



# **Waverley Borough Council Land Availability Assessment**

**May 2018**



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**WAVERLEY BOROUGH COUNCIL**  
**LAND AVAILABILITY ASSESSMENT MAY 2018**

**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 study has a base date of 1 April 2017. To give sufficient time to assess sites, only those submitted up to the 31 December 2017 are assessed. More up to date information has been used where possible, for example where a site has received planning permission since then. Some of the information held within the LAA will also have changed since the information was compiled and published. For example, sites that are identified as not having planning permission 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.



## 1. Introduction

- 1.1 This is the seventh Waverley Borough Council Land Availability Assessment.<sup>1</sup> This update uses a base date of 1 April 2017.
- 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 development sites in a number of parts of the Borough. 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.
- 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 December 2016, using a base date of 1 April 2016. This contained information on urban, brownfield<sup>2</sup>, and greenfield sites.
- 1.5 Since the last LAA was published in 2016 the Council adopted a new 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

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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.

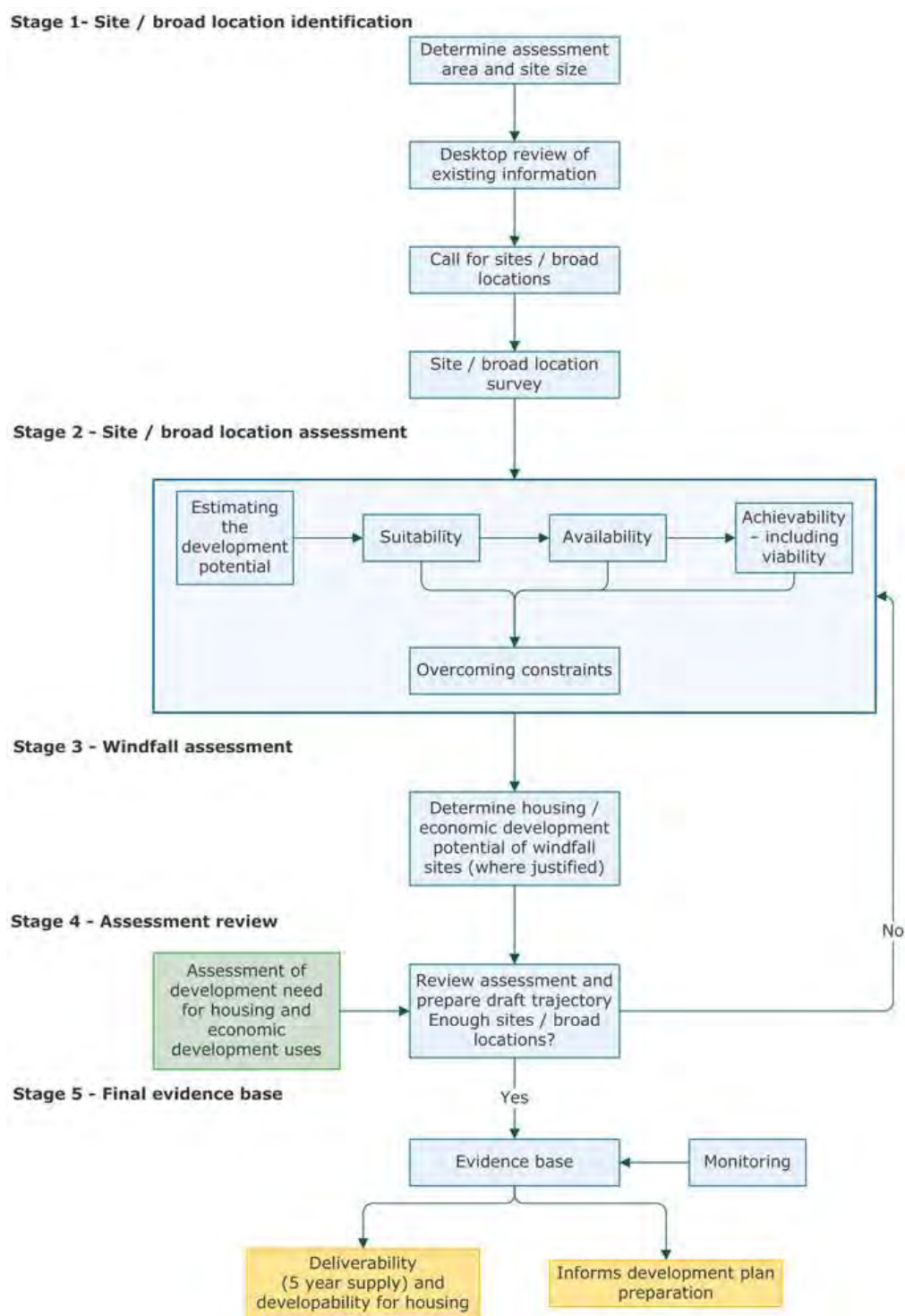
<sup>2</sup> Otherwise known as Previously Developed Land. This is defined in the NPPF as land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private 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 in the process of time.

