional pitches for households that meet the planning definition and up to 24 additional pitches from unknown households that were unable to be interviewed. Ten households did not meet the planning definition.
- two additional plots for travelling showpeople.

Table 2 - Additional need for Gypsy and Traveller households in Waverley by 5 year periods:

Years	0-5	6-10	11-15	Total
	2017-2022	2022- 2027	2027- 2032	
Pitches for Households that Meet the Planning Definition	19	4	4	27
Pitches for Households where it is unknown whether they meet the Planning Definition	13	5	6	24

<sup>8</sup> A 'commitment' is classified by Waverley Borough Council as the number of completions, permissions (including resolution to permit) and windfalls.

- 4.4 The Council’s approach has been to allocate land in Local Plan Part 2 to meet 66% of the need arising from households where it was unknown if they met the planning definition. This is based on the GTAA household survey that concluded that the proportion of households in Waverley that met the planning definition was 62% together with a further 4% as contingency. This means that the Council is seeking to allocate 16 pitches to meet the unknown need (i.e. 66% of 24) in addition to the meeting the need arising from households that meet the planning definition.
- 4.5 Therefore there was a need at the GTAA base date to allocate land for a total of 43 pitches across the following years.

Table 4 – The total number of pitches needed at the GTAA base date.

Years	Number of pitches to the meet the known need	Number of pitches to meet the unknown need	Total
2017-2022	19	9	
2022-2027	4	3	
2027-2032	4	4	
<b>Total</b>			43

- 4.6 Local Plan Part 2 has a base date of 1 April 2020. As this is different to the base date of the GTAA (March 2017), the number of pitches that need to be allocated for in Local Plan Part 2 is different to the figure stated above.
- 4.7 Since the GTAA was published planning permission has been granted for a number of additional gypsy and traveller pitches in the Borough. These have been counted towards meeting the need identified in the GTAA, thereby reducing the number of pitches that need to be allocated for in Local Plan Part 2.
- 4.8 Since 1 March 2017, planning permission has been granted for 29 additional pitches within Waverley. However not all the permissions can be used to offset the number of pitches that need to be allocated for in Local Plan Part 2 because the planning permissions at Pollingfold Place and 1 East View Cottages meet the need for accommodation that was not fully accounted for in the GTAA .
- 4.9 Table 5 sets out the number of pitches that need to be allocated in Local Plan Part 2 taking into account the position of traveller accommodation need on 1<sup>st</sup> April 2020 and planning permissions granted since the base date of the GTAA .

Table 5 – The overall number of pitches that need to be allocated for Local Plan Part 2.

Years	2017-2022	2022-2027	2027-2032	Total
Total of the number of pitches for households that meet the planning definition and 66% of the households where it is unknown if they meet the planning definition.	22	8	9	39
Minus the number of pitches that have been granted planning permission since the GTAA base date and adjusted to meet the need arising from the site (this is the Bridge View Site)	22 <sup>9</sup>	-	-	22
Sub Total	0	8	9	17

- 4.10 At 1 April 2020, there is a need for 17 pitches. This is to be delivered over the following years.

Table 6 – Additional Gypsy and Traveller Pitches during the plan period.

Years	0-5	6-10	11-15	Total
	2017-22	2022-27	2027-32	
Pitches	0	8	9	17

- 4.11 Although the GTAA identified a need for 2 additional travelling showpeople plots during the plan period, further discussions with the Travelling Showpeople community confirms that no additional travelling showpeople plots are required. Therefore, Local Plan Part 2 does not propose to allocate any land for travelling showpeople. The detailed assessment of sites shows that the additional pitches can be accommodated through intensifications of existing gypsy and traveller sites and through the change of use of a former Travelling Showpeople site.

## Results - Economic Development

- 4.12 The Council's Employment Land Review April 2016 suggests that additional employment allocations are required in the plan period to ensure that the plan is flexible to respond to a growing demand for office space or the requirements of small and medium enterprises if the re-use of the projected surplus in B1c/B2 and B8 floorspace can not meet that need.
- 4.13 Water Lane in Farnham was allocated as a new employment site through Local Plan Part 1. The allocation at Dunsfold Aerodrome also includes the provision of around 26,000 sqm of B-class employment floorspace.

<sup>9</sup> This figure does not include the 7 pitches permitted at Pollingfold Place or 1 pitch at Land adjacent to 1 East View cottages.

- 4.14 There is currently no need to allocate further sites through Local Plan Part 2. It will be up to Neighbourhood Plan Groups to decide if they wish to allocate employment sites to meet local demand. No sites have been promoted to the Council solely for employment uses.

### **Results – Other Uses**

- 4.15 The University for the Creative Arts has a campus at Farnham. Approximately 2200 students study at the Campus, with approximately 350 students housed on campus in the student village. A significant portion of students will live at home or in off-campus accommodation, and as such there is not a need to provide accommodation for all students. While the university currently provides a relatively low proportion of students with on-site accommodation, no proposals to build on land outside the existing campus have been put forward at this time.
- 4.16 No sites have been promoted solely for any other uses.

## Appendix 1: Housing Sites

### Housing Site Proformas

This Appendix sets out the proformas that have been produced for Housing sites across the Borough, it includes overview maps for the assessed sites set out by parish.

#### Alfold

Site ID	Site Name	Status
10	Dunsfold Aerodrome	LPP1 Allocation
275	Land Adjacent to Wildwood Golf Club, Horsham Road	Rejected as unsuitable
470	Land at Chilton Close (rear of The Willows)	Not Available
574	Land East of Loxwood Road	Rejected as unsuitable
614	Land west of Loxwood Road	Rejected as unsuitable
647	Land to the rear of No 1 Wildoak, Hatch Close	Below threshold (5 units)
708	Land North of Springfield Cottages, Horsham Road, Alfold	Further than 100m from settlement
710	Springbok Estate, Sachel Court, Alfold	Further than 100m from settlement
711	Land rear of Loxwood Road, Springbok Estate, Alfold	Rejected as unsuitable
848	Land between Dunsfold Road and Loxwood Road, Alfold	Rejected as unsuitable
876	Horders Meadow, Alfold	Further than 100m from settlement
893	Brookfield, Horsham Road	Rejected as unsuitable
967	Land to the south of Little Bookers Lea Farm, Guildford Road, Alfold	Rejected as unsuitable
968	Bridian Farm, Sachel Court Drive, Alfold	Rejected as unsuitable
1027	Wildwood Livery, Hook Street	Rejected as unsuitable
1040	Farnhurst Farm, Guildford Road	Further than 100m from settlement



LAA ID Reference: 275			
<b>Site Address</b>	Land Adjacent to Wildwood Golf Club, Horsham Road	<b>Site Size (ha)</b>	2.38
<b>Parish</b>	Alfold	<b>Settlement</b>	Alfold Crossways
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	30
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
<b>Reasons for Rejection</b>	The site is within the Countryside Beyond the Green Belt and is detached from the existing settlement boundary of Alfold Crossways. It is not closely related to the settlement boundary and development of the site is likely to have a harmful impact on the character of the area.		

LAA ID Reference: 574			
<b>Site Address</b>	Land East of Loxwood Road	<b>Site Size (ha)</b>	0.43
<b>Parish</b>	Alfold	<b>Settlement</b>	Alfold
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	8
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
<b>Reasons for Rejection</b>	The site is located within the Countryside Beyond the Green Belt and adjoins the southern boundary of both the settlement boundary and the Conservation Area. The southern end of the Conservation Area is more rural in character than the north of the village and Development of the site is considered likely to impact adversely on the setting of the Grade I Listed church and Conservation Area, and have an adverse landscape impact.		

LAA ID Reference: 614			
Site Address	Land west of Loxwood Road	Site Size (ha)	0.45
Parish	Alfold	Settlement	Alfold Crossways
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	8
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site is located within the Countryside Beyond the Green Belt. It is detached from the existing settlement boundary of Alfold Crossways and does not integrate well with the settlement boundary. As such, development of the site would have an adverse landscape impact.</p>		

LAA ID Reference: 711			
Site Address	Land rear of Loxwood Road, Springbok Estate, Alfold	Site Size (ha)	3.37
Parish	Alfold	Settlement	Alfold Crossways
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	75+
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site lies within the Countryside Beyond the Green Belt and is adjacent to a Site of Nature Conservation Interest (SNCI) and common land. It would represent a significant westward extension to the existing Local Plan settlement boundary of Alfold Crossways, beyond the existing frontage development. The site does not relate well to the settlement area. A recent appeal decision confirmed that this would not be a sustainable location for major residential development.</p>		

LAA ID Reference: 848			
Site Address	Land between Dunsfold Road and Loxwood Road, Alfold	Site Size (ha)	51.17
Parish	Alfold	Settlement	Alfold
Existing Use	Predominately Agriculture	Proposed Use	Residential led mixed use
Rural or Urban	Rural	Developers Proposed Yield	400
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is located within the Countryside Beyond the Green Belt and part of the site is within the Area of Great Landscape Value. It adjoins an Site of Nature Conservation Interest (SNCI) to the east and adjoins, but does not relate well to, the existing settlement boundary at Alfold Crossways. It would represent a significant westward extension of Alfold Crossways, beyond the existing frontage development. A recent appeal decision confirmed that this would not be a sustainable location for major residential development.</p>		

LAA ID Reference: 893			
Site Address	Brookfield, Horsham Road	Site Size (ha)	0.87
Parish	Alfold	Settlement	Alfold Crossways
Existing Use	Residential and agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	5-10
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site adjoins the existing rural settlement boundary on its northern, western and part of the eastern sides but it is within the Countryside Beyond the Green Belt. There is limited access to the site as it is set back from the Horsham Road. There is an existing property and its curtilage on the front of the site but the back of the site is more akin to the open countryside. The site is rural in nature and therefore a more intensive development of the site would be harmful to the character and intrinsic beauty openness of the countryside.</p>		

LAA ID Reference: 967			
<b>Site Address</b>	Land to the south of Little Bookers Lea Farm, Guildford Road, Alfold	<b>Site Size (ha)</b>	1.62
<b>Parish</b>	Alfold	<b>Settlement</b>	Alfold
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	50
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
<b>Reasons for Rejection</b>	The site lies within the Countryside Beyond the Green Belt. It does not adjoin the settlement boundary and there is a 90m gap between the settlement boundary and the edge of the site. Development on the site would not integrate well with the existing settlement and would have an adverse landscape impact.		

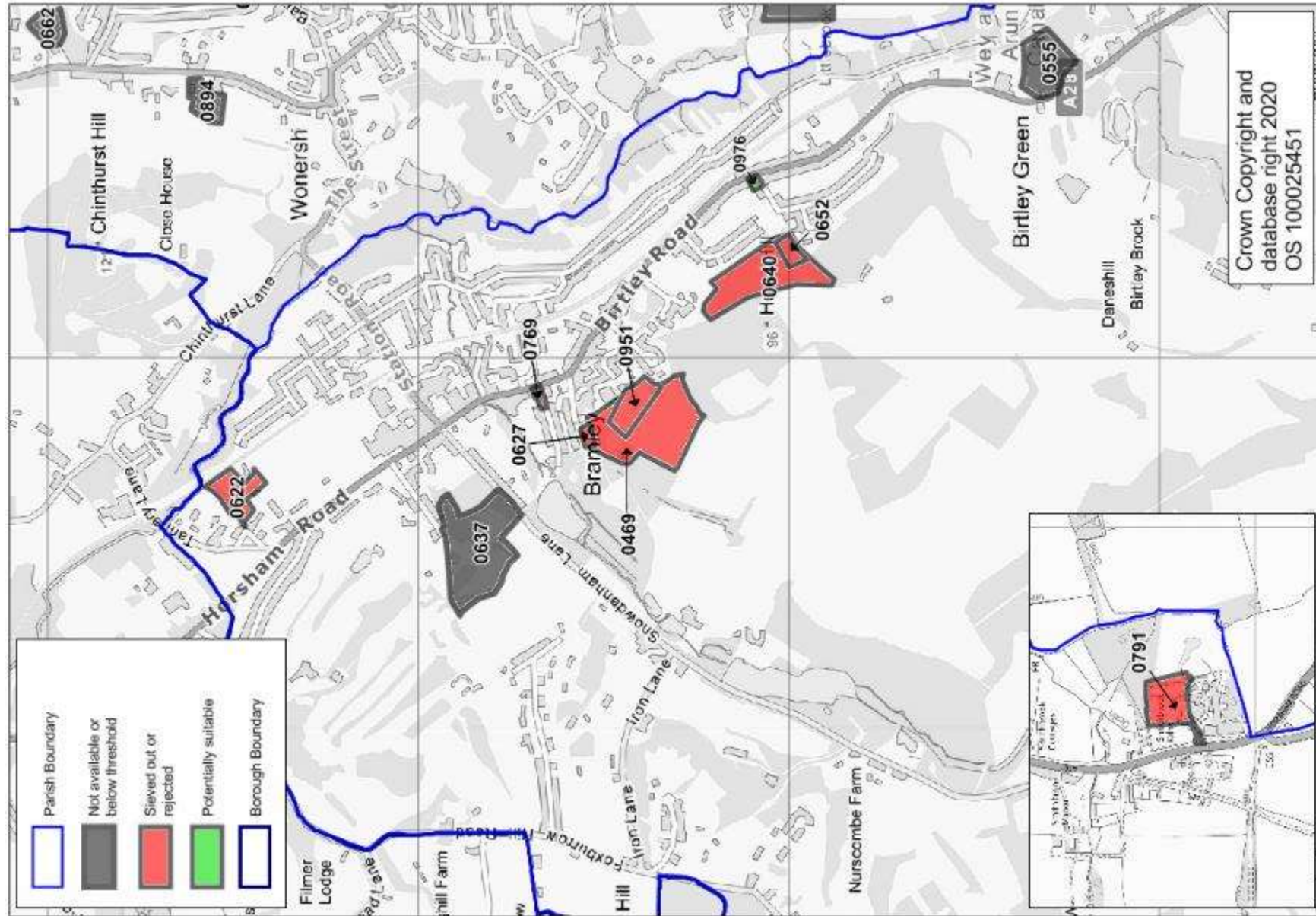
LAA ID Reference: 968			
<b>Site Address</b>	Bridian Farm, Sachel Court Drive, Alfold	<b>Site Size (ha)</b>	2.70
<b>Parish</b>	Alfold	<b>Settlement</b>	Alfold Crossways
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	80
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
<b>Reasons for Rejection</b>	The site lies within the Countryside Beyond the Green Belt. It does not adjoin the settlement boundary and there is a 60m gap between the settlement boundary and the edge of the site. Development on the site would not integrate well with the existing settlement and would have an adverse landscape impact.		

<b>LAA ID Reference: 1027</b>			
<b>Site Address</b>	Wildwood Livery, Hook Street	<b>Site Size (ha)</b>	0.78
<b>Parish</b>	Alfold	<b>Settlement</b>	Alfold
<b>Existing Use</b>	Equestrian	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	5
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site contains previously developed land and is within the Countryside Beyond the Green Belt. Development of the site would be harmful to the character and intrinsic beauty openness of the countryside by introducing suburban built form to what is currently a grassed field. In addition, the site is in an unsustainable location.</p>		

## Bramley

Bramley		
Site ID	Site Name	Status
469	Land south side of Bramley	Rejected as unsuitable
555	Land to South of Birtley Courtyard (Birtley Green)	Further than 100m from settlement
622	The Nursery, Godsen Common	Rejected as unsuitable
627	Land at Park Drive, Bramley	Rejected as unsuitable
637	Land at Clockhouse Lane	Below threshold (5 units)
640	Land to the west of Bramley High Street	Rejected as unsuitable
652	Land off Chestnut Way	Rejected as unsuitable
769	Bramley Garage, High Street, Bramley	Rejected as unsuitable
791	Land at Smithbrook Kilns, Cranleigh	Rejected as unsuitable
951	Land to West of Ricardo Court and Park Drive	Rejected as unsuitable
976	Destination Triumph, Birtley Road	Potentially suitable

Map 2: Bramley



LAA ID Reference: 469			
Site Address	Land south side of Bramley	Site Size (ha)	5.23
Parish	Bramley	Settlement	Bramley
Existing Use	Mixed	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	100 - 150
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value treated as being within the Surrey Hills Area of Outstanding Natural Beauty</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt and largely within the Area of Outstanding Natural Beauty (AONB). Parts of site lying just within its eastern boundary also lie within the Area of Great Landscape Value (treated in the Local Plan as an AONB). The site adjoins the Local Plan settlement boundary in parts and also partly adjoins the Conservation Area. The site is not indicated as being potentially suitable for removal from the Green Belt in Local Plan Part 1, and would also be inconsistent with the findings of the Landscape Study (2014). As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt.</p>		

LAA ID Reference: 622			
Site Address	The Nursery, Godsen Common	Site Size (ha)	1.15
Parish	Bramley	Settlement	Bramley
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	5 to 10
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Flood Zone 2</li> </ul>		
Reasons for Rejection	<p>The site is detached from the existing Local Plan settlement boundary and is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt.</p>		

<b>LAA ID Reference: 627</b>			
<b>Site Address</b>	Land at Park Drive, Bramley	<b>Site Size (ha)</b>	0.17
<b>Parish</b>	Bramley	<b>Settlement</b>	Bramley
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	5
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value treated as being within the Surrey Hills Area of Outstanding Natural Beauty</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt, and most of it also lies within the Area of Great Landscape Value (treated in the Local Plan as an Area of Outstanding Natural Beauty). It is outside the existing settlement boundary. Development on this land be inconsistent with the findings of the Landscape Study (2014). The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt and would have an adverse landscape impact.</p>		

<b>LAA ID Reference: 640</b>			
<b>Site Address</b>	Land to the west of Bramley High Street	<b>Site Size (ha)</b>	3.39
<b>Parish</b>	Bramley	<b>Settlement</b>	Bramley
<b>Existing Use</b>	Woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	100
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt and the Area of Outstanding Natural Beauty. Although it adjoins the existing Local Plan settlement boundary, it has a very different character to the adjoining developed area as it is heavily wooded and development would also be inconsistent with the findings of the Landscape Study (2014). The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt and would have an adverse landscape impact.</p>		

LAA ID Reference: 652			
Site Address	Land off Chestnut Way	Site Size (ha)	0.37
Parish	Bramley	Settlement	Bramley
Existing Use	Woodland	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	14
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt and the Area of Outstanding Natural Beauty. Although it adjoins the existing Local Plan settlement boundary, it has a different character to the adjoining developed area, being heavily wooded. Development of the site would not accord with the findings of the Green Belt Review (2014) and would also be inconsistent with the findings of the Landscape Study (2014). The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt and would have an adverse landscape impact.</p>		

LAA ID Reference: 769			
Site Address	Bramley Garage, High Street, Bramley	Site Size (ha)	0.13
Parish	Bramley	Settlement	Bramley
Existing Use	Commercial garage	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Conservation Area</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt but is previously developed land within the settlement boundary. It is within the conservation area. The site is in employment use and there is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

<b>LAA ID Reference: 791</b>			
<b>Site Address</b>	Land at Smithbrook Kilns	<b>Site Size (ha)</b>	0.65
<b>Parish</b>	Bramley	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Employment	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	25
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value</li> <li>• Employment Development Sites</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is located within the Green Belt and Area of Great Landscape Value. The Green Belt Review does not recommend any changes to the Green Belt boundary in this area. The site is part of a larger site designated as an area of suitably located industrial and commercial land in the Local Plan 2002, which also incorporates the Smithbrook Kilns small business development. The site is unrelated to existing settlement boundaries and is a relatively isolated location. Planning permission for 25 dwellings was refused in 2013 and this was upheld at appeal. The Inspector concluded that the loss of the site from employment use would have limited harm but that even if it is previously developed land, development for housing would have a greater impact on openness than the current use as car parking/scrubland. There is an extant 2004 permission for industrial/commercial development, but the appeal Inspector for the 2013 application for housing concluded that there was no reasonable prospect that this would be fully implemented.</p>		

LAA ID Reference: 951			
<b>Site Address</b>	Land to West of Ricardo Court and Park Drive	<b>Site Size (ha)</b>	1
<b>Parish</b>	Bramley	<b>Settlement</b>	Bramley
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	30
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value treated as being within the Surrey Hills Area of Outstanding Natural Beauty</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. Almost half of the site lies within the Area of Outstanding Natural Beauty (AONB). The rest of the site lies within the Area of Great Landscape Value (treated in the Local Plan as AONB). The site adjoins the settlement boundary in parts. Development on this land would not accord with the findings of the Green Belt review and would also be inconsistent with the findings of the Landscape Study (2014). On this basis development on the site is likely to have an adverse impact on the landscape and on the openness of the Green Belt.</p>		

<b>LAA ID Reference: 976</b>			
<b>Site Address</b>	Destination Triumph, Birtley Road		
<b>Site Size (ha)</b>	0.1	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Bramley	<b>Settlement</b>	Bramley
<b>Existing Use</b>	Motorbike garage	<b>Proposed Use</b>	Mixed use
<b>Proposed (or estimated) yield</b>	5	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is located on the west side of Birtley Road on the junction of Chestnut Way in Bramley. The site contains a showroom/MOT workshop and car parking spaces. To the west the area is predominantly residential.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> </ul>
<b>Suitability</b>
The site is within the Green Belt and Area of Outstanding Natural Beauty but is previously developed land within the settlement boundary. It is within the Conservation Area. Subject to the consideration of the impact of any loss of commercial use, it is considered that a mixed use scheme could be supported, retaining some commercial uses on the ground floor. On this basis the site is potentially suitable for development.
<b>Achievability</b>
There is a reasonable prospect that development for mixed use, including housing, would be achievable during the Plan period.
<b>Availability</b>
The site was submitted for pre-application advice in 2017 and is therefore considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	5
<b>6-10 Years</b>	
<b>11-15 Years</b>	



Please note that this map is for illustrative purposes only. ©Crown copyright.

## Busbridge

Site ID	Site Name	Busbridge	Status
665	Land south of Wood Farm, Portsmouth Road		Rejected as unsuitable
728	Land South of Brighton Road, Busbridge		Rejected as unsuitable
902	Heath Farm, Heath Lane		Rejected as unsuitable

*For mapping of Busbridge sites see Godalming South*

LAA ID Reference: 665			
Site Address	Land south of Wood Farm, Portsmouth Road	Site Size (ha)	9.21
Parish	Busbridge	Settlement	Busbridge
Existing Use	Agriculture	Proposed Use	Residential or mixed use
Rural or Urban	Rural	Developers Proposed Yield	120
Key Designations	<ul style="list-style-type: none"> <li>Green Belt</li> <li>Wealden Heaths Phase I Special Protection Area 5 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt.</p>		

LAA ID Reference: 728			
Site Address	Land South of Brighton Road, Busbridge	Site Size (ha)	3.33
Parish	Busbridge	Settlement	Busbridge
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	100
Key Designations	<ul style="list-style-type: none"> <li>Green Belt</li> <li>Wealden Heaths Phase I Special Protection Area 5 Km zone</li> <li>Area of Great Landscape Value</li> <li>Conservation Area</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt.</p>		

<b>LAA ID Reference: 902</b>			
<b>Site Address</b>	Heath Farm, Heath Lane	<b>Site Size (ha)</b>	2.02
<b>Parish</b>	Busbridge	<b>Settlement</b>	Busbridge
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	100-200
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Area of Great Landscape Value</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt.</p>		

## Chiddingfold

Chiddingfold		
Site ID	Site Name	Status
3	Land rear of Ridgley Road, Beech Close	Below threshold (5 units)
103	Land at 18 Queens Mead, Chiddingfold	Below threshold (5 units)
286	Land to the north of Queens Mead (west of the A283)	Potentially suitable
319	Garage site, Pathfields Close	Below threshold (5 units)
401	Land between Ballsdown and the Surgery	Potentially suitable
402	Land South of Field View Close, Chiddingfold	Potentially suitable
403	Land to the rear of houses in Ridgley Road	Not available
404	Land at Avola Farm	Below threshold (5 units)
405	Land to the rear of houses between Ridgley Road and Ashcombe	Not available
406	Land at Elmdene	Not available
407	Land on the north side of Skinners Lane, nr Petworth Road	Below threshold (5 units)
408	Land on Ballsdown	Rejected as unsuitable
409	Land to the rear of Elmlyn, Coxcombe Lane	Below threshold (5 units)
481	Land adjacent to Turners Mead, Chiddingfold	Rejected as unsuitable
819	Land at Skinners Lane, Chiddingfold	Rejected as unsuitable
840	The Old Stick Factory, Fisher Lane	Rejected as unsuitable
865	Land to the rear of The Croft, Woodside Road, Chiddingfold	Rejected as unsuitable
886	Fisher Lane Farm, Fisher Lane, Chiddingfold GU8 4TB	Below threshold (5 units)
895	Bunchfield, Fisher Lane, Chiddingfold	Below threshold (5 units)
922	Land To The Rear Of Ebenezer Place, Woodside Road, Chiddingfold	Below threshold (5 units)
933	Land to West of Combe Hayes, Ballsdown, South of Chiddingfold Surgery	Rejected as unsuitable
991	South of Chiddingfold Surgery	Rejected as unsuitable
992	Avola Farm	Rejected as unsuitable
1026	The Paddock, Skinners Lane, Chiddingfold	Below threshold (5 units)
1084	Hartsgrove, Chiddingfold, Godalming	Below threshold (5 units)
1088	Pathfield Close, Chiddingfold, Godalming	Below threshold (5 units)
1090	Queens Mead, Chiddingfold, Godalming	Below threshold (5 units)

Chiddingfold		
Site ID	Site Name	Status
1106	Land North of Preswick Lodge, Preswick Lane, Chiddingfold, GU8 4XP	Further than 100m from settlement
1108	Combe Court Farm (Site 1) Prestwick Lane, Chiddingfold, GU8 4XW	Rejected as unsuitable
1109	Combe Court Farm (Site 2) Prestwick Lane, Chiddingfold, GU8 4XW	Rejected as unsuitable
1112	Land to the West of Coombe Court, Chiddingfold, Surrey, GU8 4XL	Further than 100m from settlement



<b>LAA ID Reference: 408</b>			
<b>Site Address</b>	Land on Ballsdown	<b>Site Size (ha)</b>	0.59
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Scrubland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	6
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I SPA 5km buffer zone</li> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt, Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV). The site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt, however it not proposed for allocation and removal from the Green Belt in the emerging Chiddingfold Neighbourhood Plan. Whether the site is allocated, and as a result is removed from the Green Belt, is a matter for the Chiddingfold Neighbourhood Plan. As the site is currently designated as Green Belt, and is not previously developed land, development on the site would therefore be inappropriate development in the Green Belt. Although the site is within the AONB and AGLV, it is screened on all sides by residential gardens. The Landscape Study (2014) sets out that there is potential for development in this area.</p>		

<b>LAA ID Reference: 481</b>			
<b>Site Address</b>	Land adjacent to Turners Mead, Chiddingfold	<b>Site Size (ha)</b>	12.02
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site adjoins the Local Plan 2002 settlement boundary, but development would represent a significant addition to the size of this part of the village. The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. A small part of the site is Ancient/Semi-natural woodland. Parts of the site lie within Flood Zones 2 and 3. The site is within the Area of Outstanding Natural Beauty and Area of Great Landscape Value and is situated on higher ground with views across the village. Due to the visual prominence, development of the site is likely to have a significant adverse landscape impact.</p>		

LAA ID Reference: 819			
<b>Site Address</b>	Land at Skinners Lane, Chiddingfold	<b>Site Size (ha)</b>	1.14
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Ancient Woodland</li> <li>• Wealden Heaths I Special Protection Area 5km buffer</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. A small part of the site is Ancient/Semi-natural woodland. The site is also within the Area of Outstanding Natural Beauty and Area of Great Landscape Value and development of the site is likely to have an adverse landscape impact.</p>		

LAA ID Reference: 840			
<b>Site Address</b>	The Old Stick Factory, Fisher Lane	<b>Site Size (ha)</b>	0.91
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Industrial	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	14-15
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt and within an Area of Great Landscape Value. The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

<b>LAA ID Reference: 865</b>			
<b>Site Address</b>	Land to the rear of The Croft, Woodside Road, Chiddingfold	<b>Site Size (ha)</b>	1.20
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Paddock/Garage	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	36
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value.. The site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt, however it not proposed for removal from the Green Belt in the emerging Chiddingfold Neighbourhood Plan. Whether the site is allocated, and as a result is removed from the Green Belt, is a matter for the Chiddingfold Neighbourhood Plan. It is unclear whether the existing access is suitable.</p>		

LAA ID Reference: 933			
<b>Site Address</b>	Land to West of Combe Hayes, Ballsdown, South of Chiddingfold Surgery	<b>Site Size (ha)</b>	2.10
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Equestrian	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	10-60
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5km buffer</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt, however it not proposed for allocation and removal from the Green Belt in the emerging Chiddingfold Neighbourhood Plan. Whether the site is allocated, and as a result is removed from the Green Belt, is a matter for the Chiddingfold Neighbourhood Plan. . Although the site appears to contain areas which have been previously developed for equestrian uses, development would likely lead to a loss of openness and be inappropriate development in the Green Belt. The site is relatively prominent and development here is likely to have an adverse landscape impact.</p>		

LAA ID Reference: 991			
Site Address	South of Chiddingfold Surgery	Site Size (ha)	4.55
Parish	Chiddingfold	Settlement	Chiddingfold
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5km buffer</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt, Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV). The site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt, however it not proposed for removal from the Green Belt in the emerging Chiddingfold Neighbourhood Plan. Whether the site is allocated, and as a result is removed from the Green Belt, is a matter for the Chiddingfold Neighbourhood Plan. The site rises to the south and development on these parts is likely to have a harmful impact on the AONB and AGLV.</p>		

LAA ID Reference: 992			
Site Address	Avola Farm	Site Size (ha)	0.99
Parish	Chiddingfold	Settlement	Chiddingfold
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	11
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5km zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt, however it not proposed for removal from the Green Belt in the emerging Chiddingfold Neighbourhood Plan. Whether the site is allocated, and as a result is removed from the Green Belt, is a matter for the Chiddingfold Neighbourhood Plan. Parts of the site are prominent in the landscape and development here is likely to have a harmful impact.</p>		

<b>LAA ID Reference: 1108</b>			
<b>Site Address</b>	Combe Court Farm (Site 1) Prestwick Lane, Chiddingfold, GU8 4XW	<b>Site Size (ha)</b>	0.97
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Residential, storage, light industrial and equestrian	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	15
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I SPA 5km zone</li> <li>• Wealden Heaths II SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1. While the site contains some existing buildings, development of the site is likely to lead to a loss of openness and represent inappropriate development in the Green Belt. Development on this site would result in the creation of isolated dwellings in an unsustainable location. Development on the site also has the potential to harm the setting of a number of Grade II and II* listed buildings adjacent to the site.</p>		

LAA ID Reference: 1109			
<b>Site Address</b>	Combe Court Farm (Site 2) Prestwick Lane, Chiddingfold, GU8 4XW	<b>Site Size (ha)</b>	0.34
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Mix of residential and former agricultural buildings	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	6-8
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I SPA 5km zone</li> <li>• Wealden Heaths II SPA 5km zone</li> <li>• Listed Buildings</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1. While the site contains some existing buildings, development of the site is likely to lead to a loss of openness and represent inappropriate development in the Green Belt. Development on this site would result in the creation of isolated dwellings in an unsustainable location. Development on the site also has the potential to harm the Grade II and II* listed buildings on site.</p>		

<b>LAA ID Reference: 286</b>			
<b>Site Address</b>	Land to the north of Queens Mead (west of the A283)		
<b>Site Size (ha)</b>	3.12	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	62	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site is located to the north of Chiddingfold, lying to the rear of the residential estates of Queen's Mead and Wildwood Close and properties on the Petworth Road. It is Grade 3 arable land, bordered by mixed trees and hedging.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 km zone</li> </ul>
<b>Suitability</b>
The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. This site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt, is proposed for removal from the Green Belt in the emerging Chiddingfold Neighbourhood Plan. The topography of the area means the land rises to the north, limiting views of the site in the wider landscape and providing the context of existing built form to the south, especially the recent Wildwood Close development. The Landscape Review (2014) assesses there is potential for development in this segment close to the settlement boundary. The southeast part of the site, including potential access from the A283 and adjoins a Conservation Area. This area is considered more prominent, therefore requiring careful design. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA. On this basis the site is potentially suitable for development. However, whether the site is allocated, and as a result is removed from the Green Belt, is a matter for the Chiddingfold Neighbourhood Plan.
<b>Achievability</b>
There is a reasonable prospect that development for housing would be achievable during the Plan period.
<b>Availability</b>
The site was most recently promoted through the Call for Sites in 2017 and is therefore considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	62
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 401</b>			
<b>Site Address</b>	Land between Ballsdown and the Surgery		
<b>Site Size (ha)</b>	0.71	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Woodland	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	20	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site consists of an area of plantation woodland and scrub on the south side of Ridgley Road, surrounded by development on three sides.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 km zone</li> </ul>
<b>Suitability</b>
The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. This site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt, is proposed for removal from the Green Belt in the emerging Chiddingfold Neighbourhood Plan. While within the Area of Outstanding Natural Beauty, the site is well related to the existing settlement, and development of this site is likely to appear as a logical extension to the settlement area. The presence of mature trees on the southern boundary, and that land rises to the south means that the site is well screened and not prominent in the wider landscape. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA. Whether the site is allocated, and as a result is removed from the Green Belt, is a matter for the Chiddingfold Neighbourhood Plan.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
While not recently promoted to the Council, sites in Chiddingfold are being allocated by the Neighbourhood Plan Group who have confirmed its availability.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	20
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 402</b>			
<b>Site Address</b>	Land South of Field View Close, Chiddingfold		
<b>Site Size (ha)</b>	0.26	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Chiddingfold	<b>Settlement</b>	Chiddingfold
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	8	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site comprises a small overgrown green space bordered by tree belts to west and south-east. The site is to the south of a doctor's surgery / carpark and existing housing. There is an existing access from Field View Close.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 km zone</li> </ul>
<b>Suitability</b>
The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. This site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt, and is proposed for removal from the Green Belt in the emerging Chiddingfold Neighbourhood Plan. The site is an extension to the recent development of Field View Close and has existing access. It is well screened with existing trees along the boundary and as such there is potential for development on this site without a significant landscape impact. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA. On this basis the site is potentially suitable for development. Whether the site is allocated, and as a result is removed from the Green Belt, is a matter for the Chiddingfold Neighbourhood Plan.
<b>Achievability</b>
There is a reasonable prospect that development for housing would be achievable during the Plan period.
<b>Availability</b>
The site was submitted to the Council through the Call for Sites in March 2018 and is therefore considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	8
<b>6-10 Years</b>	
<b>11-15 Years</b>	

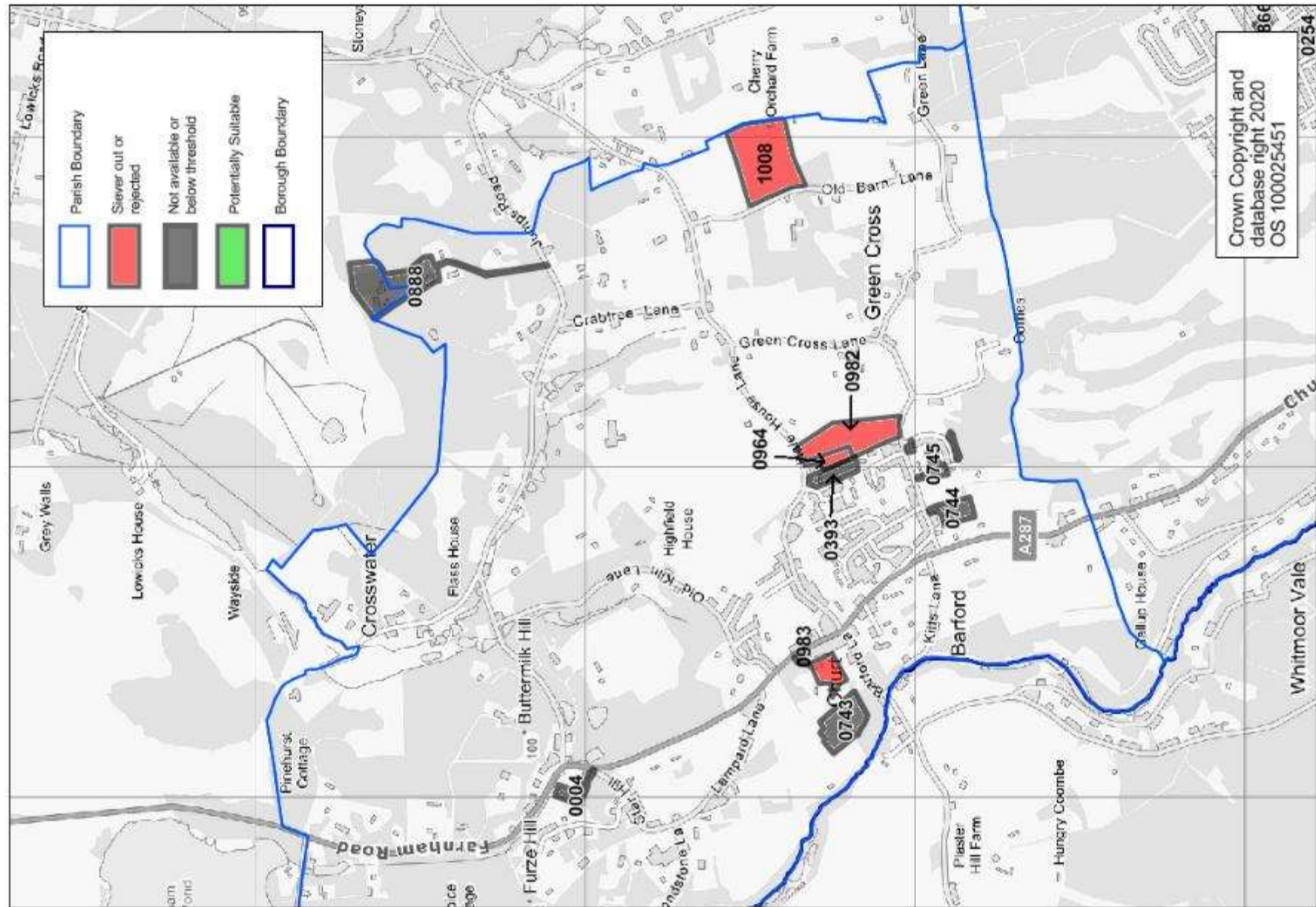


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## Churt

Churt		
Site ID	Site Name	Status
4	Land at Churt Road	Further than 100m from settlement
393	Land at Gatesbury, The Meadows	Below threshold (5 units)
743	Land rear of Morton House, Crossways, Churt	Not available
744	Land at rear of Hitchin Croft and Little Shawfield, Hatch Hill	Not available
745	Land at Greenhanger	Below threshold (5 units)
888	Land at Borrow House Cottage, Jumps Road, Churt GU10 2LB	Below threshold (5 units)
964	Land to south of Hale House Lane, Churt	Rejected as unsuitable
982	Hale House Lane	Rejected as unsuitable
983	Land at Moreton Nurseries	Rejected as unsuitable
1008	Old Barn, Old Barn Lane, Churt	Rejected as unsuitable

Map 4: Churt



<b>LAA ID Reference: 964</b>			
<b>Site Address</b>	Land to south of Hale House Lane, Churt	<b>Site Size (ha)</b>	0.50
<b>Parish</b>	Churt	<b>Settlement</b>	Churt
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	9
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I SPA 1km buffer zone</li> <li>• Wealden Heaths II SPA 5 km buffer zone</li> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Development of the site is likely to lead to a loss of openness and constitute inappropriate development in the Green Belt. The site is part of a larger field adjacent to the village and its development would represent an intrusion into open countryside which is likely to have an adverse landscape impact.</p>		

LAA ID Reference: 982			
Site Address	Hale House Lane	Site Size (ha)	2.70
Parish	Churt	Settlement	Churt
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	30
Key Designations	<ul style="list-style-type: none"> <li>• Wealden Heaths I SPA 1km buffer zone</li> <li>• Wealden Heaths II SPA 5 km buffer zone</li> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Whilst there are a number of buildings/structures on the site, it is unclear whether an additional five dwellings can be delivered on the site without harm to the Green Belt.</p>		

LAA ID Reference: 983			
Site Address	Land at Moreton Nurseries	Site Size (ha)	0.69
Parish	Churt	Settlement	Churt
Existing Use	Plant Nursery	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	15
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5km buffer</li> <li>• Wealden Heaths II Special Protection Area 5km buffer</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Whilst there are a number of buildings/structures on the site, it is unclear whether an additional five dwellings can be delivered on the site without harm to the Green Belt.</p>		

<b>LAA ID Reference: 1008</b>			
<b>Site Address</b>	Old Barn, Old Barn Lane, Churt	<b>Site Size (ha)</b>	4.00
<b>Parish</b>	Churt	<b>Settlement</b>	Churt
<b>Existing Use</b>	Equestrian and Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I SPA 1km buffer zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths II SPA 5 km buffer zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Whilst there has been limited development for equestrian purposes on part of the site, an additional five dwellings could not be delivered on the site without harm to the Green Belt. The site is isolated from the village and services, and its development would also be likely to have an adverse landscape impact.</p>		

## Cranleigh

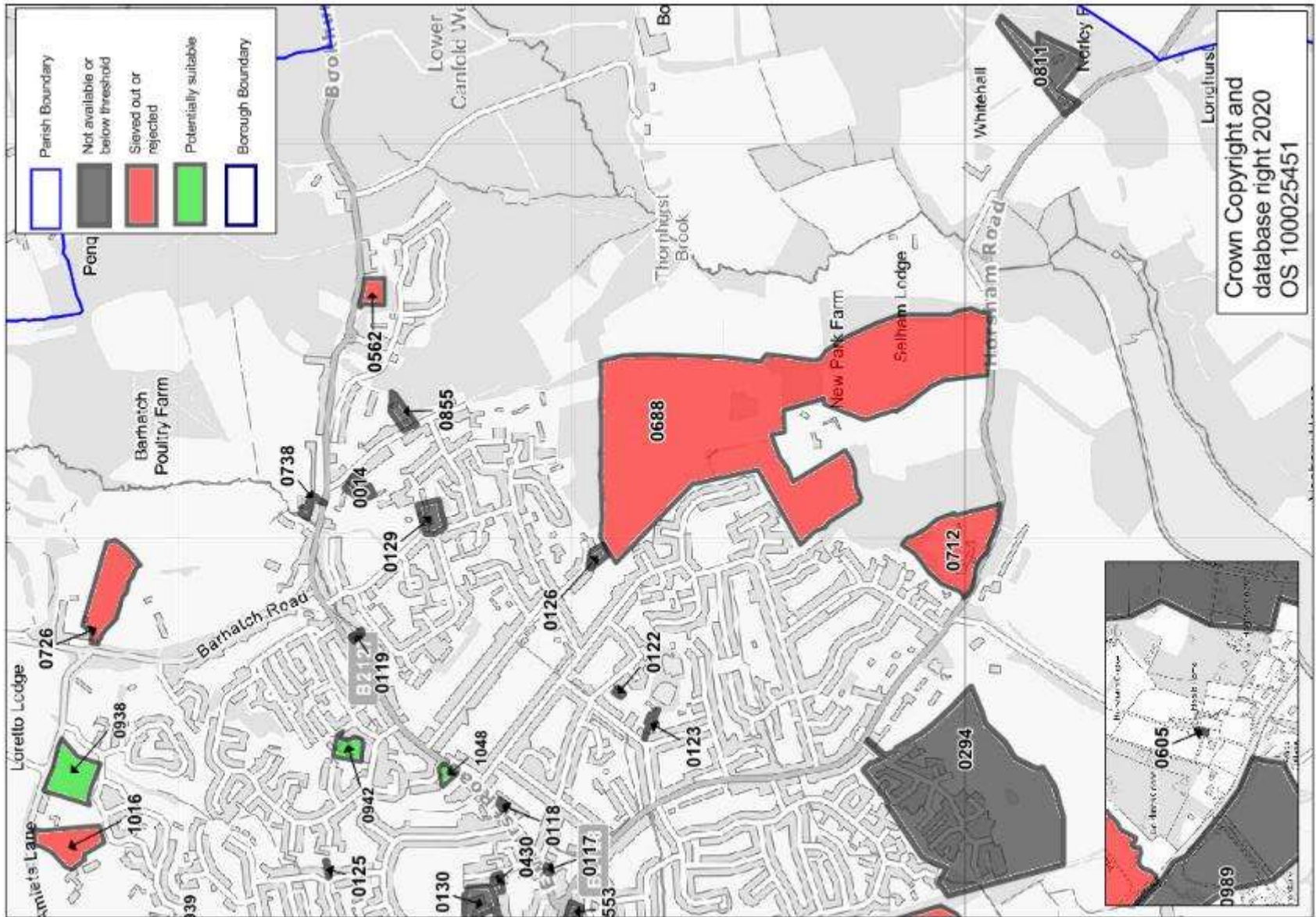
Cranleigh		
Site ID	Site Name	Status
5	Buildings at Astra House, and adjacent to the Common	Rejected as unsuitable
8	Notcutts, Guildford Road	Rejected as unsuitable
11	Astra House, Cranleigh	Rejected as unsuitable
14	Brigown, Wanborough Road	Below threshold (5 units)
117	Dobbes, Ewhurst Road	Below threshold (5 units)
118	Land at Hastie Cottage, Ewhurst Road	Below threshold (5 units)
119	8 Bedlow Cottages, Ewhurst Road	Below threshold (5 units)
121	Land at Homefield, Guildford Road	Below threshold (5 units)
122	Land to the rear of 27-35, Kings Road	Below threshold (5 units)
123	Land at 5 Kings Road	Below threshold (5 units)
125	Land at 2 The Ridings	Below threshold (5 units)
126	Land at Windrush, Woodlands Close	Below threshold (5 units)
129	Park Mead Junior School, Park Drive	Not available
130	Cranleigh Infants School, Church Lane	Not available
292	West Cranleigh Nurseries, Knowle Lane	LPP1 Allocation
293	Cranleigh Nurseries, Guildford Road, Rowly	Rejected as unsuitable
294	Land at Horsham Road, Cranleigh	LPP1 Allocation
295	Gleneagles, Rowly Drive, Rowly	Rejected as unsuitable
296	Land off Lashmere, Elmbridge Road, Cranleigh	Rejected as unsuitable
383	Land at St Nicolas C of E School, Parsonage Road	Not available
395	Land south of High Street between Alfold Road and Knowle Lane, Cranleigh	LPP1 Allocation
397	Land rear of The Meadows, Guildford Road, Rowly	Further than 100m from settlement
430	Cranleigh Fire Station	Not available
433	Cranleigh Library	Not available
552	Jewsons LTD, The common, Cranleigh	Rejected as unsuitable
553	Little Manor Service Station	Not available
562	Land adjacent to Swallow Tiles	Further than 100m from settlement

Cranleigh		
Site ID	Site Name	Status
565	Land adjacent to Manfield Industrial Park	Rejected as unsuitable
569	Land at Thorns Flush Barn, Guildford Road	Further than 100m from settlement
593	The Cranley Hotel, The Common, Cranleigh	Below threshold (5 units)
605	Pitchwood, Horsham Lane, Cranleigh	Below threshold (5 units)
620	Land adjacent to Ruffold Farm, Cranleigh	Rejected as unsuitable
649	Land at Lower Barrihurst Farm, Dunsfold Road	Further than 100m from settlement
668	Land at Rowly Edge, Cranleigh	Further than 100m from settlement
669	Homeleigh Nursery, Guildford Road, Cranleigh	Rejected as unsuitable
685	Stonescapes Quarry and Stone Yard, Guildford Road, Cranleigh	Further than 100m from settlement
688	Land at Bowles Farm, Horsham Road, Cranleigh	Rejected as unsuitable
712	Land at Highfold, Horsham Road, Cranleigh	Rejected as unsuitable
726	Barcroft, Barhatch Road, Cranleigh	Rejected as unsuitable
729	Southern part of the land to the rear of The Meadows, Guildford Road, Rowly	Further than 100m from settlement
730	Northern part of the land to the rear of The Meadows, Guildford Road, Rowly	Further than 100m from settlement
736	Land adjacent to Rowly Lodge, Rowly Drive, Cranleigh	Below threshold (5 units)
738	Wildacre, Bookhurst Road, Cranleigh	Below threshold (5 units)
746	Land between Notcutts and Stonescapes, Guildford Road	Further than 100m from settlement
778	Land at The Cranley Hotel, The Common	Below threshold (5 units)
787	Land between Ruffold Farm and Guildford Road, Cranleigh	Rejected as unsuitable
811	Norley Farm, Horsham Road, Cranleigh	Below threshold (5 units)
853	Land at Little Meadow, Cranleigh	LPP1 Allocation
855	Land at Old Cottage, Wanborough Lane, Cranleigh	Below threshold (5 units)
873	Cranleigh Preparatory and Senior Schools	Rejected as unsuitable
905	Land East of Guildford Road, Cranleigh	Rejected as unsuitable
921	Land East of Restwell Avenue	Further than 100m from settlement
937	Notcutts, Guildford Road. LAA initial ID 8	Rejected as unsuitable
938	Land to the south of Amlets Lane	Potentially suitable
939	Land east of Longfields, Horseshoe Lane, Cranleigh (Smaller Site)	Potentially suitable
940	Land At Ruffold Farm Guildford Road Cranleigh Surrey	Rejected as unsuitable

Cranleigh		
Site ID	Site Name	Status
941	Longfields, Horseshoe Lane, Cranleigh	Potentially suitable
942	Longfield former residential care home, Killicks Road, Cranleigh	Potentially suitable
959	The Common Industrial Estate, Cranleigh	Rejected as unsuitable
994	Exeter House, Tylers Court, Rowland Road, Cranleigh	Below threshold (5 units)
1015	Land east of Longfields, Horseshoe Lane, Cranleigh (Larger Site)	Potentially suitable
1016	Land to the North of Amlets Place, Cranleigh	Rejected as unsuitable
1024	Tythe End Farm, Guildford Road, Rowly	Further than 100m from settlement
1043	Coldharbour Farm, Knowle Lane	Rejected as unsuitable
1048	Fairhaven, Ewhurst Road, Cranleigh	Potentially suitable
1059	Land at Brook Meadows, Smithwood Common, Cranleigh	Rejected as unsuitable
1080	141 High Street, Cranleigh GU6 8BD	Potentially suitable
1087	Land South of John Wiskar Drive on East side of Knowle Lane, Knowle Lane, Cranleigh	Rejected as unsuitable
1118	Stables, Tythe End Farm, Guildford Road, Cranleigh	Below threshold (5 units)



Map 6: Cranleigh East



LAA ID Reference: 5			
Site Address	Buildings at Astra House, and adjacent to the Common	Site Size (ha)	1.09
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Industrial/Commercial	Proposed Use	Residential
Rural or Urban	Urban	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>Safeguarding Suitably Located Industrial and Commercial Land</li> </ul>		
Reasons for Rejection	The site is in employment use and in an area with a mix of residential and commercial uses. There is no evidence that the site is unsuitable or unviable for continued employment use.		

LAA ID Reference: 8			
Site Address	Notcutts, Guildford Road	Site Size (ha)	3.37
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Garden centre	Proposed Use	Residential and Garden Centre
Rural or Urban	Rural	Developers Proposed Yield	20
Key Designations	<ul style="list-style-type: none"> <li>Green Belt</li> </ul>		
Reasons for Rejection	The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. While the site contains previously developed land, development of the site is likely to lead to a loss of openness and represent inappropriate development in the Green Belt. The site is also poorly related to the existing Local Plan settlement boundary of Cranleigh.		

LAA ID Reference: 11			
Site Address	Astra House, Cranleigh	Site Size (ha)	0.62
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Industrial/Commercial	Proposed Use	Residential/Mixed
Rural or Urban	Urban	Developers Proposed Yield	13
Key Designations	<ul style="list-style-type: none"> <li>Safeguarding Suitably Located Industrial and Commercial Land</li> </ul>		
Reasons for Rejection	The site is in employment use and in an area with a mix of residential and commercial uses. There is no evidence that the site is unsuitable or unviable for continued employment use.		

LAA ID Reference: 293			
Site Address	Cranleigh Nurseries, Guildford Road, Rowly	Site Size (ha)	1.8
Parish	Cranleigh	Settlement	Rowly
Existing Use	Mixed	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>Green Belt</li> </ul>		
Reasons for Rejection	The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site does not relate well to existing or proposed settlement form or boundaries and as such its development is likely to have an adverse impact on the settlement character.		

LAA ID Reference: 295			
Site Address	Gleneagles, Rowly Drive, Rowly	Site Size (ha)	0.71
Parish	Cranleigh	Settlement	Rowly
Existing Use	Residential	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>Green Belt</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site adjoins the settlement boundary of Rowly but does not relate well to the Rowly or Cranleigh settlement form or boundary. There is limited access to the site which is set back from the road.</p>		

LAA ID Reference: 296			
Site Address	Land off Lashmere, Elmbridge Road, Cranleigh	Site Size (ha)	4.29
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Agriculture ( tree sapling nursery)	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	150
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site is located within the Countryside Beyond the Green Belt. While the site adjoins development on its southern boundary, the site is at the fringe of the settlement area and Development of the site is likely to have an urbanising impact which would have a harmful impact on the character and appearance of the area. There are potential access constraints, with the current access likely being unsuitable for a major development.</p>		

LAA ID Reference: 552			
Site Address	Jewsons LTD, The Common, Cranleigh	Site Size (ha)	0.68
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Industrial/Commercial	Proposed Use	Residential
Rural or Urban	Urban	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>Safeguarding Suitably Located Industrial and Commercial Land</li> </ul>		
Reasons for Rejection	The site is in employment use and in an area with a mix of residential and commercial uses. There is no evidence that the site is unsuitable or unviable for continued employment use.		

LAA ID Reference: 565			
Site Address	Land adjacent to Manfield Industrial Park	Site Size (ha)	2.26
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Woodland and scrub	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>Green Belt</li> </ul>		
Reasons for Rejection	The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. Whilst the site benefits from existing access from Manfield Park, as an extension for an employment site, it is separate from any settlement boundary.		

LAA ID Reference: 620			
Site Address	Land adjacent to Ruffold Farm, Cranleigh	Site Size (ha)	6.42
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Woodland and agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	183
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site is located within the Countryside Beyond the Green Belt. The majority of the site is Grade 2 agricultural land. Development of the site would have an adverse landscape impact. The site is detached from the current settlement boundary. The site is likely to be unsuitable for development as a stand-alone site. A very small part of the site may contain contamination.</p>		

LAA ID Reference: 669			
Site Address	Homeleigh Nursery, Guildford Road, Cranleigh	Site Size (ha)	2.6
Parish	Cranleigh	Settlement	Rowly
Existing Use	Horticulture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	48
Key Designations	<ul style="list-style-type: none"> <li>Green Belt</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. Most of the site adjoins but is outside of the Rowly settlement boundary, a small part of the site is within the settlement boundary. The site does not relate well to the Cranleigh settlement form or boundary.</p>		

LAA ID Reference: 688			
<b>Site Address</b>	Land at Bowles Farm, Horsham Road, Cranleigh	<b>Site Size (ha)</b>	4.60
<b>Parish</b>	Cranleigh	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential / Mixed use
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	500
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is located within the Countryside Beyond the Green Belt. Part of the site comprises Ancient Woodland. The site has been promoted for housing and mixed use development. Although some parts of the site adjoin the existing Cranleigh settlement boundary, it is not well integrated with the settlement area. The Landscape Study identifies that there could be some capacity for development in the northern part of the area, where it is more closely related to existing housing. However, it is considered that due to the site topography, development would have an adverse landscape impact.</p>		

LAA ID Reference: 712			
<b>Site Address</b>	Land at Highfold, Horsham Road, Cranleigh	<b>Site Size (ha)</b>	3.07
<b>Parish</b>	Cranleigh	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Residential and Woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	20
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is located within the Countryside Beyond the Green Belt. The site adjoins the existing settlement boundary of Cranleigh to the west however is more rural in character. To the east the site adjoins an area of Ancient Woodland. It is not considered that the site integrates well with the settlement area.</p>		

LAA ID Reference: 726			
Site Address	Barcroft, Barhatch Road, Cranleigh	Site Size (ha)	1.86
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Equestrian / Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	12
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site is located within the Countryside Beyond the Green Belt and is detached from the settlement boundary of Cranleigh. The site is not well integrated with the existing settlement area of Cranleigh. The Landscape Study concludes that development in this segment is more likely to have a negative impact on the landscape.</p>		

LAA ID Reference: 787			
Site Address	Land between Ruffold Farm and Guildford Road, Cranleigh	Site Size (ha)	4.58
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Woodland and agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site lies in Countryside Beyond the Green Belt, divorced from the Cranleigh settlement boundary by Guildford Road to the east and Cranleigh common to the south. Development of the site would have an adverse landscape impact. It is not well related to the settlement area of Cranleigh.</p>		

LAA ID Reference: 873			
Site Address	Cranleigh Preparatory and Senior Schools	Site Size (ha)	90.33
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Education, ancillary staff accommodation	Proposed Use	Mixed Use
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site is located within the Countryside Beyond the Green Belt and is detached from the settlement boundary of Cranleigh. Some southern parts of the site adjoin the existing Cranleigh and Rowly settlement boundary; however as a whole, the site is not well integrated with the existing settlement area of Cranleigh. Limited information has been provided by the promoter on potential areas for development within the large site. Hence, it is not possible to assess the suitability of the site with the current information provided.</p>		

LAA ID Reference: 905			
Site Address	Land East of Guildford Road, Cranleigh	Site Size (ha)	1.64
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Scrubland	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	40
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site lies in Countryside Beyond the Green Belt. Although, the southern part of the site adjoins the settlement boundary of Cranleigh and is reasonably well contained development of the site would have an adverse landscape impact.</p>		

LAA ID Reference: 937			
Site Address	Notcutts, Guildford Road.	Site Size (ha)	1.14
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Garden centre	Proposed Use	Mixed use
Rural or Urban	Rural	Developers Proposed Yield	20-30
Key Designations	<ul style="list-style-type: none"> <li>Green Belt</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The site is detached from the existing Local Plan settlement boundary of Cranleigh. The part of the site where housing is proposed lies almost entirely beyond 100m from the Local Plan settlement boundary and the onus would be on any future developer to demonstrate that the site can be considered previously developed.</p>		

LAA ID Reference: 940			
Site Address	Land to the east of Ruffold Farm, Guildford Road, Cranleigh	Site Size (ha)	1.4
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Pasture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	20
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> <li></li> </ul>		
Reasons for Rejection	<p>The site lies in Countryside Beyond the Green Belt, divorced from the Cranleigh settlement boundary by Guildford Road to the east and Cranleigh common to the south. It is not well related to the settlement area of Cranleigh and Development of the site would have an adverse landscape impact.</p>		

LAA ID Reference: 959			
Site Address	The Common Industrial Estate, Cranleigh	Site Size (ha)	1.8
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Industrial/ scrubland	Proposed Use	Mixed use
Rural or Urban	Urban	Developers Proposed Yield	50-100
Key Designations	<ul style="list-style-type: none"> <li>Safeguarding Suitably Located Industrial and Commercial Land</li> </ul>		
Reasons for Rejection	The site is in employment use and in an area with a mix of residential and commercial uses. There is no evidence that the site is unsuitable or unviable for continued employment use.		

LAA ID Reference: 1009			
Site Address	Land at Horsham Road 2, Cranleigh	Site Size (ha)	18.4
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	140
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	The site lies in Countryside Beyond the Green Belt. The north west of the site adjoins the proposed Cranleigh settlement boundary. However, the site has a strong rural character and the sloping nature of the site would mean that development on The site would intrude into open countryside.		

LAA ID Reference: 1016			
Site Address	Land to the North of Amlets Place, Cranleigh	Site Size (ha)	3.78
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site lies in Countryside Beyond the Green Belt. The south of the site adjoins the proposed Cranleigh settlement boundary. However, it is not well related to the settlement area. The Landscape Review (2014) concluded that development in this area could potentially have a greater impact on landscape character. As such, Development of the site would have an adverse landscape impact.</p>		

LAA ID Reference: 1043			
Site Address	Coldharbour Farm, Knowle Lane	Site Size (ha)	12.76
Parish	Cranleigh	Settlement	Cranleigh
Existing Use	Agriculture	Proposed Use	Residential led mixed use
Rural or Urban	Rural	Developers Proposed Yield	250-300 + C2 + 3000sqm commercial
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site lies in Countryside Beyond the Green Belt. The Landscape Review (2014) assessed that development in this area would likely have a negative impact on the landscape, due to the strong rural and pastoral character of the site.</p>		

<b>LAA ID Reference: 1087</b>			
<b>Site Address</b>	Land South of John Wiskar Drive on East side of Knowle Lane, Knowle Lane, Cranleigh	<b>Site Size (ha)</b>	1.37
<b>Parish</b>	Cranleigh	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	64 Care Home beds and 14 healthworker units
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Strategic Visual Importance</li> </ul>		
<b>Reasons for Rejection</b>	The site is within the Countryside Beyond the Green Belt and is also within the Area of Strategic Visual Importance (ASVI). The site is prominent in the landscape and it is considered that development on the site is likely to have a harmful impact on landscape and character of the area.		

<b>LAA ID Reference: 938</b>			
<b>Site Address</b>	Land to the south of Amlets Lane		
<b>Site Size (ha)</b>	1.2	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Cranleigh	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	9	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site is located to the south of Amlets Lane, it adjoins Amlets Place. The site is a relatively flat grassed field. There is an existing public right of way which runs alongside the eastern boundary of the site, which connects the site to Cranleigh settlement area.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>
<b>Suitability</b>
The site is located within the Countryside Beyond the Green Belt. The site adjoins the proposed Cranleigh settlement boundary on two sides of the site. The Landscape Report states that development of the northern area of the site could potentially have more impact on landscape character, due to the occupancy pattern and the proximity to the Area of Outstanding Natural Beauty. However, the site is well screened. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Cranleigh Neighbourhood Plan, and whether they identify a need to release greenfield sites for development.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site was submitted in the Call for Sites 2017 and is therefore considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	9
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 939</b>			
<b>Site Address</b>	Land east of Longfields, Horseshoe Lane, Cranleigh (Smaller Site)		
<b>Site Size (ha)</b>	2.4	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Cranleigh	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	5	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site is located in the north west corner of Cranleigh; east of Horseshoe Lane and south of Amlets Lane. The site forms a smaller section of site ID: 1015. The site is a slightly sloped grassed agricultural field. Ancient woodland adjoins the site to the eastern side. A Public Right of Way which runs along the western and part of the southern boundary of the site, which connects the site to Cranleigh settlement area.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Adjoins Ancient Woodland</li> </ul>
<b>Suitability</b>
The site is located within the Countryside Beyond the Green Belt. A small part to the east of the site adjoins the proposed Cranleigh settlement boundary; the site is well connected to the settlement area. The Landscape Study states that there may be some capacity for development in this area due to the low visibility and the character of the landscape and its condition. It is considered the site has the potential to be developed alongside site LAA ID: 941. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Cranleigh Neighbourhood Plan, and whether they identify a need to release greenfield sites for development.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site was submitted in the Call for Sites 2017 and is therefore considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	5
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 941</b>			
<b>Site Address</b>	Longfields, Horseshoe Lane		
<b>Site Size (ha)</b>	2.8	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Cranleigh	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Garden land and woodland	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	5	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is located in the north west corner of Cranleigh; east of Horseshoe Lane and south of Amlets Lane. The site is the southern part of the residential garden for the property Longfields. The site is well screened. A Public Right of Way which runs along the southern and eastern boundary of the site, which connects the site to Cranleigh settlement area.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>
<b>Suitability</b>
The site is located within the Countryside Beyond the Green Belt. Although the site does not adjoin the proposed Cranleigh settlement boundary, it is relatively well connected to the settlement area. The Landscape Study states that there may be some capacity for development in this area due to the low visibility and the character of the landscape and its condition. It is considered the site has the potential to be developed alongside sites LAA ID: 939 and 1015. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Cranleigh Neighbourhood Plan, and whether they identify a need to release greenfield sites for development.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site was submitted in the Call for Sites 2017 and is therefore considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	5
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 942</b>			
<b>Site Address</b>	Longfield former residential care home, Killicks Road, Cranleigh		
<b>Site Size (ha)</b>	0.37	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Cranleigh	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Care home	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	25	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site lies on the north western side of Cranleigh, and is accessed via Killicks. The site contains a former residential care home. The site is surrounded by residential development.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Suitability</b>
This site is in a highly sustainable urban location within the settlement boundary. The site contains a former residential care home and is promoted for residential housing on the basis that there is no longer a requirement for this site to be retained as a care home. It is considered that the site may have the potential to support a higher yield of development than the yield suggested by the promoter. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Cranleigh Neighbourhood Plan.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site was submitted in the Call for Sites 2017 and is therefore considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	25
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 1015</b>			
<b>Site Address</b>	Land east of Longfields, Horseshoe Lane, Cranleigh (Larger Site)		
<b>Site Size (ha)</b>	3.78	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Cranleigh	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	5	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is located in the north west corner of Cranleigh; east of Horseshoe Lane and south of Amlets Lane. The site includes site 939. The site is a sloped grassed agricultural field. A Public Right of Way which runs along the western and part of the southern boundary of the site, which connects the site to Cranleigh settlement area. Ancient woodland adjoins the site to the eastern side. A Public Right of Way which runs along the western and part of the southern boundary of the site which connects the site to Cranleigh settlement area.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Adjoins Ancient Woodland</li> </ul>
<b>Suitability</b>
The site is located within the Countryside Beyond the Green Belt. A small part to the east of the site adjoins the proposed Cranleigh settlement boundary; the site is well connected to the settlement area. The Landscape Study states that development of the northern area of the site could potentially have more impact on landscape character, due to the occupancy pattern and the proximity to the Area of Outstanding Natural Beauty. Whilst it states for the southern area of the site that there may be some capacity for development in this area due to the low visibility and the character of the landscape and its condition. Therefore, it is considered that only the southern section of the site (939) is suitable for development; however, the northern part of the site may provide suitable access. It is considered the site has the potential to be developed alongside site 941. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Cranleigh Neighbourhood Plan, and whether they identify a need to release greenfield sites for development.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The owners of the site have confirmed its availability in 2017.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	5
<b>6-10 Years</b>	
<b>11-15 Years</b>	

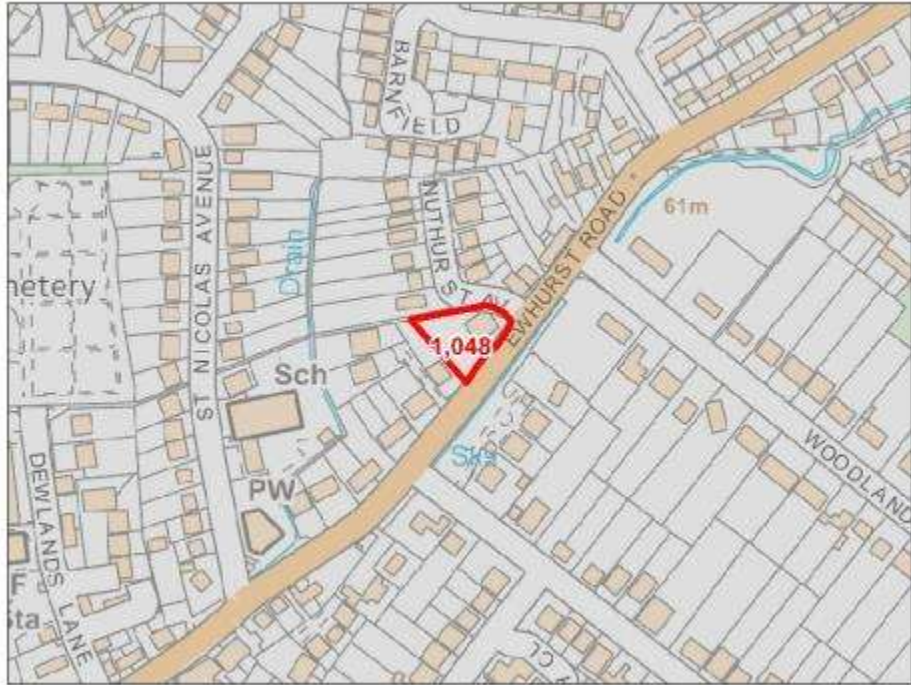


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<b>LAA ID Reference: 1048</b>			
<b>Site Address</b>	Fairhaven, Ewhurst Road, Cranleigh		
<b>Site Size (ha)</b>	0.15	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Cranleigh	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	7	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is located on the north western side of Ewhurst Road on a corner plot with Nuthurst Avenue. The site comprises of a two storey dwelling with a substantial, mature private garden area and a number of outbuildings.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>None</li> </ul>
<b>Suitability</b>
This site is in a sustainable urban location within the settlement boundary, and is considered suitable for redevelopment.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
Planning permission was granted, post the base date, on the site in July 2020, it is therefore the site is considered available.

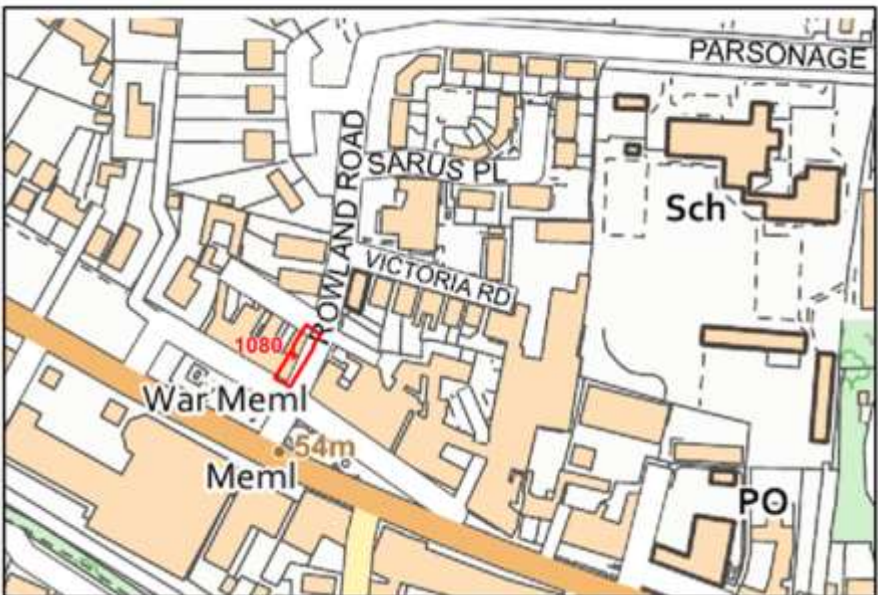
<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	7
<b>6-10 Years</b>	
<b>11-15 Years</b>	



<b>LAA ID Reference: 1080</b>			
<b>Site Address</b>	141 High Street, Cranleigh GU6 8BD		
<b>Site Size (ha)</b>	0.02	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Cranleigh	<b>Settlement</b>	Cranleigh
<b>Existing Use</b>	Offices	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	6	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site is located within the town centre of Cranleigh and set on the junction of High Street and Rowland Road. The promoted site consists of a bank on the ground floor with ancillary space set on the first and second floors. It is set within the main shopping area within the village centre.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Building of Local Merit</li> <li>• Conservation Area</li> <li>• Area of High Archaeological Potential</li> <li>• Flood Zone 2 and 3</li> <li>• Town Centre</li> <li>• Central Shopping Area</li> </ul>
<b>Suitability</b>
The site is in a sustainable urban location close to local services and there is potential for the ancillary space to be redeveloped to flats to make better use of the space on the site.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
There is a pending planning application for the site and it is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	6
<b>6-10 Years</b>	
<b>11-15 Years</b>	

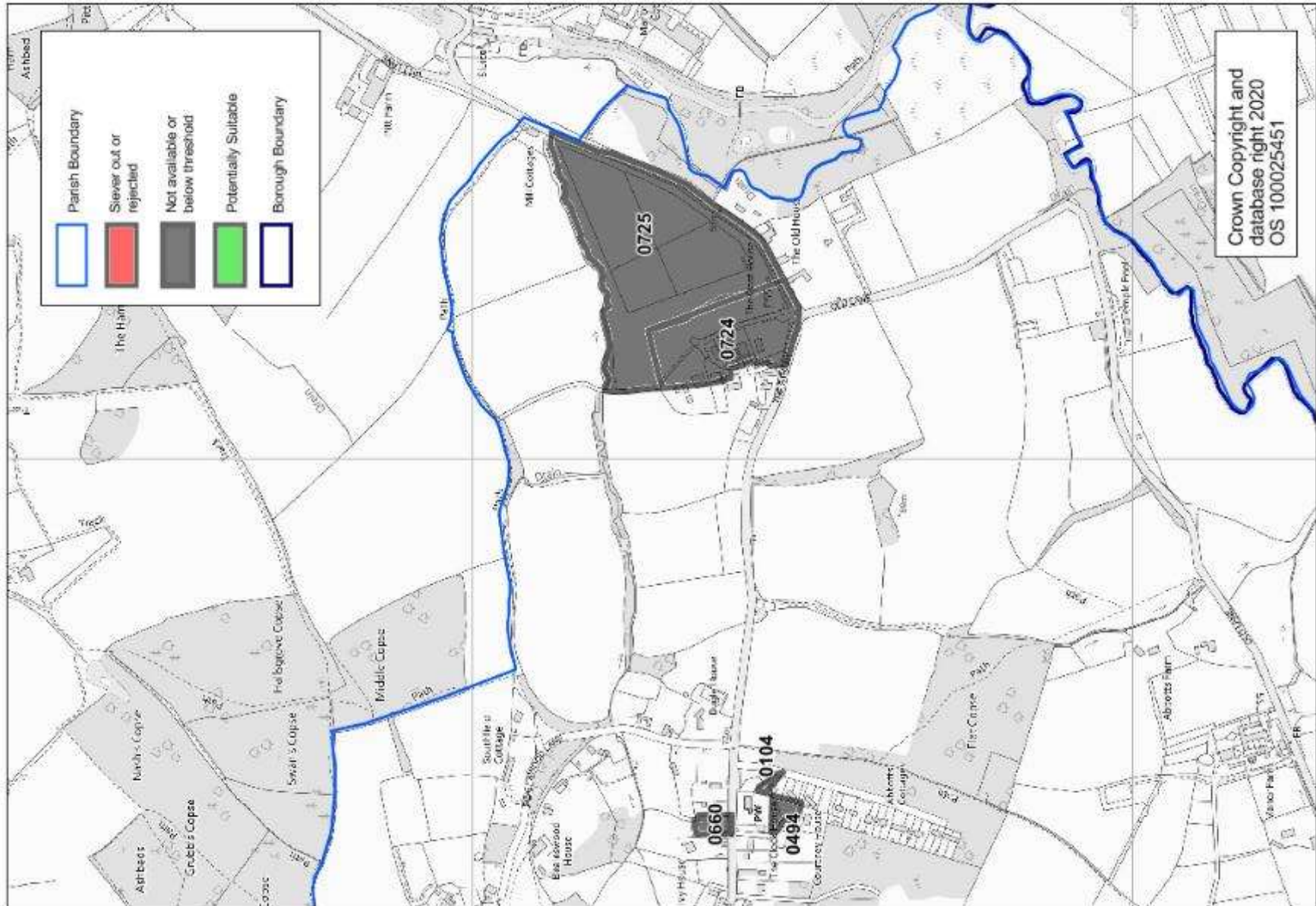


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## Dockenfield

Dockenfield		
Site ID	Site Name	Status
104	Land adjacent to 1 Abbots Cottages, Dockenfield Street	Below threshold (5 units)
494	Land adjacent to Abbots Cottages, The Street	Below threshold (5 units)
660	Land East of Ivy House, The Street, Dockenfield	Below threshold (5 units)
724	Dockenfield Farm, Pitt Lane, Frensham	Below threshold (5 units)
725	Land East of Dockenfield Farm, Pitt Lane, Frensham	Below threshold (5 units)

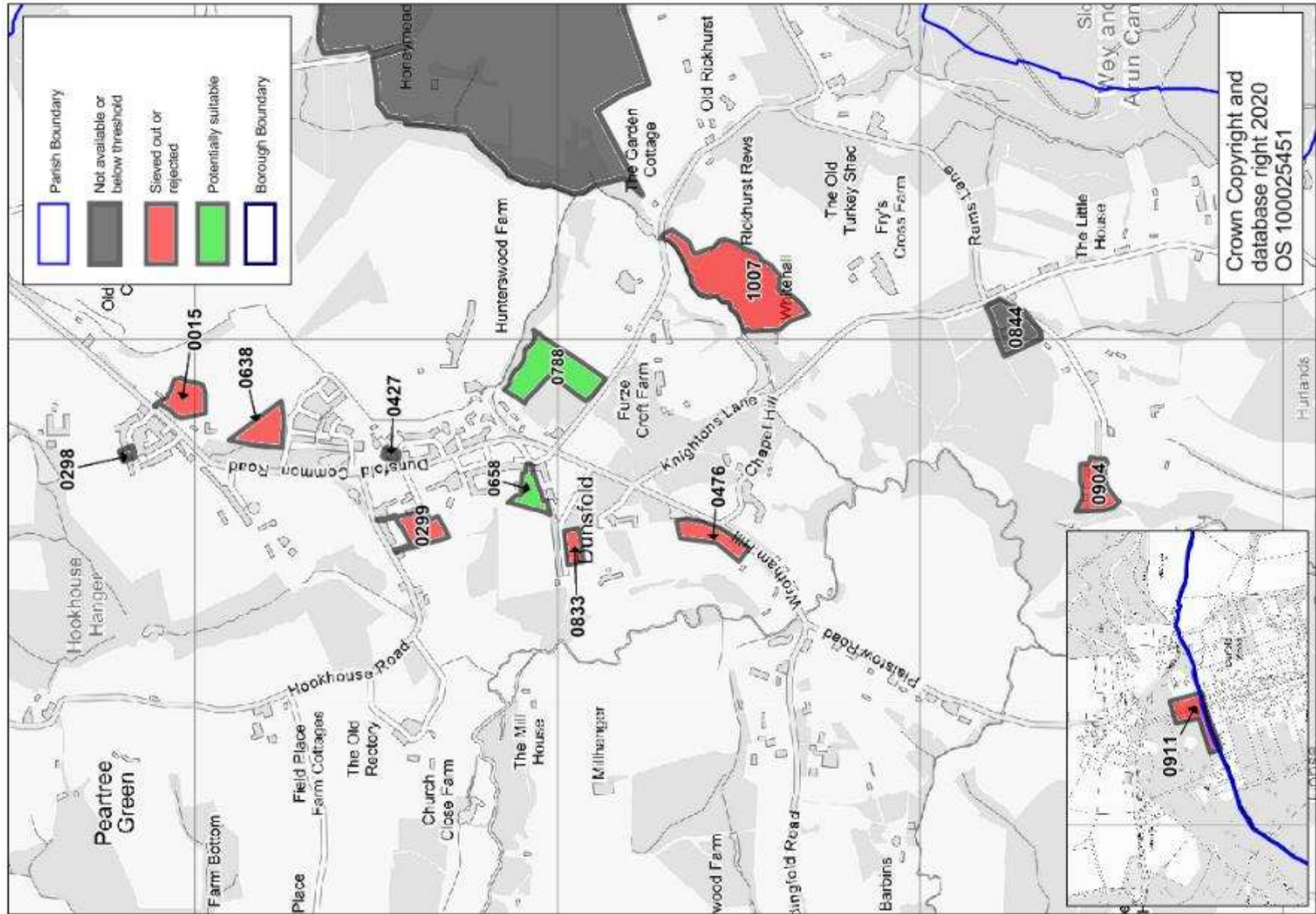
Map 7: Dockenfield



## Dunsfold

Dunsfold		
Site ID	Site Name	Status
15	Land at Dunsfold Common Road	Rejected as unsuitable
298	23 - 25 Griggs Meadow	Below threshold (5 units)
299	Land at Shoppe Hill	Rejected as unsuitable
427	Dunsfold Fire Station	Not available
476	Leylands Farm, Wrotham Hill	Further than 100m from settlement
638	Land at Combe Bury Cottage	Rejected as unsuitable
658	Alehouse Field, The Common, Dunsfold	Potentially suitable
788	Land east of Dunsfold	Potentially suitable
833	Land at Mill Lane, Dunsfold	Rejected as unsuitable
844	Land at Wrotham Great Copse	Below threshold (5 units)
904	Land at Hurstfold Stables	Further than 100m from settlement
911	Land off Fisher Lane and Plaistow Road	Further than 100m from settlement
1007	Burnwood Copse, Knightons Lane / Alfold Road, Dunsfold	Further than 100m from settlement

Map 8: Dunsfold



LAA ID Reference: 15			
Site Address	Land at Dunsfold Common Road	Site Size (ha)	0.97
Parish	Dunsfold	Settlement	Dunsfold
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	5
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is located within the Countryside Beyond the Green Belt and within Area of Great Landscape Value. The site does not relate well to existing or proposed settlement form or boundaries and as such its development is likely to have an adverse impact on the settlement character. The site is higher than the road and development would be prominent and visible in the local landscape, altering the rural character of the area. There are two Listed Buildings (Grade II) located to the north and south of the site which could be negatively impacted by any development.</p>		

LAA ID Reference: 299			
Site Address	Land at Shoppe Hill	Site Size (ha)	0.94
Parish	Dunsfold	Settlement	Dunsfold
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is within the Countryside Beyond the Green Belt and is within the Area of Great Landscape Value. The eastern part of the sites is in the Conservation Area. There are three Listed Buildings (Grade II) to the east which could be negatively impacted by any development. Development of the site is likely to have an adverse impact on the character of the village.</p>		

LAA ID Reference: 638			
Site Address	Land at Combe Bury Cottage	Site Size (ha)	0.98
Parish	Dunsfold	Settlement	Dunsfold
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	20+
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	The site is located within the Countryside Beyond the Green Belt and Area of Great Landscape Value. It adjoins common land and a Site of Nature Conservation Importance (SNCI) to the west. Development of the site is likely to have an adverse impact on the landscape.		

LAA ID Reference: 833			
Site Address	Land at Mill Lane, Dunsfold	Site Size (ha)	0.40
Parish	Dunsfold	Settlement	Dunsfold
Existing Use	Pasture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	6
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	The site is within the Countryside Beyond the Green Belt and within the Area of Great Landscape Value. It is part of a flat field fronting onto Mill Lane, with a boundary hedge on each side. However there is no physical feature to define the southern boundary. The site is not as well related to the settlement area of Dunsfold. The site is visibly prominent in the local landscape and therefore any development would alter the rural character of the area.		

<b>LAA ID Reference: 658</b>			
<b>Site Address</b>	Alehouse Field, The Common, Dunsfold		
<b>Site Size (ha)</b>	0.63	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Dunsfold	<b>Settlement</b>	Dunsfold
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Retirement Housing (C2)
<b>Proposed (or estimated) yield</b>	11 retirement units, equivalent to 6 dwellings	<b>Source of Yield</b>	Developer

<b>Site Description</b>
The site is located behind properties on the northern side of Mill Lane and east of Sun Inn Road. To the west is a public footpath, with hedge and some trees, running between the site and an open field. Access by footpath or a narrow track. The site is a flat field with a few trees.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> <li>• Conservation Area</li> </ul>
<b>Suitability</b>
The site is within the countryside beyond the Green belt and is within the Area of Great Landscape Value. It is also within the Conservation Area and adjoins several Listed Buildings along Oak Tree Lane and Sun Inn Road. It adjoins the existing Local Plan settlement boundary to the south and east. It is reasonably well related to the settlement area. There is currently very limited access via a single width track with limited visibility. It is considered that a small, sensitively designed C2 development could be suitable.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site was promoted in 2018 and is therefore considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	
<b>6-10 Years</b>	6
<b>11-15 Years</b>	



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<b>LAA ID Reference: 788</b>			
<b>Site Address</b>	Land east of Dunsfold		
<b>Site Size (ha)</b>	2.48	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Dunsfold	<b>Settlement</b>	Dunsfold
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	40	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is an open field with access from Alfold Road. To the east is a field and to the northeast there is a stream and trees forming the boundary. To the west there is an area of woodland.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>
<b>Suitability</b>
The site does not adjoin, but is reasonably well related to the Local Plan settlement boundary, with a link to residential properties at the northwest corner. Part of the site to the south which adjoins Alfold Road has planning permission for 8 affordable homes (WA/2017/1815). On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Dunsfold Neighbourhood Plan and whether they identify a need to release greenfield sites for development.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site was promoted in 2014 and is therefore considered available. Part of the site was subject to a recently granted planning permission.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	40
<b>6-10 Years</b>	
<b>11-15 Years</b>	

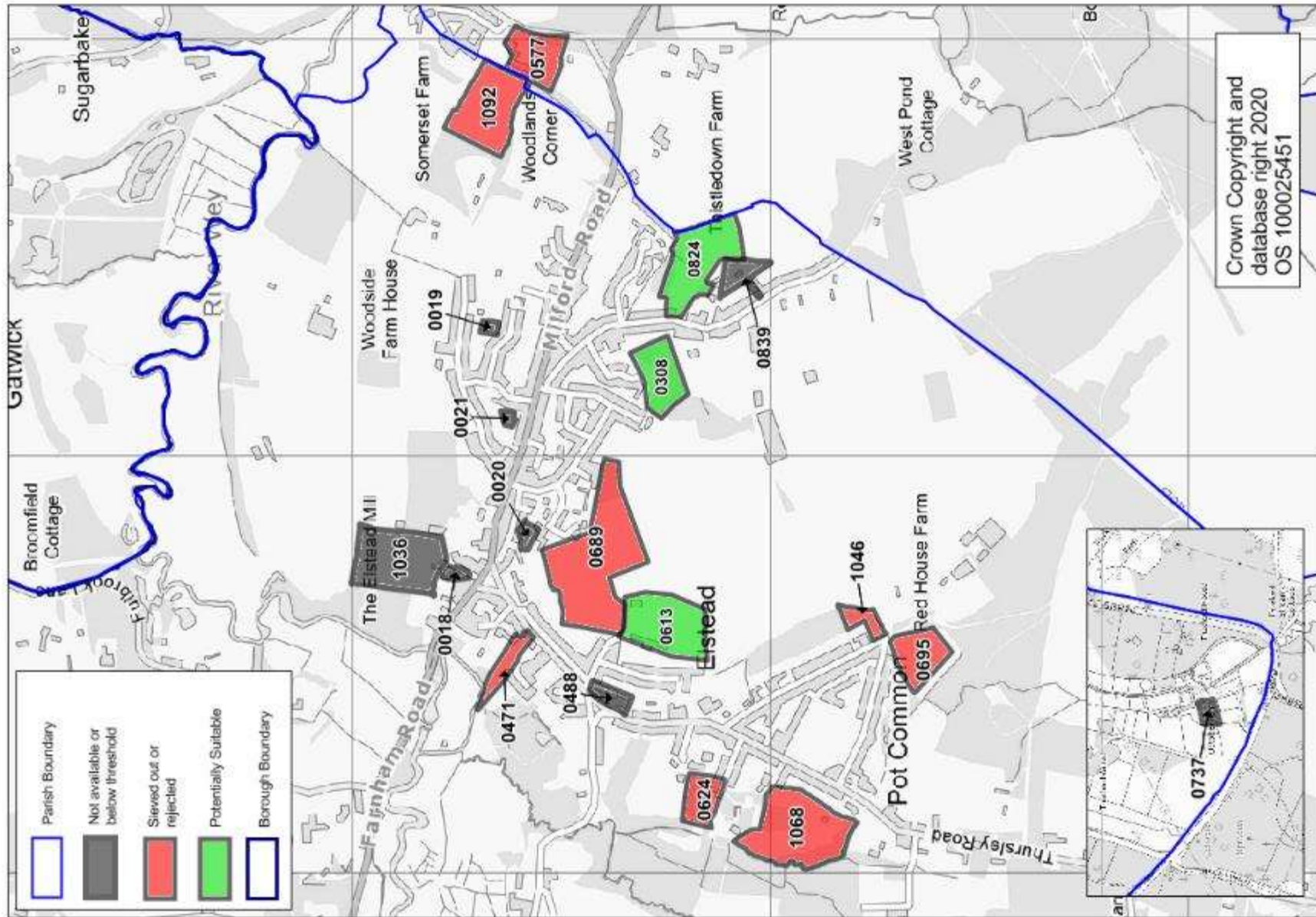


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## Elstead and Peper Harow

Elstead and Peper Harow		
Site ID	Site Name	Status
18	Builders Yard, Off Farnham Road	Below threshold (5 units)
19	Allotment Gardens, r/o Lower Ham Lane/Hazelwood, Elstead	Below threshold (5 units)
20	Land and rear gardens off Hill Crescent	Not available
21	Land at Broomfield Road	Below threshold (5 units)
308	Land to the rear of The Croft	Potentially suitable
471	Land rear of Stacey's Farm Cottage, Thursley Road	Rejected as unsuitable
577	Tanshire Park, Elstead Road, Peperharow	Rejected as unsuitable
613	Sunray Farm, West Hill	Potentially suitable
624	Moors Lane	Rejected as unsuitable
689	Land off West Hill and Hill Crest, Elstead	Rejected as unsuitable
695	Land at Red House Farm, Red House Lane, Elstead	Rejected as unsuitable
737	October Farm, Thursley Road, Elstead	Below threshold (5 units)
824	Land at Four Trees, Hookley Lane, Elstead	Potentially suitable
839	Timberline, Hookley Lane	Below threshold (5 units)
1036	Paddocks at Weyside Farm	Not available
1046	Land adjacent Treetops, Red House Lane, Elstead	Rejected as unsuitable
1068	Kingsmead, Elstead Park Home Estate, Elstead	Rejected as unsuitable
1092	Land Adjacent Water Meadow Place, Elstead	Further than 100m from settlement

Map 9: Elstead and Peper Harow



LAA ID Reference: 471			
<b>Site Address</b>	Land rear of Stacey's Farm Cottage, Thursley Road	<b>Site Size (ha)</b>	0.62
<b>Parish</b>	Elstead	<b>Settlement</b>	Elstead
<b>Existing Use</b>	Residential & Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Listed Building (Grade II)</li> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Vale</li> <li>• Conservation Area</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>Most of the site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2, and development within this area would be inappropriate development in the Green Belt. Stacy's Farm Cottage (and outbuildings) are Grade II listed and neighbouring the site to the north is another Grade II listed building. It is unlikely that five or more dwellings could be achieved on the parts of the site outside the Green Belt without harm to the setting of heritage assets or the character of the area.</p>		

<b>LAA ID Reference: 577</b>			
<b>Site Address</b>	Tanshire Park, Elstead Road, Peperharow	<b>Site Size (ha)</b>	1.47
<b>Parish</b>	Elstead	<b>Settlement</b>	Elstead
<b>Existing Use</b>	Industrial/Commercial	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	38
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Safeguarding Suitably Located Industrial and Commercial Land</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site in the Green Belt is currently in employment use and there is no evidence that it is either unsuitable or unviable for continued employment uses. The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated.</p>		

<b>LAA ID Reference: 624</b>			
<b>Site Address</b>	Moors Lane	<b>Site Size (ha)</b>	0.94
<b>Parish</b>	Elstead	<b>Settlement</b>	Elstead
<b>Existing Use</b>	Garden land and woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	19
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Outstanding Natural Beauty and Area of Great Landscape Value and the Landscape Study (2014) has indicated that development in this segment would be likely to have a negative impact on the landscape.</p>		

<b>LAA ID Reference: 689</b>			
<b>Site Address</b>	Land off West Hill and Hill Crest, Elstead	<b>Site Size (ha)</b>	5.18
<b>Parish</b>	Elstead	<b>Settlement</b>	Elstead
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	46
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Outstanding Natural Beauty and Area of Great Landscape Value and is a prominent hill offering views to and from the village and countryside beyond, as such development of the site would likely have a harmful impact on the landscape and character of the area.</p>		

LAA ID Reference: 695			
<b>Site Address</b>	Land at Red House Farm, Red House Lane, Elstead	<b>Site Size (ha)</b>	1.33
<b>Parish</b>	Elstead	<b>Settlement</b>	Elstead
<b>Existing Use</b>	Agriculture and camping	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	17
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Adjacent to a Site of Special Scientific Interest</li> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Outstanding Natural Beauty and Area of Great Landscape Value. The Landscape Study (2014) has indicated that potential for development in this segment is limited without having a negative impact on the landscape</p>		

<b>LAA ID Reference: 1046</b>			
<b>Site Address</b>	Land adjacent Treetops, Red House Lane, Elstead	<b>Site Size (ha)</b>	0.50
<b>Parish</b>	Elstead	<b>Settlement</b>	Elstead
<b>Existing Use</b>	Residential garden and scrubland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	5
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I SPA 400m zone</li> <li>• Wealden Heaths II SPA 5km zone</li> <li>• Wealden Heaths Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site is also in the Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. There is development to the north however the site adjoins open countryside on two side and as such development on The site would not represent limited infilling. Development of the site is likely to lead to a loss of openness and would constitute inappropriate development in the Green Belt.</p>		

<b>LAA ID Reference: 1068</b>			
<b>Site Address</b>	Kingsmead, Elstead Park Home Estate, Elstead	<b>Site Size (ha)</b>	3.52
<b>Parish</b>	Elstead	<b>Settlement</b>	Elstead
<b>Existing Use</b>	Agricultural	<b>Proposed Use</b>	Elderly Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	30-40
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I SPA 400m zone (part)</li> <li>• Wealden Heaths I SPA 1km zone (part)</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths II SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Development of the site is likely to lead to a loss of openness and would constitute inappropriate development in the Green Belt. Part of this site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of development of the site on the SPA can be effectively avoided or mitigated.</p>		

LAA ID Reference: 308			
<b>Site Address</b>	Land to the rear of The Croft		
<b>Site Size (ha)</b>	1.51	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Elstead	<b>Settlement</b>	Elstead
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	30	<b>Source of Yield</b>	Promoter

Site Description
The site is an open field, located to the south east of The Croft, a small residential estate to the south east of Elstead. There is some tree cover to the south. The area is surrounded by housing to the north and east, a nursery to the south and open land to the west. The boundaries consist of mature trees with access from The Croft.
Key Designations
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>
Suitability
The site is well related to the existing settlement boundary, and would be a potential extension to 'The Croft'. This site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt. However, whether the site is allocated and for how many homes, and as a result is removed from the Green Belt, is a matter for the Elstead and Weyburn Neighbourhood Plan. The site is partly contained by development and well screened by an area of woodland to the west. The Landscape Study (2014) also recognised that there could be some scope for development close to the village in association with existing housing. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. On this basis there is potential for development on this site without a significant landscape impact. The site lies within 5km of the Wealden Heaths SPA (Phase and Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
Achievability
There is a reasonable prospect that the development of housing would be achievable during the plan period.
Availability
The site was submitted to the 2017 Call for Sites and is therefore considered available

Estimated Timescales for Delivery	
<b>1-5 Years</b>	30
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 613</b>			
<b>Site Address</b>	Sunray Farm, West Hill		
<b>Site Size (ha)</b>	2.55	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Elstead	<b>Settlement</b>	Elstead
<b>Existing Use</b>	Residential and equestrian.	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	12	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is in equestrian use, which includes a dwelling, with some buildings along the western and northern boundaries. There is housing on the western side and open land on other sides, with access to the site from the northwest corner via West Hill Road.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>
<b>Suitability</b>
The site is within the Area of Outstanding Natural Beauty and Green Belt. The site is relatively flat and is lower than the land to the north/west, which forms a hill overlooking the village. The western edge of the site adjoins the settlement boundary of the village. While not identified as an area suitable for release from the Green Belt in the Green Belt Review and Local Plan Part 1, the site is partly previously developed land and can potentially accommodate some development on this previously developed land without harm to the openness of the Green Belt. Whether the site is allocated and for how many homes, and/or is removed from the Green Belt, is a matter for the Elstead and Weyburn Neighbourhood Plan. The Landscape Study (2014) has indicated that there may be some potential for development in this area close to existing housing. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. The land rises to the south and east however there is potential for development on the parts closer to the existing settlement without a significant landscape impact. The northern boundary of the site adjoins LAA ID: 689, split by a footpath and trees. The eastern and southern boundaries, whilst there are trees, are more open to surrounding countryside. The site lies within 5km of the Wealden Heaths SPA (Phase I and Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	12
<b>6-10 Years</b>	
<b>11-15 Years</b>	

**Achievability**

There is a reasonable prospect that the development of housing would be achievable during the Plan period.