assessments have been informed by other evidence including the Green Belt and Landscape Reviews (August 2014), and the Strategic Flood Risk Assessment (2016).

- 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 2017. 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 May 2018 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>



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

## 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 has not changed significantly since the 2016 LAA. In this iteration however, the Council now has an adopted Local Plan Part 1 2018 that will provide a framework for assessing sites. Furthermore, more detailed reasoning of why sites are considered unsuitable, as well as maps (by Parish) showing all the sites that were assessed in following the initial sieve, have been included in response to feedback on the 2016 LAA.
- 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.
- 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.
- 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.

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

- 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, and the Issues and Options consultation for Local Plan Part 2 in 2017.
- 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 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 (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.

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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.

- 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 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.

## 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
- 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.

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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).

- 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. 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 Flood Risk Topic Paper.
- 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 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
  - 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 2017, years 1-5 are 2017-2022. 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).
- 2.28 Sites have also been promoted to the Council for other uses, such as for care accommodation. Local Plan Part 1 and its accompanying evidence base do not identify a need to specifically allocate sites for uses such as residential care accommodation (Class C2) or student accommodation (Class C2). Where sites have been promoted for such uses however, they have been considered using the same assessment of suitability, availability, and achievability as housing sites. Assessments of suitability have however taken into account the specific characteristics of such uses for example in relation to whether a location is considered sustainable.

### Methodology – Traveller Sites

- 2.29 Traveller sites are being allocated through Local Plan Part 2 on a Borough wide basis. There is a need to allocate both pitches for Gypsies and Travellers and plots for Travelling Showpeople. The characteristics of sites for Travelling Showpeople (particularly with regard to parking and access requirements) are substantially different to pitches for Gypsies and Travellers, and as such sites have been considered separately.
- 2.30 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

- 2.31 Paragraph 48 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.
- 2.32 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 excluded from the windfall analysis, in accordance with paragraph 48 of the NPPF.
- 2.33 The estimated contribution from small windfall sites (sites of 1- 4 homes) in the local plan period is 468 new homes from 1 April 2020 and 31 March 2032, as set out in Local Plan Part 1.

### Potential Housing from Broad Locations (Large Windfalls)

- 2.34 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.
- 2.35 It is estimated that 494 new homes could potentially be delivered from large unidentified previously developed sites in the last 6 years of the local plan period from Year 11 onwards (1 April 2026 to 31 March 2032), based on past trends. This is set out in Local Plan Part 1.

### Stage 4: Methodology – Assessment Review

- 2.36 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.
- 2.37 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

- 2.38 This LAA is being published alongside the Preferred Options 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 (Appendix 1).
  - Maps showing the location of all sites considered (Appendix 2).
  - 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 (Appendix 3).
  - 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 (Appendix 4).
  - Details of the reasoning for rejecting those sites considered unsuitable or unachievable (Appendix 5).
- 2.39 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.
- 2.40 Sites promoted for other uses, and traveller sites, are included in separate appendices (Appendices 6–10).
- 2.41 This LAA is publically available to view and download from the Council's website, with hard copies available in the Council's Planning Reception.

### **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, about 300 sites were rejected from further assessment as they were considered to be not large enough to accommodate sustainably a net gain of 5 dwellings. Approximately 80 sites have been excluded because they are not available, or have already been allocated through Local Plan Part 1 or the Farnham Neighbourhood Plan. Approximately 120 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’ 60 more sites for the reasons set out in paragraph 2.13. Sites which have been excluded or sieved out are included in Appendix 1. This list also does 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 This left about 240 sites to be 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 traveller sites, 3 sites are promoted solely for uses other than housing.

#### **Housing Stage 2 Results**

- 3.5 The detailed assessment of the sites estimates that there are 34 sites are potentially suitable for allocation. Table 1 below sets out the number of dwellings likely to be

achievable on potentially suitable sites in those areas where housing sites are being allocated through Local Plan Part 2.

Table 1 – Summary of capacity of potentially suitable sites

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
Godalming	1168	468	<b>1520</b>	<b>116</b>
Haslemere	578	416	<b>990</b>	<b>4</b>
Elstead	93	67	<b>160</b>	<b>0</b>
Witley	245	252	<b>480</b>	<b>17</b>

## 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 in each of these areas as of 1 April 2017, 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 all four 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 24 traveller sites spread out over the Waverley, comprising of a total of approximately 140 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 (TAA) 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 TAA 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 that meet the Planning Definition by 5 year periods:

Years	0-5	6-10	11-15	Total
	2017-22	2022-27	2027-32	
Pitches	19	4	4	27

- 4.4 There is a need for 27 additional pitches for households that meet the planning definition. This is made up of seven concealed or doubled-up households or adults, eight older teenage children in need of a pitch of their own in the next 5 years, one from in-migration and twelve from new household formation.

Table 3 - Additional need for Travelling Showpeople households in Waverley that meet the Planning Definition by 5 year periods

Years	0-5	6-10	11-15	Total
	2017-22	2022-27	2027-32	
Plots	0	1	1	2

- 4.5 There is a need for two additional plots from new household formation arising from the three household that meets the planning definition. Based on the ages of the children it is estimated that 1 of these plots will be needed in years 6-10 of the GTAA period and 1 will be needed in years 11-15.
- 4.6 The detailed assessment of the sites estimates that there are 10 sites that are potentially suitable to deliver traveller accommodation. Table 4 below sets out the number of pitches (and plots) likely to be achievable on potentially suitable sites in Waverley.

Table 4 – Summary of Suitable Traveller Sites

Years	Pitches / Plots
1-5	33 (including 2 showpeople plots)
6-10	0
11-16	10
<b>Total</b>	<b>43 pitches and 2 plots</b>

- 4.7 The table above shows there is sufficient potentially suitable sites to meet the traveller accommodation requirement. There is a surplus of sites and it will be for the Council to select its preferred sites through Local Plan Part 2.

### Results - Economic Development

- 4.8 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.
- 4.9 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.
- 4.10 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

- 4.11 A number of sites have been promoted for sites other than housing (C3) and employment uses, particularly care provision. The Waverley Older Person Housing Need Survey sets out that 65+ age group will make up approximately 29% of the borough population by 2037. There are a variety of types of housing for older people with differing levels of care. Many of these fall within the C3 use class and are included in general housing needs. The Council's requirement for all new dwellings to meet the accessibility criteria of Part M4(2) of the Building Regulations, specified in policy AHN3 of Local Plan Part 1 is intended to ensure new housing will be suitable for older people. There is not a requirement to specifically allocate additional sites for care accommodation which falls within use class C2, however a number of sites have been considered suitable redevelopment or intensification for C2 care uses. 2 sites, Alehouse Field in Dunsfold, and The Old Grove in Hindhead have been promoted for C2 use. The assessment of their suitability is set out in Appendix 10.
- 4.12 One site has been promoted as a Suitable Alternative Natural Greenspace, near Runfold in Farnham. The site is primarily proposed to serve an associated development in Guildford however it would have the capacity to serve as a SANG for other developments nearby. Details of the site are included in Appendix 10.