**Availability**

The site was put forward in the Call for Sites 2014 and the agents have confirmed its availability in 2018.

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<b>LAA ID Reference: 824</b>			
<b>Site Address</b>	Land at Four Trees, Hookley Lane, Elstead		
<b>Site Size (ha)</b>	2.81	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Elstead	<b>Settlement</b>	Elstead
<b>Existing Use</b>	Residential and agriculture	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	20	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is a private residence to the east of Hookley Lane. The rear of the property comprises a more formal garden before opening out into two fields separated by a tree boundary with an open drain. Whilst the furthest field links to open countryside to the east, the area closer to the house has existing residential development to the north (Silver Birches Way) and also to the south, separated by trees along the boundaries.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
<b>Suitability</b>
This site is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt. Whether the site is allocated and for how many homes, and as a result is removed from the Green Belt, is a matter for the Elstead and Weyburn Neighbourhood Plan. The Landscape Study (2014) sets out that in the wider area there is very limited potential for development, however, the western part of this site is well contained by existing development and screened by an established tree line. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. As such there is potential for development in this area without a significant landscape impact. The eastern part of the site is more exposed and has less potential for development. The site lies within 5km of the Wealden Heaths SPA (Phase I and Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site was submitted in 2014, and the promoters have confirmed its availability in 2017, and it is therefore considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	
<b>6-10 Years</b>	20
<b>11-15 Years</b>	

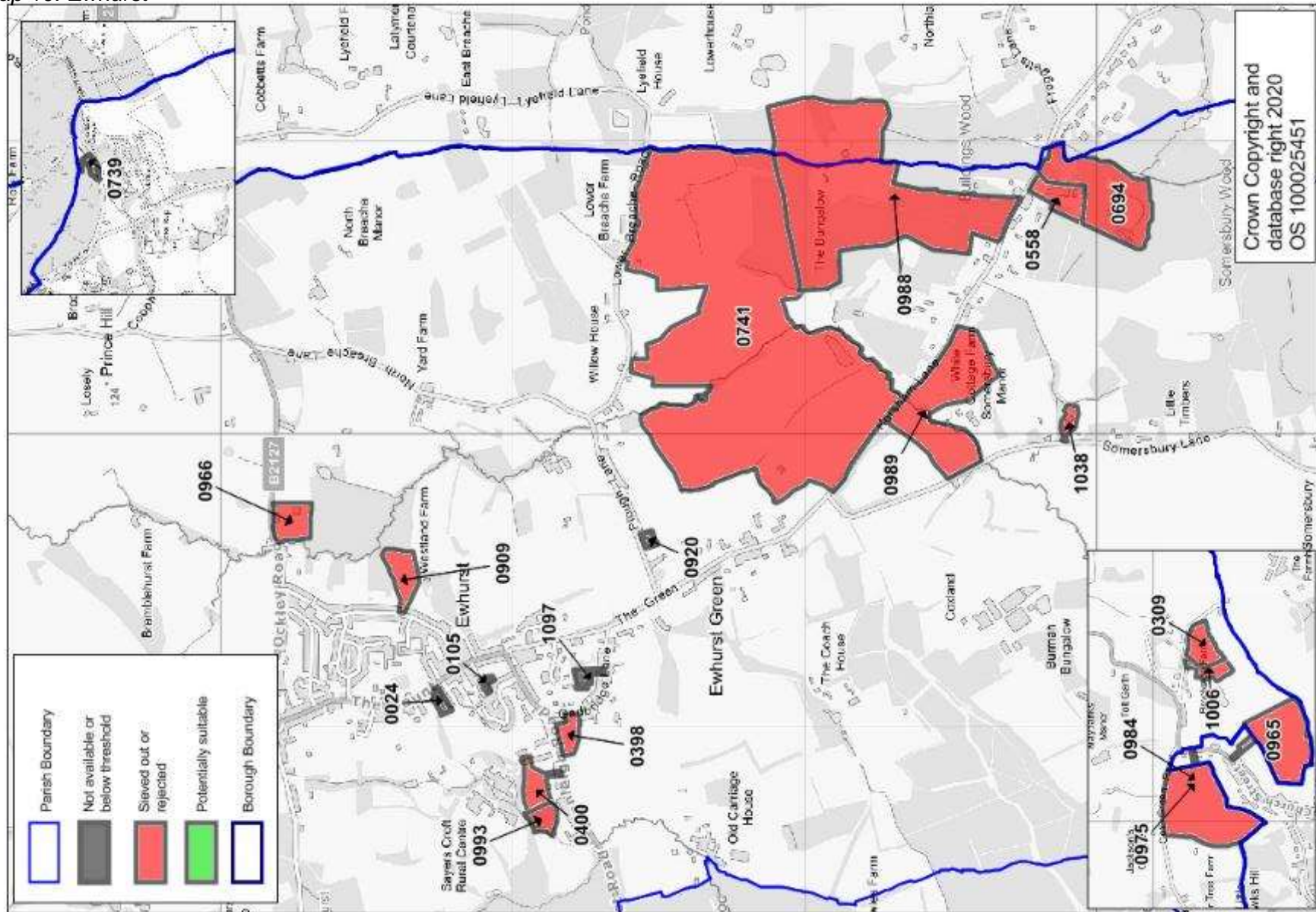


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## Ewhurst

Ewhurst		
Site ID	Site Name	Status
24	Mallards Close, The Street	Below threshold (5 units)
105	Land at Sixpenny Buckle, Gransden Close	Below threshold (5 units)
309	Land to the rear of Hermongers Lane (East of Cox Green)	Further than 100m from settlement
398	Land south of Cranleigh Road	Rejected as unsuitable
400	Land to the rear of Blue Cottage and Penlan, Cranleigh Road	Rejected as unsuitable
558	Ewhurst Brickworks, Horsham Road	Rejected as unsuitable
694	Smokejacks, Horsham Road, Ewhurst	Rejected as unsuitable
739	Wendela Cottage, Molbury Hill Road, Holmbury St Mary	Below threshold (5 units)
741	Hurtwood Park Polo Club, Horsham Lane, Ewhurst	Rejected as unsuitable
909	Land to rear of Tamarisk, Mapledrakes Road, Ewhurst	Rejected as unsuitable
920	Maybank, Plough Lane, Ewhurst	Below threshold (5 units)
965	Windacres Farm, Church Street, Rudgwick, Ewhurst	Rejected as unsuitable
966	Summerbrook Farm, Ockly Road, Ewhurst	Rejected as unsuitable
975	South of Cox Green Road	Rejected as unsuitable
984	South of Cox Green Lane (Option 2)	Rejected as unsuitable
988	Widewoods, Horsham Lane	Further than 100m from settlement
989	Somersbury Manor	Further than 100m from settlement
993	Rear of Whinfields, Cranleigh Road	Rejected as unsuitable
1006	13 Hermongers Lane, Rudgwick	Rejected as unsuitable
1038	Oaklands, Somersbury Lane, Ewhurst Green	Rejected as unsuitable
1097	Land at 1 Gadbirdge Villas, Gadbridge Lane, Ewhurst, GU6 7RW	Below threshold (5 units)

Map 10: Ewhurst



LAA ID Reference: 398			
Site Address	Land south of Cranleigh Road	Site Size (ha)	0.83
Parish	Ewhurst	Settlement	Ewhurst
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	20-30+
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Ancient Woodland 500m buffer</li> </ul>		
Reasons for Rejection	<p>The site is within the Countryside Beyond the Green Belt and adjoins the settlement boundary;he site is largely open in character. and. An application for 18 dwellings was refused and an appeal dismissed in 2018 (WA/2016/1209) on the site, as it was deemed that development would result in significant harm to the character and appearance of the area and the intrinsic character and beauty of the countryside. The site is considered unsuitable for development as it would harm the character and appearance of the area and landscape</p>		

LAA ID Reference: 400			
Site Address	Land to the rear of Blue Cottage and Penlan, Cranleigh Road	Site Size (ha)	1.24
Parish	Ewhurst	Settlement	Ewhurst
Existing Use	Residential & Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	27
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site is within the Countryside Beyond the Green Belt and adjoins the rural settlement boundary on its southern side. The existing dwelling located on a small portion of the site is within the settlement. As such, it is reasonably well related to the settlement area. However, the site makes an important contribution to the sense of openness on this edge of Ewhurst and it is considered that development would harm to the character or appearance of the area and landscape. Development of the site also has the potential to harm the setting of designated heritage assets within Sayers Croft, which adjoins the site. An application for 9 dwellings was refused and an appeal dismissed in 2019 (WA/2018/0255), as it was deemed that development would result in adverse impacts on character and appearance of the site and the surrounding area and to a designated heritage asset.</p>		

LAA ID Reference: 558			
<b>Site Address</b>	Ewhurst Brickworks, Horsham Road	<b>Site Size (ha)</b>	1.66
<b>Parish</b>	Ewhurst	<b>Settlement</b>	Ewhurst Green
<b>Existing Use</b>	Industrial/Commercial	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Minerals Safeguarding Area (Surrey Minerals Plan)</li> <li>• Mineral Consultation Area</li> <li>• Area of Great Landscape Value</li> <li>• Areas for Landscape Improvement</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is a rural brownfield, but is remote from Ewhurst village and located within the Countryside Beyond the Green Belt. It is identified as a minerals and waste site with potentially contaminated land. The site is adjacent to an Site of Special Scientific Interest (SSSI) and some of the site is ancient woodland. It lies within the Area of Great Landscape Value and intersects with a biodiversity opportunity area. The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

LAA ID Reference: 694			
<b>Site Address</b>	Smokejacks, Horsham Road, Ewhurst	<b>Site Size (ha)</b>	6.86
<b>Parish</b>	Ewhurst	<b>Settlement</b>	Ewhurst Green
<b>Existing Use</b>	Industrial	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	30-100
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Minerals Safeguarding Area (Surrey Minerals Plan)</li> <li>• Area of Great Landscape Value</li> <li>• Sites of Special Scientific Interest</li> <li>• Mineral Consultation Area</li> <li>• Areas for Landscape Improvement</li> </ul>		
<b>Reasons for Rejection</b>	<p>This is a rural brownfield site, but remote from Ewhurst village and located within the Countryside Beyond the Green Belt. It is identified as a minerals and waste site with potentially contaminated land. A quarter of the site is Ancient Semi-Natural Woodland and the site as a whole is part of an Site of Special Scientific (SSSI) Interest that extends to the south. It lies within the Area of Great Landscape Value and intersects with a biodiversity opportunity area. The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

<b>LAA ID Reference: 741</b>			
<b>Site Address</b>	Hurtwood Park Polo Club, Horsham Lane, Ewhurst	<b>Site Size (ha)</b>	67.41
<b>Parish</b>	Ewhurst	<b>Settlement</b>	Ewhurst Green
<b>Existing Use</b>	Built Tourism/Leisure/Recreation	<b>Proposed Use</b>	Residential, Polo and Equestrian centre
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	14
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> <li>• Flood Zones 2 &amp; 3</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt and within the Area of Great Landscape Value. The site lies within Flood Zones 2 and 3. The proposed yield is 14 dwellings on the site along with a polo and equestrian centre, however without being certain where the proposed dwellings would be located on the site, it is not possible to determine the suitability of the site for residential development. Due to the location of the site any development would likely be isolated from the settlement and have an impact on the landscape.</p>		

<b>LAA ID Reference: 909</b>			
<b>Site Address</b>	Land to rear of Tamarisk, Mapledrakes Road, Ewhurst	<b>Site Size (ha)</b>	1.56
<b>Parish</b>	Ewhurst	<b>Settlement</b>	Ewhurst
<b>Existing Use</b>	Residential garden and paddock	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	25
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
<b>Reasons for Rejection</b>	<p>Only a small part of the site is within the settlement boundary of Ewhurst, with the majority of the site lying outside of the settlement boundary. The site does not integrate with the settlement boundary or the existing development in the village. On this basis, Development of the site is likely to have an adverse impact on the character of the settlement.</p>		

LAA ID Reference: 965			
Site Address	Windacres Farm, Church Street, Rudgwick, Ewhurst	Site Size (ha)	5.00
Parish	Ewhurst	Settlement	Ewhurst
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	100
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>While the site is adjacent to the settlement area of Rudgwick. An application for 57 dwellings was refused and an appeal dismissed in 2019 (WA/2018/1458), as it was deemed that development would result in adverse impacts on character and appearance of the site and the surrounding area and to heritage assets. Development of the site would not accord with the character of the settlement, and would represent an intrusion into open countryside which is likely to have an adverse landscape impact.</p>		

LAA ID Reference: 966			
Site Address	Summerbrook Farm, Ockly Road, Ewhurst	Site Size (ha)	1.56
Parish	Ewhurst	Settlement	Ewhurst
Existing Use	Equestrian / Holiday lets	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	47-78
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	<p>The site lies in Countryside beyond the Green Belt and is detached from the settlement boundary. Development on The site would not relate well to the existing settlement and is likely to have an adverse impact on its character and represent a harmful intrusion into open countryside.</p>		

LAA ID Reference: 975			
Site Address	South of Cox Green Road	Site Size (ha)	3.6
Parish	Ewhurst	Settlement	Ewhurst
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	35
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is located within the Countryside Beyond the Green Belt. It is very rural in character and is still in active use for agricultural purposes. An outline application for 53 dwellings was refused and an appeal dismissed in 2019 (WA/2018/1109), as it was deemed that development would result in adverse impacts on the character and appearance of the area, and heritage assets. Development on the site would have significant landscape impacts and would be contrary to the development pattern in the adjoining village of Rudgwick, which is linear and based along the main road (Church Street).</p>		

LAA ID Reference: 984			
Site Address	South of Cox Green Lane (Option 2)	Site Size (ha)	9.90
Parish	Ewhurst	Settlement	Ewhurst
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	200
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is located within the Countryside Beyond the Green Belt. It is very rural in character and is still in active use for agricultural purposes. An outline application for 53 dwellings was refused and an appeal dismissed in 2019 (WA/2018/1109), as it was deemed that development would result in adverse impacts on the character and appearance of the area, and heritage assets. Development on the site would have significant landscape impacts and would be contrary to the development pattern in the adjoining village of Rudgwick, which is linear and based along the main road (Church Street).</p>		

LAA ID Reference: 993			
Site Address	Rear of Whinfields, Cranleigh Road	Site Size (ha)	0.80
Parish	Ewhurst	Settlement	Ewhurst
Existing Use	Orchard	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	5
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> </ul>		
Reasons for Rejection	Residential development would require the removal of a significant band of trees, which would have a negative impact on the setting of Sayers Croft. The site plays a key role in maintaining the rural character of this end of the village.		

LAA ID Reference: 1006			
Site Address	13 Hermongers Lane, Rudgwick	Site Size (ha)	1.40
Parish	Ewhurst	Settlement	Ewhurst
Existing Use	Agriculture and garden land	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	6
Key Designations	<ul style="list-style-type: none"> <li>Countryside Beyond the Green Belt</li> <li>Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	The site is within the Countryside Beyond the Green Belt and within the Area of Great Landscape Value. There is already a planning permission for change of use to a residential dwelling of the barn on the site closest to Hermongers Lane. The remainder of the site is open to the agricultural land behind the existing dwellings. Development on this part of the site would change the rural character of the location and not conform to the existing pattern of development.		

<b>LAA ID Reference: 1038</b>			
<b>Site Address</b>	Oaklands, Somersbury Lane, Ewhurst Green	<b>Site Size (ha)</b>	0.50
<b>Parish</b>	Ewhurst	<b>Settlement</b>	Ewhurst
<b>Existing Use</b>	Employment	<b>Proposed Use</b>	Residential or Employment
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
<b>Reasons for Rejection</b>	The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.		

## Farnham

Farnham		
Site ID	Site Name	Status
25	Land at Lower Weybourne Lane, Farnham	Rejected as unsuitable
27	Land to the East of Badshot Lea	Rejected as unsuitable
28	41 Frensham Road	Below threshold (5 units)
29	Coxbridge Farm, Alton Road	FNP Allocation
31	118 Burnt Hill Road	Below threshold (5 units)
33	Badshot Lea Service Station, 131 Badshot Lea Road	Rejected as unsuitable
34	Land to the rear of 17 Green Lane	Below threshold (5 units)
40	Land at 8 Brookland Close, Upper Hale	Below threshold (5 units)
42	3 Shortheath Road	Below threshold (5 units)
44	Hotel, 22 Firgrove Hill	Not available
46	Land at Nelson Road	Not available
47	Shop at 123 Farnborough Road	Below threshold (5 units)
128	Land at Beales Lane, Wrecclesham	Below threshold (5 units)
133	Land rear of Viners Mead and Colemans, Wrecclesham Road	FNP Allocation
134	Tattingstone, 70 Frensham Road	Below threshold (5 units)
136	Swain and Jones 35 - 42 East Street	FNP Allocation
146	Beavers Lodge, Beavers Hill	Below threshold (5 units)
147	Pickory Cottage, Bethel Close	Below threshold (5 units)
148	Land at 14 Bethel Lane	Below threshold (5 units)
149	King Alfred Public House, Bishops Road	Below threshold (5 units)
150	Land at 18 Bourne Grove, Lower Bourne	Below threshold (5 units)
152	49 Burnt Hill Road, Wrecclesham	Below threshold (5 units)
153	Land at Clumps End, Clumps Road	Further than 100m from settlement
154	Land adjacent to 26 Crooksbury Road	Below threshold (5 units)
156	Land at Westwind, Fernhill Close	Below threshold (5 units)
157	Land at 64 Firgrove Hill	Below threshold (5 units)
158	Land at 56 Folly Lane North	Below threshold (5 units)

Farnham		
Site ID	Site Name	Status
159	2 Frensham Vale	Below threshold (5 units)
160	19 Gong Hill Drive, Lower Bourne	Below threshold (5 units)
161	Land at Badgers Court, Hale Road	Below threshold (5 units)
162	Hoghatch Farm, Hoghatch Lane	Below threshold (5 units)
163	2 Knights Road	Below threshold (5 units)
164	3 Laburnum Road	Below threshold (5 units)
165	Land at 2 Lavender Lane, Rowledge	Below threshold (5 units)
166	Land adjacent 5 Lea Close, Badshot Lea	Below threshold (5 units)
169	Land at 20 Lickfolds Road, Rowledge	Below threshold (5 units)
170	Land at 39 Little Green Lane	Below threshold (5 units)
171	Land at 2 Lodge Hill Road, Lower Bourne	Below threshold (5 units)
172	21 Lodge Hill Road	Below threshold (5 units)
173	Land at Bourne House, Lodge Hill Road	Below threshold (5 units)
174	Sutton Lodge, Longdown Road, Lower Bourne	Below threshold (5 units)
175	Land at 39 Lynch Road	Below threshold (5 units)
176	Land at 1 Meadow Way, Rowledge	Below threshold (5 units)
177	Land at Corburg, 4 Monks Well	Below threshold (5 units)
178	Land at 10 and 11, Monkshanger	Below threshold (5 units)
179	Land at 11 Osborn Road	Below threshold (5 units)
180	Land at Little Park, Packway	Below threshold (5 units)
181	Land at Milestones, 2 Pine Ridge Drive, Lower Bourne	Below threshold (5 units)
182	Land at 11 Pottery Lane, Wrecclesham	Below threshold (5 units)
183	66 Ridgway Road	Below threshold (5 units)
184	Rosemead Cottage, River Lane	Not available
185	2 Sandrock Hill Road	Below threshold (5 units)
186	12 Searle Road	Below threshold (5 units)
187	Land at 36 Shady Nook	Below threshold (5 units)
188	46 Shortheath Road	Below threshold (5 units)
190	54/55 Southern Way, Farnham	Below threshold (5 units)
191	Land adjacent to Rowan House, The Close	Below threshold (5 units)

Farnham		
Site ID	Site Name	Status
192	Flats 7-8, Great Austins House, Tilford Road	Below threshold (5 units)
193	Black Lake Cottage, Tilford Road, Lower Bourne	Below threshold (5 units)
195	9 Upper Hale Road	Below threshold (5 units)
196	36 Upper Hale Road	Below threshold (5 units)
197	Upper Weybourne Lane	Below threshold (5 units)
198	Land at 1 Vicarage Lane	Below threshold (5 units)
199	52 Waverley Lane	Below threshold (5 units)
200	21 Wellington Lane	Below threshold (5 units)
201	Land at 3 Wicket Hill, Wrecclesham	Below threshold (5 units)
202	Land adjacent to Dellside, Wings Road	Below threshold (5 units)
203	Land at 4 Woodcut Road, Wrecclesham	Below threshold (5 units)
204	Land at Jayswood, Wrecclesham Hill	Below threshold (5 units)
264	Victoria House, South Street	Potentially suitable
282	24 - 30 Beavers Road	Below threshold (5 units)
285	The Bush Hotel, The Borough	Not Available
301	Land to rear of 90 West Street	Below threshold (5 units)
302	Land to rear of 86 Boundstone Road	Below threshold (5 units)
303	1 West Street	Below threshold (5 units)
311	Langham Court, Ridgeway Road	Below threshold (5 units)
326	Parking adjacent to 31 Knights Road	Below threshold (5 units)
327	Land adjacent to 73 Middlefield	Below threshold (5 units)
328	Parking adjacent to 90 Roman Way	Below threshold (5 units)
329	Parking adjacent to 13 Ryle Road	Below threshold (5 units)
331	Preymead Farm, Badshot Lea	Entirely within flood zone 3b
332	Land at Waverley Lane, Farnham	Rejected as unsuitable
333	Land at 35 Frensham Vale, Lower Bourne	Rejected as unsuitable
335	17 Larkfield Road	Below threshold (5 units)
336	Bourne House, Lodge Hill Road	Below threshold (5 units)
339	17 Stoke House, St James Terrace	Below threshold (5 units)
340	1 Bryn Road	Below threshold (5 units)

Farnham		
Site ID	Site Name	Status
343	Land at Stockwood Way, Hale (Parcel B)	Rejected as unsuitable
360	68 Boundstone Road	Below threshold (5 units)
369	Land opposite Twyford Lane junction, Burnthill Road	Not available
370	2 Crondall Lane	Below threshold (5 units)
372	69 Heath Lane	Below threshold (5 units)
374	13 Middle Church Lane	Below threshold (5 units)
376	2 Milestones, Pine Ridge Drive	Below threshold (5 units)
377	Lodge Hill House, Lodge Hill Road	Below threshold (5 units)
379	4 East Street	Below threshold (5 units)
381	Land south of Badshot Lea	Rejected as unsuitable
386	34 Waynelete Lane	Below threshold (5 units)
391	31a Shortheath Road	Below threshold (5 units)
416	33 - 35 Ridgway Road	Below threshold (5 units)
421	40 West Street	Below threshold (5 units)
422	Social Services - Registrars Office, Farnham Hospital	Not available
424	Farnham Library, West Street	Not available
426	Farnham Fire Station,	Not available
435	Farnham Adult Education Centre	Not available
436	Land at Preymead Farm Industrial Estate, Badshot Lea Road	Rejected as unsuitable
438	Land west of Green Lane, Badshot Lea	FNP Allocation
439	Land south of Wendy's Wood, Tilford Road, Lower Bourne	Further than 100m from settlement
440	Land to the north east of Holtside, Lickfolds Road, Rowledge	Below threshold (5 units)
441	Land at Folly Hill, Upper Hale	Within SPA or 400m of TBH
442	Land at Runwick Lane, Dippenhall	Further than 100m from settlement
460	Montrose House, South Street	Not available
461	Land to the rear of 48 Wrecclisham Hill, Farnham	Rejected as unsuitable
475	Land at St. Georges Road, Badshot Lea	Rejected as unsuitable
477	Hop Cottage, Guildford Road, Runfold	Below threshold (5 units)
478	Part of SSE Farnham Depot, Lower Weybourne Lane	FNP Allocation
479	SSE Old Frensham Road, Farnham	Below threshold (5 units)

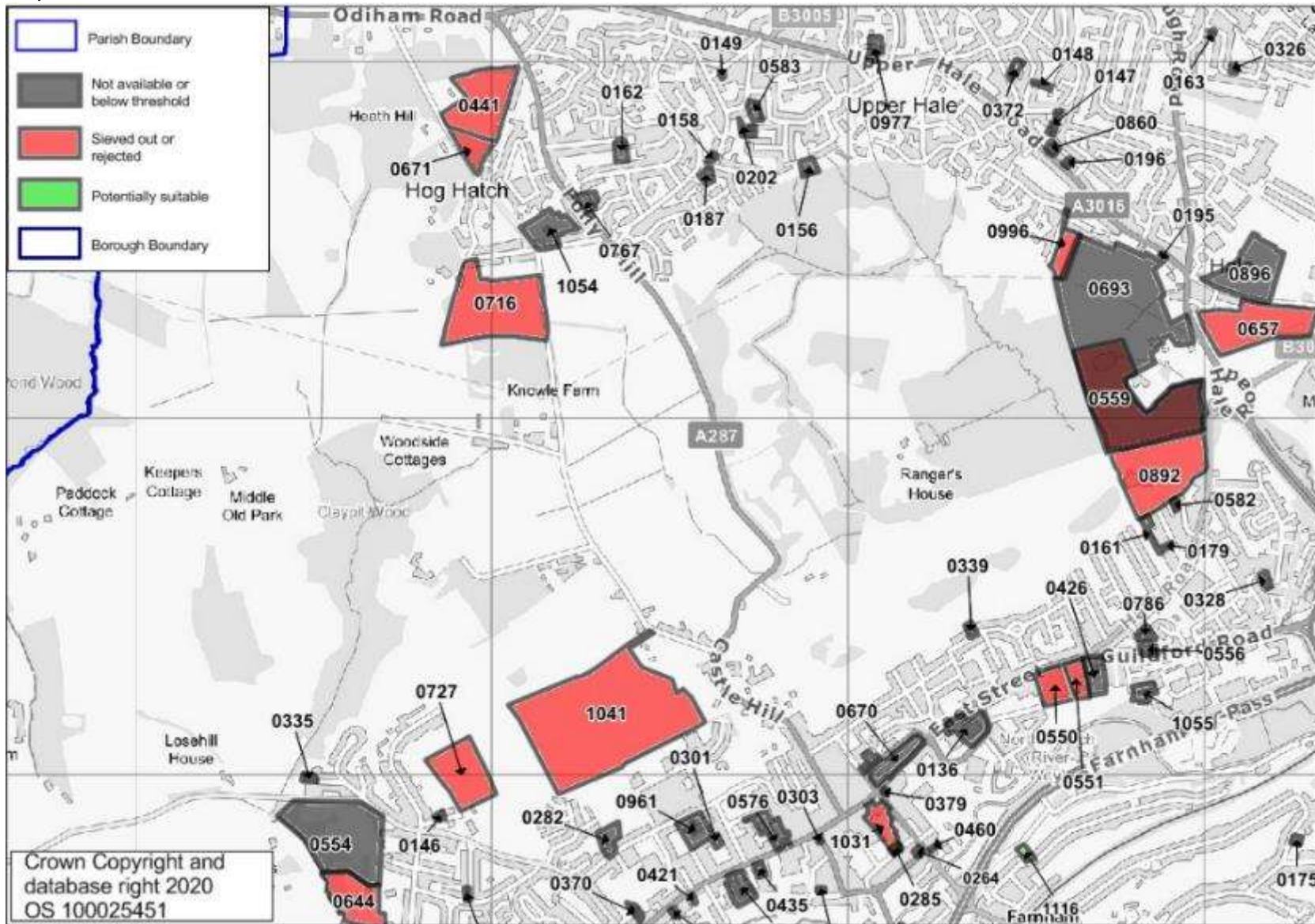
Farnham		
Site ID	Site Name	Status
498	Weydon Works, Weydon Lane, Farnham	Not available
546	West of Switchback Lane, Rowledge	FNP Allocation
550	1-9 Romans Business Park (Site A), Farnham	Rejected as unsuitable
551	Unit 1-4 East Street (Site B), Farnham	Rejected as unsuitable
554	Beavers Farm, Crondall Lane	Not available
556	Land between Hale Road and Guildford Road	FNP Allocation
559	Land at Hale Road	Further than 100m from settlement
564	Century Farm, Green Lane, Badshot Lea	Rejected as unsuitable
568	Land at Redhill House, Tilford Road	Further than 100m from settlement
576	Farnham Delivery Office, West Street	Not available
578	Former Clenmay Heating, Runfold St. George	Below threshold (5 units)
579	Land at Fullers Road, Rowledge	Below threshold (5 units)
580	2A Bridge Square, Farnham	Below threshold (5 units)
581	Quinnettes, Eddystone Court, Churt	Below threshold (5 units)
582	11 Haven Way, Farnham	Below threshold (5 units)
583	17 - 19 Hope Lane, Farnham	Below threshold (5 units)
587	All Hallows Roman Catholic Secondary School, Weybourne Road	Not available
590	1 Tongham Road, Farnham	Below threshold (5 units)
596	Building and Yard, Lion Brewery, West Street	Below threshold (5 units)
599	Willey Mill House, Alton Road, Farnham	Below threshold (5 units)
604	Unity House, 29 The Street, Wrecclesham	Below threshold (5 units)
609	123a Badshot Lea Road, Badshot Lea	Rejected as unsuitable
615	Land east of Low Lane	Rejected as unsuitable
619	Part of Farnham College (Tennis Courts, East of Firgrove Hill	FNP Allocation
625	Rowhills, Farnham	Not available
644	Land at Cedar House, Byworth Close	Rejected as unsuitable
654	Hill Fields, Gardeners Hill Road, Farnham	Rejected as unsuitable
655	Wrecclesham Farm Buildings, Echo Barn Lane, Farnham	Rejected as unsuitable
656	Wrecclesham Farm Nursery, Echo Barn Lane, Farnham	Rejected as unsuitable
657	Land to the South of Monkton Lane, Farnham	Rejected as unsuitable

Farnham		
Site ID	Site Name	Status
663	Land at Tongham Road, Runfold	Further than 100m from settlement
670	The Woolmead, Farnham	FNP Allocation
671	Land rear of 12 Heathyfields Road, Farnham	Rejected as unsuitable
675	Land at Frensham Vale Park, Rowledge, Farnham	Rejected as unsuitable
679	30 Frensham Vale, Lower Bourne, Farnham	Rejected as unsuitable
693	Land at Hale Road, Farnham	Not available
696	Land south of Frensham Vale Road	Rejected as unsuitable
701	Land at Lavender Lane, Farnham	Rejected as unsuitable
715	Land at Burnt Hill Road, Farnham	Below threshold (5 units)
716	13 Upper Old Park Lane, Farnham	Rejected as unsuitable
720	Land South of Quernsmuir, 19 Sands Road, Farnham	Further than 100m from settlement
727	Land rear of Three Stiles Road, Farnham	Rejected as unsuitable
733	Land to the rear of 12 Wrecclesham Hill, Farnham	Below threshold (5 units)
740	Two Acres, Monks Walk, Farnham	Not available
748	The Nest, The Long Road, Rowledge	Below threshold (5 units)
767	Wellingtons, 16 Folly Hill, Farnham	Not available
784	Aveley Court, 7 Frensham Road, Farnham	Below threshold (5 units)
786	14a Abbott House, Hale Road, Farnham	Below threshold (5 units)
793	Land at Crowholt, Echo Barn Lane	Below threshold (5 units)
798	Drovers Holt, Ford Lane	Below threshold (5 units)
810	Land at 12 Jubilee Lane, Farnham	Below threshold (5 units)
818	Bengal Lounge, The Street, Wrecclesham	Below threshold (5 units)
822	Sports Ground, Babbs Mead, Farnham (Farnham FC)	Not available
842	Land Adjacent to Gorse Patch, 44 Crooksbury Road	Below threshold (5 units)
843	1 Hillside Road	Further than 100m from settlement
845	Land Adjacent to the Rear of Hawthorn Farm	Further than 100m from settlement
846	Kiln Farm, 8 Kiln Lane, Lower Bourne	Below threshold (5 units)
854	Land at Low Lane, Badshot Lea	Rejected as unsuitable
860	The Lobster Pot, 40 Upper Hale Road, Farnham	Below threshold (5 units)
872	Little Acres Nursery and land to the west	FNP Allocation

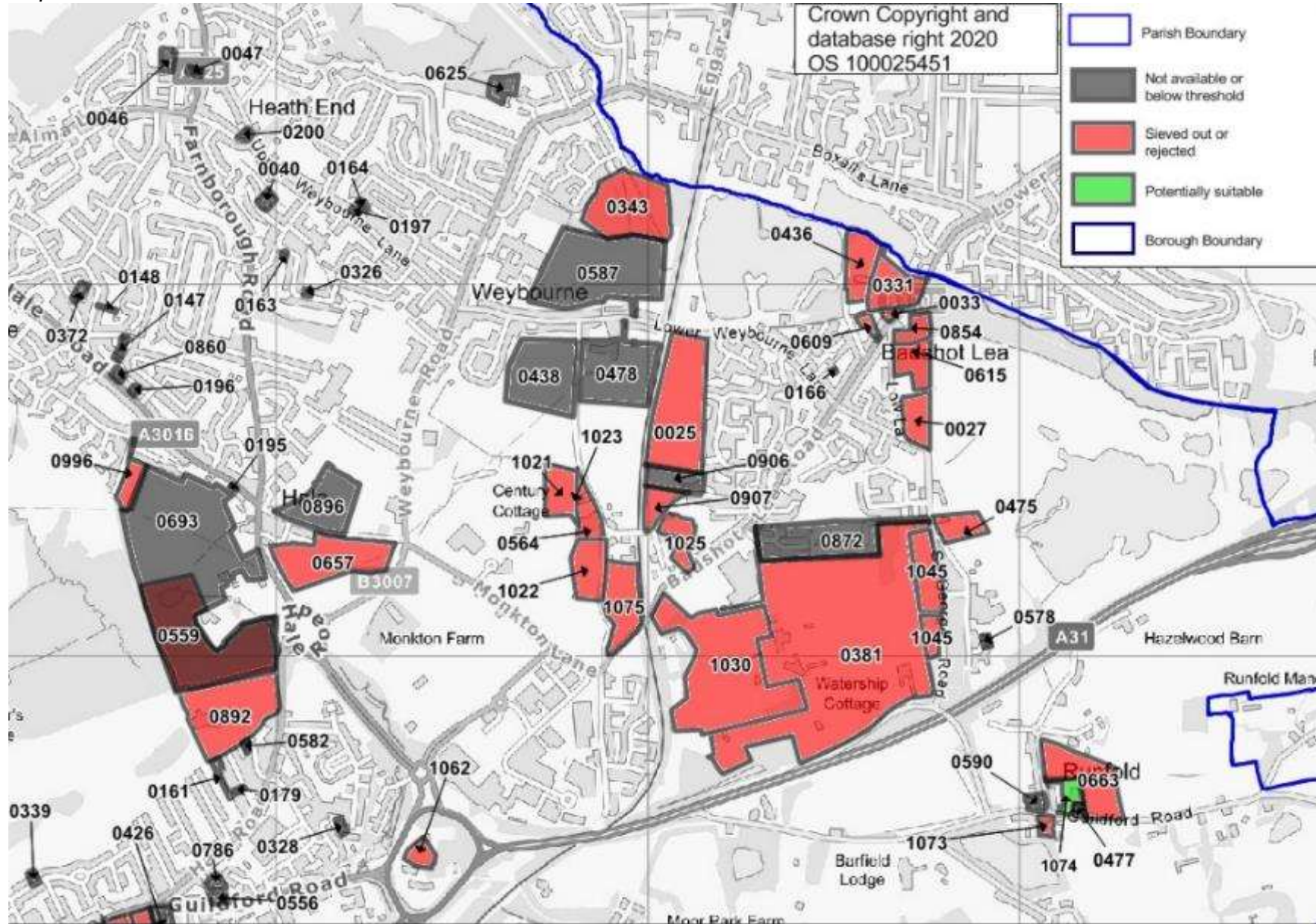
Farnham		
Site ID	Site Name	Status
883	Land at 1&3 Shortheath Road, Farnham GU9 8SR	Below threshold (5 units)
892	Land at Hawthorns, between Hale Road and Farnham Park, Farnham	Rejected as unsuitable
896	Playing field at Farnham Heath End School, Hale Reeds Farnham	Not available
897	25 Thorn Road, Wrecclesham, Farnham GU10 4TU	Below threshold (5 units)
906	Land north of Crown Lane, Badshot Lea	Not available
907	Land west of Crown Lane, Badshot Lea	Rejected as unsuitable
925	Land at Corners Cottage, Farnham	Below threshold (5 units)
961	Cobgates, Falkner Road, Farnham	FNP Allocation
962	Weydon Christian Centre, Upper Way, Farnham	Rejected as unsuitable
963	Land at Manley Bridge Farm, Manley Bridge Road, Rowledge	Rejected as unsuitable
974	Holt Pound Farm	Rejected as unsuitable
977	108 Foxdene, Upper Hale Road	Below threshold (5 units)
996	Land to the East of Oast House Lane, Farnham	Rejected as unsuitable
999	Unit 1, Hookstile Lane, Farnham	Rejected as unsuitable
1021	Century Farm West Field, Green Lane, Badshot Lea	Further than 100m from settlement
1022	Century Farm Bottom Field, Green Lane, Badshot Lea	Further than 100m from settlement
1023	Century Farm House and West Field, Green Lane, Badshot Lea	Rejected as unsuitable
1025	Orchard Cottage, Crown Lane, Farnham	Rejected as unsuitable
1028	7 Pear Tree Lane, Farnham	Rejected as unsuitable
1030	Land South of Badshot Lea (Parcel A)	Rejected as unsuitable
1031	Bush Hotel (Option 2)	Rejected as unsuitable
1041	Park Farm, Farnham	Rejected as unsuitable
1042	Potts Farm, Farnham	Rejected as unsuitable
1044	10 Acre Walk, Clifton Close, Rowledge	Rejected as unsuitable
1045	Land at St Georges Road, Badshot Lea	Rejected as unsuitable
1062	24 Moor Park Lane, GU9 9JB	Rejected as unsuitable
1073	The Jolly Farmer, Guildford Road, Runfold, GU10 1PG	Rejected as unsuitable
1074	Animal Snack and Tack, Guildford Road, Runfold, GU10 1PN	Potentially suitable
1075	Land at Green Lane , Farm Green Lane, Badshot Lea	Rejected as unsuitable
1078	Pendragon Hall, 13 Gardeners Hill Road, Farnham, GU10 4RL	Below threshold (5 units)

Farnham		
Site ID	Site Name	Status
1096	The Meads Guest House, 48 West Street, Farnham, GU9 7DX	Below threshold (5 units)
1116	19 The Fairfield, Farnham, GU9 8AJ	Potentially suitable
1121	Storage Barn at Waverley Court Farm, Monks Walk, Farnham	Rejected as unsuitable