- 4.13 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.
- 4.14 No sites have been promoted solely for retail or associated uses.

## **Appendix 1**

### **List of Housing Sites**

Proformas for sites which are potentially suitable are included in Appendix 3

Proformas for sites which have been rejected as unsuitable are available in Appendix 4

The suitability of sites which are not available or are below the 5 unit threshold has not been assessed

Sites are only shown to have failed the distance criteria of the first sieve where they are more 100m from a settlement in the top three tiers of the Council's [Settlement Hierarchy](#), and are not previously developed land as defined in the NPPF.

Site ID	Site Name	Alfold	Status
10	Dunsfold Aerodrome		LPP1 Allocation
275	Land Adjacent to Wildwood Golf Club, Horsham Road		Rejected as unsuitable
276	Land adjoining Chilton Close, Alfold Crossways		Potentially suitable
277	Land adjacent to Brockhurst Farm, Dunsfold Road		Potentially suitable
392	Land at Linden Farm, Rosemary Lane		Rejected as unsuitable
470	Land at Chilton Close (rear of The Willows)		Potentially suitable
472	Alfold Garden Centre		Potentially suitable
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)
692	Land West of Sweeters Copse, Loxwood Road, Alfold Crossways		Rejected as unsuitable
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
857	Land at Brockhurst Farm, Dunsfold Road		Potentially suitable
876	Horders Meadow, Alfold		Further than 100m from settlement
893	Brookfield, Horsham Road		Potentially suitable
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

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Bramley		
Site ID	Site Name	Status
280	Land to the rear of Orchard Cottages and Glenafrie, Mill Lane	Potentially suitable
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

Busbridge		
Site ID	Site Name	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

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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
401	Land between Ballsdown and the Surgery	Not available
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	Potentially suitable
409	Land to the rear of Elmllyn, 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	Potentially suitable
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 Chidingfold Surgery	Potentially suitable
992	Avola Farm	Potentially suitable

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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

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
13	49 - 53 Horsham Road	Potentially suitable
14	Brigown, Wanborough Road	Below threshold (5 units)
117	Dobbess, 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	Potentially suitable

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Cranleigh		
Site ID	Site Name	Status
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	Not available
383	Land at St Nicolas C of E School, Parsonage Road	Potentially suitable
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
565	Land adjacent to Manfield Industrial Park	Rejected as unsuitable
569	Land at Thorns Flush Barn, Guildford Road	Further than 100m from settlement
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

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Cranleigh		
Site ID	Site Name	Status
778	Land at The Cranley Hotel, The Common	Below threshold (5 units)
787	Land between Ruffold Farm and Guildford Road, Cranleigh	Rejected as unsuitable
796	Little Park Hatch, Brookhurst Road	Potentially suitable
811	Norley Farm, Horsham Road, Cranleigh	Below threshold (5 units)
855	Land at Old Cottage, Wanborough Lane, Cranleigh	Below threshold (5 units)
873	Cranleigh Preparatory and Senior Schools	Rejected as unsuitable
874	Elmbridge Road, Cranleigh	Potentially suitable
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
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)
1014	The Gate House, Knowle Lane	Potentially suitable
1015	Land east of Longfields, Horseshoe Lane, Cranleigh (Larger Site)	Potentially suitable
1016	Land to the North of Amlets Place, Cranleigh	Rejected as unsuitable

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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)
1011	Dockenfield Stud, The Street, Dockenfield	Potentially suitable

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	Not available
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

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Elstead & Weyburn & 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)