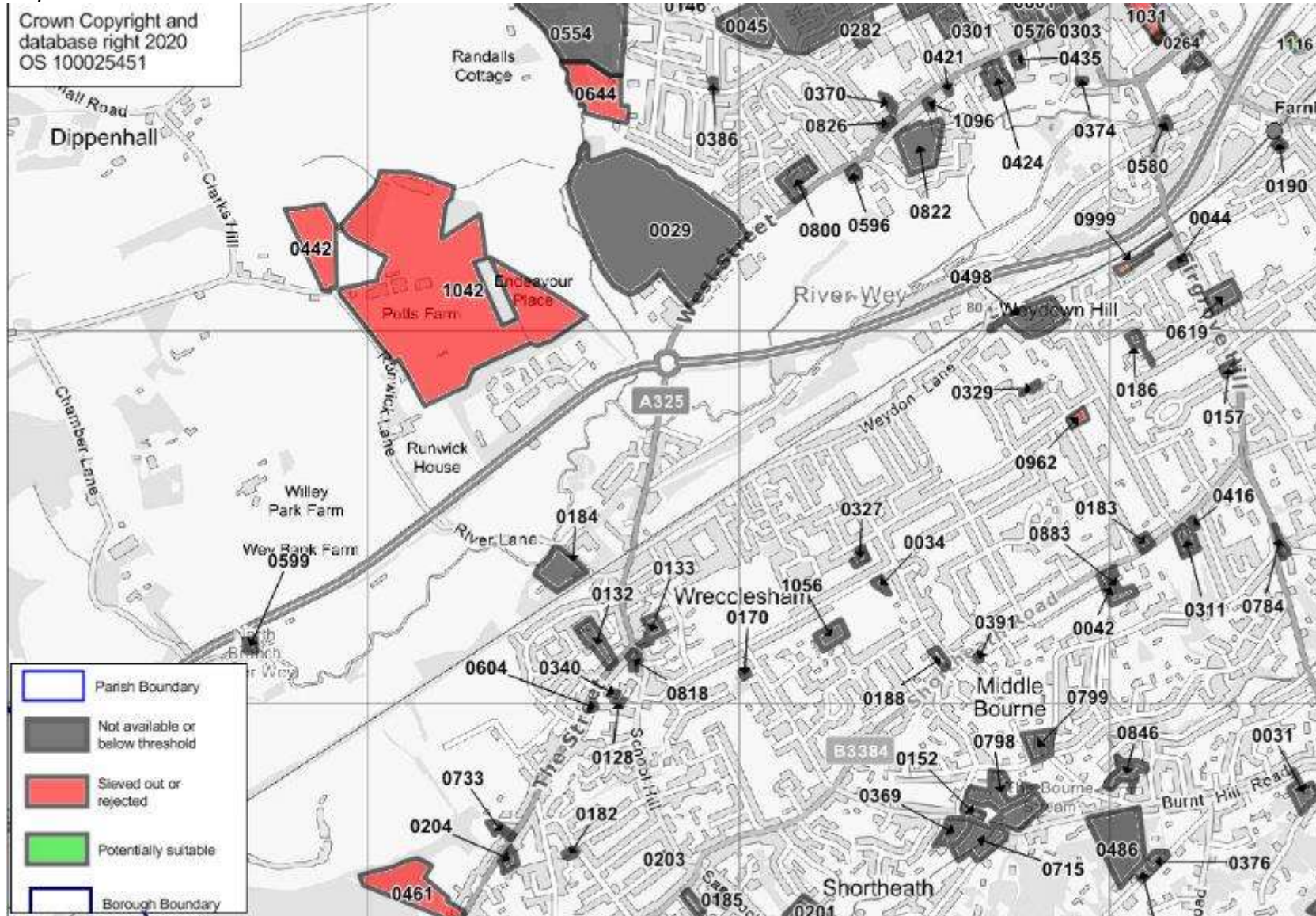
Map 11: Farnham North West



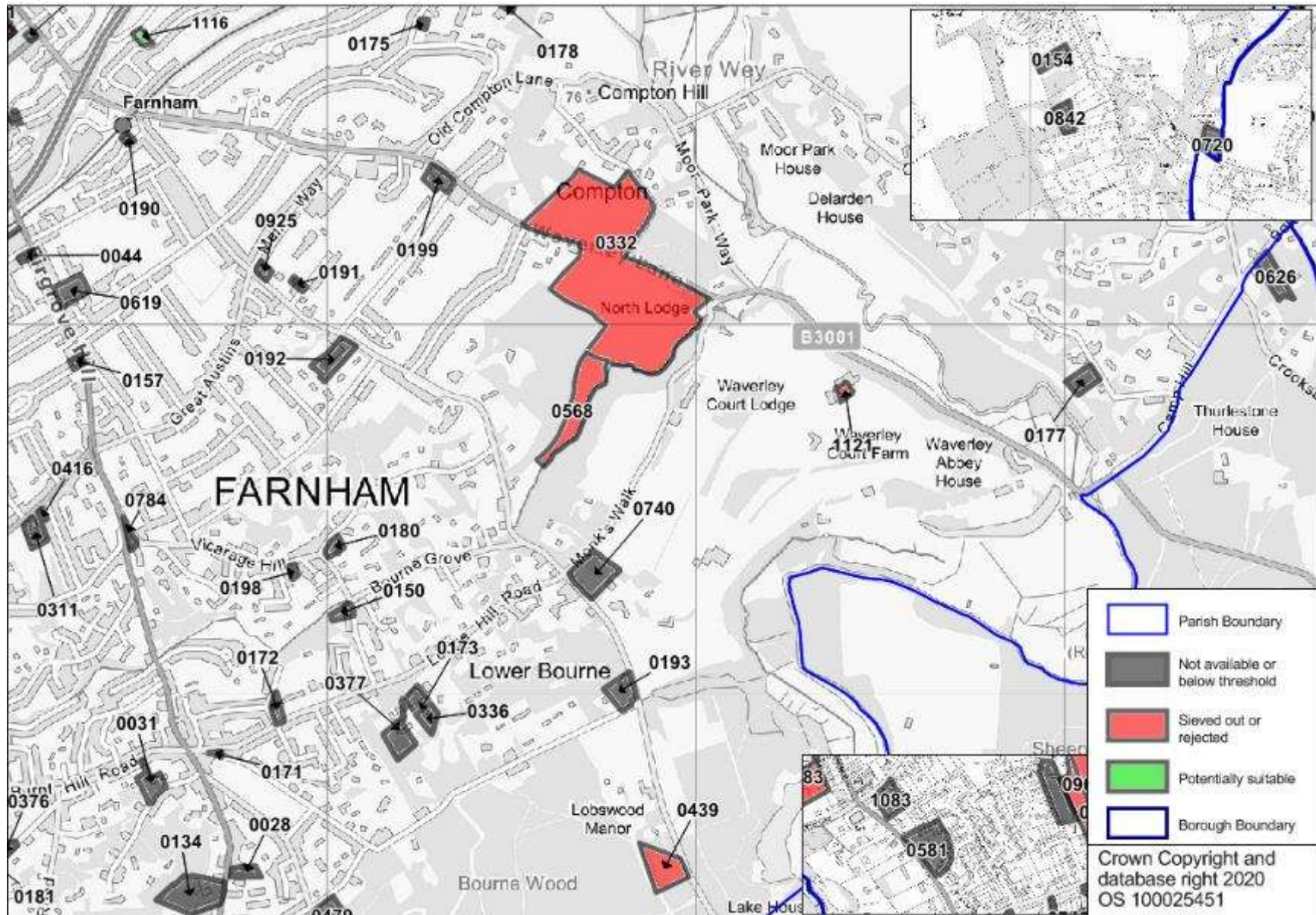
Map 12: Farnham North East



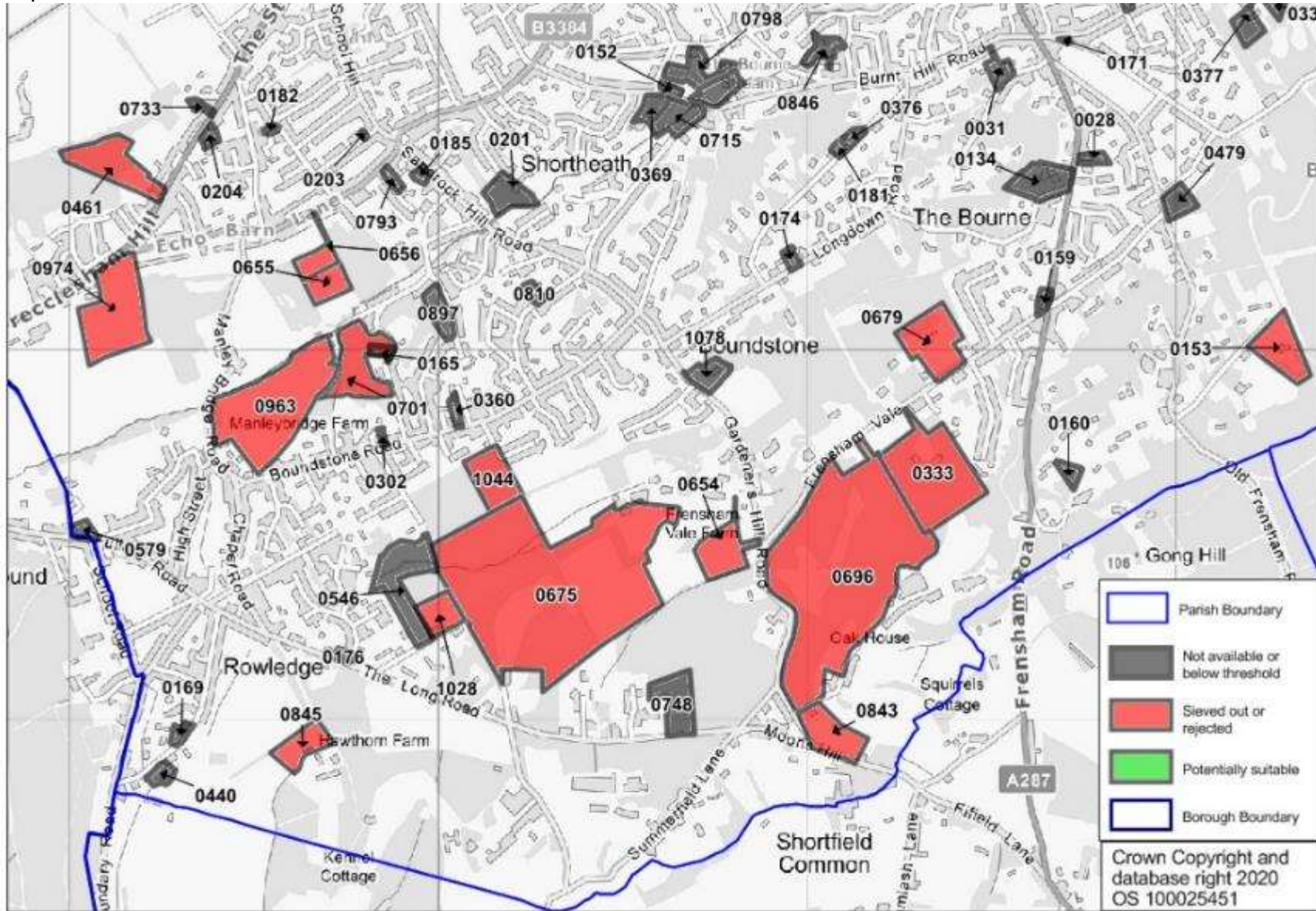
Map 13: Farnham West



Map 14: Farnham East



Map 15: Farnham South



<b>LAA ID Reference: 25</b>			
<b>Site Address</b>	Land at Lower Weybourne Lane, Farnham	<b>Site Size (ha)</b>	4.64
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Agriculture and woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	90
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Flood Zone 2 (part)</li> <li>• Thames Basin Heaths SPA 5km buffer zone</li> <li>• Farnham/Aldershot Strategic Gap</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is adjacent to but outside the settlement boundary. While the Landscape Review (2014) concludes that this area could have capacity for development, and this area is proposed to be removed from the Farnham Aldershot Strategic Gap, this land represents the main area of open land between Badshot and Weybourne, and as such development on The site would make a significant contribution to the coalescence of the two built up areas and be in conflict with the Farnham Neighbourhood Plan. The site is also a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

<b>LAA ID Reference: 27</b>			
<b>Site Address</b>	Land to the East of Badshot Lea	<b>Site Size (ha)</b>	0.94
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	30-40
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Thames Basin Heath 5km buffer zone</li> <li>• The Farnham/Aldershot Strategic Gap</li> <li>• Countryside Beyond the Green Belt</li> <li>• Flood Zone 2</li> <li>• Farnham Neighbourhood Plan: Biodiversity Opportunity Area</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt and is also within the Farnham/Aldershot Strategic Gap (2002). It is proposed to be included in the Strategic Gap in Local Plan Part 2. Whilst the site adjoins the settlement boundary, any development is likely to contribute to the coalescence of Farnham and Aldershot, intrude into open countryside, and would not integrate well with the settlement boundary. The site is also within a minerals safeguarding area and is Grade 2 agricultural land. More than half of the site is in Flood Zone 2, and the site would have to be subject to the sequential and if necessary exception test. In addition, the site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

<b>LAA ID Reference: 33</b>			
<b>Site Address</b>	Badshot Lea Service Station, 131 Badshot Lea Road	<b>Site Size (ha)</b>	0.12
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Industrial/Commercial	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	5
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Thames Basin Heaths SPA 5km buffer zone</li> <li>• Flood Zones 2 and 3</li> <li>• Farnham Neighbourhood Plan: Biodiversity Opportunity Area</li> </ul>		
<b>Reasons for Rejection</b>	The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use. The site is within Flood Zone 3 and any development would need to be subject to the sequential, and if necessary, exception tests.		

<b>LAA ID Reference: 332</b>			
<b>Site Address</b>	Land at Waverley Lane, Farnham	<b>Site Size (ha)</b>	13.32
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	157
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Flood Zones 2 and 3</li> <li>• Farnham Neighbourhood Plan: Biodiversity Opportunity Area</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Farnham Neighbourhood Plan: Areas of High Landscape Sensitivity</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt. Part of the site adjoins the existing Local Plan settlement boundary of Farnham. The Landscape Study (2014) indicates that capacity for development within this overall segment is likely to be limited. The site is within an Area of High Landscape Sensitivity in the Farnham Neighbourhood Plan and Development of the site would likely have an adverse landscape impact. Development of the site would also represent a significant intrusion of built form into open countryside beyond the built up area and would not reflect the character of development in the area. The site is also a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

<b>LAA ID Reference: 333</b>			
<b>Site Address</b>	Land at 35 Frensham Vale, Lower Bourne	<b>Site Size (ha)</b>	4.93
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	46
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Thames Basin Heaths SPA 5km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2 Km zone</li> <li>• Part Flood Zones 2 and 3</li> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt. It adjoins the Farnham Built Up Area Boundary however the prevailing character of the area at this end of Frensham Vale is overwhelmingly wooded and rural. The Landscape Study (2014) indicates that there could be some limited potential for development in this segment overall, close to the settlement edge. The site is however poorly related to the settlement area and Development of the site would have a harmful landscape and visual impact.</p>		

<b>LAA ID Reference: 343</b>			
<b>Site Address</b>	Land at Stockwood Way, Hale (Parcel B)	<b>Site Size (ha)</b>	3.35
<b>Parish</b>	Farnham	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Open land	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	60-80
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• The Farnham/Aldershot Strategic Gap</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Electricity Supply Line 33kv</li> <li>• Flood Zones 2 and 3</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is located within the Countryside Beyond the Green Belt and within the Farnham/Aldershot Strategic Gap (2002). The site is in the proposed Strategic Gap in Local Plan Part 2. Development in this area is likely to contribute significantly to the coalescence of Farnham and Aldershot. The majority of the site falls within Flood Zones 2 and 3 and proposals would be subject to the sequential, and if necessary, exception tests. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

<b>LAA ID Reference: 381</b>			
<b>Site Address</b>	Land south of Badshot Lea	<b>Site Size (ha)</b>	29.80
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Mixed commercial, residential, agriculture	<b>Proposed Use</b>	Residential led mixed use
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	650
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• The Farnham/Aldershot Strategic Gap</li> <li>• Countryside Beyond the Green Belt</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Three public Footpaths</li> <li>• Grade II Listed Buildings</li> <li>• Waste Tip</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt and is within the Farnham/ Aldershot Strategic gap (2002). It is proposed to be removed from the Strategic Gap in Local Plan Part 2 but given the scale and location of The site, its development would contribute towards the coalescence of Farnham and Badshot Lea which conflicts with policy Farnham Neighbourhood Plan:11. Development of the site would not be well related to the existing built settlement. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

<b>LAA ID Reference: 436</b>			
<b>Site Address</b>	Land at Preymead Farm Industrial Estate, Badshot Lea Road	<b>Site Size (ha)</b>	1.35
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Industrial/Commercial	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	31
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Farnham Aldershot Strategic Gap</li> <li>• Countryside Beyond the Green Belt</li> <li>• Thames Basin Heaths SPA 5km buffer zone</li> <li>• Flood Zones 2 and 3</li> <li>• Farnham Neighbourhood Plan: Biodiversity Opportunity Area</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-Up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>This rural brownfield site lies in the Countryside Beyond the Green Belt and in the Farnham/Aldershot Strategic Gap. It contains relatively low scale buildings and occupies part of the gap between Badshot Lea and Aldershot. Its surroundings are generally open. The site contains a number of businesses and there is no evidence that the site is unsuitable for continued employment uses. Most of the site is in Flood Zones 2 and 3 and as such any proposals would be subject to the sequential, and if necessary, exception tests.</p>		

<b>LAA ID Reference: 461</b>			
<b>Site Address</b>	Land to the rear of 48 Wrecclesham Hill, Farnham	<b>Site Size (ha)</b>	2.25
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Residential & Woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> <li>• Ancient Woodland</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The land behind the frontage properties is within the Countryside Beyond the Green Belt and is also within the Area of Great Landscape Value. The site as a whole extends a relatively long distance onto the land to the rear of these frontage houses and would not integrate with the settlement area as well as some other promoted sites. Much of the site also comprises Ancient Woodland. The Landscape Study (2014) does not identify specific potential in this part of the segment. It is unlikely five or more dwellings could be achieved without harm to the Ancient Woodland or to the landscape.</p>		

LAA ID Reference: 475			
Site Address	Land at St. Georges Road, Badshot Lea	Site Size (ha)	0.41
Parish	Farnham	Settlement	Farnham
Existing Use	Equestrian	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	16
Key Designations	<ul style="list-style-type: none"> <li>• Farnham Aldershot Strategic Gap</li> <li>• Countryside Beyond the Green Belt</li> <li>• Thames Basin Heaths SPA 5km buffer zone</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
Reasons for Rejection	<p>While nearby proposed development mean that The site is close to the settlement boundary of Badshot Lea, the site is in the Strategic Gap (2002). The site is proposed to be included in the Strategic Gap in Local Plan Part 2. Any development would be likely to contribute to coalescence between Farnham and Aldershot. Development of the site would not be well related to the settlement and would intrude into open countryside. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 550			
Site Address	1-9 Romans Business Park (Site A), Farnham	Site Size (ha)	0.87
Parish	Farnham	Settlement	Farnham
Existing Use	Industrial/Commercial	Proposed Use	Residential
Rural or Urban	Urban	Developers Proposed Yield	35
Key Designations	<ul style="list-style-type: none"> <li>• Thames Basin Heaths SPA 5km buffer zone</li> <li>• Safeguarding Suitably Located Industrial and Commercial Land</li> </ul>		
Reasons for Rejection	<p>The site located to the east of the town centre is in employment use and in an area with a mix of residential and commercial uses. There is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

LAA ID Reference: 551			
<b>Site Address</b>	Unit 1-4 East Street (Site B), Farnham	<b>Site Size (ha)</b>	0.51
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Industrial/Commercial	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	20
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Thames Basin Heaths SPA 5km buffer zone</li> <li>• Safeguarding Suitably Located Industrial and Commercial Land</li> </ul>		
<b>Reasons for Rejection</b>	The site off East Street is in employment use and is in an area containing a mix of uses. There is no evidence that the suite is unsuitable or unviable for continued employment use.		

LAA ID Reference: 564			
<b>Site Address</b>	Century Farm, Green Lane, Badshot Lea	<b>Site Size (ha)</b>	3.00
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Mixed	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	100
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Aldershot Strategic Gap</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	This area is in the Strategic Gap (2002). The site is not proposed to be included in the Strategic Gap in Local Plan Part 2, however is outside the built up area boundary and development on The site is likely to contribute to the coalescence of Badshot Lea and Farnham. The site contains employment land and there is no evidence that the site is unsuitable or unviable for continued employment uses. The open fields within the site, particularly the west field, are poorly related to the built up areas of Farnham and Badshot Lea.		

LAA ID Reference: 609			
Site Address	123a Badshot Lea Road, Badshot Lea	Site Size (ha)	0.20
Parish	Farnham	Settlement	Farnham
Existing Use	Industrial/Commercial	Proposed Use	Residential
Rural or Urban	Urban	Developers Proposed Yield	12
Key Designations	<ul style="list-style-type: none"> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Flood Zones 2 and 3</li> </ul>		
Reasons for Rejection	The site at the edge of Badshot Lea is in employment use and is in an area containing a mix of uses. There is no evidence that the site is no longer suitable or viable for continued employment use.		

LAA ID Reference: 615			
Site Address	Land east of Low Lane	Site Size (ha)	1.57
Parish	Farnham	Settlement	Farnham
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	30
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• The Farnham/Aldershot Strategic Gap</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Minerals Safeguarding Area', Surrey Minerals Plan (July 2011)</li> <li>• Flood Zones 2 and 3</li> <li>• Farnham Neighbourhood Plan: Biodiversity Opportunity Area</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
Reasons for Rejection	The site is within the Strategic Gap (2002). The site is proposed to be included in the Strategic Gap in Local Plan Part 2 and any development on The site is likely to contribute to the coalescence of Farnham and Aldershot. While adjacent to Badshot Lea, development on The site would intrude into open countryside and be unlikely to integrate well with the existing settlement. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.		

<b>LAA ID Reference: 644</b>			
<b>Site Address</b>	Land at Cedar House, Byworth Close	<b>Site Size (ha)</b>	1.79
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	60
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Thames Basin Heaths SPA 5km buffer zone</li> <li>• Farnham Neighbourhood Plan: Biodiversity Opportunity Area (part)</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is located within the Countryside Beyond the Green Belt. While it adjoins the existing Local Plan settlement boundary on its eastern side, development on The site would not be well related to the settlement. The site is considered to be in a backland position with narrow access and difficult topography. The Landscape Study concludes that development in the northern part of this segment is more likely to have a negative landscape impact.</p>		

<b>LAA ID Reference: 654</b>			
<b>Site Address</b>	Hill Fields, Gardeners Hill Road, Farnham	<b>Site Size (ha)</b>	1.52
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	40
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Thames Basin Heaths SPA 7km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt. The site is poorly related to the settlement, being significantly detached from the built up area boundary on this side of Gardeners Hill Road. The Landscape Study (2014) concludes that the potential for development within this part of the segment, without harming the landscape character, is limited. Development of the site is likely to have an adverse landscape impact. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

<b>LAA ID Reference: 655</b>			
<b>Site Address</b>	Wrecclesham Farm Buildings, Echo Barn Lane, Farnham	<b>Site Size (ha)</b>	0.88
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	5
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Area of Strategic Visual Importance</li> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt and is also within the Area of Strategic Visual Importance. It is detached from the Built-Up Area Boundary, and lies within the area of open land separating the Boundstone Road area from the Echo barn Lane area. It is not well integrated with the settlement pattern of Farnham. The Landscape Study has not indicated that there is potential capacity for development in this part of the segment. Development of the site is likely to have an adverse landscape impact.</p>		

LAA ID Reference: 656			
<b>Site Address</b>	Wrecclesham Farm Nursery, Echo Barn Lane, Farnham	<b>Site Size (ha)</b>	0.67
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Former commercial nursery	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	10
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Area of Strategic Visual Importance</li> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt and is also within the Area of Strategic Visual Importance. It is detached from the Built-Up Area Boundary, and lies within the area of open land separating the Boundstone Road area from the Echo barn Lane area. It is not well integrated with the settlement pattern of Farnham. The Landscape Study has not indicated that there is potential capacity for development in this part of the segment.</p>		

LAA ID Reference: 657			
<b>Site Address</b>	Land to the South of Monkton Lane, Farnham	<b>Site Size (ha)</b>	3.06
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Grazing Land	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	56
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Strategic Visual Importance</li> <li>• Thames Basin Heaths SPA 5km buffer zone</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is not well related to the Farnham Built-up Area Boundary and Development of the site is likely to have an urbanising impact which would be harmful to the character and appearance of the area. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 671			
<b>Site Address</b>	Land rear of 12 Heathyfields Road, Farnham	<b>Site Size (ha)</b>	0.70
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	8
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Thames Basin Heath 400m buffer zone</li> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Area of High Landscape Value and Sensitivity</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	The site is within the Countryside Beyond the Green Belt, on the north western outskirts of the town. The site lies within 400m of the Thames Basin Heath where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated.		

LAA ID Reference: 675			
<b>Site Address</b>	Land at Frensham Vale Park, Rowledge, Farnham	<b>Site Size (ha)</b>	20.42
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Residential / Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	12
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Thames Basin Heaths SPA 7km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	The site is located within the Countryside Beyond the Green Belt. The site is not well related to the settlement and development would intrude significantly into open countryside. The Landscape Study concludes that the capacity for development in this segment without affecting landscape character is limited. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.		

<b>LAA ID Reference: 679</b>			
<b>Site Address</b>	30 Frensham Vale, Lower Bourne, Farnham	<b>Site Size (ha)</b>	2.19
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Residential garden / woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	10
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Thames Basin Heaths SPA 7km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is outside the Farnham Built-up Area Boundary. The area has a distinctly rural wooded character, and it is not considered that The site is likely to accommodate significant development without harm to the character of the area. Parts of the site are in Flood Zones 2 and 3 and any proposals would need to be subject to the sequential, and if necessary, exception tests. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 696			
<b>Site Address</b>	Land south of Frensham Vale Road	<b>Site Size (ha)</b>	17.02
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	50
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Thames Basin Heaths SPA 7km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Countryside Beyond the Green Belt</li> <li>• Flood Zones 2 and 3</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Ancient Woodland</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is located within the Countryside Beyond the Green Belt. The site is largely detached from the settlement and has a very strong semi-rural character. The Landscape Study concludes that there is limited capacity to accommodate development in this segment without having a negative landscape impact. On this basis development of the site would be poorly related to the settlement and be likely to have a harmful landscape and visual impact. Part of the site, including potential access routes are in Flood Zones 2 and 3, and any proposal would need to be subject to the sequential, and if necessary, exception tests. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 701			
<b>Site Address</b>	Land at Lavender Lane, Farnham	<b>Site Size (ha)</b>	4.01
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	44-56
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Thames Basin Heaths SPA 7km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt. It adjoins the Farnham Neighbourhood Plan: Built-up Area Boundary to the east however the site does not appear well related to the settlement. The site is heavily wooded and is in an area with a distinctly rural character. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 716			
<b>Site Address</b>	13 Upper Old Park Lane, Farnham	<b>Site Size (ha)</b>	4.67
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Residential and equestrian.	<b>Proposed Use</b>	Residential, mixed
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Areas of High Landscape Sensitivity and Historic Value</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is located within the Countryside Beyond the Green Belt. Although the site adjoins the Farnham Neighbourhood Plan: Built-up Area Boundary on its northern side, it is not well integrated with the settlement area and would represent an intrusion into the countryside on a relatively prominent site which can be viewed from the A287, and which is designated as a Area of High Landscape Value and Sensitivity. The conclusion of the Landscape Study is that the scope for development in this part of the segment is likely to be limited. On this basis Development of the site is likely to have a harmful landscape and visual impact.</p>		

<b>LAA ID Reference: 727</b>			
<b>Site Address</b>	Land rear of Three Stiles Road, Farnham	<b>Site Size (ha)</b>	2.19
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	60-65
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Strategic Visual Importance</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath 5km buffer zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>While partly contained by existing development, The site is outside of the Farnham Neighbourhood Plan: Built-up Area Boundary, and development of the site would represent an intrusion into open countryside which would conflict with the Neighbourhood Plan. The site is in an Area of Strategic Visual Importance, forming part of an area of open land which is important to the urban character of Farnham. Development of the site is likely to have an adverse impact on this area. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

<b>LAA ID Reference: 854</b>			
<b>Site Address</b>	Land at Low Lane, Badshot Lea	<b>Site Size (ha)</b>	0.53
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• The Farnham/Aldershot Strategic Gap</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Minerals Safeguarding Area', Surrey Minerals Plan (July 2011)</li> <li>• Farnham Neighbourhood Plan: Biodiversity Opportunity Area</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt and is also within the Farnham/Aldershot Strategic Gap (2002). The site is proposed to be included in the Strategic Gap in Local Plan Part 2. The site provides a green buffer to the built up area boundary, which is defined by Low Lane. The site is not considered to integrate well with the settlement. As such Development of the site is likely to have a harmful landscape and visual impact. Almost half of the site is within Flood Zone 3. Any proposals would need to be subject to the sequential, and if necessary, exception tests. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

<b>LAA ID Reference: 892</b>			
<b>Site Address</b>	Land at Hawthorns, between Hale Road and Farnham Park, Farnham	<b>Site Size (ha)</b>	4.25
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Residential Care Home & agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	65
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Farnham Neighbourhood Plan: Area of High Landscape Value and Sensitivity</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is in the Countryside Beyond the Green Belt and is within an Area of Great Landscape Value. The site adjoins the Farnham Park Site of Nature Conservation Interest (SNCI), Historic Park and Garden and Area of Historic Landscape Value. The Landscape Study (2014) describes the capacity for development within the wider landscape segment, which includes Farnham Park, as limited. An hybrid application for up to 65 dwellings was refused and an appeal dismissed in 2020 ( WA/2017/2352) on the site. Development of the site is likely to have an adverse landscape and visual impact. The majority of the site is a greenfield site and it has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 907			
Site Address	Land west of Crown Lane, Badshot Lea	Site Size (ha)	0.68
Parish	Farnham	Settlement	Farnham
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• The Farnham/Aldershot Strategic Gap</li> <li>• Countryside Beyond the Green Belt</li> <li>• Thames Basins SPA Heath 5km buffer zone</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
Reasons for Rejection	<p>The site is located south west of Badshot Lea. While close to the settlement, this area has a distinctly rural character, containing areas of open countryside and limited levels of development. The site is poorly related to the settlement and development on The site would intrude into open countryside. Development of the site is likely to contribute to the coalescence of Badshot Lea and Weybourne. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 962			
Site Address	Weydon Christian Centre, Upper Way, Farnham	Site Size (ha)	0.16
Parish	Farnham	Settlement	Farnham
Existing Use	Community use	Proposed Use	Residential
Rural or Urban	Urban	Developers Proposed Yield	9
Key Designations	<ul style="list-style-type: none"> <li>• Thames Basins SPA Heath 5km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is currently a community facility and there is no evidence that it is no longer suitable or required for community uses, or that there are sufficient alternative facilities nearby to accommodate uses on the site.</p>		

<b>LAA ID Reference: 963</b>			
<b>Site Address</b>	Land at Manley Bridge Farm, Manley Bridge Road, Rowledge	<b>Site Size (ha)</b>	6.07
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	100
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Area of Strategic Visual Importance</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Flood Zone 3</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site consists of agricultural fields which slopes down to the north which are important to the rural setting of Farnham and the landscape character of the area. No substantial changes are proposed to this Area of Strategic Visual Importance through Local Plan Part 2. Development of the site is likely to have a harmful landscape impact, and would contribute to the coalescence of Rowledge and Wrecclesham. There is a river which runs along the boundary, with a small portion of the site falling within Flood Zones 2 and 3. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 974			
<b>Site Address</b>	Holt Pound Farm, Wreccllesham Hill, Farnham	<b>Site Size (ha)</b>	3.64
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Area of Strategic Visual Importance</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Thames Basin Heaths 5km Buffer Zone</li> <li>• Adjacent to Ancient and Semi-Natural Woodland</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is characterised by open fields and contributes to the rural setting of Wreccllesham. No substantial changes to this Area of Strategic Visual Importance are proposed through Local Plan Part 2. Development of the site is likely to have a harmful landscape impact and would contribute to the coalescence of Rowledge and Wreccllesham. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 996			
<b>Site Address</b>	Land to the East of Oast House Lane, Farnham	<b>Site Size (ha)</b>	0.70
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	9
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> <li>• Thames Basin Heath 5km Buffer Zone</li> <li>• Farnham Neighbourhood Plan: Areas of High Landscape Value and Sensitivity</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site in the Area of Great Landscape Value has a rural character which relates to the fields to the east and with Farnham Park. Development of the site is likely to have an adverse landscape impact. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 999			
<b>Site Address</b>	Unit 1, Hookstile Lane, Farnham	<b>Site Size (ha)</b>	0.26
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Employment	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	36-65
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Potentially contaminated land</li> </ul>		
<b>Reasons for Rejection</b>	The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.		

LAA ID Reference: 1023			
<b>Site Address</b>	Century Farm House and West Field, Green Lane, Badshot Lea	<b>Site Size (ha)</b>	1.35
<b>Parish</b>	Farnham	<b>Settlement</b>	Badshot Lea
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	46
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Aldershot Strategic Gap</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath 5km buffer zone</li> </ul>		
<b>Reasons for Rejection</b>	The site is in an area of open countryside between Farnham and Badshot Lea, in an area which retains a distinctly rural character. Development on the site would intrude into the open countryside and be poorly related to the built up area of Farnham. The site makes a limited contribution to preventing coalescence between Badshot Lea and Farnham. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.		

LAA ID Reference: 1025			
Site Address	Orchard Cottage, Crown Lane, Farnham	Site Size (ha)	0.70
Parish	Farnham	Settlement	Badshot Lea
Existing Use	Agriculture and Residential	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	20
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Aldershot Strategic Gap</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath 5km buffer zone</li> </ul>		
Reasons for Rejection	<p>The site is outside of the Farnham Neighbourhood Plan: Built-up Area Boundary. It is not clear whether the site can contribute five dwellings without harm to the semi-rural character of the northern part of the site. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 1028			
Site Address	7 Pear Tree Lane	Site Size (ha)	0.94
Parish	Farnham	Settlement	Farnham
Existing Use	Residential	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	6 -7
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Wealden Heaths I SPA 5km zone</li> <li>• Thames Basin Heath 7km buffer zone</li> </ul>		
Reasons for Rejection	<p>The site is outside of the Farnham Neighbourhood Plan: Built-up Area Boundary and an area of semi-rural low density housing. Development of this scale would require the removal of a number of trees and therefore harm the character of the location.</p>		

LAA ID Reference: 1030			
Site Address	Land South of Badshot Lea (Parcel A)	Site Size (ha)	8.40
Parish	Farnham	Settlement	Farnham
Existing Use	Mixed	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	250-300
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Aldershot Strategic Gap</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Wealden Heaths I SPA 5km zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Countryside Beyond the Green Belt and is within the Farnham/ Aldershot Strategic gap (2002). It is proposed to be removed from the Strategic Gap in Local Plan Part 2 but given the scale and location of The site, its development would contribute towards the coalescence of Farnham and Badshot Lea which conflicts with policy Farnham Neighbourhood Plan:11. Development of the site would not be well related to the existing built settlement.</p>		

LAA ID Reference: 1031			
Site Address	Bush Hotel (Option 2)	Site Size (ha)	0.72
Parish	Farnham	Settlement	Farnham
Existing Use	Hotel	Proposed Use	Hotel and Residential
Rural or Urban	Urban	Developers Proposed Yield	29
Key Designations	<ul style="list-style-type: none"> <li>• Wealden Heaths I SPA 5km zone</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Conservation Area</li> </ul>		
Reasons for Rejection	<p>This hotel provides an important tourist accommodation facility. There is no evidence that the retention of the existing accommodation is unviable or that its loss has otherwise been justified.</p>		

LAA ID Reference: 1041			
Site Address	Park Farm, Farnham	Site Size (ha)	12.00
Parish	Farnham	Settlement	Farnham
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	200
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Strategic Visual Importance</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath 5km buffer zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Countryside Beyond the Green Belt and Area of Strategic Visual Importance. The site does adjoin the built up area of Farnham. Due to the topography and openness of the site, development is likely to have a significant adverse landscape impact. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 1042			
Site Address	Potts Farm, Farnham	Site Size (ha)	19.60
Parish	Farnham	Settlement	Farnham
Existing Use	Agriculture and Industrial	Proposed Use	Residential led mixed use
Rural or Urban	Rural	Developers Proposed Yield	500 + commercial
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Ancient &amp; Semi-Natural Woodland</li> </ul>		
Reasons for Rejection	<p>The site is within the Countryside Beyond the Green Belt and Area of Great Landscape Value. The Landscape Review (2014) assessed the eastern part of the site and concluded there is high landscape sensitivity and medium landscape value. Due to the size of the site and that the site does not relate well to the settlement boundary, Development of the site is likely to have a significant adverse landscape impact. The site does contain some industrial buildings, however there is no evidence that these are unsuitable or unviable for continued employment use.</p>		

LAA ID Reference: 1044			
<b>Site Address</b>	10 Acre Walk, Clifton Close, Rowledge	<b>Site Size (ha)</b>	1.43
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Vacant Land	<b>Proposed Use</b>	Extra Care (C2)
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	65 units (Extra Care)
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Wealden Heaths I SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	While adjacent to existing development, The site is outside of the Farnham Neighbourhood Plan: Built-up Area Boundary, and Development of the site would have an urbanising impact which would harm the rural wooded character of the area. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.		

LAA ID Reference: 1045			
<b>Site Address</b>	Land at St Georges Road, Badshot Lea	<b>Site Size (ha)</b>	4.70
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	40
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Farnham Aldershot Strategic Gap</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Wealden Heaths I SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	The site is within the Countryside Beyond the Green Belt and is also within the Farnham/Aldershot Strategic Gap (2002). However the site is not proposed to be included in the Strategic Gap in Local Plan Part 2. The site is not considered to integrate well with the settlement and as such development of the site is likely to have a harmful urbanising impact on the open countryside. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.		

<b>LAA ID Reference: 1062</b>			
<b>Site Address</b>	24 Moor Park Lane, GU9 9JB	<b>Site Size (ha)</b>	0.44
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Hotel and Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	32
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Farnham Neighbourhood Plan: Land Within Built-up Area Boundary</li> <li>• Area of Strategic Visual Importance</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Wealden Heaths I SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site lies within the Built-Up Area Boundary for Farnham and is within an Area of Strategic Visual Importance. Local Plan Part 2 does not propose that the site is removed from the Area of Strategic Visual Importance. Although located in the centre of the roundabout, the location has retained a distinct rural character. Re-development of the site would be visually prominent and would be harmful to the character of the area.</p>		

<b>LAA ID Reference: 1073</b>			
<b>Site Address</b>	The Jolly Farmer, Guildford Road, Runfold, GU10 1PG	<b>Site Size (ha)</b>	0.21
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Restaurant	<b>Proposed Use</b>	Residential and Restaurant
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	8
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Areas for Landscape Improvement</li> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Minerals Safeguarding Area</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Wealden Heaths SPA I 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt and Area of Outstanding Natural Beauty (AONB). While the site contains previously developed land, the development of five or more dwellings on The site is likely to lead to a loss of openness and constitute inappropriate development in the Green Belt. Development of this scale would also have a harmful impact on the landscape character of the AONB.</p>		

LAA ID Reference: 1075			
<b>Site Address</b>	Land at Green Lane Farm, Green Lane, Badshot Lea	<b>Site Size (ha)</b>	1.90
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Farm, small commercial and residential, greenfield	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	rural	<b>Developers Proposed Yield</b>	50
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Farnham/Aldershot Strategic Gap</li> <li>• Countryside Beyond the Green Belt</li> <li>• Minerals Safeguarding Area</li> <li>• Thames Basin Heath 5km buffer zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is in an area of open countryside between Farnham and Badshot Lea, in an area which retains a distinctly rural character. Development on the site would intrude into the open countryside and be poorly related to the built up area of Farnham. The site makes a limited contribution to preventing coalescence between Badshot Lea and Farnham. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.</p>		

LAA ID Reference: 1121			
<b>Site Address</b>	Storage Barn at Waverley Court Farm, Monks Walk, Farnham	<b>Site Size (ha)</b>	0.15
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Storage Barn	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	5
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Farnham Neighbourhood Plan: Land Outside Built-up Area Boundary</li> <li>• Wealden Heaths I SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt outside of the Farnham Built-up Area Boundary. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Whilst there are existing buildings on the site and it does constitute previously developed land, Development of the site is likely to lead to a loss of openness and would constitute inappropriate development in the Green Belt in an unsustainable location where occupiers would rely heavily on car use to access local services.</p>		

<b>LAA ID Reference: 264</b>			
<b>Site Address</b>	Victoria House, South Street		
<b>Site Size (ha)</b>	0.06	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Retail	<b>Proposed Use</b>	Residential -Upper floors
<b>Proposed (or estimated) yield</b>	8	<b>Source of Yield</b>	WBC

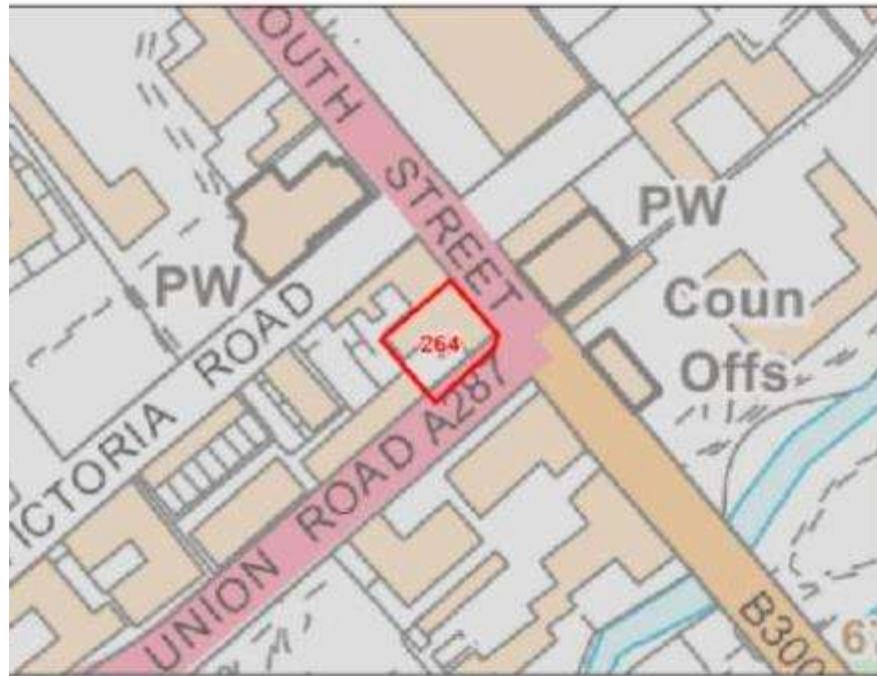
<b>Site Description</b>
Victoria House is a red brick Victorian office and retail building within Farnham Town Centre. At 3/4 storeys it is a prominent landmark building located at the corner of South Street and Union Road. To the front and side of the building there is a limited amount of hard standing for car parking. The site is surrounded by a mixture of different uses that include terraced residential dwellings, large and small office premises and a range of retail outlets which reflects its town centre location.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Thames Basin Heaths SPA 5km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Town Centre</li> <li>• Flood Zones 2 and 3</li> </ul>
<b>Suitability</b>
The site is potentially suitable for flats given its central location, close to all amenities and facilities within a high density mixed use area. The Council will need to be satisfied that any loss of the office floorspace is in line with Policy EE2 of the Local Plan. Development of this site should retain town centre uses on the ground floor in accordance with policy TCS1 of Local Plan Part 1. Development of this site would need to be subject of the sequential, and if necessary, exception tests. The site lies within 5km of the Thames Basin Heaths SPA. Proposals for residential development will need to contribute towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) of the SPA in accordance with the SPA Avoidance Strategy.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	
<b>6-10 Years</b>	
<b>11-15 Years</b>	8

**Availability**

The agents for the freeholder have confirmed its availability in August 2013. Planning permission (WA/2014/1339) was granted in September 2014 for the ground floor to be converted into A1 and A3 use, and it is expected that the upper floors will be available for redevelopment.

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<b>LAA ID Reference: 1074</b>			
<b>Site Address</b>	Animal Snack and Tack, Guildford Road, Runfold, GU10 1PN		
<b>Site Size (ha)</b>	0.49	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Retail, Office and Storage	<b>Proposed Use</b>	Retail
<b>Proposed (or estimated) yield</b>	9	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site is formed by the curtilage of the business known as Animal Snack and Tack within the settlement of Runfold and adjoins both Tongham Road and Guildford Road. There are a number of existing buildings on the site associated with the current business use of the site.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• FNP Land Outside Built-up Area Boundary</li> <li>• Farnham/Aldershot Strategic Gap</li> <li>• Countryside Beyond the Green Belt</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Wealden Heaths I SPA 5km zone</li> </ul>
<b>Suitability</b>
This site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use. However, there is potential for residential development on the site with the existing use being retained or relocated on the site. The site lies within 5km of the Thames Basin Heath SPA and Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
There is a pending planning application for the site and it is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	9
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 1116</b>			
<b>Site Address</b>	19 The Fairfield, Farnham, GU9 8AJ		
<b>Site Size (ha)</b>	0.14	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Farnham	<b>Settlement</b>	Farnham
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	5	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site is located on The Fairfield just south of the A31 Farnham by-pass. The site currently consists of a residential property and it's curtilage. The dwelling is located towards the front of the site with the back part of the site transitioning into woodland.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Farnham Neighbourhood Plan: Built Up Area Boundary</li> <li>• Thames Basin Heath 5km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
<b>Suitability</b>
The site is in a sustainable location close to local services and there is potential for the site to be redeveloped to make better use of the space on the site, particularly for flatted development. The site lies within 5km of the Thames Basin Heath SPA and Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
There is a pending planning application for the site and it is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	5
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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## Frensham

Frensham		
Site ID	Site Name	Status
111	Land at Daneshill, The Reeds Road, Frensham	Below threshold (5 units)
112	Land at Overside, Hollybush Lane, Frensham	Below threshold (5 units)
617	Land at Shortfield Common Road	Further than 100m from settlement
642	Land at Carlisle Road	Below threshold (5 units)
718	Land South of Grange Road	Further than 100m from settlement
834	Elvetham, Shortfield Road, Frensham	Below threshold (5 units)

Map 16: Frensham



## Godalming

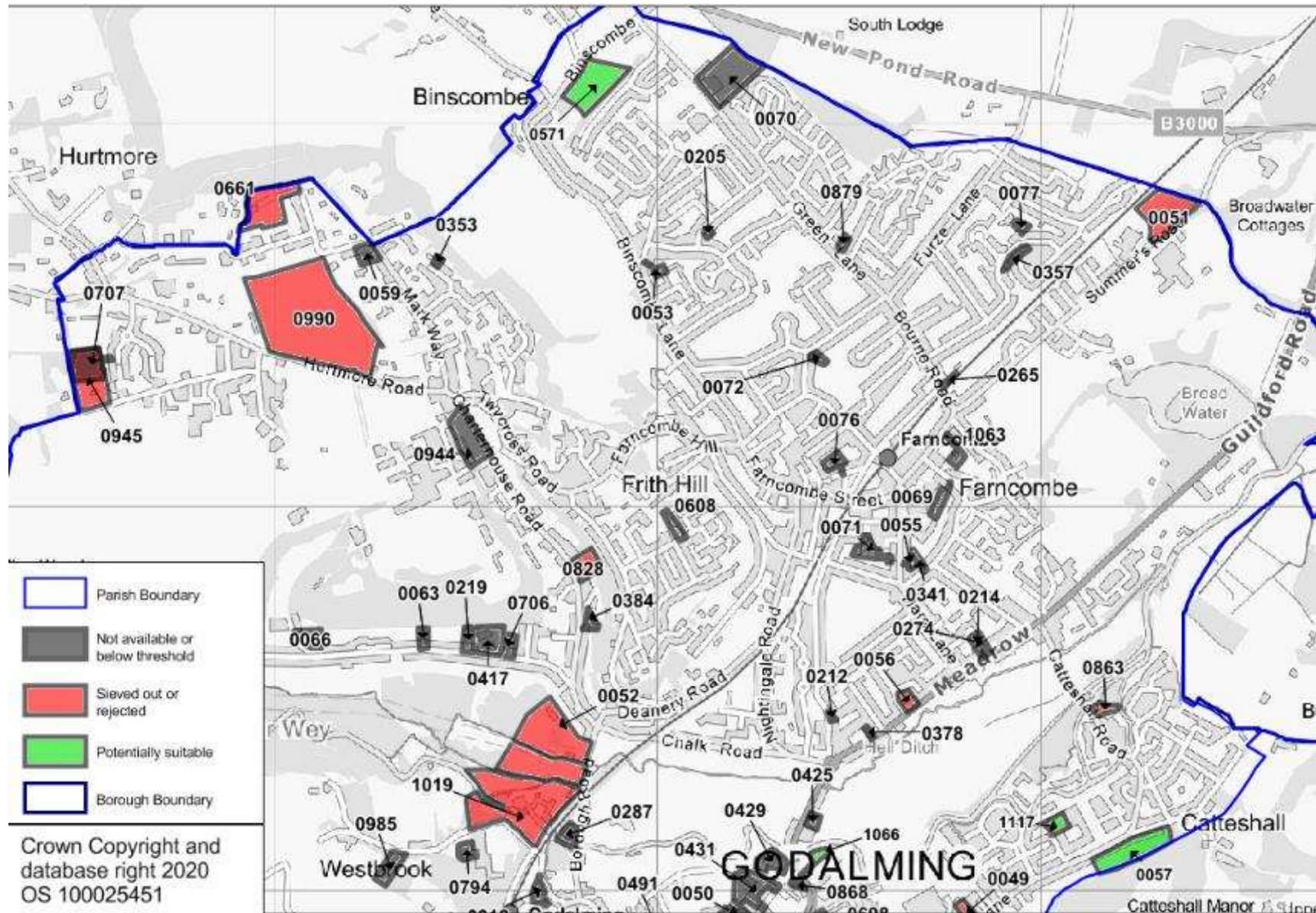
Godalming		
Site ID	Site Name	Status
49	Ingram & Glass Finishing Ltd, Catteshall Lane	Rejected as unsuitable
50	Wiggins Yard	Below threshold (5 units)
51	Broadwater School, Summers Road, Farncombe	Rejected as unsuitable
52	Thames Water, Borough Road	Rejected as unsuitable
53	Garages at Oak Mead, Farncombe	Below threshold (5 units)
55	Chapel Flats, St John's Street	Below threshold (5 units)
56	Llanaway Works, Meadow	Rejected as unsuitable
57	Properties and Gardens 1- 22 Catteshall Lane	Potentially suitable
59	Barnfield, Mark Way	Below threshold (5 units)
63	112 Peperharow Road	Below threshold (5 units)
64	8 Wharf Street	Below threshold (5 units)
66	Land at Charterhouse School, Peperharow Road	Below threshold (5 units)
68	Mint Street/Station Road Car park	Not available
69	The Glade, The Oval, Farncombe	Below threshold (5 units)
70	Green Lane Infants School, (Losely Fields Childrens Centre) Green Lane, Binscombe	Not available
71	Rear of 36 -41 St John's Street, Farncombe	Not available
72	Land at the Junction of Perrior Road and Warren Road	Below threshold (5 units)
76	Land to the rear of 20 - 36 North Street, Farncombe	Not available
77	40 Silo Drive and adjacent Land, Farncombe	Below threshold (5 units)
155	50 Eashing Lane	Below threshold (5 units)
205	Colbourne, 41 Barnes Road	Below threshold (5 units)
206	Land to rear of 12 Croft Road	Below threshold (5 units)
207	24 Crownpits Lane	Below threshold (5 units)
209	Land at Keys Cottage & Wedgewood, Holloway Hill	Potentially suitable
212	Land at 6 Gothic Place, Marshall Road	Below threshold (5 units)
214	63 Meadow	Below threshold (5 units)
215	Land at 39 Miltons Crescent	Below threshold (5 units)

Godalming		
Site ID	Site Name	Status
216	Hatchcombe End, New Way	Below threshold (5 units)
217	Land at 135 Ockford Ridge	Below threshold (5 units)
218	Land adjacent to 9 Parkfield	Below threshold (5 units)
219	84 Peperharow Road	Below threshold (5 units)
221	Land at rear of Sandness, The Close	Below threshold (5 units)
222	Land at Five Stones & Willowdene, Tuesley Lane	Below threshold (5 units)
265	2 Bourne Road	Below threshold (5 units)
267	12 Croft Road	Below threshold (5 units)
274	The Watermeadows Hotel, 65 Meadow	Below threshold (5 units)
287	Guardian House, Borough Road	Below threshold (5 units)
312	Car Park, Station Road	Not available
341	59 - 61 Fern Road	Below threshold (5 units)
342	Land adjacent to Aarons Hill	Below threshold (5 units)
344	Ladywell Convent, Land south of Pullman Lane/Ashted	Not available
346	Land at Busbridge (south of Chestnut Way)	Rejected as unsuitable
353	9 Woodman Court	Below threshold (5 units)
357	Land at Silo Drive, Farncombe	Below threshold (5 units)
371	Primrose Place, Portsmouth Road	Below threshold (5 units)
378	19 Meadow	Below threshold (5 units)
384	Land at Fairhill, Charterhouse Road	Below threshold (5 units)
390	Second Floor, 77 High Street	Below threshold (5 units)
417	Land at Badgers Hollow, Peperharow Road	Below threshold (5 units)
425	Godalming Fire Station, Bridge Road	Not available
429	Godalming Library Adult and Community Care, The Bury	Not available
431	Council Offices, The Burys	Not available
443	Land at Franklyn Road	Rejected as unsuitable
444	Land at Springwood House, Brighton Road	Below threshold (5 units)
491	Land for market, Great George Street	Not available
571	Land east of Binscombe	Potentially suitable
575	Godalming Delivery Office, Woolsack Way	Not available

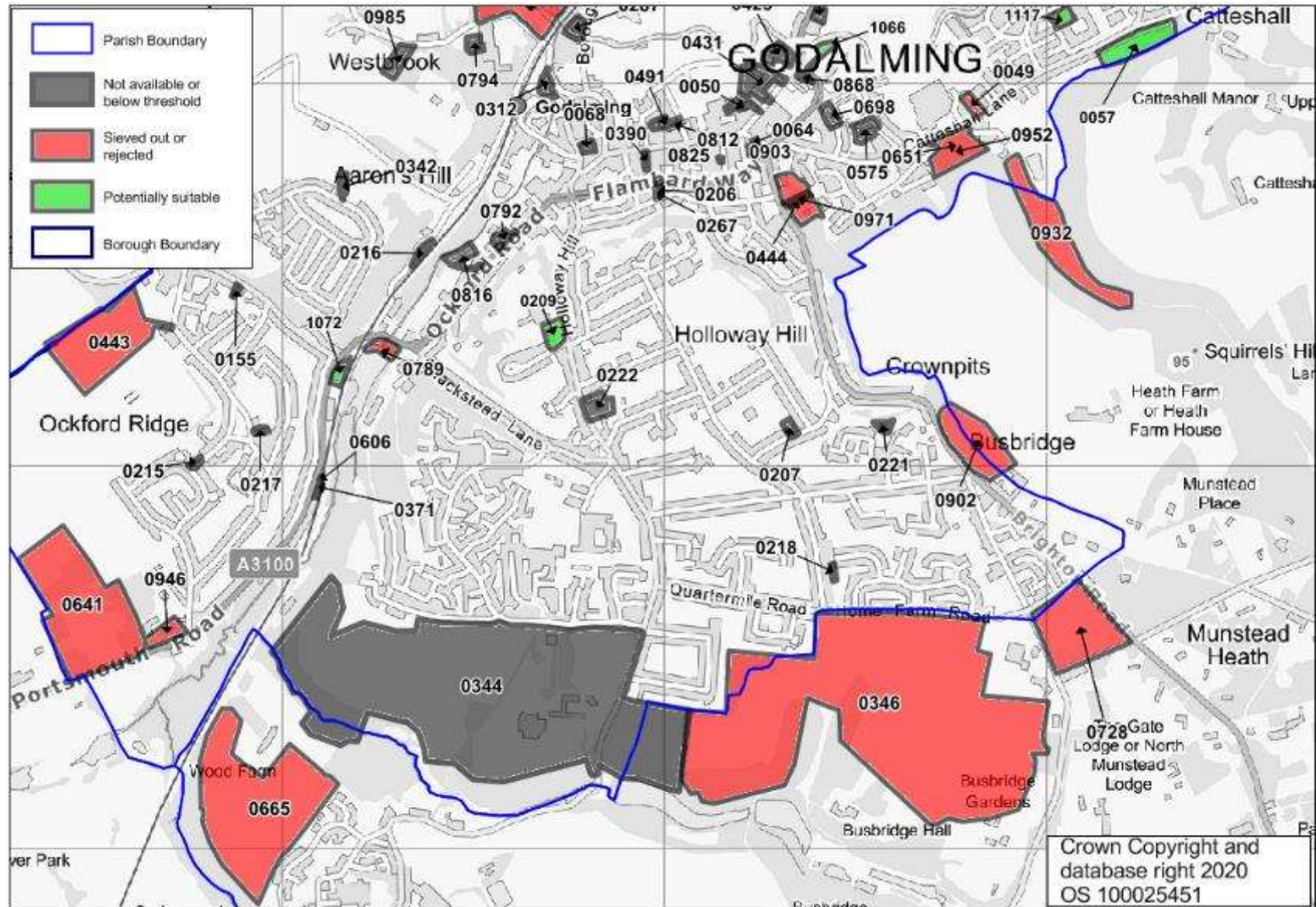
Godalming		
Site ID	Site Name	Status
606	Russell Giles Partnership, Primrose Place, Portsmouth Road	Below threshold (5 units)
608	Groton, Ballfield Road, Godalming	Below threshold (5 units)
641	Land at Roe Deer Farm, Portsmouth Road	Rejected as unsuitable
651	Land west of Scizdons Climb	Rejected as unsuitable
661	The Brambles, Mark Way, Godalming	Rejected as unsuitable
698	The Wharf car park, Woolsack Way, Godalming	Not available
706	Land rear of 46-48 Peper Harow Road, Godalming	Below threshold
707	Land North of Timbers, Northway, Godalming	Below threshold (5 units)
789	Ockford Mill, Ockford Road, Godalming	Rejected as unsuitable
792	Ockford Road Filling Station, 32 Ockford Road	Below threshold (5 units)
794	The Meath, Westbrook Road	Below threshold (5 units)
812	Craddocks Printing Works, Great George Street	Below threshold (5 units)
816	Land to the rear of Turner Court, Ockford Road	Below threshold (5 units)
825	6 Queen Street, Godalming	Below threshold (5 units)
828	Foxdene and Southwall, Charterhouse Road	Rejected as unsuitable
863	Land at Catteshall Mill, Godalming	Rejected as unsuitable
868	20 Riverside Chambers, Bridge Street, Godalming	Below threshold (5 units)
879	32 Green Lane, Godalming GU7 3SR	Below threshold (5 units)
903	1&2 The Mews, Wharf Street, Godalming	Below threshold (5 units)
932	Scizdons Climb, Godalming	Rejected as unsuitable
944	Girdlestoneites House, Charterhouse School	Not available
945	Timbers and land to the rear, Charterhouse School	Rejected as unsuitable
946	Little Primrose, Portsmouth Road	Rejected as unsuitable
952	Land west of Scizdon's Climb (Land east of South Hill)	Rejected as unsuitable
971	Land at Springwood House, Brighton Road, Godalming	Rejected as unsuitable
985	Westbrook Road	Below threshold (5 units)
990	Broom and Lees	Rejected as unsuitable
1019	Westbrook Mills B, Borough Road, Godalming	Rejected as unsuitable
1063	Bri Enda, 54 Summers Road, Farncombe, GU7 3BD	Below threshold (5 units)
1066	Land to the North-East of Magna Riverside	Potentially suitable

Godalming		
Site ID	Site Name	Status
1072	Ockford Water, Portsmouth Road, Godalming, GU7 2JJ	Potentially suitable
1117	Salisbury, Weyside Park, Catteshall Lane, Godalming, GU7 1XE	Potentially suitable

Map 17: Godalming North



Map 18: Godalming South and Busbridge



LAA ID Reference: 49			
<b>Site Address</b>	Ingram & Glass Finishing Ltd, Catteshall Lane	<b>Site Size (ha)</b>	0.19
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Industrial/Commercial	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Suitably located industrial and commercial land</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site, in an area containing a mix of employment and residential uses, is currently in employment use. Previous buildings on the site have been replaced by a new storage building, housing and data centre. The continued use of The site for employment is compatible with the mix of uses nearby. There is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

LAA ID Reference: 51			
<b>Site Address</b>	Broadwater School, Summers Road, Farncombe	<b>Site Size (ha)</b>	1.14
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Education	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	30-40
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Flood Zones 2 &amp; 3</li> </ul>		
<b>Reasons for Rejection</b>	<p>This field opposite Broadwater School is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt.</p>		

LAA ID Reference: 52			
Site Address	Thames Water, Borough Road	Site Size (ha)	1.83
Parish	Godalming	Settlement	Godalming
Existing Use	Utilities	Proposed Use	Residential or mixed use
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Flood Zones 2 and 3</li> <li>• Peperharrow Road Marsh Site of Nature Conservation Interest</li> </ul>		
Reasons for Rejection	<p>The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use. The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. While the site contains previously developed land, the development of five or more dwellings on The site is likely to result in a loss of openness and represent inappropriate development in the Green Belt.</p>		

LAA ID Reference: 56			
Site Address	Llanaway Works, Meadow	Site Size (ha)	0.19
Parish	Godalming	Settlement	Godalming
Existing Use	Industrial/Commerical	Proposed Use	Residential
Rural or Urban	Urban	Developers Proposed Yield	24
Key Designations	<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is currently in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use</p>		

<b>LAA ID Reference: 346</b>			
<b>Site Address</b>	Land at Busbridge (south of Chestnut Way)	<b>Site Size (ha)</b>	36.66
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Historic Parks and Gardens (Grade II)</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Tree Preservation Orders</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Great Landscape Value and is also a Historic Park and Garden. The Landscape Study (2014) also concludes that development in this segment is likely to have a negative impact on the landscape. On this basis Development of the site is likely to have an adverse impact on the landscape and historic environment.</p>		

LAA ID Reference: 443			
Site Address	Land at Franklyn Road	Site Size (ha)	3.85
Parish	Godalming	Settlement	Godalming
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	119
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt.</p>		

LAA ID Reference: 641			
Site Address	Land at Roe Deer Farm, Portsmouth Road	Site Size (ha)	7.06
Parish	Godalming	Settlement	Godalming
Existing Use	Residential garden land	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	240
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>•</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is detached from the settlement, while the Landscape Study has not indicated any potential for development in this part of the segment, and as such Development of the site is likely to have a harmful landscape impact.</p>		

<b>LAA ID Reference: 651</b>			
<b>Site Address</b>	Land west of Scizdons Climb	<b>Site Size (ha)</b>	0.53
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Woodland & Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	12
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Ancient Woodland</li> <li>• Godalming Hillsides</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The majority of The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. It is unlikely that five or more dwellings could be achieved on those parts of the site which are outside of the Green Belt. The majority of the site is in the Area of Great Landscape Value, Godalming Hillsides, and comprises ancient woodland. Development on the site is likely to have a harmful landscape, townscape impact and lead to the deterioration of the Ancient Woodland.</p>		

<b>LAA ID Reference: 661</b>			
<b>Site Address</b>	The Brambles, Mark Way, Godalming	<b>Site Size (ha)</b>	1.11
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Residential garden land	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	5+
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is in the Area of Great Landscape Value and the Landscape Study has indicated that development in this area would have a negative impact on the landscape.</p>		

LAA ID Reference: 789			
<b>Site Address</b>	Ockford Mill, Ockford Road, Godalming	<b>Site Size (ha)</b>	0.28
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Offices	<b>Proposed Use</b>	Residential and commercial
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	10
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Within 20m of a main river</li> <li>• Flood Zone 2 and 3</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Conservation Area</li> </ul>		
<b>Reasons for Rejection</b>	<p>The majority of The site is within flood zones 2 and 3. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. While previously developed, there is only limited scope for additional development on The site without harm to the openness of the Green Belt.</p>		

LAA ID Reference: 828			
<b>Site Address</b>	Foxdene and Southwall, Charterhouse Road	<b>Site Size (ha)</b>	0.39
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	42248
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Godalming Hillside</li> <li>• Developed Areas of Special Environmental Quality Frith Hill Godalming</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Ancient Woodland</li> </ul>		
<b>Reasons for Rejection</b>	<p>Development of the site would impact the character and appearance of the street scene and the surrounding area. The site is unlikely to be able to provide five or more additional dwellings without harm to the character of the area.</p>		

LAA ID Reference: 863			
Site Address	Land at Catteshall Mill, Godalming	Site Size (ha)	0.15
Parish	Godalming	Settlement	Godalming
Existing Use	Mixed Commercial and Residential	Proposed Use	Residential
Rural or Urban	Urban	Developers Proposed Yield	13
Key Designations	<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Flood Zones 2 and 3</li> </ul>		
Reasons for Rejection	<p>Much of the site is within Flood Zones 2 and 3. The site is also used by the Environment Agency to gain access to the River Wey for essential maintenance, which is likely to limit the potential for further development on the site. Part of the site is in employment use and there is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

LAA ID Reference: 932			
Site Address	Scizdons Climb, Godalming	Site Size (ha)	2.84
Parish	Godalming	Settlement	Godalming
Existing Use	Woodland & Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. While views into the site are restricted by woodland to either side, Development of the site would result in a spur of development which would be poorly related to the settlement and intrude into the countryside, and would be likely to have a harmful landscape impact.</p>		

LAA ID Reference: 945			
Site Address	Charterhouse School, Timbers and land to the rear	Site Size (ha)	1.2
Parish	Godalming	Settlement	Godalming
Existing Use	Residential	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	15
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt.</p>		

LAA ID Reference: 946			
Site Address	Little Primrose. Portsmouth Road, Godalming	Site Size (ha)	0.93
Parish	Godalming	Settlement	Godalming
Existing Use	Residential	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. While there is some development on The site, it is not likely that five or more additional dwellings could be achieved without harm to the openness of the Green Belt.</p>		

LAA ID Reference: 952			
<b>Site Address</b>	Land west of Scizdon's Climb (Land east of South Hill)	<b>Site Size (ha)</b>	0.93
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Woodland	<b>Proposed Use</b>	Mixed use
<b>Rural or Urban</b>	Part urban	<b>Developers Proposed Yield</b>	20 + 180sqm commercial
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>Green Belt</li> </ul>		
<b>Reasons for Rejection</b>	<p>The majority of The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. It is unlikely that five or more dwellings could be achieved on those parts of the site which are outside of the Green Belt. The majority of the site is in the Area of Great Landscape Value, Godalming Hillsides, and comprises ancient woodland. Development on the site is likely to have a harmful landscape, townscape impact and lead to the deterioration of the Ancient Woodland.</p>		

LAA ID Reference: 971			
<b>Site Address</b>	Land at Springwood House, Brighton Road, Godalming	<b>Site Size (ha)</b>	0.87
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	50
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>Wealden Heaths I Special Protection Area 400m zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. While the site has been previously developed, it is unlikely to be able to accommodate a net gain of five dwellings without harm to the openness of the Green Belt. An intensification of Development of the site and loss of its wooded appearance would likely be harmful to the landscape and townscape setting.</p>		

<b>LAA ID Reference: 990</b>			
<b>Site Address</b>	Broom and Lees	<b>Site Size (ha)</b>	6.50
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	School Playing Fields	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	135
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Tree Preservation Orders</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The site consists of a set of playing fields used by Charterhouse School, and its development would have a negative impact on openness and be inappropriate development in the Green Belt.</p>		

<b>LAA ID Reference: 1019</b>			
<b>Site Address</b>	Westbrook Mills B, Borough Road, Godalming	<b>Site Size (ha)</b>	4.64
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	B1a office	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	115
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value</li> <li>• Flood Zones 2 and 3</li> <li>• Wealden I Heaths SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>Westbrook Mills is a office block which sites at the edge of the built up area of Godalming, alongside the River Wey. Prior approval has already been granted for the conversion of the existing office buildings. It is now proposed to provide additional dwellings on what is currently an area of hardstanding on the western part of the site. While the site contains previously developed land, the development of five or more dwellings on the site is likely to lead to a loss of openness and constitute inappropriate development in the Green Belt. Parts of the site are within Flood Zones 2 and 3.</p>		

<b>LAA ID Reference: 57</b>			
<b>Site Address</b>	Properties and Gardens 1- 22 Catteshall Lane		
<b>Site Size (ha)</b>	1.10	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	20	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is located to the south of the River Wey in Catteshall. Presently there are 22 semi-detached dwellings on site with their associated gardens. The land rises up significantly on the southern boundary leading into the open countryside. The very rear of the site is covered by Ancient Woodland which extends beyond the site. Development along Catteshall Lane is mixed in character with employment development and residential
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Godalming Hillsides</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
<b>Suitability</b>
The site has been promoted for approximately 50 dwellings by the promoter, and the site is presently used for 22 houses. Redevelopment for more housing is acceptable in principle as it is considered that intensification of development on the site can be achieved without harm to the character of the area, and without compromising the openness of the Green Belt or conflicting with the landscape and other environmental designations that cover a small part of the site. A TPO also covers the south east corner of the site. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site promoter submitted the site through the Call for Sites 2014, and confirmed in 2017 that the site continues to be promoted, for development later in the Plan period, and as such the site is considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	
<b>6-10 Years</b>	
<b>11-15 Years</b>	20



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<b>LAA ID Reference: 209</b>			
<b>Site Address</b>	Land at Keys Cottage & Wedgewood, Holloway Hill		
<b>Site Size (ha)</b>	0.33	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	7	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is located on the western side of Holloway Hill in between St Hilary's School and Braemar Close. The site is presently occupied by 2 linked detached dwellings, one a bungalow, the other a chalet style bungalow. The site lies in a bowl which drops down to a lower level from Braemar Close. The site is well screened by trees and other vegetation. With the exception of the school to the north, the site is surrounded predominantly by detached and semi detached dwellings.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Godalming Hillsides</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
<b>Suitability</b>
Although planning permission was refused for 12 dwellings for technical reasons under WA/2012/0548 it was considered that the principle of new housing development is acceptable for the site. Since then a planning application WA/2014/0182 was approved in April 2014 for the erection of one dwelling following demolition of existing dwelling (Keys Cottage), and although a subsequent applications for a revised design have been refused, (WA/2017/2260 & WA/2018/1887), it is not considered that this precludes redevelopment of the site. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period. While more dwellings may be possible, the yield on the site has been reduced to reflect historic issues with delivery on this site.
<b>Availability</b>
The owner has confirmed the sites availability in 2019.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	7
<b>6-10 Years</b>	
<b>11-15 Years</b>	



<b>LAA ID Reference: 571</b>			
<b>Site Address</b>	Land east of Binscombe		
<b>Site Size (ha)</b>	1.21	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	20	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site comprises an agricultural field in the north-east of Binscombe. It is surrounded by housing to the south-west and south-east, with agricultural fields to the north.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>Thames Basin Heath 7km buffer zone</li> </ul>
<b>Suitability</b>
Following the recommendations of the Green Belt Review and Landscape Study (2014) the site was removed from the Green Belt and AGLV and included within the Godalming settlement area through Local Plan Part 1. Having regard to the location of the site and its relationship to the Conservation Area and historic buildings, particular attention would need to be paid to the design and density of dwellings on the site and vehicular access on to Binscombe. A thick belt of trees screens the site from the estate to the south and this should be retained. There is the potential to create pedestrian links from the site through the trees to allow safer access to schools and other facilities in Binscombe and Farncombe.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site was submitted in the Call for Sites 2014 and the site promoters have confirmed its availability.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	20
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 1066</b>			
<b>Site Address</b>	Land to the North-East of Magna Riverside		
<b>Site Size (ha)</b>	0.14	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Car Park	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	6	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site is an urban site adjacent to the River Wey and behind the Magna Riverside building which has already been converted into residential flats. The site consists of an area of hardstanding which is currently used as a parking area for the flats at Magna Riverside. It is accessed by an existing road from Flambard Way which provides access to the parking spaces.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Wealden Heaths SPA   5km zone</li> <li>• Potentially Contaminated Land</li> <li>• Flood Zone 2</li> </ul>
<b>Suitability</b>
As an urban site in a sustainable location, the site is potentially suitable for the provision of a small number of flats. This would be subject to the existing parking for the Magna Riverside flats being retained in addition to the parking required for new flats. The site is potentially contaminated land and within Flood Zone 2 and would therefore need to be subject to any relevant sequential and exception tests. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
There is a pending planning application for the site and it is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	
<b>6-10 Years</b>	6
<b>11-15 Years</b>	

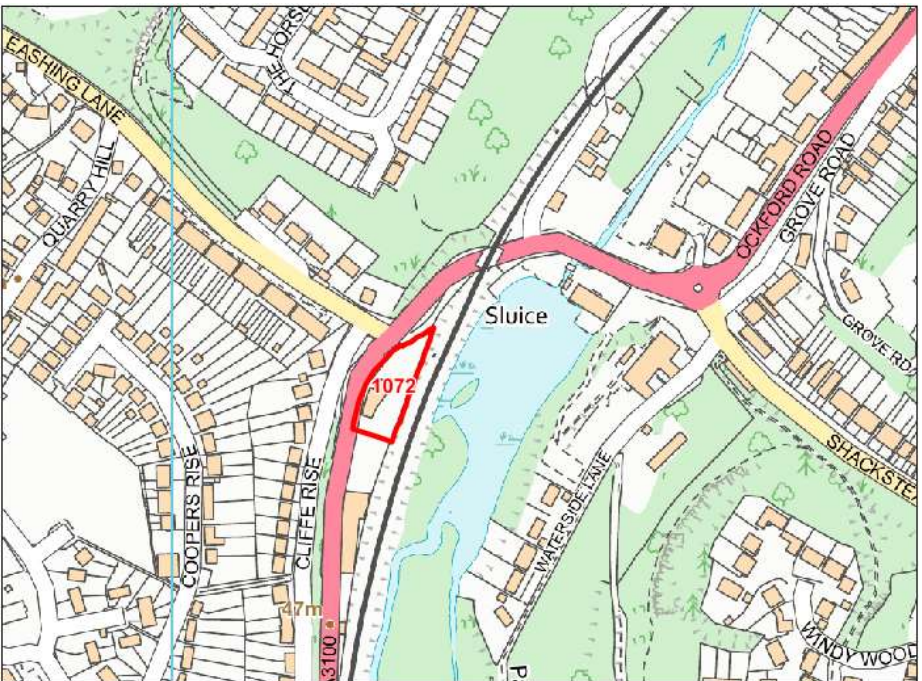
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<b>LAA ID Reference: 1072</b>			
<b>Site Address</b>	Ockford Water, Portsmouth Road, Godalming, GU7 2JJ		
<b>Site Size (ha)</b>	0.19	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Existing dwelling (house in multiple occupation)	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	14	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site is located the south of Godalming along the Portsmouth Road. The other sides of the site are bound by a car garage and the railway line. The land on the opposite side of Portsmouth Road is primarily in residential use. There is an existing building on the site which is currently used as a house of multiple occupation.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>Wealden Heaths SPA I 5km zone</li> </ul>
<b>Suitability</b>
The site is in a sustainable location close to local services and there is potential for the site to be redeveloped to make better use of the space on the site, particularly for flatted development. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
There is a pending planning application for the site and it is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	14
<b>6-10 Years</b>	
<b>11-15 Years</b>	



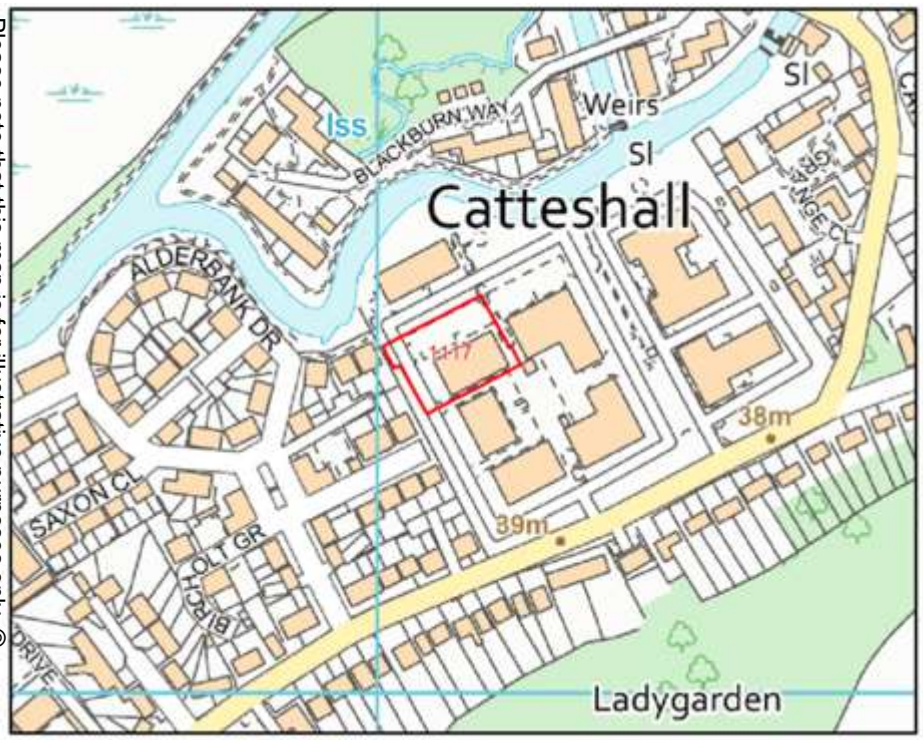
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<b>LAA ID Reference: 1117</b>			
<b>Site Address</b>	Salisbury, Weyside Park, Catteshall Lane, Godalming, GU7 1XE		
<b>Site Size (ha)</b>	0.23	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Godalming	<b>Settlement</b>	Godalming
<b>Existing Use</b>	Office	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	23	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
This site is located in Weyside Park, built as an office development, many parts of which are currently being or have already been converted to residential uses.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Safeguarding Suitably Located Industrial and Commercial Land</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
<b>Suitability</b>
The suitability of this site has been established, prior approval was granted on 2nd June 2020 for change of use to provide 19 dwellings under application CR/2020/0003 and subsequently for 23 dwellings under application CR/2020/0006.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site has been granted a prior approval since the base date and is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	23
<b>6-10 Years</b>	
<b>11-15 Years</b>	

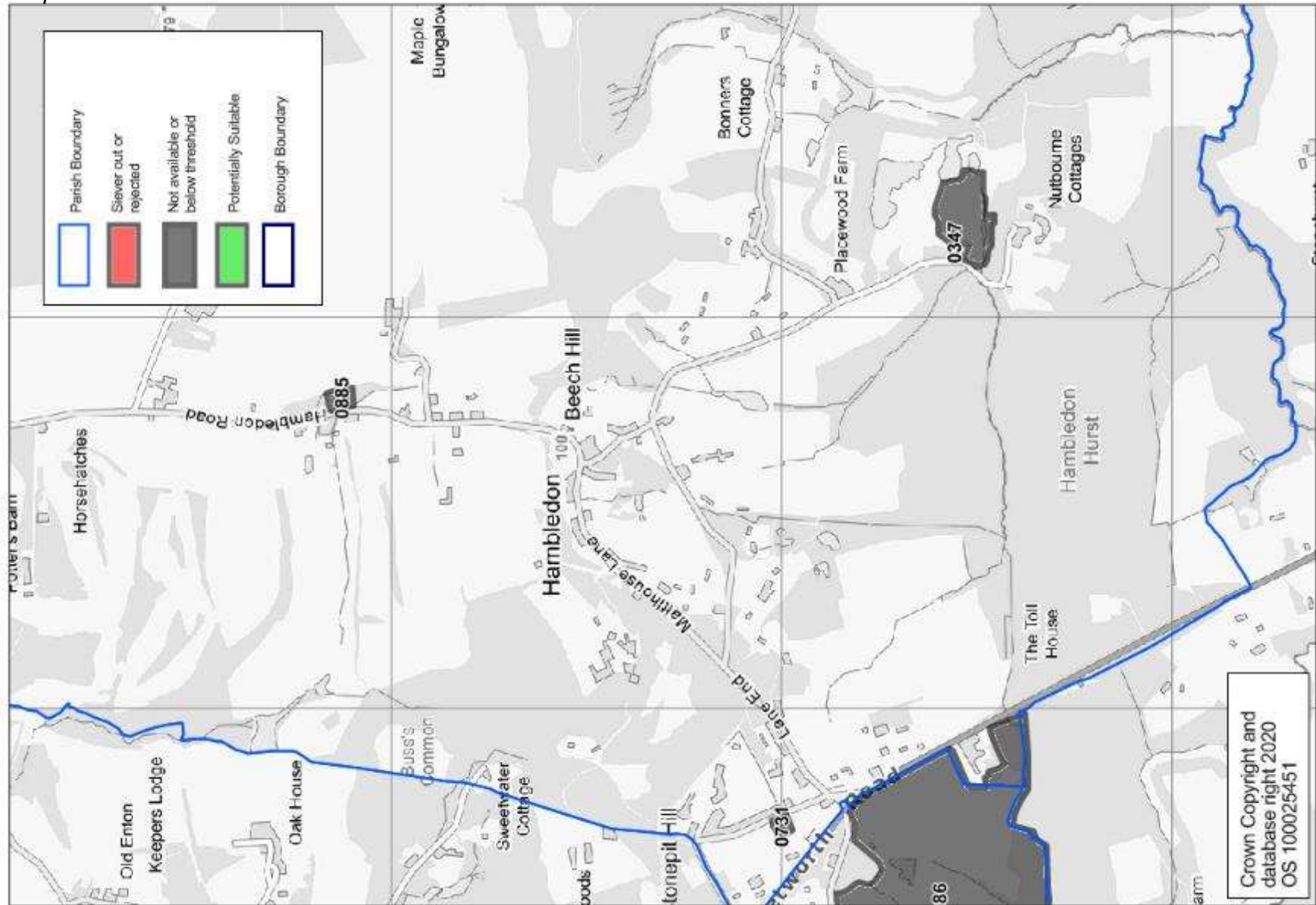
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## Hambleton

Hambleton		
Site ID	Site Name	Status
347	Nutbourne Brickworks, Roundals Lane	Not available
731	Land opposite Cherryhurst, Wormley Lane, Haslemere	Below threshold (5 units)
885	Land opposite Merry Harriers Public House, Hambleton Road	Further than 100m from settlement

Map 19: Hambledon



## Hascombe

Hascombe		
Site ID	Site Name	Status
348	Land to the east of Rose Cottages, The Street, Hascombe	Below threshold (5 units)
463	Land at Hascombe	Not available
749	Land at Mare Lane	Below threshold (5 units)
750	Land south of Mare Lane	Further than 100m from settlement
751	Land east of The Street	Below threshold (5 units)
752	Former Woodyard, Church Road	Below threshold (5 units)
753	Land at Gorebridge Green	Further than 100m from settlement



## Haslemere

Haslemere		
Site ID	Site Name	Status
1	Land rear of Tilford Road, Beacon Hill	Below threshold (5 units)
2	Land rear of Hind Cottage, Tilford Road, Beacon Hill	Below threshold (5 units)
79	Mills Yard, Bell Road	Rejected as unsuitable
80	Concours Peugeot, Sturt Road	Rejected as unsuitable
81	Land at the rear of 38 -42 High Street	Not available
83	Glen Gariff, 27 Hill Road	Below threshold (5 units)
85	Haslemere Fire Station, West Street	Not available
88	land at the end of Sunvale Avenue	Not available
89	Land adjacent to Church Green Cottages, Church Lane	Not available
91	Undershaw, Hindhead Road	Not available
106	Land at Sandalwood, Clammer Hill Road	Below threshold (5 units)
141	Land at West Street including Haslemere Key Site	Potentially suitable
142	Highways, Tilford Road	Below threshold (5 units)
143	Hatherleigh, Tower Road	Potentially suitable
144	Central Hindhead, London Road, Hindhead	Potentially suitable
145	Land at Oakdale, Portsmouth Road, Hindhead	Potentially suitable
223	Land at The Hawthorns, Buffbeards Lane	Below threshold (5 units)
224	Land to rear of 4 - 8 Cherry Tree Avenue	Below threshold (5 units)
225	Land at 3 Chilcroft Road	Below threshold (5 units)
226	Land at Weavers End, Church Lane	Below threshold (5 units)
228	Land at 24 Fieldway	Below threshold (5 units)
229	Land at 44 & 46 High Street	Below threshold (5 units)
230	Land at 2 Highbury Grove	Below threshold (5 units)
232	Wyecroft, Hill Road	Below threshold (5 units)
233	Beechwood, Hindhead Road	Below threshold (5 units)
234	21 Junction Place	Below threshold (5 units)
235	St Georges Flats, 117 Kings Road	Below threshold (5 units)
236	115 Kings Road	Below threshold (5 units)

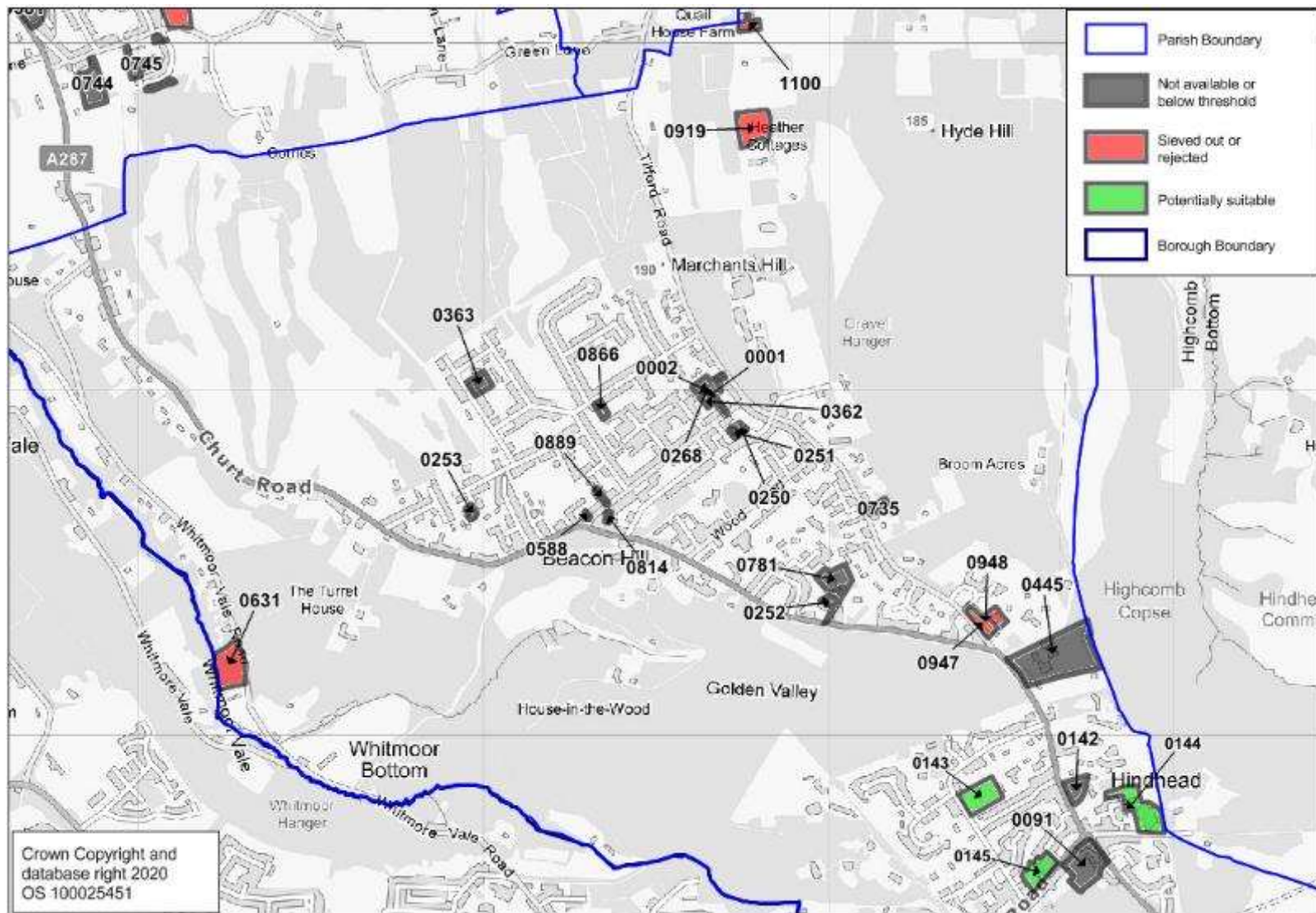
Haslemere		
Site ID	Site Name	Status
237	Land at 27 Lion Lane	Below threshold (5 units)
238	27 Lion Lane	Below threshold (5 units)
239	Land at 43 Petworth Road	Below threshold (5 units)
240	Land at Scotland Cottage, Scotland Lane	Below threshold (5 units)
241	Land at Far Ben, Scotland Lane	Below threshold (5 units)
242	Land at Anderson Court, Shepherds Hill	Below threshold (5 units)
243	Land at Barn Close, Swan Barn Road	Below threshold (5 units)
244	Land at 1 Railway Cottages, Tanners Lane	Below threshold (5 units)
246	86 Weyhill	Below threshold (5 units)
247	Land at Lauriston, Weycombe Road	Below threshold (5 units)
248	Land at St Cross, Weydown Road	Below threshold (5 units)
249	Land at Red Gables, Weydown Road	Not available
250	Taneasl, Beacon Hill Road, Hindhead	Below threshold (5 units)
251	Hillside, Beacon Hill Road, Hindhead	Below threshold (5 units)
252	Little Dale, Churt Road, Hindhead	Below threshold (5 units)
253	Land adjoining Charval, Fairways, Hindhead	Below threshold (5 units)
268	Land to rear of Hind Cottage, Tilford Road	Below threshold (5 units)
270	105 Weyhill	Below threshold (5 units)
288	1 Kings Road	Below threshold (5 units)
289	Old Arcade, Weyhill	Below threshold (5 units)
290	Kemnal, Grayswood Road	Below threshold (5 units)
305	30 Kings Road	Below threshold (5 units)
306	Malaika, 31 Scotlands Lane	Below threshold (5 units)
314	Garages adjacent to 26 Chatsworth Avenue	Below threshold (5 units)
349	Springwood Farm, Petworth Road (B2131)	Below threshold (5 units)
351	Land adjacent Weydown Hatch, Weydown Road	Rejected as unsuitable
352	Land at Woolmer Hill, Woolmer Hill Road	Rejected as unsuitable
358	51A Lion Lane	Below threshold (5 units)
359	Lyndale, Farnham Lane	Below threshold (5 units)
362	Land to rear of Highfield, Beacon Hill Road, Hindhead	Below threshold (5 units)

Haslemere		
Site ID	Site Name	Status
363	Avening, Linkside West, Hindhead	Below threshold (5 units)
373	Heather Heights, Scotlands Drive	Below threshold (5 units)
375	30 Peperham Road	Below threshold (5 units)
385	Acorns, Oak Tree Lane	Below threshold (5 units)
414	Coombe Cottage, Grayswood Road	Below threshold (5 units)
423	Haslemere Library, Weyhill	Not available
445	Highcombe Edge, Tilford Road, Hindhead	Not available
464	Land at Frillingshurst Cottage, Prestwick Lane	Below threshold (5 units)
465	Land adjacent to Railway Station, Weydown Industrial Estate	Not available
466	Sturt Road WTW	Not available
563	Land East of Longdene House, Hedgehog Lane	Rejected as unsuitable
588	9 Hampton Terrace, Beacon Hill Road, Hindhead	Below threshold (5 units)
591	Ridgecombe, Hindhead Road	Below threshold (5 units)
600	9A St. Christophers Road, Haslemere	Below threshold (5 units)
603	Land at 34 Kings Road, Haslemere	Rejected as unsuitable
628	Kingfisher Farm, Sandy Lane	Rejected as unsuitable
630	Land along Midhurst Road	Rejected as unsuitable
631	Land at Whitmore Vale	Further than 100m from settlement
664	Land at Oak Tree Lane, Haslemere	Rejected as Unsuitable
667	Longdene House and land surrounding	Rejected as unsuitable
674	Land South East of Haslemere Water Treatment Works, Sturt Road, Haslemere	Rejected as unsuitable
681	Chapman House, Meadway, Haslemere	Rejected as unsuitable
682	West Down, Portsmouth Road, Hindhead	Below threshold (5 units)
697	Land at Wey Hill, Haslemere	Potentially suitable
714	Land North of Haslemere Saw Mills, Sturt Road	Rejected as unsuitable
735	Brindell, Tilford Road, Hindhead	Below threshold (5 units)
755	Part of Sturt Meadow House	Not available
756	Site south of Upper Mount, Grayswood	Not available
762	Land between Brayshott Chase and Sports Bungalow, Woolmer Hill, Haslemere	Further than 100m from settlement
775	18-20 St Christophers Road, Haslemere	Below threshold (5 units)

Haslemere		
Site ID	Site Name	Status
777	Leigh Heights, Hindhead Road, Hindhead	Not available
781	Montana, Churt Road, Hindhead	Below threshold (5 units)
814	Beacon Hill Garage, Churt Road, Hindhead	Below threshold (5 units)
850	Site B Land Adjacent to Chasemoor, Hindhead	Below threshold (5 units)
866	Wildwood, Clovelly Road, Hindhead	Below threshold (5 units)
870	Land at Nutcombe Lane, Haslemere	Further than 100m from settlement
889	Pevensey, Beacon Hill Road, Hindhead	Below threshold (5 units)
890	The Old Grove, High Pitfold, Hindhead	Potentially suitable
917	Land at Grayshurst, Highercombe Lane	Rejected as unsuitable
919	Springfield Farm, Hyde Lane, Churt	Further than 100m from settlement
927	38 & 40 Petworth Road Haslemere	Not available
935	Land to North West of Holdfast Cottage, Holdfast Cottage	Further than 100m from settlement
947	Land at Stronsay, Beacon Crescent, Tilford Road, Hindhead	Rejected as unsuitable
948	Stronsay and Land at Stronsay, Beacon Crescent, Tilford Road, Hindhead	Rejected as unsuitable
950	Clammer Hill Road, Grayswood	Rejected as unsuitable
955	Longdene Field, Hedgehog Lane, Haslemere	Rejected as unsuitable
957	Longdene House and field adjoining, Hedgehog Lane	Rejected as unsuitable
973	Georgian House Hotel	Potentially suitable
980	Haslemere Preparatory School, The Heights, Hill Road	Potentially suitable
987	Red Court, Scotlands Lane	Rejected as unsuitable
1004	The Fairground Car Park, Wey Hill, Haslemere	Potentially suitable
1005	Land adjacent Royal Oak Public House, Woolmer Hill	Rejected as unsuitable
1020	Dene End Farm, Midhurst Road, Haslemere	Not available
1032	Corner of Muddy Lane and Prestwick Lane, Grayswood	Not available
1047	Lower Pitfold, 7 Critchmere Lane, Haslemere	Below threshold (5 units)
1053	Land at the Edge Sports Centre, Woolmer Hill	Not available
1067	34 Kings Road, GU27 2QG	Potentially suitable
1069	Land at Deerwood, Woolmer Hill Road, Haslemere	Rejected as unsuitable
1100	Quail House Farm, Buildings 1, 2, 3, 4 & 6 Hyde Lane, Churt, GU10 2LP	Further than 100m from settlement