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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	Potentially suitable
400	Land to the rear of Blue Cottage and Penlan, Cranleigh Road	Potentially suitable
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	Further than 100m from settlement
929	Land at Firethorn Farm	Rejected as unsuitable
931	Land at Chanrossa, Ewhurst	Potentially suitable
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
1003	The Bulls Head, The Street, Ewhurst	Potentially suitable
1006	13 Hermongers Lane, Rudgwick	Rejected as unsuitable

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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	Below threshold (5 units)
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	Rejected as unsuitable
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)
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)

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Farnham		
Site ID	Site Name	Status
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)
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)

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Farnham		
Site ID	Site Name	Status
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	Potentially suitable
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)
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)

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Farnham		
Site ID	Site Name	Status
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 Wayneflete 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 Wreclesham 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)
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

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Farnham		
Site ID	Site Name	Status
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
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	Rejected as unsuitable
696	Land south of Frensham Vale Road	Rejected as unsuitable

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Farnham		
Site ID	Site Name	Status
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	Potentially suitable
733	Land to the rear of 12 Wreclesham 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
770	19 Knowle Farm, Old Park Lane	Potentially suitable
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, Wreclesham	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
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, Wreclesham, Farnham GU10 4TU	Below threshold (5 units)
898	Land at Green Lane, Badshot Lea	Potentially suitable

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Farnham		
Site ID	Site Name	Status
906	Land north of Crown Lane, Badshot Lea	Not available
907	Land west of Crown Lane, Badshot Lea	Rejected as unsuitable
918	Land west of Folly Hill and south of Upper Park Lane, Farnham	Rejected as unsuitable
925	Land at Corners Cottage, Farnham	Below threshold (5 units)
961	Cobgates, Falkner Road, Farnham	Potentially suitable
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	Potentially suitable
996	Land to the East of Oast House Lane, Farnham	Rejected as unsuitable

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)
684	Churt Place Nurseries, Tilford Road, Churt	Rejected as unsuitable
718	Land South of Grange Road	Further than 100m from settlement
834	Elvetham, Shortfield Road, Frensham	Below threshold (5 units)

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

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Godalming		
Site ID	Site Name	Status
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)
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)

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Godalming		
Site ID	Site Name	Status
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/Ashtead	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 Bury	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
567	Riverview House, Catteshall Lane	Rejected as unsuitable
571	Land east of Binscombe	Potentially suitable
575	Godalming Delivery Office, Woolsack Way	Not available
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	Rejected as unsuitable
772	Westbrook Mills, Borough Road, Godalming	Potentially suitable
789	Ockford Mill, Ockford Road, Godalming	Rejected as unsuitable

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Godalming		
Site ID	Site Name	Status
792	Ockford Road Filling Station, 32 Ockford Road	Below threshold (5 units)
794	The Meath, Westbrook Road	Rejected as unsuitable
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)
901	21, Farncombe Street	Not available
903	1&2 The Mews, Wharf Street, Godalming	Below threshold (5 units)
932	Scizdons Climb, Godalming	Rejected as unsuitable
943	Land at Aarons Hill	Potentially suitable
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
972	Manor House Hotel, Huxley Close, Godalming	Rejected as unsuitable
978	Standard House, Weyside Park	Potentially suitable
985	Westbrook Road	Below threshold (5 units)
990	Broom and Lees	Rejected as unsuitable
995	Branksome House, Godalming	Potentially suitable

### Hambleton

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Site ID	Site Name	Status
<b>347</b>	Nutbourne Brickworks, Roundals Lane	Not available
<b>885</b>	Land opposite Merry Harriers Public House, Hambledon Road	Further than 100m from settlement
<b>887</b>	Orchard Farm, Wormley Lane, Hambledon.	Further than 100m from settlement
<b>908</b>	Hambledon House, Vann Lane	Potentially suitable

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

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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
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	Below threshold (5 units)
144	Central Hindhead, London Road, Hindhead	Potentially suitable
145	Land at Oakdale, Portsmouth Road, Hindhead	Rejected as unsuitable
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)
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)