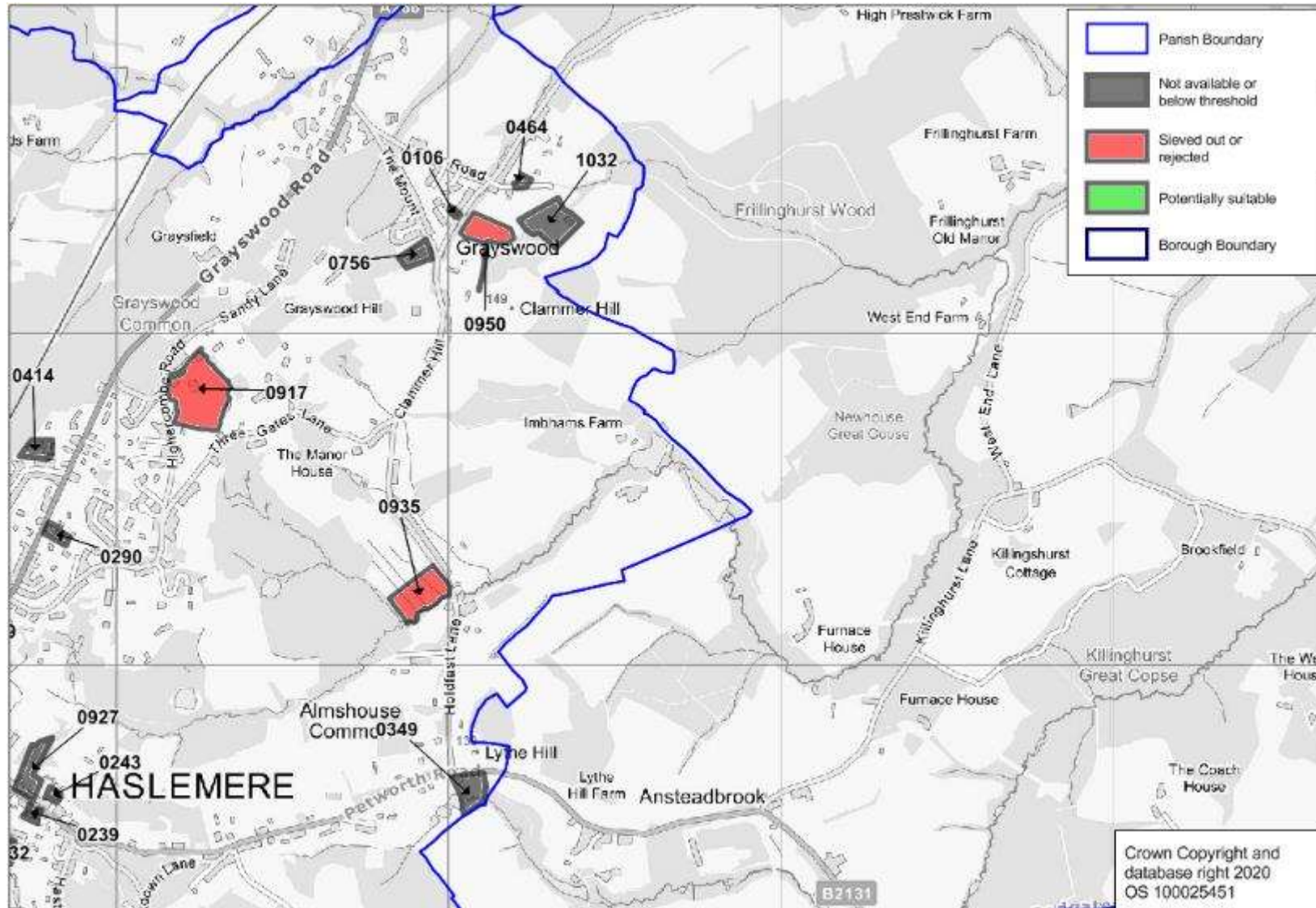
Haslemere		
Site ID	Site Name	Status
1101	The Royal School, Farnham Lane, Haslemere, GU27 1HQ	Rejected as unsuitable
1105	National Trust Land off Hindhead Road, Haslemere, GU27 3PN	Potentially suitable
1110	West Field, land adjoining Sturt Farm, Haslemere, GU27 2PH	Rejected as unsuitable
1111	Land at Whitwell Down Estate, Haslemere, GU27 3AS	Rejected as unsuitable
1124	Red Court, Scotlands Lane	Potentially suitable

Map 21: Haslemere and Hindhead

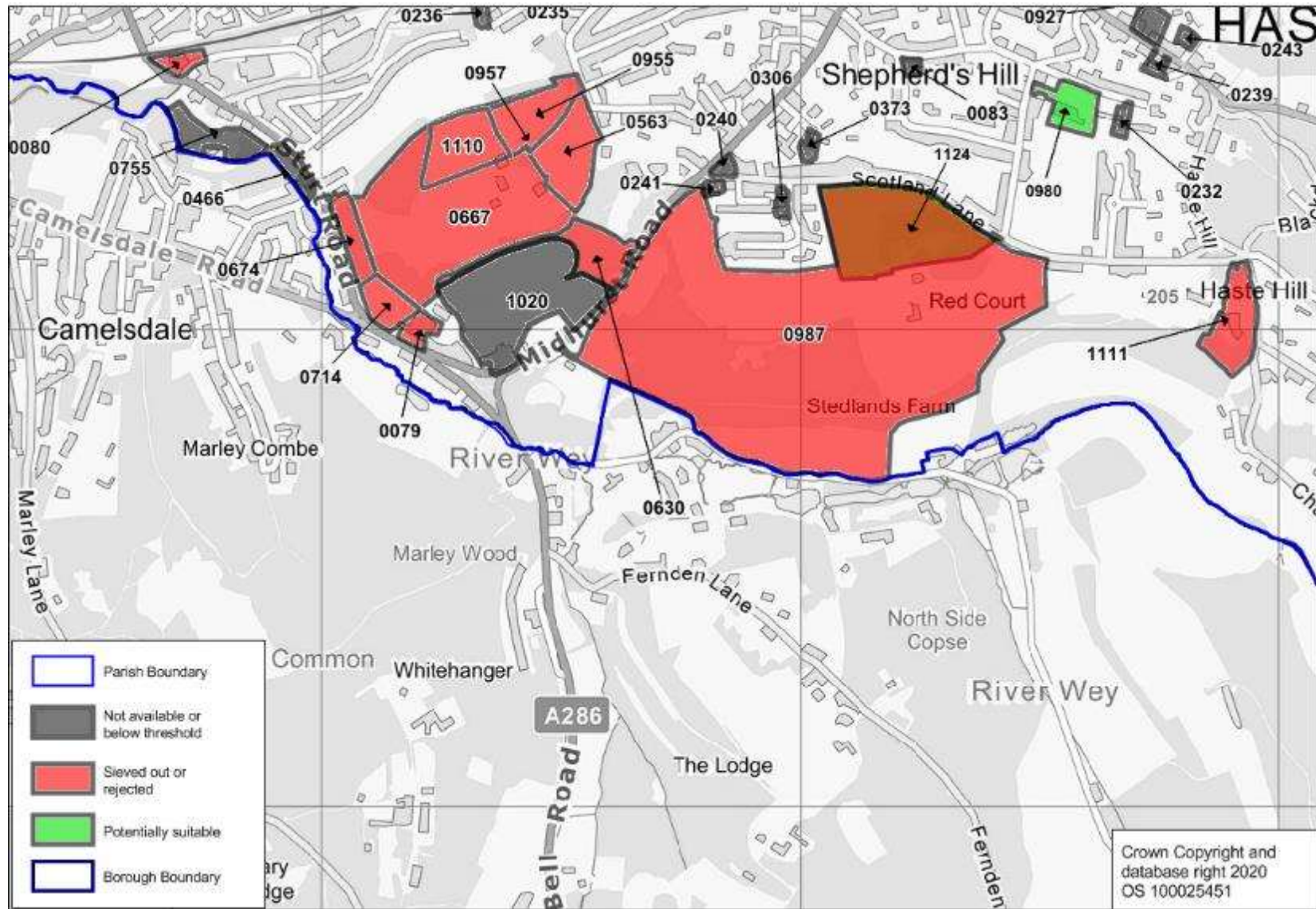




Map 23: Haslemere East



Map 24: Haslemere South



LAA ID Reference: 79			
Site Address	Mills Yard, Bell Road	Site Size (ha)	0.42
Parish	Haslemere	Settlement	Haslemere
Existing Use	Industrial/Commercial	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Area of Outstanding Natural Beauty. The Landscape Review (2014) suggests that the area has value in landscape terms however the site already supports industrial buildings. The site is not attached to the settlement boundary. The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

LAA ID Reference: 80			
Site Address	Concours Peugeot, Sturt Road	Site Size (ha)	0.36
Parish	Haslemere	Settlement	Haslemere
Existing Use	Industrial/Commercial	Proposed Use	Residential
Rural or Urban	Urban	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Flood zones 2 and 3</li> </ul>		
Reasons for Rejection	<p>The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

LAA ID Reference: 351			
<b>Site Address</b>	Land adjacent Weydown Hatch, Weydown Road, GU27 1DT	<b>Site Size (ha)</b>	1.88
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths II Special Protection Area 1 Km zone</li> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. Whilst the site is attached to the settlement boundary to the south, development would be inconsistent with the findings of the Landscape Study (2014) and would have a harmful impact on the Area of Outstanding Natural Beauty.</p>		

LAA ID Reference: 352			
<b>Site Address</b>	Land at Woolmer Hill, Woolmer Hill Road	<b>Site Size (ha)</b>	18.69
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Woodland	<b>Proposed Use</b>	Residential or other
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths II Special Protection Area 1Km zone</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site lies within the Countryside Beyond the Green Belt, and the Area of Outstanding Natural Beauty. The site is not well related to the built environment. This, coupled with the wooded character and topography of the site means that development of the site would likely have a negative landscape impact.</p>		

LAA ID Reference: 563			
<b>Site Address</b>	Land East of Longdene House, Hedgehog Lane	<b>Site Size (ha)</b>	1.99
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	20-30
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is partly within the Area of Outstanding Natural Beauty (AONB) and partly within the Area of Great Landscape Value (AGLV). While reasonably well contained by established tree planting, development on The site would erode the contribution of this hillside to the landscape, including as a valuable transitional area near the settlement edge. The Landscape Study (2020) assess that the site has an overall 'Medium to High Sensitivity' to development. As such development on the site would have a harmful impact on the AONB and AGLV.</p>		

<b>LAA ID Reference: 603</b>			
<b>Site Address</b>	Land at 34 Kings Road, Haslemere	<b>Site Size (ha)</b>	0.20
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	8
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Flood Zones 2 and 3 (part)</li> </ul>		
<b>Reasons for Rejection</b>	The site current comprises of a residential dwelling within the developed area of Haslemere. A large part of the site lies within Flood Zone 2 and 3. and to be acceptable development of the site would need to clearly justified in relation to flood risk through the application of the Sequential and Exception Tests.		

LAA ID Reference: 628			
Site Address	Kingfisher Farm, Sandy Lane	Site Size (ha)	9.82
Parish	Haslemere	Settlement	Haslemere
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	600
Key Designations	<ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 1 Km zone</li> </ul>		
Reasons for Rejection	<p>The site lies within the Countryside Beyond the Green Belt and the Area of Outstanding Natural Beauty. Development would be inconsistent with the findings of the Landscape Study (2014), and major development on the site is likely to have a harmful landscape impact. The site is poorly related to the existing settlement. Part of the site is designated as Ancient Woodland.</p>		

LAA ID Reference: 630			
Site Address	Land along Midhurst Road	Site Size (ha)	1.34
Parish	Haslemere	Settlement	Haslemere
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	25
Key Designations	<ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 1 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Countryside Beyond the Green Belt and an Area of Outstanding Natural Beauty. Development would be inconsistent with the findings of the Landscape Study (2014), and the site is detached from the settlement. Development of the site is likely to have a harmful landscape and visual impact.</p>		

LAA ID Reference: 664			
<b>Site Address</b>	Land at Oak Tree Lane, Haslemere	<b>Site Size (ha)</b>	0.73
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	10
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value (treated as Area of Outstanding Natural Beauty)</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within an Area of Great Landscape Value. The Landscape Study indicates that development in this segment is more likely to have a negative impact, and the loss of tree cover and relative prominence of the site means that Development of the site is likely to have an adverse landscape impact. Most of the site is designated as Ancient Woodland and Development of the site would be likely to lead to the loss or deterioration of the Ancient Woodland.</p>		

LAA ID Reference: 667			
<b>Site Address</b>	Land surrounding Longdene House, Hedgehog Lane, Haslemere	<b>Site Size (ha)</b>	12.35
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Mixed use	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	30
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site lies within the Countryside Beyond the Green Belt. The eastern and western parts of the site lie within Area of Great Landscape Value (AGLV) treated as being within the Area of Outstanding Natural Beauty (AONB) with the rest of the site being AONB. Development would be inconsistent with the findings of the Landscape Study (2014) and would likely have a negative landscape impact. Development on the site would erode the contribution of this hillside to the landscape, including as a valuable transitional area near the settlement edge.</p>		

LAA ID Reference: 674			
Site Address	Land South East of Haslemere Water Treatment Works, Sturt Road, Haslemere	Site Size (ha)	0.78
Parish	Haslemere	Settlement	Haslemere
Existing Use	Utilities	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value (treated as Area of Outstanding Natural Beauty)</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is located within the Countryside Beyond the Green Belt and Area of Great Landscape Value. The Landscape Study (2020) assess that the site has an overall 'Medium to High Sensitivity' to development. Development of the site is likely to have a harmful landscape impact, particularly on the western end of the site where dwellings would be in an elevated position above a retaining wall. While there is limited development along Sturt Road, the site is not well related to the settlement area.</p>		

LAA ID Reference: 681			
Site Address	Chapman House, Meadway, Haslemere	Site Size (ha)	0.22
Parish	Haslemere	Settlement	Haslemere
Existing Use	Industrial/Commercial	Proposed Use	Residential
Rural or Urban	Urban	Developers Proposed Yield	30
Key Designations	<ul style="list-style-type: none"> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

<b>LAA ID Reference: 714</b>			
<b>Site Address</b>	Land North of Haslemere Saw Mills, Sturt Road	<b>Site Size (ha)</b>	0.79
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Scrubland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	21
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is located within the Countryside Beyond the Green Belt and Area of Outstanding Natural Beauty and Area of Great Landscape Value. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. Whilst the site is not especially prominent in wider views, it is highly visible from the road and development of the site would erode the rural character of the area. The site is outside of the settlement area, and while there is some development to the south and west, development of the site would not reflect the pattern of development in the area.</p>		

LAA ID Reference: 917			
Site Address	Land at Grayshurst, Highercombe Lane	Site Size (ha)	3.04
Parish	Haslemere	Settlement	Haslemere
Existing Use	Residential	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	None indicated
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Building of Local Merit</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on The site would therefore be inappropriate development in the Green Belt. The site is in an area of dispersed development outside the built-up area of Haslemere, and contains a locally listed building. Access to the site is via rural lanes without pavements, and the site is not well integrated with the existing settlement area of Haslemere.</p>		

LAA ID Reference: 947			
Site Address	Land at Stronsay, Beacon Crescent, Tilford Road, Hindhead	Site Size (ha)	0.26
Parish	Haslemere	Settlement	Haslemere
Existing Use	Residential	Proposed Use	Residential
Rural or Urban	Urban	Developers Proposed Yield	6
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value (treated as Area of Outstanding Natural Beauty)</li> <li>• Wealden Heaths II Special Protection Area 400m zone</li> </ul>		
Reasons for Rejection	<p>The site lies within 400m of the Wealden Heaths SPA (Phase II) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated, unless within the capacity of the Hindhead Concept Area.</p>		

LAA ID Reference: 948			
<b>Site Address</b>	Stronsay and Land at Stronsay, Beacon Crescent, Tilford Road, Hindhead	<b>Site Size (ha)</b>	0.53
<b>Parish</b>	Haslemere	<b>Settlement</b>	Hindhead
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	14
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value (treated as Area of Outstanding Natural Beauty)</li> <li>• Wealden Heaths II Special Protection Area 400m zone</li> </ul>		
<b>Reasons for Rejection</b>	The site lies within 400m of the Wealden Heaths SPA (Phase II) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated, unless within the capacity of the Hindhead Concept Area.		

LAA ID Reference: 950			
<b>Site Address</b>	Clammer Hill Road, Grayswood	<b>Site Size (ha)</b>	0.8
<b>Parish</b>	Haslemere	<b>Settlement</b>	Grayswood
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	10
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is relatively visible in the landscape and Development of the site is likely to have a harmful landscape impact.		

<b>LAA ID Reference: 955</b>			
<b>Site Address</b>	Longdene Field, Hedgehog Lane, Haslemere	<b>Site Size (ha)</b>	1.62
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Agriculture / Gardens	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	25
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site lies in Countryside beyond the Green Bel and is partly within the Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV) and partly within the AGLV treated as AONB. The Landscape Study (2020) assess that the site has an overall 'Medium to High Sensitivity' to development. While reasonably well contained by established tree planting, development on the site would erode the contribution of this hillside to the landscape, including as a valuable transitional area near the settlement edge. As such development on The site would have a harmful impact on the AONB.</p>		

LAA ID Reference: 957			
<b>Site Address</b>	Longdene House and field adjoining, Hedgehog Lane, Haslemere	<b>Site Size (ha)</b>	4.81
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Mixed use (including offices)	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	27
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site lies in Countryside beyond the Green Belt and is partly within the Area of Outstanding Natural Beauty (AONB) and partly within the Area of Great Landscape Value (AGLV). While reasonably well contained by established tree planting, development on The site would erode the contribution of this hillside to the landscape, including as a valuable transitional area near the settlement edge. As such development on The site would have a harmful impact on the AONB and AGLV.</p>		

LAA ID Reference: 987			
<b>Site Address</b>	Red Court, Scotland Lane, Haslemere	<b>Site Size (ha)</b>	36.70
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Residential, woodland and Agriculture	<b>Proposed Use</b>	Residential and SANG
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	Up to 250
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Countryside Beyond the Green Belt</li> <li>• Grade II Listed building</li> <li>• Wealden Heaths II Special Protection Area 5km Zone</li> <li>• Flood Zone 2 &amp; 3</li> </ul>		
<b>Reasons for Rejection</b>	<p>A large proportion of the site is located within the Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value and is prominent in the wider landscape, while being important to the rural setting of Haslemere. As such the development of much of this site is likely to have a highly negative landscape impact. The site also contains a country house and part of the site forms a parkland which is important to the setting of this Listed Building. It may be that a the north east portion of the site which is area is well related to existing development and outside of the Area of Outstanding Natural Beauty, but remains within the Area of Great Landscape Value is suitable for development (LAA ID: 1124),as this area is of limited importance to the setting of the listed building. However, it is considered that development of the site as a whole is unsuitable.</p>		

LAA ID Reference: 1005			
<b>Site Address</b>	Land adjacent Royal Oak Public House	<b>Site Size (ha)</b>	0.22
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Woodland and Parking	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	3 -6
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Area of Great Landscape Value treated as being within the Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>This site is well related to the settlement area of Haslemere and has potential to accommodate a limited level of development without a significant impact on the landscape. The site currently contains a pub and car park, while there is an area of Ancient Woodland to the west. There may be potential for a limited development on the existing car park and garden without harm to the ancient woodland or resulting in the loss of the pub. However, evidence has not been provided to justify the loss of the public house; thus it is considered that the site is unsuitable. The site also lies within 5km of the Wealden Heaths SPA (Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.</p>		

<b>LAA ID Reference: 1069</b>			
<b>Site Address</b>	Land at Deerwood, Woolmer Hill Road, Haslemere	<b>Site Size (ha)</b>	0.23
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Residential Garden	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	7
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value treated as being within the Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Wealden Heaths II SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	The site is within the Countryside Beyond the Green Belt and within the Area of Great Landscape Value treated as being within the Area of Outstanding Natural Beauty. Development would be inconsistent with the findings of the Landscape Study (2014) and would likely have a negative landscape impact.		

<b>LAA ID Reference: 1101</b>			
<b>Site Address</b>	The Royal School, Farnham Lane, Haslemere, GU27 1HQ	<b>Site Size (ha)</b>	9.86
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	School, including boarding facilities	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	50+
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I SPA 5km zone</li> <li>• Wealden Heaths II SPA 400m zone</li> <li>• Listed Buildings</li> <li>• Areas of High Archaeological Potential</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of development of the site on the SPA can be effectively avoided or mitigated. The site is also within the Green Belt, Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Whilst there are existing buildings on the site and it does constitute previously developed land, development of the site could lead to a loss of openness and this would constitute inappropriate development in the Green Belt. There are also a number of Listed Buildings on the site which could be negatively impacted by any development</p>		

<b>LAA ID Reference: 1110</b>			
<b>Site Address</b>	West Field, land adjoining Sturt Farm, Haslemere, GU27 2PH	<b>Site Size (ha)</b>	1.58
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Equestrian/grazing land	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	40
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths II SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site lies within the Countryside Beyond the Green Belt. The site lies within Area of Great Landscape Value and Area of Outstanding Natural Beauty. Development would be inconsistent with the findings of the Landscape Study (2014) and would likely have a negative landscape impact. Development on the site would erode the contribution of this hillside to the landscape, including as a valuable transitional area near the settlement edge.</p>		

LAA ID Reference: 1111			
<b>Site Address</b>	Land at Whitwell Down Estate, Haslemere, GU27 3AS	<b>Site Size (ha)</b>	1.70
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	3 no. residential dwellings and curtilage areas, including tennis courts, hardstandings and associated outbuildings	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	8-10
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Great Landscape Value treated as being within the Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Wealden Heaths II SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Countryside Beyond the Green Belt and within the Area of Great Landscape Value treated as being within the Area of Outstanding Natural Beauty. Development would be inconsistent with the findings of the Landscape Study (2014) and would likely have a negative landscape impact. Development on the site would have landscape impacts and would be contrary to the development pattern of large plots in the surrounding area.</p>		

<b>LAA ID Reference: 131</b>			
<b>Site Address</b>	Land at West Street including Haslemere Key Site		
<b>Site Size (ha)</b>	2.10	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Mixed use	<b>Proposed Use</b>	Mixed use
<b>Proposed (or estimated) yield</b>	40	<b>Source of Yield</b>	WBC

<b>Site Description</b>	
Part of the site includes Haslemere Key Site as defined in the adopted Local Plan 2002 (Policy TC7), although this has been extended to include additional land. The majority of the site is the main car park for central Haslemere. Other uses include: buildings to the southern side of West Street; several dilapidated backland buildings of poor quality and in need of either replacement or large scale refurbishment. The site also extends to Tanners Lane Car Park and Haslemere Fire Station. From Lower Street there is a drop in level to the car park and the site slopes gently to the north to West Street. The boundary shown is for indicative purposes only.	
<b>Key Designations</b>	
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Setting of Listed Buildings</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Sites and Areas of High Archaeological Potential</li> <li>• Haslemere Key Site</li> <li>• Town Centre</li> <li>• Central Shopping Area</li> <li>• Flood Zones 2 and 3</li> </ul>	
<b>Suitability</b>	
<p>This site was identified as a Key Site in the 2002 Local Plan. A small area on the east of the site is within the Conservation Area, and any development of the whole site must take this into account. Part of the site is already an important car park for the Town Centre and any new development needs to retain parking provision for the town. There is also a need to provide better rear servicing to the shops on the High Street.</p> <p>The SFRA2 states that just only a small proportion of the site lies within Flood Zones 2 and 3. The site lies within 5km of the Wealden Heaths SPA (Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.</p>	
<b>Achievability</b>	
The fragmented ownership of this site has previously been a barrier to its comprehensive redevelopment. Given the extent of the site, and the town centre location where a high density of development is likely to be	

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	
<b>6-10 Years</b>	
<b>11-15 Years</b>	40

### Site Description

acceptable, there is a reasonable prospect that a net gain of 40 dwellings on this site would be achievable during the Plan period

### Availability

Part of the site is owned by Waverley Borough Council, who has confirmed in 2020 that the site is available for residential development.



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<b>LAA ID Reference: 143</b>			
<b>Site Address</b>	Hatherleigh, Tower Road		
<b>Site Size (ha)</b>	0.77	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Haslemere	<b>Settlement</b>	Hindhead
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	
<b>Proposed (or estimated) yield</b>	5	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
This site is formed of a residential dwelling within a large garden plot on Tower Road, Hindhead. The current building is three storeys and is well screened from the road and the surrounding residential development by high hedges and mature trees. All surrounding land uses are residential, on three sides this is low density detached homes in large gardens, although to the south there are small medium density houses in small gardens.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Wealden Heaths II Special Protection Area 1 Km zone</li> </ul>
<b>Suitability</b>
The site is suitable for residential redevelopment for individual homes or small buildings of flats rather than a single large block. The site is suitable for residential intensification as there are no significant physical constraints on the site. Development will have to take into account the many mature trees on the site, and this may require a tree survey prior to development. Consideration will also need to be given to other nature conservation interest on the site, with previous applications on the site including a bat and ecological survey. The site lies within 5km of the Wealden Heaths SPA (Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site is currently the subject of a planning application and is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	5
<b>6-10 Years</b>	
<b>11-15 Years</b>	

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<b>LAA ID Reference: 144</b>			
<b>Site Address</b>	Central Hindhead, London Road, Hindhead		
<b>Site Size (ha)</b>	1.64	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Haslemere	<b>Settlement</b>	Hindhead
<b>Existing Use</b>	Car showroom	<b>Proposed Use</b>	Residential and Retail
<b>Proposed (or estimated) yield</b>	38	<b>Source of Yield</b>	WBC

<b>Site Description</b>
This site presently comprises a car dealership and a strip of land to the north. In recent years planning permission has been granted for houses both on the former Drummonds site to the west and the former petrol filling station to the south.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths II Special Protection Area 400m zone</li> <li>• Hindhead Concept Area</li> </ul>
<b>Suitability</b>
This site is in employment use, and is promoted for redevelopment as the existing occupants of the site have secured new premises. The site lies within the designated Hindhead Concept Area (Wealden Heaths SPA Hindhead Avoidance Strategy) and which lies within 400 metres of the SPA (Phase II). The <b>Hindhead Avoidance Strategy (2011)</b> advised that the Hindhead Concept Area could accommodate up to 100 new dwellings without significant adverse effect on the SPA. If the estimated yield for this site, in combination with other developments already permitted within the Concept Area, exceeds the advisory dwelling threshold, a project-specific HRA, and where necessary a full Appropriate Assessment, will be required. The indicative yield for this site has been adjusted to reflect the remaining capacity within the Hindhead Concept Area.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period. The level of development depends on the remaining capacity for development agreed as part of the Hindhead Concept Area.
<b>Availability</b>
The site promoter has confirmed in 2020 that the site is available for residential development.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	38
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 145</b>			
<b>Site Address</b>	Land at Oakdale (Andrews of Hindhead), Portsmouth Road, Hindhead		
<b>Site Size (ha)</b>	0.6	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Haslemere	<b>Settlement</b>	Hindhead
<b>Existing Use</b>	Industrial/Commercial/Residential/Gym	<b>Proposed Use</b>	Extra-Care (C2)
<b>Proposed (or estimated) yield</b>	67 bed care home (equivalent to 35 additional dwellings)	<b>Source of Yield</b>	WBC

<b>Site Description</b>
This is a building currently in use for conservatory and garden equipment sales as well as a grassed area used for shed show space and car parking. To the north of the site, on Royal Huts Avenue, is an area of recent residential redevelopment with three storey block of flats and townhouses. To the south of the site are late 19th/early 20th century housing of three storeys, and the northwest there are smaller detached houses.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>Wealden Heaths I Special Protection Area 5 Km zone</li> <li>Wealden Heaths II Special Protection Area 400m zone</li> </ul>
<b>Suitability</b>
The vast majority of the site lies within 400m of the Wealden Heaths SPA (Phase II) where it is unlikely that the effects of C3 residential development of this site on the SPA can be effectively avoided or mitigated, unless within the capacity of the Hindhead Concept Area. However, following liaison with Natural England it is considered that the portion of the site within 400m of the SPA would be suitable for redevelopment to a C2 high dependency care home would be suitable.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period. Potentially there could be contamination on the site, if there is, depending on the level, the cost of dealing with it could affect development viability.
<b>Availability</b>
The site has been promoted since 2012, the site promoter has confirmed in 2020 that the site is available for residential development.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	35
<b>6-10 Years</b>	
<b>11-15 Years</b>	

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<b>LAA ID Reference: 697</b>			
<b>Site Address</b>	Land at Wey Hill, Haslemere		
<b>Site Size (ha)</b>	0.98	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Mixed	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	40	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is located in central Haslemere with access from Wey Hill to the south. The north of the site comprises of buildings that make up the "youth campus". Industrial / commercial building and grounds lie to the east. The site also comprises of both housing and commercial properties that front Wey Hill. Beyond the site, residential development extends to the north and west. The Weydown Road Car Park lies to the east, and the now cleared former Co-op and Clembro site (5-21 Wey Hill) lies on the opposite side of the road to the south. The site is close to a river bank on its north east boundary.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Town Centre</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Asset of Community Value</li> </ul>
<b>Suitability</b>
This site is in a highly sustainable town centre location. While there are existing community uses on this site, the current buildings are substandard, and the Council is seeking to find alternative suitable premises for these groups. Redevelopment of this site for residential purposes would be acceptable subject to the successful relocation of community uses. The site lies within 5km of the Wealden Heaths SPA (Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period. Potentially there could be contamination on the site, if there is, depending on the level, the cost of dealing with it could affect development viability.
<b>Availability</b>
Waverley Borough Council are the owners of the site, and have confirmed the availability of the site in 2020.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	34
<b>6-10 Years</b>	6
<b>11-15 Years</b>	

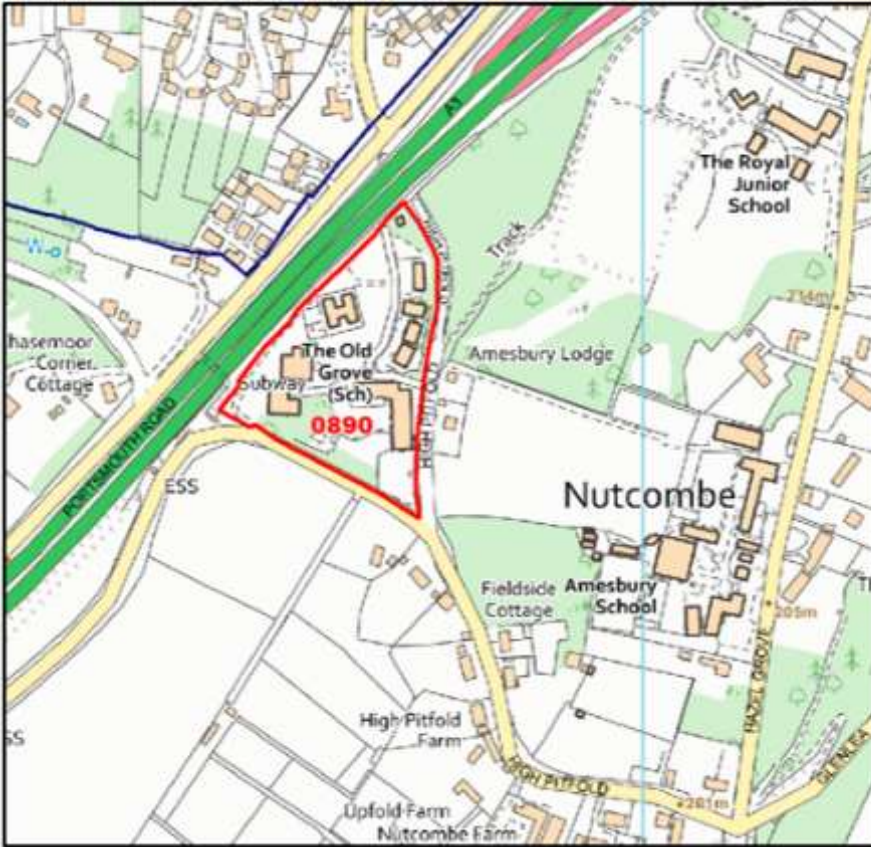


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<b>LAA ID Reference: 890</b>			
<b>Site Address</b>	The Old Grove, High Pitfold, Hindhead		
<b>Site Size (ha)</b>	2.46	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Haslemere	<b>Settlement</b>	Hindhead
<b>Existing Use</b>	Residential Care Uses (C2)	<b>Proposed Use</b>	Residential (C3)
<b>Proposed (or estimated) yield</b>	18	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site offers a range of services for people who have physical and learning disabilities and other complex needs. It provides both day services and residential care accommodation. Based on the site's current operation and planning history the lawful use is considered to be C2. The site is well screened by mature trees and vegetation on its boundaries.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
<b>Suitability</b>
The site is previously developed land. The site is within the Area of Outstanding Natural Beauty and Area of Great Landscape Value. The Landscape Study (2020) assesses that the site has 'Low Sensitivity' to development' as a result it is considered redevelopment of the site would not be of significant impact to the landscape character of the wider area due to the site's containment and that new built form could be less dominant in terms of massing in comparison to the existing. It is considered that partial redevelopment of this site for residential uses is likely to be acceptable, subject to it no longer being required for residential care uses or other community uses. The site lies within 5km of the Wealden Heaths SPA (Phase I and II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period
<b>Availability</b>
The site promoter has confirmed in 2020 that the site is available for residential development.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	18
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 973</b>			
<b>Site Address</b>	Georgian House Hotel		
<b>Site Size (ha)</b>	0.25	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Hotel	<b>Proposed Use</b>	Hotel and Residential
<b>Proposed (or estimated) yield</b>	18	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
This site contains a Grade II Listed hotel, which has had a substantial extension to the rear, providing additional accommodation. The site also contains a large area of car parking. The site is located in the town centre, fronting onto Haslemere High street.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Town Centre</li> <li>• Grade II Listed Building</li> <li>• Conservation Area</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
<b>Suitability</b>
This site is in a highly sustainable town centre location. The hotel has gone into administration twice in recent years, and redevelopment of part of this site is considered acceptable, provided the hotel is retained as part of any redevelopment. Any development proposals would need to ensure that the historic interest of the site is preserved or enhanced. The site lies within 5km of the Wealden Heaths SPA (Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA. Planning permission was granted for the provision of 18 dwellings as part of a partial redevelopment of the hotel in May 2020 under application WA/2019/1525.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
Planning permission was granted, post the base date, on the site in May 2020, it is therefore the site is considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	18
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 980</b>			
<b>Site Address</b>	Haslemere Preparatory School, The Heights, Hill Road		
<b>Site Size (ha)</b>	0.97	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Education	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	21	<b>Source of Yield</b>	WBC

<b>Site Description</b>
This site is a former preparatory school located within a largely residential area of Haslemere characterised by early C20th dwellings and landscaped with mature trees and hedging.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Haslemere Hillside</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
<b>Suitability</b>
The preparatory school operating on this site has now closed and the site has been marketed for other school and community uses. As such the redevelopment of this site for residential uses is likely to be acceptable, subject to it no longer being required for education or other community uses. Any redevelopment of this site will need to be sensitive to character of the areas and the Haslemere Hillside designation. The site lies within 5km of the Wealden Heaths SPA (Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the plan period.
<b>Availability</b>
The site is currently the subject of a number of active planning appeals and is therefore, is considered to be available. The site promoter has also confirmed in 2020 that the site will be available for a housing development.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	21
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 1004</b>			
<b>Site Address</b>	The Fairground Car Park, Wey Hill, Haslemere		
<b>Site Size (ha)</b>	0.60	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Parking	<b>Proposed Use</b>	Residential led mixed use
<b>Proposed (or estimated) yield</b>	55	<b>Source of Yield</b>	WBC

<b>Site Description</b>
This site opposite St Christopher's Green in the Wey Hill area of Haslemere is currently used as a car park. The site slopes down from the road towards a railway line which runs along its southern boundary.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Registered Common Land</li> <li>• Haslemere Town Centre</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
<b>Suitability</b>
This site is in a highly sustainable town centre location. The site is in a poor condition and currently detracts from the character and appearance of the area. The redevelopment of this site would need to see parking retained on site. There are plans to temporarily resurface the car park, until proposals for a more comprehensive redevelopment of this site come forward.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
Waverley Borough Council are the owners of the site, and have confirmed the availability of the site in 2020.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	
<b>6-10 Years</b>	
<b>11-15 Years</b>	55



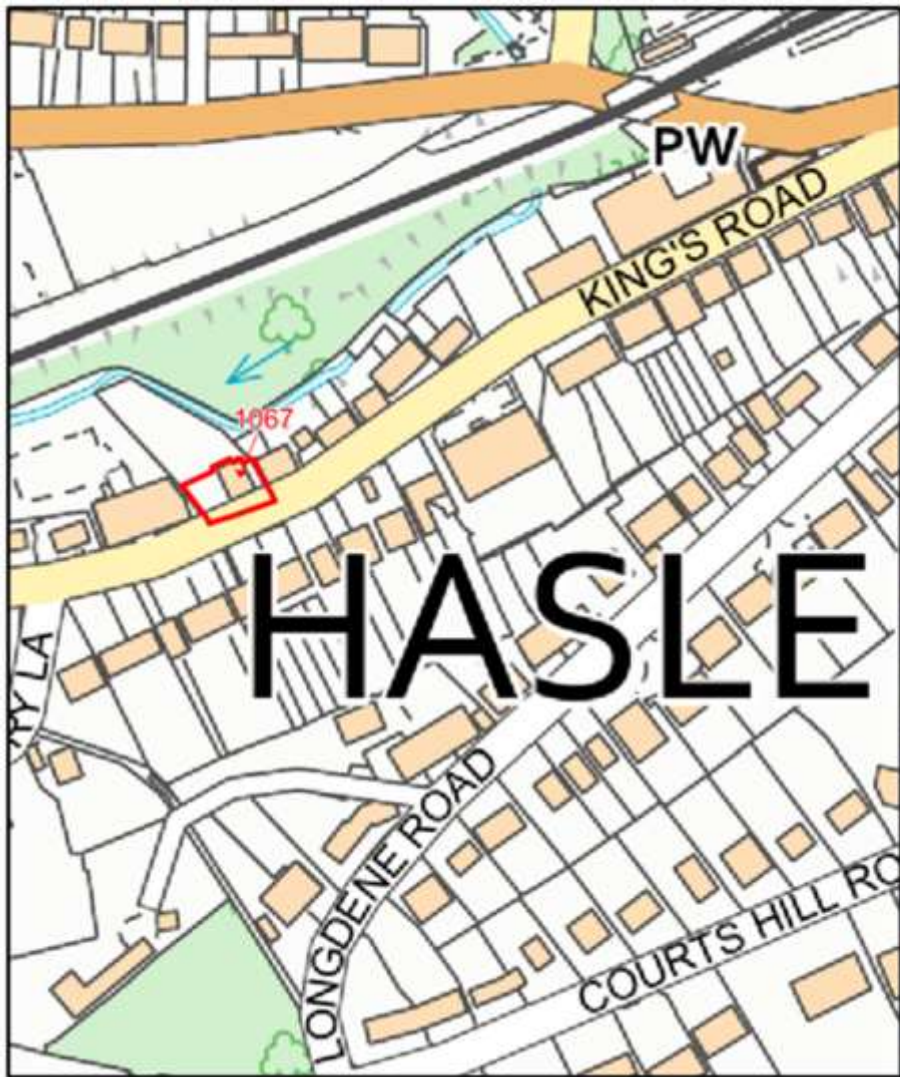
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<b>LAA ID Reference: 1067</b>			
<b>Site Address</b>	34 Kings Road, GU27 2QG		
<b>Site Size (ha)</b>	0.04	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	5	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site is located on a residential street that lies within the developed area of Haslemere close to Haslemere Railway Station. The area is made up of two-storey terraced and semi-detached houses as well as three-storey flatted developments. The Portsmouth to London Waterloo railway line runs close to the rear of the site. The land to the northern side of Kings Road slopes steeply downwards.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>Wealden Heaths SPA II 5km zone</li> </ul>
<b>Suitability</b>
The site current comprises of a residential dwelling within the developed area of Haslemere. This site is a smaller portion of the site promoted under LAA ID: 603 and excludes those areas located in Flood Zones 2 and 3. As an urban site in a sustainable location, the site is potentially suitable for the provision of a small number of flats. The site lies within 5km of the Wealden Heaths SPA (Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site is currently the subject of a planning application and is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	5
<b>6-10 Years</b>	
<b>11-15 Years</b>	

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<b>LAA ID Reference: 1105</b>			
<b>Site Address</b>	National Trust Land off Hindhead Road, Haslemere, GU27 3PN		
<b>Site Size (ha)</b>	0.44	<b>Rural or Urban</b>	Rural Brownfield
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Car park	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	13	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site is in current use as a car park and garden area with glasshouse and enclosing walls located as part of a conferencing/educational facility, Jamia Ahmadiyya UK. The car park remains in use but at a much reduced occupancy. The site is located on a highpoint, accessed via a private access road which form part of the wider estate and is completely contained by a mature landscape framework, set within extensive largely unmanaged woodland.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty not subject to Local Plan Part 1 (LPP1) Policy RE3</li> <li>• Wealden Heaths II Special Protection Area 1 Km zone</li> </ul>
<b>Suitability</b>
The majority of the site is previously developed land. The site is within the Area of Outstanding Natural Beauty, but is located in an area not subject to LPP1 Policy RE3. Redevelopment of the site would not be of significant impact to the landscape character of the wider area due to the site's containment. The site lies within 5km of the Wealden Heaths SPA (Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site promoter has confirmed in 2020 that the site is available for residential development.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	13
<b>6-10 Years</b>	
<b>11-15 Years</b>	

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<b>LAA ID Reference: 1124</b>			
<b>Site Address</b>	Red Court, Scotland Lane, Haslemere (Smaller Site)		
<b>Site Size (ha)</b>	4.9	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Haslemere	<b>Settlement</b>	Haslemere
<b>Existing Use</b>	Woodland and Agriculture	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	50	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
This site is located to the south of Haslemere, to south of Scotland Lane and the east of Scotland Close, There are low-density residential uses to the north and west of the site and to the east is a mix of small-scale fields and low-density, residential development. The site consists of of an area of woodlands and open fields, and is primarily accessed off Scotland Lane.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Area of Great Landscape Value treated as being within the Surrey Hills AONB</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5km Zone</li> </ul>
<b>Suitability</b>
The site is well related to existing development. It is located within the Area of Great Landscape Value treated as being within the Surrey Hills AONB. This site is of limited importance to the setting of the nearby listed building. While visible from the road, this area is well related to existing development including at Scotland Close and is of limited prominence in the wider landscape. The Landscape Study (2020) assesses that the site has an overall 'Medium Sensitivity' to development, as it is set within a strong, existing, well-wooded landscape framework and the views to the site would be glimpses from nearby dwellings. On this this basis, this site is potentially suitable for development in the event that it is necessary to release any greenfield land to meet Haslemere's overall housing allocation in Local Plan Part 1 The site lies within 5km of the Wealden Heaths SPA (Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site is currently the subject of a planning application for 50 dwellings (WA/2020/1213) and is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	50
<b>6-10 Years</b>	
<b>11-15 Years</b>	

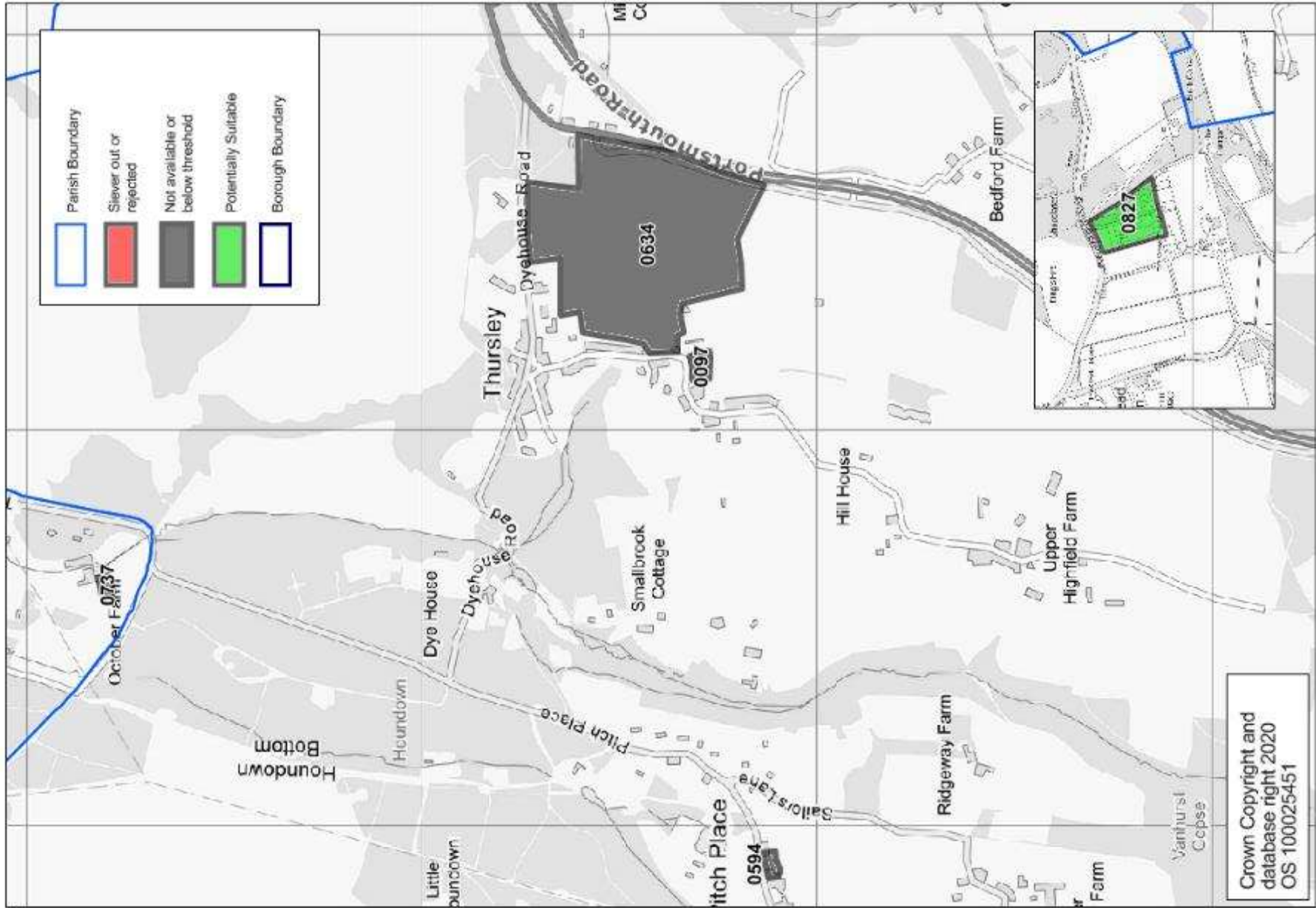


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## Thursley

Thursley		
Site ID	Site Name	Status
97	Land at 1 and 2 Hill Farm Cottages, Highfield Lane	Below threshold (5 units)
594	Wychmoor, Pitch Place Lane, Thursley	Below threshold (5 units)
634	Land East of Thursley	Further than 100m from settlement
827	Uplands Stud, Bowlhead Green Road	Potentially suitable

Map 25: Thursley



<b>LAA ID Reference: 827</b>			
<b>Site Address</b>	Uplands Stud, Bowlhead Green Road		
<b>Site Size (ha)</b>	1.47	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Thursley	<b>Settlement</b>	Bowlhead Green
<b>Existing Use</b>	Equestrian	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	6	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is located to the south of Bowlhead Green Road. The site comprises a cluster of former agricultural buildings which are currently in a range of uses, including equestrian, storage, workshop and 9 dwellings, together with associated areas of hardstanding. A small part of the site in the north is also used for a motor repair business. There is an existing access to the site from Bowlhead Green Road. The site is well screened by trees to the north east and there are a number of other residential dwellings to the south of the site.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5km buffer</li> <li>• Wealden Heaths II Special Protection Area 5km buffer</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> </ul>
<b>Suitability</b>
The site lies within the Green Belt but parts have previously been developed. Development on the site would only be suitable providing it does not have a greater impact on the openness of the Green Belt than the existing development. The site lies within 5km of the Wealden Heaths SPA (Phase I and Phase II). Proposals for residential development must also demonstrate that there will not be a likely significant effect on the SPA. Although an application for 15 dwellings (WA/2017/2308) was refused in 2018 it is still considered that the site have potential for some redevelopment which could be acceptable Green Belt terms and could result in a visual improvement over and above the existing built form on site.
<b>Achievability</b>
There is a reasonable prospect that development for housing would be achievable during the Plan period.
<b>Availability</b>
The site was the subject of a planning application in 2018 and is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	6
<b>6-10 Years</b>	
<b>11-15 Years</b>	

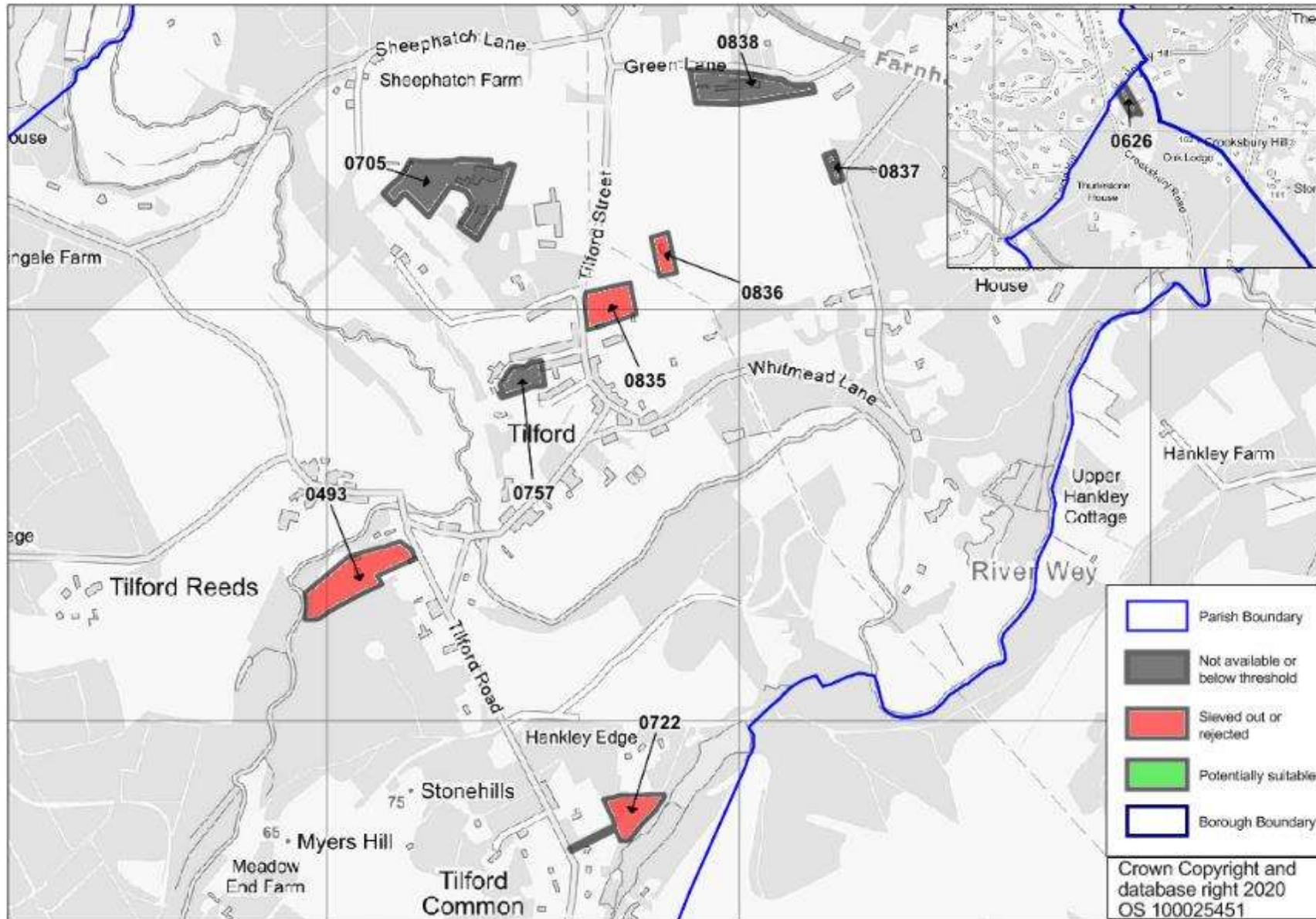


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## Tilford

Tilford		
Site ID	Site Name	Status
493	Tilford Nursery, Tilford Road,	Further than 100m from settlement
626	Land at Botany Hill	Below threshold (5 units)
705	Islamabad, Sheephatch Lane, Tilford	Not available
722	Land south of Stockbridge Cottages, Tilford	Further than 100m from settlement
757	Land at Shepherd's Way	Not available
835	Starcross Farm, Tilford, Area 1	Rejected as unsuitable
836	Starcross Farm, Tilford, Area 2	Further than 100m from settlement
837	Starcross Farm, Tilford, Area 3	Below threshold (5 units)
838	Starcross Farm, Tilford, Area 4	Below threshold (5 units)

Map 26: Tilford



<b>LAA ID Reference: 835</b>			
<b>Site Address</b>	Starcross Farm, Tilford	<b>Site Size (ha)</b>	0.99
<b>Parish</b>	Tilford	<b>Settlement</b>	Tilford
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	30
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5km buffer</li> <li>• Thames Basin Heath Special Protection Area 7km buffer</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt and Area of Outstanding Natural Beauty. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. It does not adjoin the existing settlement boundary and has no physical features delineating its northern or eastern boundary and as such development of the site is likely to have an adverse landscape impact.</p>		

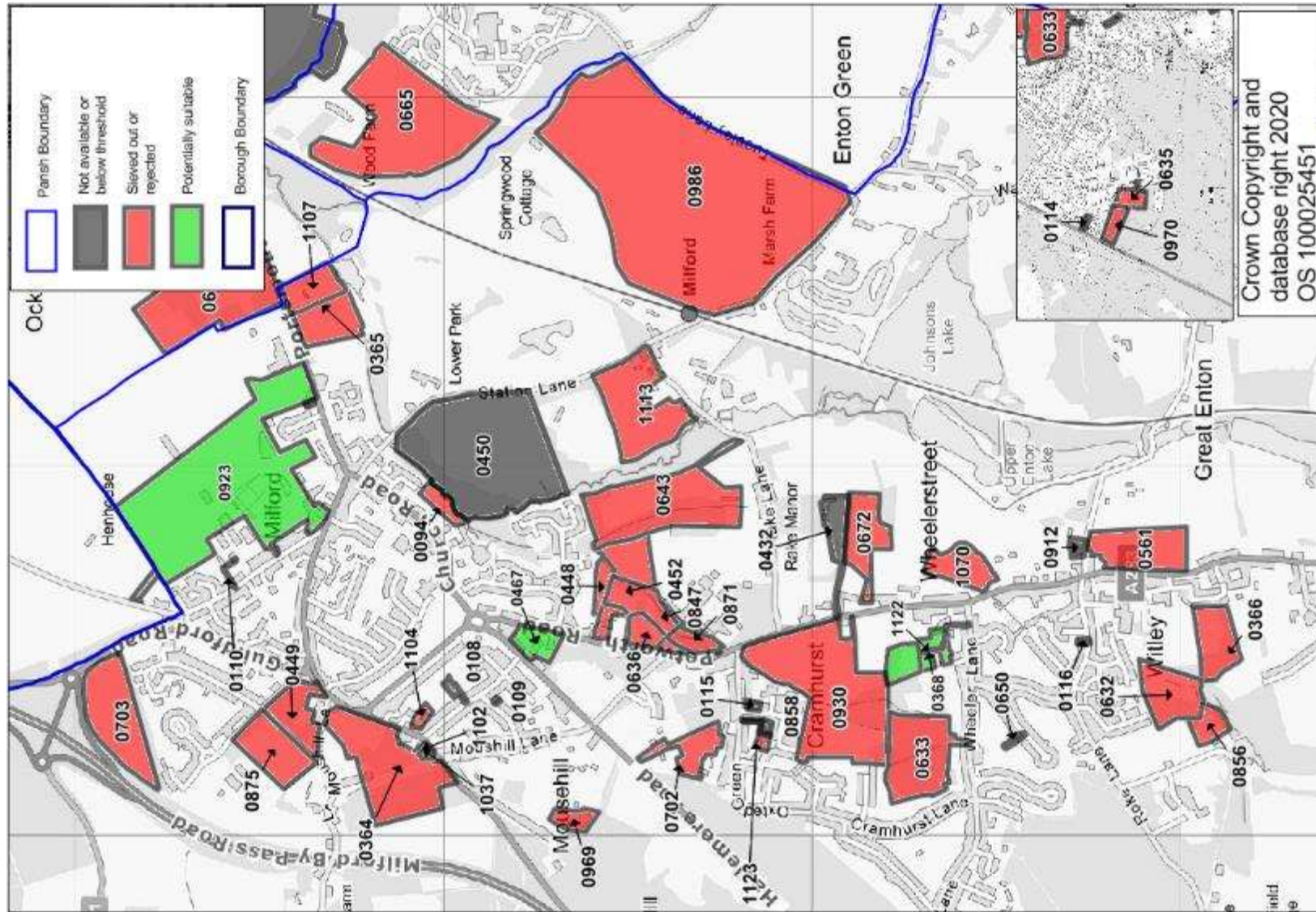
## Witley

Witley		
Site ID	Site Name	Status
94	Land rear of 38-58 Church Road, Milford	Rejected as unsuitable
108	27-21 New Road	Below threshold (5 units)
109	Land to the rear of 34 & 34A, New Road	Below threshold (5 units)
110	Land at 4 Potters Close	Below threshold (5 units)
114	Moreland Cottage, Haslemere Road	Below threshold (5 units)
115	11 Oxted Green	Below threshold (5 units)
116	2 The Bungalows, Roke Lane	Below threshold (5 units)
364	Land at Moushill Mead, Portsmouth Road	Rejected as unsuitable
365	Land at Hurst Gate, Portsmouth Road	Rejected as unsuitable
366	Land west of George Eliot Close,	Rejected as unsuitable
367	Land south of Rose Cottages, Culmer Lane	Below threshold (5 units)
368	Land at Wheeler Street Nurseries, Wheeler Lane	Potentially suitable
432	Witley Recycling Depot	Not available
434	Highways, Witley Depot	Not available
447	Land adjacent to 7 Robin Way	Below threshold (5 units)
448	Land to the rear of 10 & 11 Busdens Close	Rejected as unsuitable
449	Land at Manor Lodge	Rejected as unsuitable
450	Land opposite Milford Golf Club	LPP1 Allocation
452	Land at Petworth Road	Rejected as unsuitable
453	Land north of Straddles, Petworth Road	Below threshold (5 units)
467	Land at Highcroft, Petworth Road	Potentially suitable
561	Land East of Petworth Road and South of Mill Lane	Rejected as unsuitable
616	Land at Combe Lane, Wormley	Further than 100m from settlement
618	Land west of Petworth Road, Witley	Rejected as unsuitable
632	Land adjoining Barrow Hills School	Rejected as unsuitable
633	Land at Cramhurst Lane	Rejected as unsuitable
635	Land adjacent to Willow House	Rejected as unsuitable

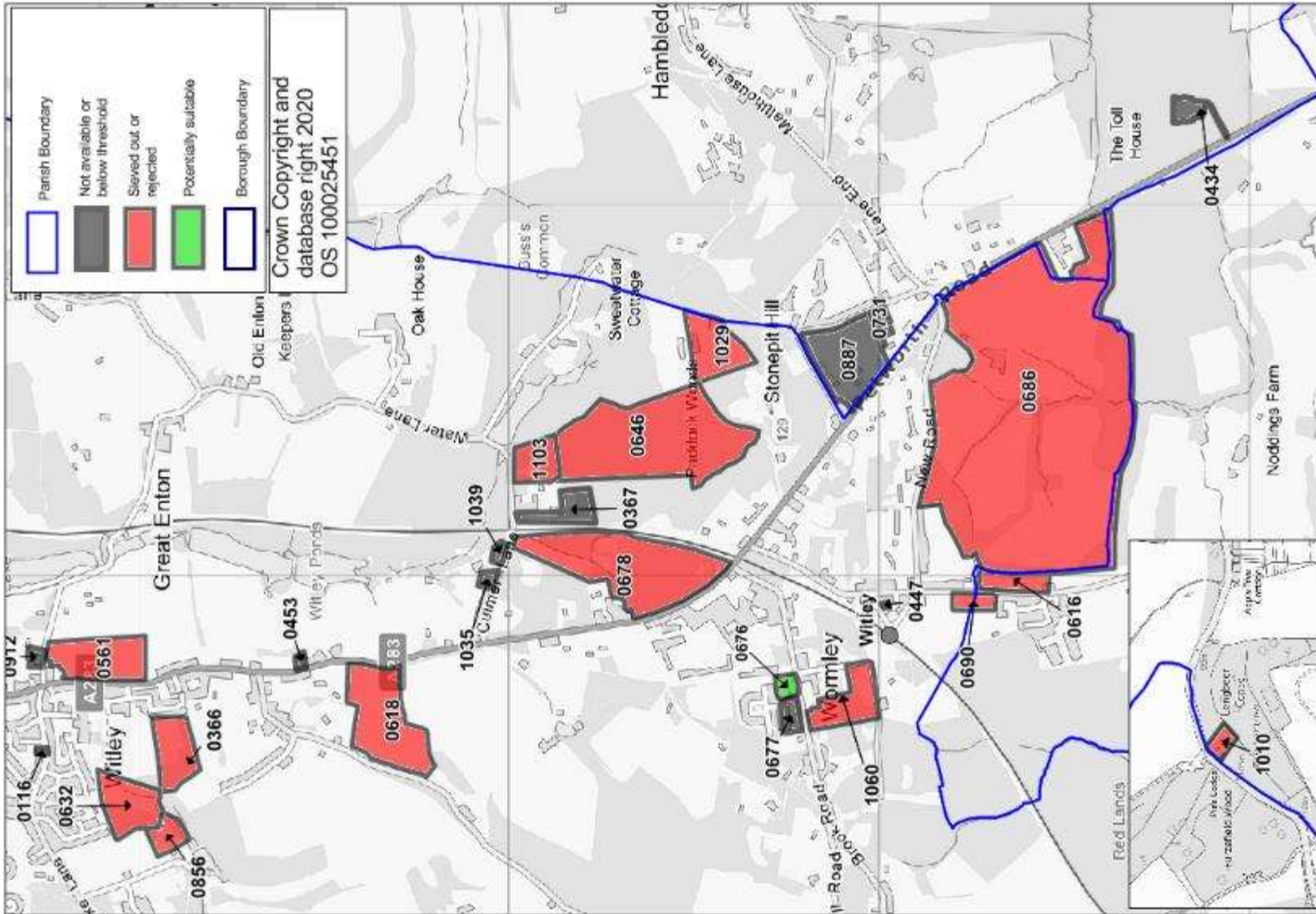
Witley		
Site ID	Site Name	Status
636	Land adjacent to Oakwood	Rejected as unsuitable
643	Land at Busdens Lane	Rejected as unsuitable
646	Curtis's Piece	Further than 100m from settlement
650	Land at Sunnyhill	Not available
672	Land rear of Sandford, Petworth Road, Witley	Rejected as unsuitable
676	Land south of Franklin Court, Brook Road, Wormley	Potentially suitable
677	Land off Bridewell Close, Wormley	Below threshold (5 units)
678	Land opposite King Edwards School, Petworth Road, Wormley	Rejected as unsuitable
686	Tigbourne Farm, New Road, Wormley	Further than 100m from settlement
690	Land north of Westway Close, Combe Lane, Wormley	Further than 100m from settlement
702	Land South of Haslemere Road, Witley	Rejected as unsuitable
703	Land at Coneycroft, Guildford and Godalming By-Pass Road, Milford	Rejected as unsuitable
847	Land Adjacent Petworth Road, Milford	Rejected as unsuitable
856	Land at Barrow Hills School, Witley	Rejected as unsuitable
858	17A Oxted Green, Milford	Below threshold (5 units)
871	Land adjacent to Petworth Road (South of Milford)	Rejected as unsuitable
875	Land at Old Elstead Road, Milford	Rejected as unsuitable
912	Witley and District Social Club, Mill Lane, Witley	Below threshold (5 units)
923	Land at Secretts, Hurst Farm, Milford, Surrey	Potentially suitable
930	Land to the West of Petworth Road	Rejected as unsuitable
969	Land at Mousehill House, Sandy Lane, Milford	Rejected as unsuitable
970	Haslemere Road, Land to the South of Hawthorn Close, Witley	Rejected as unsuitable
986	Tuesley Lane and Station Lane	Further than 100m from settlement
1010	Former Water Works, Bowlhead Green	Rejected as unsuitable
1029	Paddock Woods, Petworth Road, Wormley	Rejected as unsuitable
1035	Land East of Bingham, Wormley	Further than 100m from settlement
1037	West Cottage, Portsmouth Road, Milford	Rejected as unsuitable

Witley		
Site ID	Site Name	Status
1039	Amber Cottage, Culmer Lane, Wormley	Further than 100m from settlement
1060	Land adjacent Surrey Heights, Brook Road, Wormle	Further than 100m from settlement
1070	Beaufield, Petworth Road, Witley, Godalming, GU8 5LZ	Rejected as unsuitable
1102	Land to the West of West Cottage, Portsmouth Road, Milford, GU8 5BD	Rejected as unsuitable
1103	Sweetwater Nursery, Culmer Road, Witley, GU8 5SR	Further than 100m from settlement
1104	The Limes, Portsmouth Road, Milford	Rejected as unsuitable
1107	Land at Hurst Gate, Portsmouth Road, Milford, GU8 5HH	Rejected as unsuitable
1113	North of Rake Lane, Milford, GU8 5AB	Further than 100m from settlement
1122	Wheeler Street Nurseries, Witley, GU8 5QP	Potentially suitable
1123	17 Oxted Green, Milford	Rejected as unsuitable

Map 27: Milford and Witley



Map 28: Witley and Wormley



<b>LAA ID Reference: 94</b>			
<b>Site Address</b>	Land rear of 38-58 Church Road, Milford	<b>Site Size (ha)</b>	0.37
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	5-10
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Flood Zones 2 and 3</li> </ul>		
<b>Reasons for Rejection</b>	<p>The majority of the site is located within Flood Zones 2 and 3. Development of the site would need to be clearly justified in relation to flood risk through the application of the Sequential and Exception Tests. The Level 2 SFRA for Local Plan Part 2 states that approximately 38% of the site is in Flood Zone 3, and development being limited to the areas at low risk is likely to have an impact on whether development would be able to come forward without harm to the character of the area. The sequential test for Local Plan Part 2 shows that there are sufficient alternative potentially suitable sites in areas with a lower risk of flooding in Witley to meet housing needs.</p>		

<b>LAA ID Reference: 364</b>			
<b>Site Address</b>	Land at Moushill Mead, Portsmouth Road	<b>Site Size (ha)</b>	6.08
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Residential and woodland	<b>Proposed Use</b>	Residential and woodland
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	40-60
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 400m zone (part)</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site is in a wider area that was identified as being potentially suitable for removal from the Green Belt through Local Plan Part 1 but is not proposed to be removed through Local Plan Part 2. This is because there are considered to be other sites that are more suitable for removal from the Green Belt, when considering all the relative merits of the sites, to meet the Local Plan Part 1 housing allocation for Witley parish. This judgement has been informed by the findings of the Green Belt Site Appraisals (2020), which assessed that development would have a 'moderate' impact on the Green Belt. As the site is not previously developed land, development on the site would therefore be inappropriate development in the Green Belt and there are not very special circumstances to justify removal from the Green Belt. The site is within the Area of Outstanding Natural Beauty and while reasonably well contained, it makes a contribution to the character and appearance of the landscape. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development.. It is considered that in view of other more suitable sites being available for development there is no justification for allowing the development of this site within the AONB and AGLV.</p>		

LAA ID Reference: 365			
<b>Site Address</b>	Land at Hurst Gate, Portsmouth Road	<b>Site Size (ha)</b>	3.14
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Residential & Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	50 dph
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. Development would also be inconsistent with the findings of the Landscape Study (2014), as well as being an isolated area of land in between the built up area of Godalming and Milford and while not being well related to either settlement. As such development of the site is likely to have a harmful impact on the landscape and character of the area.</p>		

LAA ID Reference: 366			
Site Address	Land west of George Eliot Close,	Site Size (ha)	1.84
Parish	Witley	Settlement	Milford
Existing Use	Agriculture	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	24
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. While adjoining Witley on one side, development on The site would intrude into open countryside and not reflect the pattern of development in the area.</p>		

LAA ID Reference: 448			
Site Address	Land to the rear of 10 & 11 Busdens Close	Site Size (ha)	0.48
Parish	Witley	Settlement	Milford
Existing Use	Woodland & Residential	Proposed Use	Residential
Rural or Urban	Rural	Developers Proposed Yield	10
Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
Reasons for Rejection	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The Landscape Study (2014) indicates that development would have a negative impact on the landscape.</p>		

<b>LAA ID Reference: 449</b>			
<b>Site Address</b>	Land at Manor Lodge	<b>Site Size (ha)</b>	1.73
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	30
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site is in a wider area that was identified as being potentially suitable for removal from the Green Belt through Local Plan Part 1 but is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate to limited' impact on the Green Belt. As the site is not previously developed land, development on the site would therefore be inappropriate development in the Green Belt. The site is within the Area of Outstanding Natural Beauty and while reasonably well contained, makes a contribution to the character and appearance of the landscape. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. It is considered that in view of other more suitable sites being available for development there is no justification for allowing the development of this site within the AONB and AGLV.</p>		

<b>LAA ID Reference: 452</b>			
<b>Site Address</b>	Land at Petworth Road	<b>Site Size (ha)</b>	3.63
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Residential & Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	120 (the calculation used to calculated the yield also includes the land covered by site 448)
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. As the majority of the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. Only a very small part of the site adjoins the settlement, and the Landscape Study (2014) indicates that development would have a negative impact on the landscape.</p>		

<b>LAA ID Reference: 561</b>			
<b>Site Address</b>	Land East of Petworth Road and South of Mill Lane	<b>Site Size (ha)</b>	2.39
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential. Alternative scheme includes small retail.
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	83
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'significant' impact on the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site adjoins the settlement area of Witley, however land east of the Petworth Road has a distinctly rural character and as such development is likely to have a harmful landscape impact.</p>		

LAA ID Reference: 618			
<b>Site Address</b>	Land west of Petworth Road, Witley	<b>Site Size (ha)</b>	4.33
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Agriculture (Grazing Land)	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'significant' impact on the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is located off the southern end of Witley, is within the Area of Outstanding Natural Beauty and Development of the site would not be well related to the existing settlement. Development of the site is likely to have a harmful landscape impact.</p>		

<b>LAA ID Reference: 632</b>			
<b>Site Address</b>	Land adjoining Barrow Hills School	<b>Site Size (ha)</b>	2.07
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	60
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The vast majority of the site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated. The site also lies within 400m of a Special Area of Conservation.</p>		

<b>LAA ID Reference: 633</b>			
<b>Site Address</b>	Land at Cramhurst Lane	<b>Site Size (ha)</b>	3.61
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. While the site has been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part , it is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated. The site also lies within 400m of a Special Area of Conservation, and is within 200m of an Site of Special Scientific Interest (SSSI).</p>		

<b>LAA ID Reference: 635</b>			
<b>Site Address</b>	Land adjacent to Willow House	<b>Site Size (ha)</b>	0.80
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Residential and equestrian.	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	6
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Development on The site would likely be considered inappropriate development in the Green Belt. The site is in the Area of Outstanding Natural Beauty and development would also be inconsistent with the findings of the Landscape Study (2014). The site is however enclosed with significant woodland boundaries and adjoins the settlement area boundary. The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated.</p>		

LAA ID Reference: 636			
<b>Site Address</b>	Land adjacent to Oakwood	<b>Site Size (ha)</b>	0.65
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The Landscape Study (2014) indicates that development would be likely to have a negative impact on the landscape. The site in itself does not adjoin the settlement boundary. The majority of the site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated.</p>		

LAA ID Reference: 643			
<b>Site Address</b>	Land at Busdens Lane	<b>Site Size (ha)</b>	6.01
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	50
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Site of Nature Conservation Interest</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate to significant' impact on the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The Landscape Study indicates that development would be likely to have a negative impact on the landscape. The site adjoins the settlement boundary at its northern end, however Development of the site would not reflect the pattern of development in the area, and would intrude into open countryside. Part of the site is within flood zone 3 and a small part of the site is ancient woodland which would further restrict its development potential.</p>		

<b>LAA ID Reference: 672</b>			
<b>Site Address</b>	Land rear of Sandford, Petworth Road, Witley	<b>Site Size (ha)</b>	2.13
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Residential and agriculture	<b>Proposed Use</b>	Residential or Commercial
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	15
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 1km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>•</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. Development of the site would also be inconsistent with the findings of the Landscape Study (2014). The site is only attached to the settlement boundary through the part of the site that is within it. The site lies within 5km of the Wealden Heaths SPA (Phase I/Phase II*). Proposals for residential development must demonstrate that there will not be a significant adverse effect on the SPA.</p>		

<b>LAA ID Reference: 678</b>			
<b>Site Address</b>	Land opposite King Edwards School, Petworth Road, Wormley	<b>Site Size (ha)</b>	7.16
<b>Parish</b>	Witley	<b>Settlement</b>	Wormley
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	120
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site appears to be primarily greenfield land, development on the site would be inappropriate development in the Green Belt. The site is within the Area of Outstanding Natural Beauty and Area of Great Landscape Value. The site would result in a major expansion of Wormley which would be poorly related to the pattern of development in the area, and would extend into open countryside. As such development of the site is likely to have a harmful landscape impact.</p>		

LAA ID Reference: 702			
<b>Site Address</b>	Land South of Haslemere Road, Witley	<b>Site Size (ha)</b>	1.32
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Woodland & Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	6
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. Whilst the site is relatively enclosed the Landscape Study has indicated that the development could have a negative impact on the landscape. The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated. The site also lies within 400m of a Special Area of Conservation and is within 200m of Site of Special Scientific Interest (SSSI).</p>		

LAA ID Reference: 703			
<b>Site Address</b>	Land at Coneycroft, Guildford and Godalming By-Pass Road, Milford	<b>Site Size (ha)</b>	3.72
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	50 dph
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site is in a wider area that was identified as being potentially suitable for removal from the Green Belt through Local Plan Part 1 but is not proposed to be removed through Local Plan Part 2. This is because there are considered to be other sites that are more suitable for removal from the Green Belt, when considering all the relative merits of the sites, to meet the Local Plan Part 1 housing allocation for Witley parish. The Green Belt Site Appraisals (2020) assessed that development would have a 'limited impact on the Green Belt. As the site is not previously developed land, development on the site would therefore be inappropriate development in the Green Belt. The site is within the Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV) and while reasonably well contained, makes a contribution to the character and appearance of the landscape. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. It is considered that in view of other more suitable sites being available for development there is no justification for allowing the development of this site within the AONB and AGLV.</p>		

LAA ID Reference: 847			
<b>Site Address</b>	Land Adjacent Petworth Road, Milford	<b>Site Size (ha)</b>	3.00
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone (part)</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is located in a gap between Milford and Witley. The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. Parts of the site are within 400m of the Wealden Heaths SPA (Phase 1), where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated.</p>		

<b>LAA ID Reference: 856</b>			
<b>Site Address</b>	Land at Barrow Hills School, Witley	<b>Site Size (ha)</b>	0.75
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths II Special Protection Area 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is an isolated area of land and does not integrate with the settlement area of Witley, and its development is likely to have an adverse landscape and visual impact. The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated. It also lies within 400m of a Special Area of Conservation.</p>		

<b>LAA ID Reference: 871</b>			
<b>Site Address</b>	Land adjacent to Petworth Road (South of Milford)	<b>Site Size (ha)</b>	0.62
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	15-20
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site is located in the gap between Milford and Witley, Rodborough College is situated to the south and is outside of the settlement boundary, residential development and the settlement boundary is constrained to the west of the A283. The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of development of the site on the SPA can be effectively avoided or mitigated.</p>		

<b>LAA ID Reference: 875</b>			
<b>Site Address</b>	Land at Old Elstead Road, Milford	<b>Site Size (ha)</b>	2.28
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	45
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site is in a wider area that was identified as being potentially suitable for removal from the Green Belt through Local Plan Part 1 but is not proposed to be removed through Local Plan Part 2. This is because there are considered to be other sites that are more suitable for removal from the Green Belt, when considering all the relative merits of the sites, to meet the Local Plan Part 1 housing allocation for Witley parish. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. As the site is not previously developed land, development on the site would therefore be inappropriate development in the Green Belt. The site is within the Area of Outstanding Natural Beauty (AONB) and Area of Great Landscape Value (AGLV) and while reasonably well contained, makes a contribution to the character and appearance of the landscape. The Landscape Study (2020) assess that the site has an overall 'Medium Sensitivity' to development. It is considered that in view of other more suitable sites being available for development there is no justification for allowing the development of this site within the AONB and AGLV</p>		

LAA ID Reference: 930			
<b>Site Address</b>	Land to the West of Petworth Road	<b>Site Size (ha)</b>	8.97
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	100+
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site is in a wider area that was identified as being potentially suitable for removal from the Green Belt through Local Plan Part 1 but is not proposed to be removed through Local Plan Part 2. This is because there are considered to be other sites that are more suitable for removal from the Green Belt, when considering all the relative merits of the sites, to meet the Local Plan Part 1 housing allocation for Witley parish. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. As the site is not previously developed land, development on the site would therefore be inappropriate development in the Green Belt. A large portion of the site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated.</p>		

<b>LAA ID Reference: 969</b>			
<b>Site Address</b>	Land at Mousehill House, Sandy Lane, Milford	<b>Site Size (ha)</b>	0.52
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Garden land	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	None indicated
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Development on the site is likely to have a harmful impact on the openness of the Green Belt and would be inappropriate development in the Green Belt. The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated.</p>		

<b>LAA ID Reference: 970</b>			
<b>Site Address</b>	Haslemere Road, Land to the South of Hawthorn Close, Witley	<b>Site Size (ha)</b>	0.70
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	10-15
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Registered Common Land</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated.</p>		

<b>LAA ID Reference: 1010</b>			
<b>Site Address</b>	Former Water Works, Bowlhead Green	<b>Site Size (ha)</b>	0.12
<b>Parish</b>	Witley	<b>Settlement</b>	Brook
<b>Existing Use</b>	Former utilities buildings and woodland	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	5+
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is in an isolated rural location near to the settlement of Brook, and contains a number of disused buildings. The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. Although the site has previously been developed, it is not considered that there is a realistic prospect that five or more dwellings could be achieved on The site without harm to the openness of the Green Belt.</p>		

LAA ID Reference: 1029			
<b>Site Address</b>	Paddock Woods, Petworth Road, Wormley	<b>Site Size (ha)</b>	4.00
<b>Parish</b>	Witley	<b>Settlement</b>	Wormley
<b>Existing Use</b>	Residential and equestrian.	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	10
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>While the site contains previously developed land, the development of five or more dwellings on the site is likely to lead to a loss of openness and constitute inappropriate development in the Green Belt. Development of the site is also likely to have a harmful impact on the Area of Outstanding Natural Beauty.</p>		

LAA ID Reference: 1037			
<b>Site Address</b>	West Cottage, Portsmouth Road, Milford	<b>Site Size (ha)</b>	0.15
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	6
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths I SPA 1km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site is in a wider area that was identified as being potentially suitable for removal from the Green Belt through Local Plan Part 1 but is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. There is development to the north east however the site adjoins open countryside on two side and as such development on The site would not represent limited infilling. Development of the site is likely to lead to a loss of openness and would constitute inappropriate development in the Green Belt.</p>		

<b>LAA ID Reference: 1070</b>			
<b>Site Address</b>	Beaufield, Petworth Road, Witley, Godalming, GU8 5LZ	<b>Site Size (ha)</b>	1.50
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	10
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate to significant' impact on the Green Belt. There is development to the west however the site adjoins open countryside on two side and as such development on the site would not represent limited infilling. Development of the site is likely to lead to a loss of openness and would constitute inappropriate development in the Green Belt.</p>		

LAA ID Reference: 1102			
<b>Site Address</b>	Land to the West of West Cottage, Portsmouth Road, Milford, GU8 5BD	<b>Site Size (ha)</b>	1.00
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Former garden land, currently fallow	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	6
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Wealden Heaths I SPA 1km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site is in a wider area that was identified as being potentially suitable for removal from the Green Belt through Local Plan Part 1 but is not proposed to be removed through Local Plan Part 2. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate' impact on the Green Belt. There is development to the north east however the site adjoins open countryside on two side and as such development on The site would not represent limited infilling. Development of the site is likely to lead to a loss of openness and would constitute inappropriate development in the Green Belt.</p>		

LAA ID Reference: 1104			
<b>Site Address</b>	The Limes, Portsmouth Road, Milford	<b>Site Size (ha)</b>	0.20
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Builders/Roofing Merchants	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	7+
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I SPA 1km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.</p>		

LAA ID Reference: 1107			
<b>Site Address</b>	Land at Hurst Gate, Portsmouth Road, Milford, GU8 5HH	<b>Site Size (ha)</b>	1.34
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Residential and equestrian associated with residential use	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Rural	<b>Developers Proposed Yield</b>	6-15
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site is within the Green Belt. The site has not been identified as an area which is potentially suitable for removal from the Green Belt through Local Plan Part 1 and is not proposed to be removed through Local Plan Part 2. As the site is not previously developed land, development on the site would be inappropriate development in the Green Belt. Development would also be inconsistent with the findings of the Landscape Study, as well as being an isolated area of land in between the built up area of Godalming and Milford and while not being well related to either settlement. As such Development of the site is likely to have a harmful impact on the landscape and character of the area.</p>		

LAA ID Reference: 1123			
<b>Site Address</b>	17 Oxted Green, Milford	<b>Site Size (ha)</b>	0.19
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Rural or Urban</b>	Urban	<b>Developers Proposed Yield</b>	6
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 400m zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>		
<b>Reasons for Rejection</b>	<p>The site lies within 400m of the Wealden Heaths SPA (Phase I) where it is unlikely that the effects of Development of the site on the SPA can be effectively avoided or mitigated.</p>		

<b>LAA ID Reference: 368</b>			
<b>Site Address</b>	Land at Wheeler Street Nurseries, Wheeler Lane		
<b>Site Size (ha)</b>	1.30	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Witley	<b>Settlement</b>	Wormley
<b>Existing Use</b>	Retail nursery	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	20	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site comprises of a former plant nursery and an area of open storage/parking, development for residential dwellings has commenced on the southern part of the site. The site is located to the north of the ribbon development that runs along Wheeler Lane from which it takes its access. The site is bounded by woodland and residential properties.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> <li>• Conservation Area</li> </ul>
<b>Suitability</b>
This site is partially previously developed land is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate to limited impact' on the Green Belt. As a result the site is proposed to be removed from the Green Belt through Local Plan Part 2. The Landscape Study (2014) indicates that there could be capacity for development on the land, tying in visually with existing properties to the south and east. The site is well related to existing development, being largely surrounded by residential development. The southern part of the site has received planning permission for residential development, which has commenced, and it is considered that the northern part is also suitable for residential development. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that development for housing would be achievable during the Plan period.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	20
<b>6-10 Years</b>	
<b>11-15 Years</b>	

## Availability

The site came forward through the Call for Sites 2014 and has since gained planning permission in 2019 for residential development on part of the site, which has since commenced. The promoters have confirmed the availability of the remainder of the site



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<b>LAA ID Reference: 467</b>			
<b>Site Address</b>	Land at Highcroft, Petworth Road		
<b>Site Size (ha)</b>	0.89	<b>Rural or Urban</b>	Urban
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	7	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is situated between the A286 and A283. Highcroft is a sheltered retirement complex, comprising some 25 flats and bungalows supported by a warden service. It is surrounded on three sides by residential development. A tree belt along the southern boundary separates the site from the neighbouring recreation ground.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>
<b>Suitability</b>
The majority of the site is within the rural settlement of Milford, a small part of the site is currently in the Green Belt. The Green Belt Site Appraisals (2020) assessed that development would have a 'limited impact' on the Green Belt. Therefore, it is proposed to make a minor amendment to the Green Belt boundary through Local Plan Part 2 so that it follows an established tree line on the southern boundary of the site. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA. This site is currently used as housing for older persons and as such is likely to be suitable for similar age-restricted development.
<b>Achievability</b>
There is a reasonable prospect that development would be achievable during the Plan period.
<b>Availability</b>
The site was submitted through the Call for Sites 2014 and its availability was confirmed in August 2020 and it is therefore considered to be available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	7
<b>6-10 Years</b>	
<b>11-15 Years</b>	

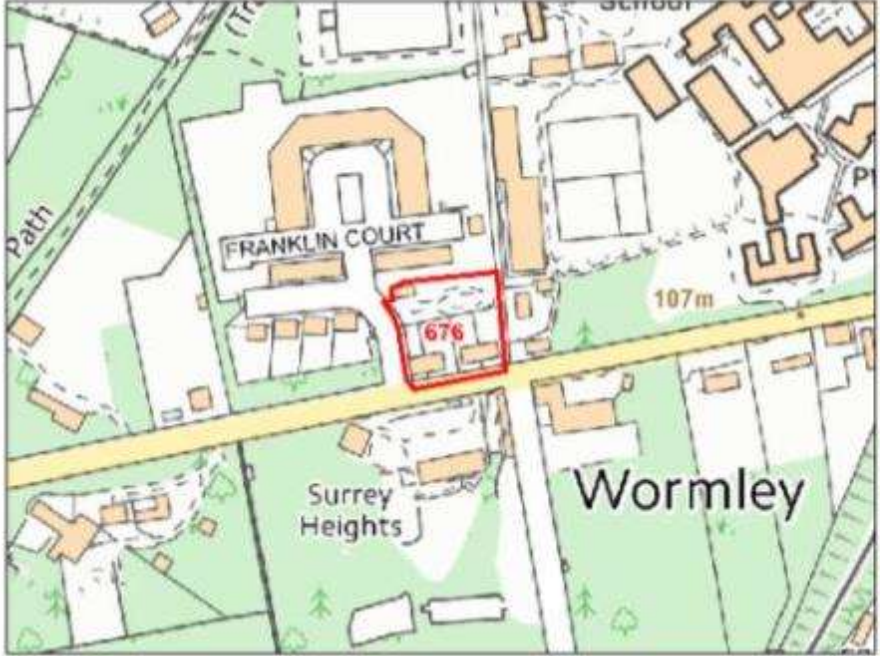


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<b>LAA ID Reference: 676</b>			
<b>Site Address</b>	Land south of Franklin Court, Brook Road, Wormley		
<b>Site Size (ha)</b>	0.34	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Witley	<b>Settlement</b>	Wormley
<b>Existing Use</b>	Residential	<b>Proposed Use</b>	Residential
<b>Proposed (or estimated) yield</b>	5	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is located to the northern side of Brook Road, Wormley and immediately east of the junction with Bridewell Close. The site is flat and contains two pairs of semi detached dwellings fronting Brook Road, with trees to the rear.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Area of Great Landscape Value</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>
<b>Suitability</b>
The site relates well to the surrounding development including Franklin Court immediately north of the site. The site is not in an area identified in the Green Belt Review or Local Plan Part 1 as a location where the boundary could change. However, as it is previously developed land and the Green Belt Site Appraisals (2020) assessed that development would have a 'limited impact' on the Green Belt., it is considered that a development at a suitable scale and density could be acceptable. The site lies within 5km of the Wealden Heaths SPA (Phase II). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that development would be achievable during the Plan period.
<b>Availability</b>
The site was submitted during the Call for Sites 2014 and is therefore considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	5
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: 923</b>			
<b>Site Address</b>	Land at Secretts, Hurst Farm, Milford, Surrey		
<b>Site Size (ha)</b>	15.57	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Witley	<b>Settlement</b>	Milford
<b>Existing Use</b>	Agriculture & Retail	<b>Proposed Use</b>	Residential, Retail, Commercial
<b>Proposed (or estimated) yield</b>	177	<b>Source of Yield</b>	WBC

<b>Site Description</b>
The site is located to the north east of Milford village, bound by Chapel Lane and Portsmouth Road. The site is currently a garden centre, farm shop, and associated land, comprising a range of permanent and semi-permanent structures with various open fields.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>
<b>Suitability</b>
The site is in a sustainable urban location close to local services including public transport connections, in the centre of Milford. The lawfully established use of the overwhelming majority of this site appears to be for agriculture, although there is likely to be elements of previously developed land across the site. This site is in the Green Belt and is not in one of the broad areas indicated in Local Plan Part 1 as being potentially suitable for release from the Green Belt. However, the Green Belt Site Appraisal Report (2020) assess that the harm to the Green Belt for this site is judged to be 'Moderate to Limited'. This reflects the partly developed character of the site which currently compromises its physical and visual openness which will not be substantially altered by residential development, proximity to the developed edge of Milford. This appraisal also reflects the opportunity to create an outer edge to the built extent of the village in this location. As a result, of this and weighing up the merits of this site in relation to other promoted sites in Witley, the site is considered to be suitable for removal from the Green Belt and for housing development to contribute to meeting the housing allocation for Witley parish in Local Plan Part 1. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that development for housing would be achievable during the Plan period.
<b>Availability</b>
The site promoter has confirmed in 2020 that the site is available for residential development.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	177
<b>6-10 Years</b>	
<b>11-15 Years</b>	

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<b>LAA ID Reference: 1122</b>			
<b>Site Address</b>	Wheeler Street Nurseries, Witley, GU8 5QP		
<b>Site Size (ha)</b>	0.74	<b>Rural or Urban</b>	Rural
<b>Parish</b>	Witley	<b>Settlement</b>	Witley
<b>Existing Use</b>	Retail	<b>Proposed Use</b>	Residential\
<b>Proposed (or estimated) yield</b>	20	<b>Source of Yield</b>	Promoter

<b>Site Description</b>
The site comprises of a former plant nursery and an area of open storage/parking, development for residential dwellings has commenced on the land to the south of this site, which formed part of the wider site. The site is located to the north of the ribbon development that runs along Wheeler Lane from which it takes its access. The site is bounded by woodland and residential properties.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 2km zone</li> </ul>
<b>Suitability</b>
This site is partially previously developed land is in an area indicated in Local Plan Part 1 as being suitable for release from the Green Belt. The Green Belt Site Appraisals (2020) assessed that development would have a 'moderate to limited impact' on the Green Belt. As a result the site is proposed to be removed from the Green Belt through Local Plan Part 2. The Landscape Study (2014) indicates that there could be capacity for development on the land, tying in visually with existing properties to the south and east. This site is a smaller portion of the site promoted under LAA ID: 368. The site is well related to existing development, being largely surrounded by residential development. The land adjacent to the south of the site has received planning permission for residential development, which has commenced, and it is considered that this site is also suitable for residential development. The site lies within 5km of the Wealden Heaths SPA (Phase I). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
<b>Achievability</b>
There is a reasonable prospect that the development of housing would be achievable during the Plan period.
<b>Availability</b>
The site promoter has confirmed in 2020 that the site is available for residential development.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	20
<b>6-10 Years</b>	
<b>11-15 Years</b>	

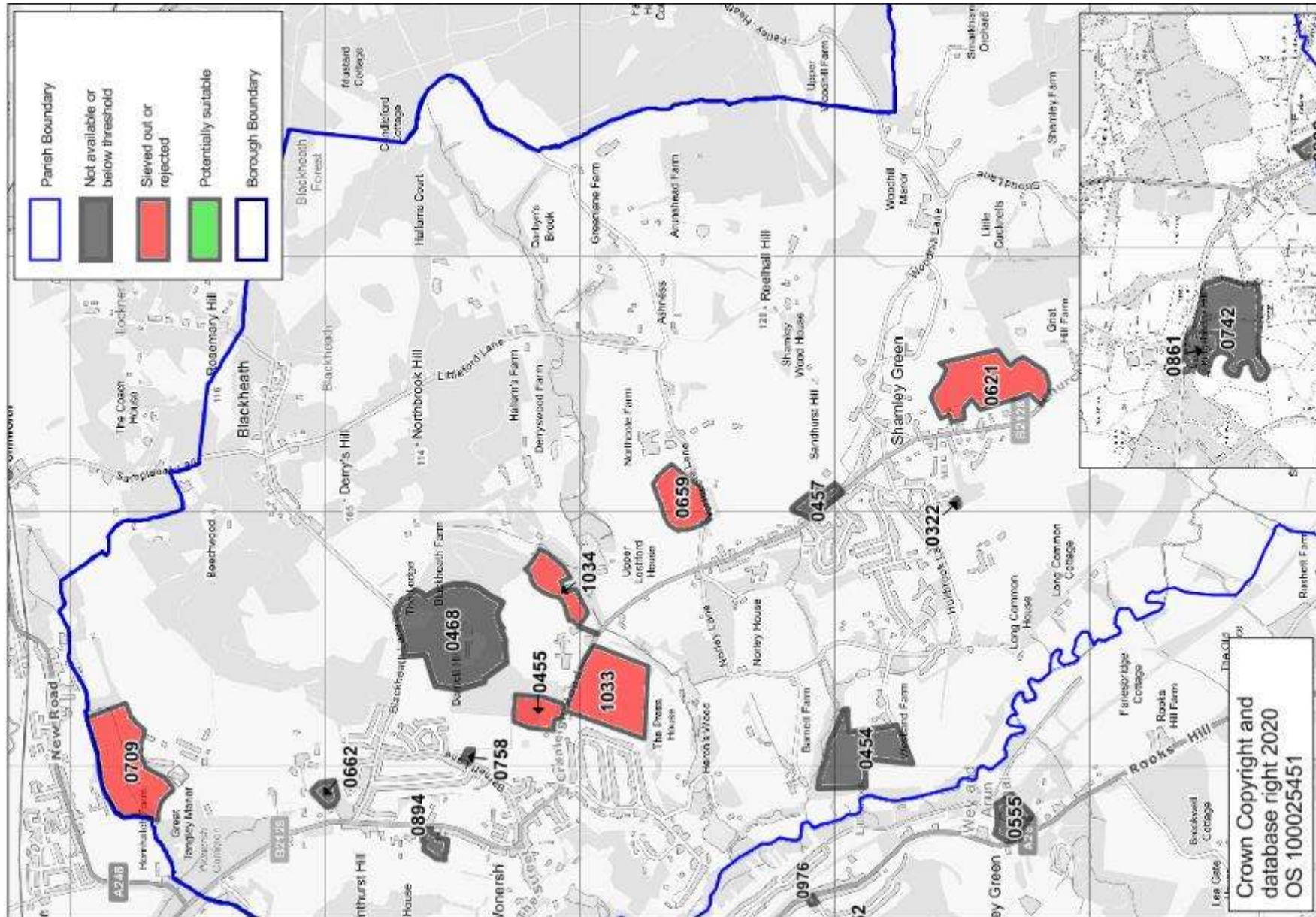
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## Wonersh

Wonersh		
Site ID	Site Name	Status
322	Garages adjacent to 64 Hullmead	Below threshold (5 units)
454	Shamley Green STW, Lordshill Green, Shamley Green	Not available
455	Land at St. Johns Seminary	Further than 100m from settlement
457	Land at Hyde Farm, Guildford Road, Shamley Green	Not available
468	Barnett Hill Conference Centre, Barnett Hill House, Blackheath Lane	Not available
621	Land at Little Plonks, Church Hill	Further than 100m from settlement
659	Land at Northcote Farm, Shamley Green	Further than 100m from settlement
662	Tangley Close, Little Tangley, Wonersh	Below threshold (5 units)
709	Land at Great Tangley Manor Farm, Wonersh	Further than 100m from settlement
742	Land at Riverside Place, Run Common, Shamley Green	Below threshold (5 units)
758	Ladymead	Below threshold (5 units)
832	Land south of junction with Smithwood Common Road, Guildford Road	Rejected as unsuitable
861	Land at the Riverside Place, Run Common, Shamley Green	Below threshold (5 units)
894	Land to the rear of Wonersh United Reformed Church (URC), The Common, Wonersh	Below threshold (5 units)
1033	Land South of St John's Seminary	Further than 100m from settlement
1034	Land East of St John's Seminary	Further than 100m from settlement

Map 29: Wonersh



## Summary of Potentially Suitable Housing Sites

This section of the LAA contains a list, ordered by parish, of all sites considered to be realistic candidates for development, with details of their potential year and when they could be developed.