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Haslemere		
Site ID	Site Name	Status
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)
245	Clement Windows and Motorcycle shop, 5 - 21 Weyhill	Potentially suitable
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)
254	Hindhead Furnishing Warehouse, Hill Road, 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)
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)

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Haslemere		
Site ID	Site Name	Status
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
557	Brownscombe House and Cottage, Hindhead Road	Rejected as unsuitable
563	Land East of Longdene House, Hedgehog Lane	Potentially suitable
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)
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	Potentially suitable
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	Potentially suitable
731	Land opposite Cherryhurst, Wormley Lane, Haslemere	Below threshold (5 units)
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)
776	Marston Lodge, Weydown Road, Haslemere	Below threshold (5 units)

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Haslemere		
Site ID	Site Name	Status
777	Leigh Heights, Hindhead Road, Hindhead	Not available
781	Montana, Churt Road, Hindhead	Below threshold (5 units)
797	4-6 Chestnut Avenue, Haslemere	Below threshold (5 units)
849	Site A Land Adjacent to Chasemoor, Hindhead	Further than 100m from settlement
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	Not available
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	Potentially suitable
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	Potentially suitable
957	Longdene House and field adjoining, Hedgehog Lane	Potentially suitable
973	Georgian House Hotel	Potentially suitable
980	Haslemere Preparatory School, The Heights, Hill Road	Potentially suitable
987	Red Court, Scotlands Lane	Potentially suitable
1001	Rear of 4 Wey Hill	Potentially suitable
1004	The Fairground Car Park, Wey Hill, Haslemere	Potentially suitable
1005	Land adjacent Royal Oak Public House, Woolmer Hill	Potentially suitable
1013	12 Kings Road, Haslemere	Potentially suitable

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

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)

Proformas for sites which are potentially suitable are included in Appendix 3

Proformas for sites which have been rejected as unsuitable are available in Appendix 4

The suitability of sites which are not available or are below the 5 unit threshold has not been assessed

Sites are only shown to have failed the distance criteria of the first sieve where they are more 100m from a settlement in the top three tiers of the Council's [Settlement Hierarchy](#), and are not previously developed land as defined in the NPPF.



Witley		
Site ID	Site Name	Status
94	Land rear of 38-58 Church Road, Milford	Rejected as unsuitable
101	Little Woodlands, Combe Lane	Below threshold (5 units)
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	Potentially suitable
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
418	1 Manor Fields	Below threshold (5 units)
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	Potentially suitable
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
636	Land adjacent to Oakwood	Rejected as unsuitable
643	Land at Busdens Lane	Rejected as unsuitable

Proformas for sites which are potentially suitable are included in Appendix 3

Proformas for sites which have been rejected as unsuitable are available in Appendix 4

The suitability of sites which are not available or are below the 5 unit threshold has not been assessed

Sites are only shown to have failed the distance criteria of the first sieve where they are more 100m from a settlement in the top three tiers of the Council's [Settlement Hierarchy](#), and are not previously developed land as defined in the NPPF.

Witley		
Site ID	Site Name	Status
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	Potentially suitable
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	Potentially suitable
912	Witley and District Social Club, Mill Lane, Witley	Rejected as unsuitable
923	Land at Secretts, Hurst Farm, Milford, Surrey	Rejected as unsuitable
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

Proformas for sites which are potentially suitable are included in Appendix 3

Proformas for sites which have been rejected as unsuitable are available in Appendix 4

The suitability of sites which are not available or are below the 5 unit threshold has not been assessed

Sites are only shown to have failed the distance criteria of the first sieve where they are more 100m from a settlement in the top three tiers of the Council's [Settlement Hierarchy](#), and are not previously developed land as defined in the NPPF.