Sites ID:	Site Address	Site Size	Location	Estimated Yield	Years 1-5 (18/19-22-23)	Years 6-10	Years 11-15
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### Bramley

976	Destination Triumph, Birtley Road	0.1	Urban	5	5		
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### Chiddingfold

286	Land to the north of Queens Mead (west of the A283)	3.12	Rural	62	62		
401	Land between Ballsdown and the Surgery	0.71	Rural	20	20		
402	Land South of Field View Close, Chiddingfold	0.26	Rural	8	8		

### Cranleigh

938	Land to the south of Amlets Lane	1.2	Rural	9	9		
939	Land east of Longfields, Horseshoe Lane, Cranleigh (Smaller Site)	2.4	Rural	5	5		
941	Longfields, Horseshoe Lane	2.8	Rural	5	5		
942	Longfield former residential care home, Killicks Road, Cranleigh	0.37	Urban	25	25		
1015	Land east of Longfields, Horseshoe Lane, Cranleigh (Larger Site)	3.78	Rural	5 <sup>10</sup>	5 <sup>8</sup>		
1048	Fairhaven, Ewhurst Road, Cranleigh	0.15	Urban	7	7		
1080	141 High Street, Cranleigh	0.02	Urban	6	6		

<sup>10</sup> Note: The site includes LAA ID: 939. It should be noted that the yield of 5 units is for the whole site, inclusive of LAA ID 939; and that yield for LAA ID: 1015 does not represent an additional 5 units above and the yield given for LAA ID: 939

**Dunsfold**

658	Alehouse Field, The Common, Dunsfold	0.63	Rural	6		6	
788	Land east of Dunsfold	2.48	Rural	40	40		

**Elstead**

308	Land to the rear of The Croft	1.51	Rural	30	30		
613	Sunray Farm, West Hill	2.55	Rural	12	12		
824	Land at Four Trees, Hookley Lane, Elstead	2.81	Rural	20	20		

**Farnham**

264	Victoria House, South Street	0.06	Urban	8			8
1074	Animal Snack and Tack, Guildford Road, Farnham	0.49	Rural	9	9		
1116	19 The Fairfield, Farnham	0.14	Urban	5	5		

**Godalming**

57	Properties and Gardens 1- 22 Catteshall Lane	1.10	Urban	20			20
209	Land at Keys Cottage & Wedgewood, Holloway Hill	0.33	Urban	7	7		
571	Land east of Binscombe	1.21	Urban	20	20		
1066	Land to the North-East of Magna Riverside	0.14	Urban	6		6	
1117	Salisbury, Weyside Park, Catteshall Lane, Godalming	0.23	Urban	19	19		
1072	Ockford Water, Portsmouth Road, Godalming	0.19	Urban	14	14		

**Haslemere**

141	Land at West Street including Haslemere Key Site	2.10	Urban	40			40
143	Hatherleigh, Tower Road	0.77	Urban	5	5		

144	Central Hindhead, London Road, Hindhead	1.64	Urban	38	38		
145	Land at Oakdale (Andrews of Hindhead), Portsmouth Road, Hindhead	0.60	Urban	35	35		
697	Land at Wey Hill, Haslemere	0.98	Urban	40	34	6	
890	The Old Grove, High Pitfold, Hindhead	2.46	Rural	18	18		
973	Georgian House Hotel	0.25	Urban	19	19		
980	Haslemere Preparatory School, The Heights, Hill Road	0.97	Urban	21	21		
1004	The Fairground Car Park, Wey Hill, Haslemere, GU27 1BX	0.60	Urban	55			55
1067	34 Kings Road, Haslemere	0.04	Urban	5	5		
1105	National Trust Land off Hindhead Road, Haslemere	0.44	Rural	13	13		
1124	Red Court, Scotland Lane	36.70	Rural	50	50		

#### Thursley

827	Uplands Stud, Bowlhead Green Road	1.47	Rural	6	6		
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#### Witley

368	Land at Wheeler Street Nurseries, Wheeler Lane	1.30	Rural	20	20		
467	Land at Highcroft, Petworth Road	0.89	Urban	7	7		
676	Land south of Franklin Court, Brook Road, Wormley	0.34	Rural	5	5		
923	Land at Secretts, Hurst Farm, Milford, Surrey	15.57	Rural	177	177		
1122	Wheeler Street Nurseries, Witley, GU8 5QP	0.74	Rural	20 <sup>11</sup>	20		

<sup>11</sup> Note: The site is a smaller portion of LAA ID: 368. It should be noted that the yield of 20 units is for the whole site, and that yield for LAA ID: 368 does not represent an additional 20 units above and the yield given for LAA ID: 368.

## Appendix 2: Gypsy and Traveller Sites

### Gypsy and Traveller Site Proformas

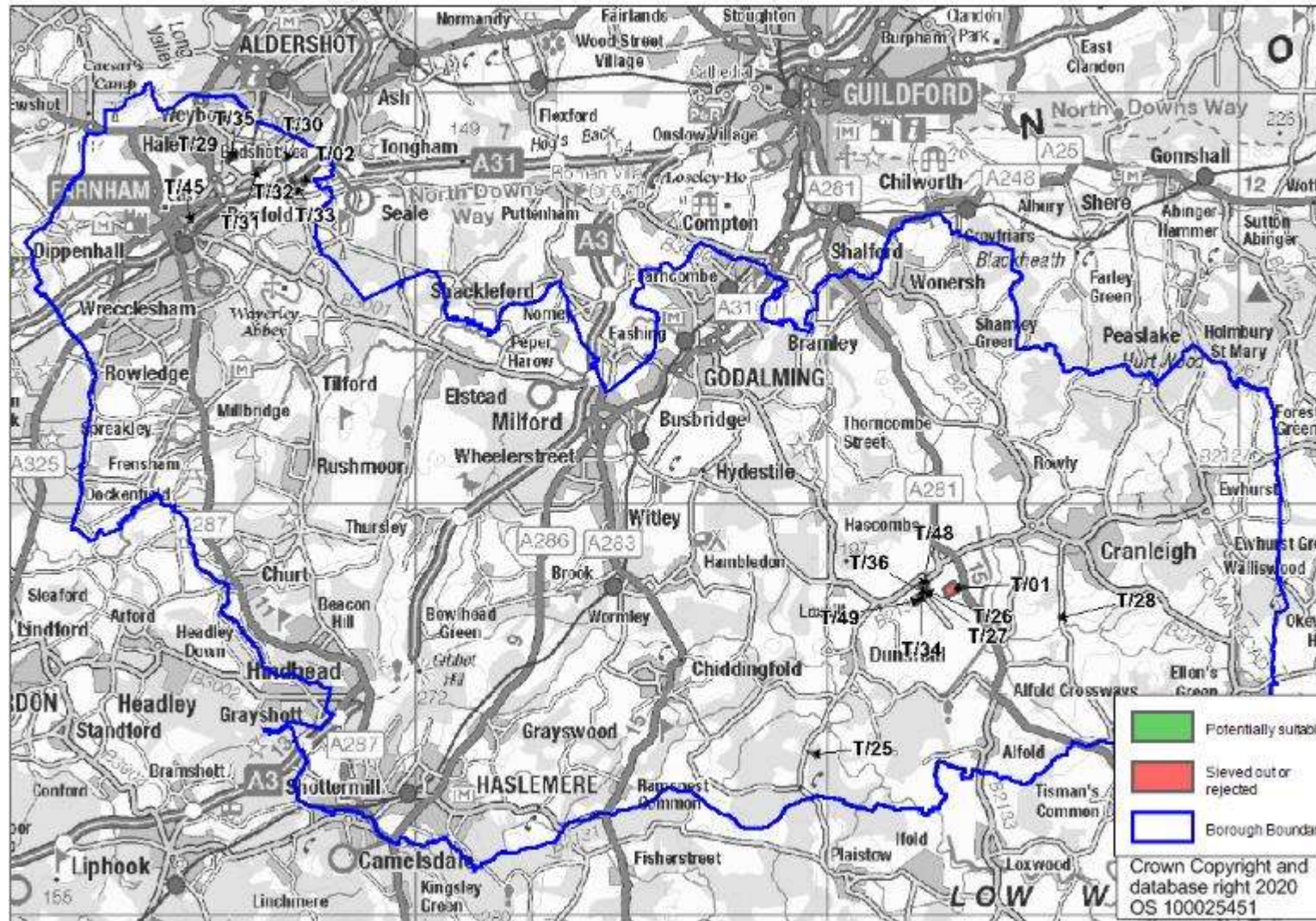
This Appendix sets out the proformas that have been produced for Gypsy and Traveller sites across the Borough, it includes overview maps for the assessed sites.

### List of Gypsy and Traveller Sites

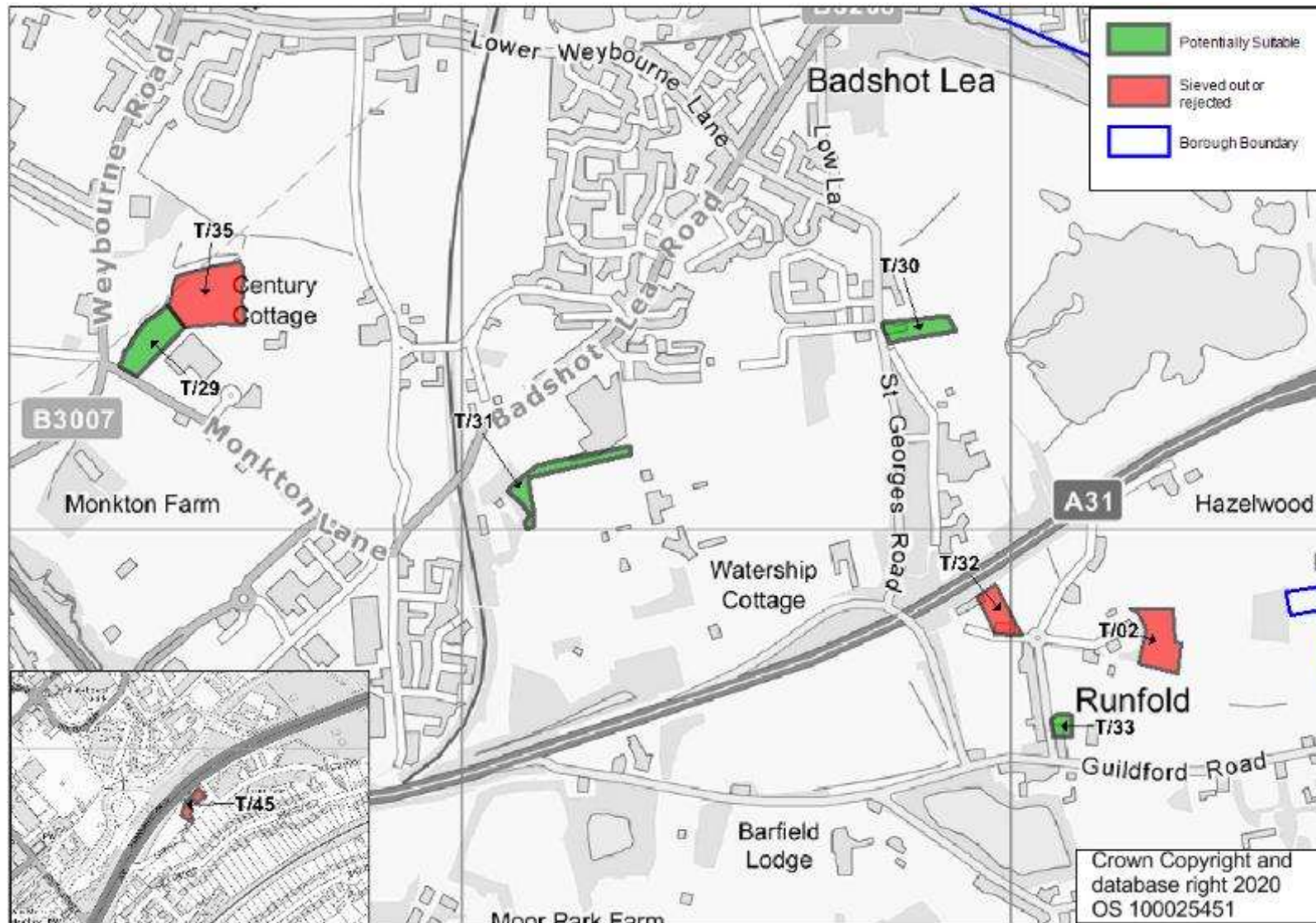
Site ID	Site Name	Status
T/01	Land at Horsham Road, Cranleigh	Rejected as Unsuitable
T/02	East of the Willows, Runfold	Rejected as Unsuitable
T/25	Burnt Hill, Plaistow Road, Dunsfold	Potentially Suitable
T/26	Adjacent to Lydia Park, Stovolds Hill, Cranleigh	Rejected as Unsuitable
T/27	Rear of 9 Lydia Park, Stovolds Hill, Cranleigh	Rejected as Unsuitable
T/28	Land West of Knowle Lane, Cranleigh	Potentially Suitable
T/29	Monkton Farm, Monkton Lane, Farnham	Potentially Suitable
T/30	South of Kiln Hall, St George's Road, Badshot Lea, Farnham	Potentially Suitable
T/31	Land off Badshot Lea Road, Farnham	Potentially Suitable
T/32	Hop Meadows, Old Bridge Road, Runfold	Rejected as Unsuitable
T/33	The Old Stone Yard, Tongham Road, Runfold	Potentially Suitable
T/34	Land adjacent to 25 Lydia Park, Stovolds Hill, Cranleigh	Rejected as Unsuitable
T/35	North of Monkton Farm, Monkton Lane, Farnham	Rejected as Unsuitable
T/36	Done Roaming, north of Lydia Park, Stovolds Hill, Cranleigh	Rejected as Unsuitable
T/45	Land at Darvills Road, Farnham	Rejected as Unsuitable
T/48	Weeping Willow, Stovolds Hill, Cranleigh	Rejected as Unsuitable
T/49	Land West of Junction of Dunsfold Road and Stovolds Hill, Cranleigh	Rejected as Unsuitable

## Map of Submitted Gypsy and Traveller Sites

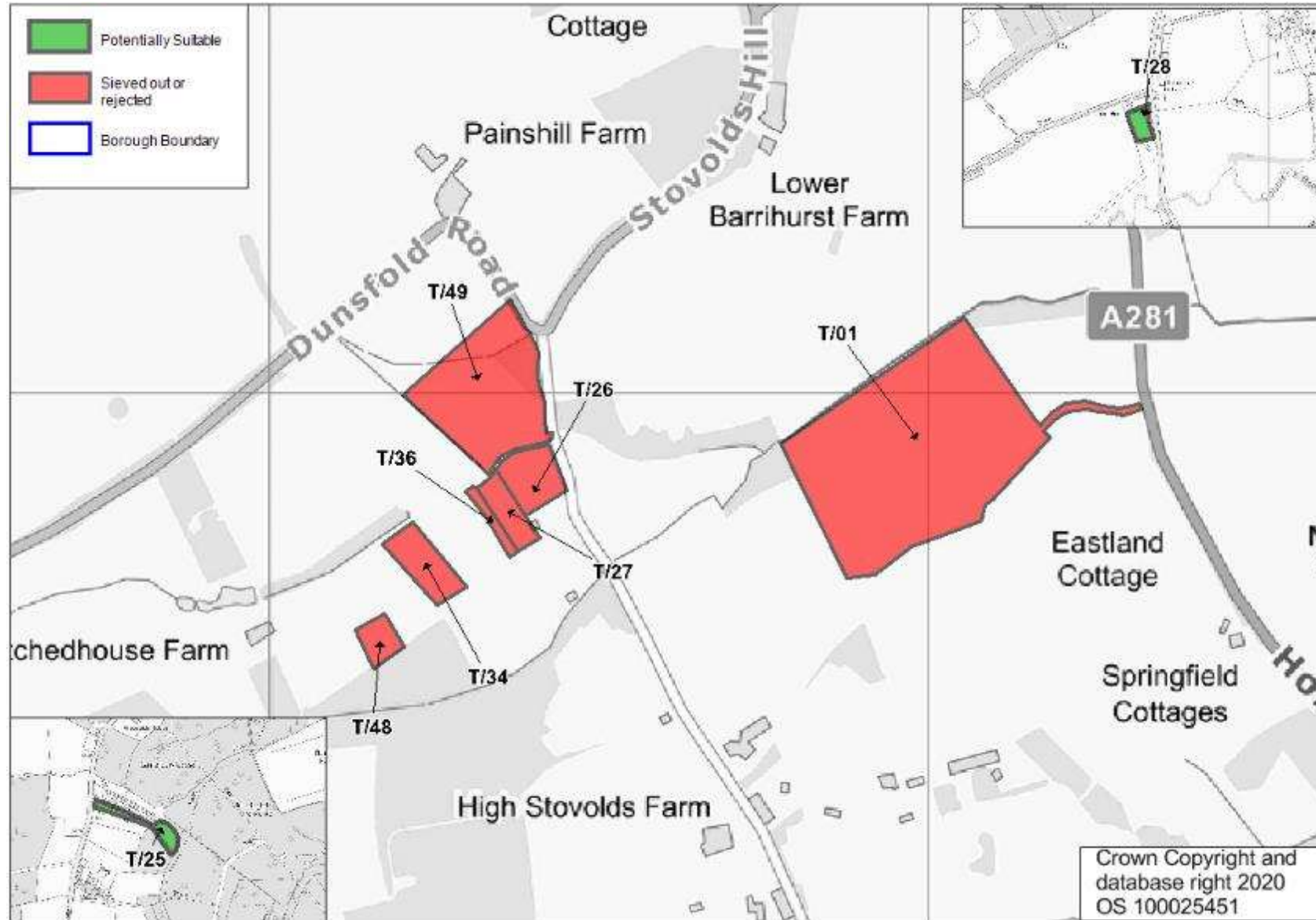
Map 30: Borough wide overview of submitted Gypsy and Traveller Sites



Map 31: Overview map of submitted Gypsy and Traveller sites in the East of the Borough



Map 32: Overview map of submitted Gypsy and Traveller sites in the West of the Borough



## Alfold

<b>LAA ID Reference: T/01</b>			
<b>Site Address</b>	Land at Horsham Road, Cranleigh		
<b>Site Size (ha)</b>	8.81	<b>Developers Proposed Yield</b>	25 plots
<b>Parish</b>	Alfold	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Travelling Showpeople plots
<b>Site Description</b>	The site comprises a field to the north of Dunsfold Aerodrome. It comprises grazing land surrounded by hedges and trees. Access to the site is via Horsham Road. The site is immediately surrounded by agricultural land.		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside beyond Green Belt</li> <li>• Area of Great Landscape Value (AGLV)</li> </ul>		
<b>Reasons for Rejection</b>	The site is located within the Countryside beyond the Green Belt outside any defined settlement area and is considered to be unacceptable in terms of its isolation and impact on the character and appearance countryside. There is a likely significant detrimental impact on the local landscape character due to the size of the site and the scale of development. The site is in the Low Weald landscape character area which is characterised by a low lying, undulating, small scale, intimate farmed landscape enclosed by woodland and hedges. Development on this scale would involve extensive surfacing of a greenfield site altering the landscape character of the area. The resultant development would be urban in character which would detract from the attractive rural character of the area. Policy AHN4 of Local Plan Part 1 does not support the provision of new gypsy, traveller or travelling showpeople sites on undeveloped sites in the rural area.		

## Bramley

<b>LAA ID Reference: T/26</b>			
<b>Site Address</b>	Adjacent to Lydia Park, Stovolds Hill, Cranleigh		
<b>Site Size (ha)</b>	0.68	<b>Developers Proposed Yield</b>	7
<b>Parish</b>	Bramley	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Gypsy and Traveller pitches
<b>Site Description</b>	<p>The site is located to the south western side of Stovolds Hill. This site is a greenfield site of improved pasture used for grazing horses. The site is mostly bounded by fencing; however the frontage of the site is open, with the previously existing hedgerow having been removed. The wider area is predominately agricultural fields of improved pasture, although there is an existing gypsy site to the south of this proposed site. The site is adjacent to Lydia Park, an established Gypsy and Traveller site. The area between Lydia Park and the site is used for equestrian activities and has a separate access from Stovolds Hill road. The site has two existing access points, directly off the Stovolds Hill road and from the concrete laneway to the north. The area between the site and Lydia Park was granted planning permission for the use of a stable block, horse barn, horse walker and other equestrian and agricultural uses in February 2018.</p>		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Area of Great Landscape Value (AGLV)</li> </ul>		
<b>Reasons for Rejection</b>	<p>Reasons for Rejection: The site would form an extension to an existing traveller site. Policy AHN4 of Local Plan Part 1 adopts a sequential approach to the allocation of gypsy and traveller sites. Intensification of existing traveller sites. Under this approach intensification of existing gypsy and traveller sites are more preferential over extensions to existing sites.</p>		

LAA ID Reference: T/27			
<b>Site Address</b>	Rear of 9 Lydia Park, Stovolds Hill, Cranleigh		
<b>Site Size (ha)</b>	0.56	<b>Developers Proposed Yield</b>	5
<b>Parish</b>	Bramley	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Gypsy and Traveller pitches
<b>Site Description</b>	This site is a greenfield site of improved pasture – mostly used for grazing livestock. The site is bounded by fencing. The wider area is made up of agricultural fields of improved pasture, though there is an existing gypsy site to the south of this proposed site, Lydia Park. The site has its own access from a concrete laneway off Stovold's Hill road.		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Area of Great Landscape Value (AGLV)</li> </ul>		
<b>Reasons for Rejection</b>	The site would form an extension to an existing traveller site. Policy AHN4 of Local Plan Part 1 adopts a sequential approach to the allocation of gypsy and traveller sites. Intensification of existing traveller sites. Under this approach intensification of existing gypsy and traveller sites are more preferential over extensions to existing sites.		

LAA ID Reference: T/34			
<b>Site Address</b>	Land adjacent to 25 Lydia Park, Stovolds Hill, Cranleigh		
<b>Site Size (ha)</b>	0.67	<b>Developers Proposed Yield</b>	7
<b>Parish</b>	Bramley	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Gypsy and Traveller site
<b>Site Description</b>	The site comprises grazing land to the north of Lydia Park. To the north, east and west of the site is grazing land and to the south an existing gypsy and traveller pitch.		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside beyond Green Belt</li> <li>• Area of Great Landscape Value (AGLV)</li> </ul>		
<b>Reasons for Rejection</b>	The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Despite being close to site T/27 and T/26, the combined level development at this location would cause harm to the openness of the countryside and have an adverse impact on the AGLV.		

LAA ID Reference: T/36			
<b>Site Address</b>	Done Roaming, north of Lydia Park, Stovolds Hill, Cranleigh		
<b>Site Size (ha)</b>	0.17	<b>Developers Proposed Yield</b>	3 pitches
<b>Parish</b>	Bramley	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Gypsy and Traveller site
<b>Site Description</b>	The site lies to the north of Lydia Park and comprises grazing land. To the east and west of the site is grazing land. Noth of the site is an access road and to the south are existing gypsy and traveller pitches.		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside beyond Green Belt</li> <li>• Area of Great Landscape Value (AGLV)</li> </ul>		
<b>Reasons for Rejection</b>	The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Despite being adjacent to site T/27 (and close to T/26), the combined level development at this location would cause harm to the openness of the countryside and compromise the purpose of the AGLV.		

LAA ID Reference: T/48			
<b>Site Address</b>	Weeping Willow, Stovolds Hill, Cranleigh		
<b>Site Size (ha)</b>	0.40	<b>Developers Proposed Yield</b>	3 pitches
<b>Parish</b>	Bramley	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Grazing land	<b>Proposed Use</b>	Gypsy and Traveller pitches
<b>Site Description</b>	The site lies to the south of an existing gypsy and traveller site and comprises grazing land. To the east and west is grazing land and to the south is woodland.		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Within 500m Ancient Woodland Buffer</li> <li>• Flood Zone 1.</li> </ul>		
<b>Reasons for Rejection</b>	The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Despite being close to site T/27 and T/26, the combined level development at this location would cause harm to the openness of the countryside and have an adverse impact on the AGLV.		

<b>LAA ID Reference: T/49</b>			
<b>Site Address</b>	Land West of Junction of Dunsfold Road and Stovolds Hill, Cranleigh		
<b>Site Size (ha)</b>	3.37	<b>Developers Proposed Yield</b>	15 pitches
<b>Parish</b>	Bramley	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Agricultural	<b>Proposed Use</b>	Gypsy and Traveller pitches
<b>Site Description</b>	The site lies to the north of Lydia Park and comprises grazing land with a small area of woodland in the south east corner of the site. Trees and hedges run along the boundaries of the site. Dunsfold Road runs along the northern and part of the eastern site boundary. Stovolds Hill runs along the remainder of the eastern site boundary. To the north and east of the site is agricultural land whilst to the south and west is grazing land.		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Within a 500m Ancient Woodland Buffer</li> <li>• Flood Zone 1.</li> </ul>		
<b>Reasons for Rejection</b>	Policy AHN4 of Local Plan Part 1 outlines a sequential approach to the allocation of land for gypsy and traveller pitches. The site falls into the lowest category in the sequential approach.		

## Cranleigh

LAA ID Reference: T/28			
<b>Site Address</b>	Land West of Knowle Lane, Cranleigh	<b>Site Size (ha)</b>	0.46
<b>Parish</b>	Cranleigh	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	One Gypsy and Traveller pitch	<b>Proposed Use</b>	Gypsy and Traveller pitches
<b>Proposed (or estimated) yield</b>	1 Pitch	<b>Source of Yield</b>	Promoter

Site Description
<p>This is an established single gypsy household site granted permission at appeal in 2016. The site is approximately 1.8 km south of the village of Cranleigh and has an existing access onto Knowle Lane through a tree belt. There are houses to the north and south and on the opposite side of Knowle Lane. Located within the Low Weald landscape character area, the area surrounding the site is characterised as having heavily wooded roadways and sporadic residential frontage development of a variety of periods and styles. Behind this is flat open farmland between large and dense hedgerows and blocks of woodland. The existing pitch is located close to the boundary with Lauriel House to the north while the land to the south remains greenfield. The mobile home, touring caravan and the utility dayroom building occupies the northern part of the site. Views towards the site from Knowle Lane and from the Lions Lane public footpath to the north are for the most part precluded by trees and other vegetation. There are views into the site from part of a bridleway to the south.</p>
Key Designations
<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> </ul>
Suitability
<p>Modest intensification of this site is likely to be possible without harm to the character of the surrounding area or significant impact on the landscape.</p>
Achievability
<p>There is reasonable prospect that the development of the site for Gypsy and Traveller pitches would be achievable during the Plan period.</p>
Availability
<p>The owner has promoted this land for Gypsy and Traveller accommodation.</p>

Estimated Timescales for Delivery	
<b>1-5 Years</b>	1 Pitch
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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## Dunsfold

LAA ID Reference: T/25			
<b>Site Address</b>	Burnt Hill, Plaistow Road, Dunsfold	<b>Site Size (ha)</b>	0.58
<b>Parish</b>	Dunsfold	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Travelling Showpeople - vacant	<b>Proposed Use</b>	Traveller pitches
<b>Proposed (or estimated) yield</b>	3 Pitches	<b>Source of Yield</b>	Promoter / WBC

Site Description
<p>This is an existing Travelling Showpeople site that has recently changed ownership and has become vacant. It's located on the eastern side of Plaistow Road about a mile and a half south of Dunsfold Village. The site extends to approximately 0.6 hectares with a woodland clearing to the rear, previously used as a vehicle turning circle. The site adjoins two established Gypsy and Traveller sites to the north and south. The site was granted planning permission, along with two additional narrow plots to the south, in 1977 under permission WA/77/0507. The permission restricted the total land (three plots) to a total of 10 showpeople caravans. The original permission apportioned a total of 3 showpeople caravans to 7 Burnt Hill. In November 2007 planning permission (WA/2007/1449) was granted for the siting of 4 additional showmen's caravans on existing showmen's site and construction of a turning area, bringing the maximum number of caravans on the site to seven. To the north of the site there is a gypsy and traveller site with seven pitches known as 9 Burnt Hill Mobile Home Park.</p>
Key Designations
<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Surrounding Ancient Woodland</li> <li>• Chiddingfold Forest SSSI</li> </ul>
Suitability
<p>This is Previously Developed Land adjacent to Ancient Woodland on the eastern part of the site. The site is an intensification and extension of an existing site within an AGLV. This site is considered suitable, subject to consideration of appropriate mitigation measures on the impact on AGLV.</p>
Achievability
<p>There is a current planning application that has been submitted for the site which includes the provision of gypsy and traveller pitches; it is considered that three additional pitches on the site are achievable.</p>

Estimated Timescales for Delivery	
<b>1-5 Years</b>	3 Pitch
<b>6-10 Years</b>	
<b>11-15 Years</b>	

## Availability

The owner has promoted this land for a mix of Gypsy and Traveller accommodation and Travelling Showpeople accommodation.



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## Farnham

<b>LAA ID Reference: T/02</b>			
<b>Site Address</b>	East of the Willows, Runfold		
<b>Site Size (ha)</b>	0.68	<b>Developers Proposed Yield</b>	10 Pitches
<b>Parish</b>	Farnham	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Gypsy and Traveller site
<b>Site Description</b>	The site comprises agricultural land which lies to the east of an existing gypsy and traveller site known as The Willows. Surrounding the site is a mixture of agricultural land, allotments and residential uses.		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Within 5km of the Wealden Heaths I SPA</li> <li>• Within 5km of the Thames Basin Heath SPA</li> <li>• The Farnham/Aldershot Strategic Gap</li> <li>• FNP Land Outside Built-up Area Boundary</li> <li>• FNP Biodiversity Opportunity Areas</li> </ul>		
<b>Reasons for Rejection</b>	The site is adjacent to an existing gypsy and traveller site, The Willows (10 pitches). It is used for some of the year for horse grazing with a small hut located on the northern boundary. The site is relatively flat with a gradual southerly slope towards the river/brook and is relatively well screened including a mature deciduous tree line running parallel with the southern boundary. There is no direct access, to the site and relies on agreement with an adjoining land owner.		

<b>LAA ID Reference: T/32</b>			
<b>Site Address</b>	Hop Meadows, Old Bridge Road, Runfold		
<b>Site Size (ha)</b>	0.38	<b>Developers Proposed Yield</b>	Max 7 pitches for site (2 additional to existing 5 permitted)
<b>Parish</b>	Farnham	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Traveller site with horse menage	<b>Proposed Use</b>	Gypsy and Traveller pitches
<b>Site Description</b>	<p>The land is flat and is accessible by vehicles from Old Bridge Road. The site, referred to as Hop Meadows, has permission for a total of 5 pitches, most of which have yet to be built out. All of the 5 pitches are being developed to the north of the existing access and the driveway is being retained. Bordering Hop Meadows to the west is another authorised Gypsy and Traveller site called Bridge View. Bridge View has three traveller households. There are other traveller sites located nearby in the form of The Willows to the east and Old Stone Yard to the south, off Tongham Road. There is a public footpath to the north, which adjoins St George's Road via a flight of steps to the west. There are residential properties along Tongham Road to the south, and the Packhouse antiques centre is to the north east. The area is rural in character. The site area includes a horse menage to the north.</p>		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Farnham/Aldershot Strategic Gap</li> <li>• FNP Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath SPA 5km buffer</li> <li>• Wealden Heaths I SPA 5km zone</li> </ul>		
<b>Reasons for Rejection</b>	The availability of the site is questionable particularly in respect of whether further intensification of the site will deliver pitches that are available for the wider gypsy and traveller community within the Borough.		

LAA ID Reference: T/35			
<b>Site Address</b>	North of Monkton Farm, Monkton Lane, Farnham		
<b>Site Size (ha)</b>	1.3	<b>Developers Proposed Yield</b>	Unknown
<b>Parish</b>	Farnham	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Agriculture	<b>Proposed Use</b>	Gypsy and Traveller site
<b>Site Description</b>	The site lies to the north east of an existing gypsy and traveller site and comprises vacant land. To the north and east of the site is grazing land. A sports centre lies to the south of the site and allotments to the west.		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Farnham/Aldershot Strategic Gap</li> <li>• Thames Basin Heath SPA 5km buffer zone</li> <li>• Areas of High Archaeological Potential</li> <li>• FNP Land Outside Built-up Area Boundary</li> </ul>		
<b>Reasons for Rejection</b>	The site is located within the Countryside beyond the Green Belt. It is detached from the existing settlement pattern and does not integrate well with the surrounding open countryside.		

LAA ID Reference: T/45			
<b>Site Address</b>	Land at Darvills Road, Farnham		
<b>Site Size (ha)</b>	6.50	<b>Developers Proposed Yield</b>	1 pitch
<b>Parish</b>	Farnham	<b>Rural or Urban</b>	Urban
<b>Existing Use</b>	Grazing Land	<b>Proposed Use</b>	Gypay and Traveller pitch
<b>Site Description</b>	The site lies to the south of the A31 close to Hickey's Corner. The site comprises vacant land surrounded by vegetation. To the north of the site is the A31. Darvills Lane lies to the east of the site. An area of woodland lies to the south and west of the site,		
<b>Key Designations</b>	<ul style="list-style-type: none"> <li>• Within FNP Built-up Area Boundary Farnham</li> <li>• Thames Basin Heaths 5km Buffer Zone</li> <li>• Wealden Heaths I SPA 5km Zone</li> <li>• Air Quality Management Area Buffer Zone</li> <li>• Area of Strategic Visual Importance.</li> </ul>		
<b>Reasons for Rejection</b>	The site is not considered to be suitable for gypsy and traveller accommodation due to it's proximity to the A31. Provision of a gypsy and traveller pitch in this location would not represent an intensification or extension of an existing gypsy and traveller site.		

LAA ID Reference: T/29			
<b>Site Address</b>	Monkton Farm, Monkton Lane, Farnham	<b>Site Size (ha)</b>	0.67
<b>Parish</b>	Farnham	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Traveller site and agriculture	<b>Proposed Use</b>	Gypsy and Traveller pitches
<b>Proposed (or estimated) yield</b>	7 additional pitches to the one existing permission	<b>Source of Yield</b>	Promoter / WBC

Site Description
<p>Monkton Farm is an established single gypsy household site with a planning history dating back to 1992. Located on the junction of Monkton Lane and Weybourne Lane, this site comprises of a range of sheds and a mobile home. Most of the sheds and other structures are in a poor state of repair. David Lloyd Tennis Centre borders the site on the east and allotments to the west. There are residential areas of Hale/Weybourne to the west/north and Badshot Lea to the east. A public footpath runs along the south-eastern boundary. In 1992 a Planning Enforcement Notice was issued to an unauthorised siting of a mobile home on the site. Following this, a temporary planning permission was granted on appeal in 1996 (WA/1994/0910). This addressed the breaches of planning control subject of the Planning Enforcement Notices. Planning condition number 2 of the planning appeal decision limited the temporary permission to a period of 2 years i.e. up to and not beyond 1998. As the time limit for a breach of planning conditions as specified within s. 171 (B)(3) of the Town and Country Planning Act 1990 is governed by a 10 year time limit, the breach of planning control became beyond enforcement in November 2008. A recommendation of No Further Action was signed off by Council in 2016 and as such if a Certificate of Lawfulness of Existing Use was applied for under section 191 of the Town and Country Planning Act (as amended); such an application would be supported by the Council, despite the landowner never applying for a Certificate of Lawfulness the use is considered lawful.</p>
Key Designations
<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• FNP Land Outside Built-up Area Boundary</li> <li>• The Farnham/Aldershot Strategic Gap</li> <li>• Thames Basin Heath SPA 5km Buffer Zone</li> <li>• Areas of High Archaeological Potential WA207</li> </ul>

Estimated Timescales for Delivery	
<b>1-5 Years</b>	7 Pitches
<b>6-10 Years</b>	
<b>11-15 Years</b>	

### Suitability

Whilst the site is outside the built up area of Farnham, it is located in a rural fringe area, adjacent to sports facilities, where modest development for Gypsy and Traveller accommodation is not likely to harm the character of the area. The site is relatively sustainably located, being within a walkable distance of Farnham Town Centre. The site is currently in the Strategic Gap (2002). It is not proposed to be included in the Strategic Gap in Local Plan Part 2. The redevelopment of the entire site could provide an opportunity to provide a Gypsy and Traveller site capable of delivering up to total of 8 pitches. The site lies within 5km of the Thames Basin Heaths SPA. Proposals for residential development will need to contribute towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) of the SPA in accordance with the SPA Avoidance Strategy. Policy AHN4 of Local Plan Part 1 supports the provision of intensification of existing gypsy and traveller sites.

### Achievability

There is reasonable prospect that the development of additional pitches could be achievable during the Plan period.

### Availability

The land was submitted to the Call for Sites in 2017 and therefore is considered available.

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<b>LAA ID Reference: T/30</b>			
<b>Site Address</b>	South of Kiln Hall, St George's Road, Badshot Lea, Farnham	<b>Site Size (ha)</b>	0.40
<b>Parish</b>	Farnham	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Traveller site and agriculture	<b>Proposed Use</b>	Gypsy and Traveller pitches
<b>Proposed (or estimated) yield</b>	Max 3 pitches (2 additional to the existing pitch)	<b>Source of Yield</b>	Promoter / WBC

<b>Site Description</b>
The site is a rectangular shaped land parcel of about 0.4ha to the eastern side of St George's Road, to the southeast of Badshot Lea. The site has vehicular access off the St George's Road. On the site there is a mobile home and associated hardstanding. A post and rail fence has been constructed along the boundary with the highway. A pine tree hedge has been planted along the north and south boundaries of the site. Although there are some residential properties located to the south and west of the site, the area is rural in character and open in appearance with much of the surrounding land in agricultural use. However, the area to the west of the site has significant development proposals including one site already having planning permission granted for 69 dwellings. To the north of the site is a model car racing track.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Farnham/Aldershot Strategic Gap</li> <li>• FNP Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath SPA 5km buffer</li> </ul>
<b>Suitability</b>
Minor intensification and modest expansion would be possible subject to proposals being of an appropriate scale sympathetic to the area's rural character. The site is outside of the Farnham built up area, but is located amongst a loose knit residential area of Runfold. Well located in relation to the Strategic Highway Network with nearby easy access to the A31 and the A331/M3. The site is at a short distance to Badshot Lea and Runfold for local schools and services, and within a short drive to Farnham town centre. Three additional pitches are suggested as an appropriate number to intensify the site. The site is not proposed to be included in the Farnham-Aldershot Strategic Gap in of Local Plan Part 2. The site lies within 5km of the Thames Basin Heaths SPA. Proposals for residential development will need to contribute towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) of the SPA in accordance with the SPA Avoidance Strategy.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	2 Pitches
<b>6-10 Years</b>	
<b>11-15 Years</b>	

### Achievability

There is reasonable prospect that the development of additional pitches could be achievable during the Plan period.

### Availability

The land was submitted to the Call for Sites in 2017 and therefore is considered available.



<b>LAA ID Reference: T/31</b>			
<b>Site Address</b>	Land off Badshot Lea Road, Farnham	<b>Site Size (ha)</b>	0.50
<b>Parish</b>	Farnham	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Traveller site and agriculture	<b>Proposed Use</b>	Gypsy and Traveller pitches
<b>Proposed (or estimated) yield</b>	Max 3 pitches for site (2 additional to the one existing permission)	<b>Source of Yield</b>	Promoter / WBC

<b>Site Description</b>
The eastern part of this site includes an established single gypsy household, granted planning permission in 2014. The site is located on the west side of Badshot Farm Lane immediately south of Squires Garden Centre and north of the Aldershot Rifle Club land. There is a mixture of commercial, retail, residential, leisure and agricultural uses in the immediate vicinity and along Badshot Lane Farm. The site currently has one gypsy pitch, consisting of a mobile home and touring caravan. The site is an elongated narrow largely rectangular parcel of land that stretches from Badshot Farm Lane west and is no more than 16metres wide at its widest point.
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Farnham/Aldershot Strategic Gap</li> <li>• FNP Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath SPA 5km buffer</li> </ul>
<b>Suitability</b>
To the north of the site is the Squires Garden Centre, which is a site with an established commercial use. There are residential properties along the access laneway offering some integration opportunities. Modest intensification would be possible provided any development being sympathetic to the area's rural character. The site lies within 5km of the Thames Basin Heaths SPA. Proposals for residential development will need to contribute towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) of the SPA in accordance with the SPA Avoidance Strategy. Policy AHN4 of Local Plan Part 1 supports the provision of additional pitches within available existing authorised sites.
<b>Achievability</b>
There is reasonable prospect that the development of additional pitches could be achievable during the Plan period.
<b>Availability</b>
The land was submitted to the Call for Sites in 2017 and therefore is considered available.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	2 Pitches
<b>6-10 Years</b>	
<b>11-15 Years</b>	



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<b>LAA ID Reference: T/33</b>			
<b>Site Address</b>	The Old Stone Yard, Tongham Road, Runfold	<b>Site Size (ha)</b>	0.14
<b>Parish</b>	Farnham	<b>Rural or Urban</b>	Rural
<b>Existing Use</b>	Gypsy and Traveller site	<b>Proposed Use</b>	Gypsy and Traveller site
<b>Proposed (or estimated) yield</b>	Max 3 pitches for site (2 additional to the one existing permission)	<b>Source of Yield</b>	Promoter / WBC

<b>Site Description</b>
The site is in an area of rural character and comprises one pitch currently providing traveller accommodation. To the immediate north of the site is an open paddock, with a private gypsy site beyond. To the south is Coltwood House, a part residential, part office building, to the east/southeast is Runfold Antiques and to the west are residential properties (bungalows and two-storey dwellings).
<b>Key Designations</b>
<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Farnham/Aldershot Strategic Gap (current boundary)</li> <li>• FNP Land Outside Built-up Area Boundary</li> <li>• Thames Basin Heath SPA 5km buffer</li> <li>• Wealden Heaths I SPA 5km zone</li> </ul>
<b>Suitability</b>
The land was given planning permission in 2012 for the stationing of caravans for residential purposes for one gypsy pitch together with the formation of additional hardstanding and the erection of a utility/dayroom ancillary to that use. The site is outside the Farnham built up area, but is located amongst a loose knit residential area of Runfold, where modest development for Gypsy and Traveller accommodation is possible. It is well located in relation to the Strategic Highway Network with nearby easy access to the A31 and the A331/M3. It is at a short distance to Badshot Lea and Runfold for local schools and services, and within a short drive of Farnham town centre. Additional pitches would accommodate family members however given the size of the site only a modest number of additional pitches would be appropriate. Two additional pitches are suggested as an appropriate number to intensify this site. The site is not proposed to be included in the Farnham-Aldershot Strategic Gap in Local Plan Part 2. The site lies within 5km of the Thames Basin Heaths SPA. Proposals for residential development will need to contribute towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) of the SPA in accordance with the SPA Avoidance Strategy.

<b>Estimated Timescales for Delivery</b>	
<b>1-5 Years</b>	2 Pitches
<b>6-10 Years</b>	
<b>11-15 Years</b>	

### Achievability

There is reasonable prospect that the development of additional pitches could be achievable during the Plan period.

### Availability

The land was submitted to the Call for Sites in 2017 and therefore is considered available.

Please note that this map is for illustrative purposes only.  
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