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

Proformas for sites which are potentially suitable are included in Appendix 3

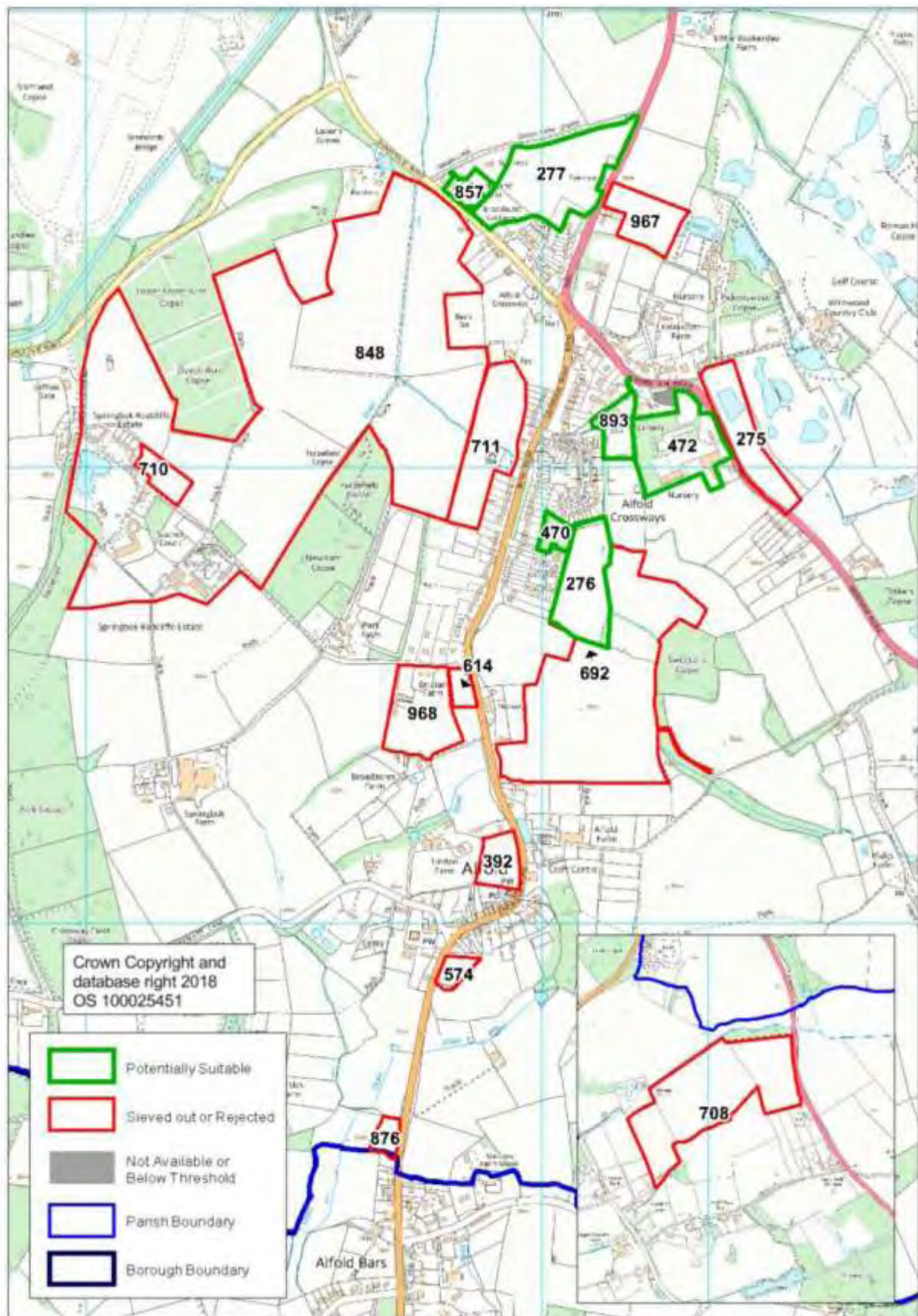
Proformas for sites which have been rejected as unsuitable are available in Appendix 4

The suitability of sites which are not available or are below the 5 unit threshold has not been assessed

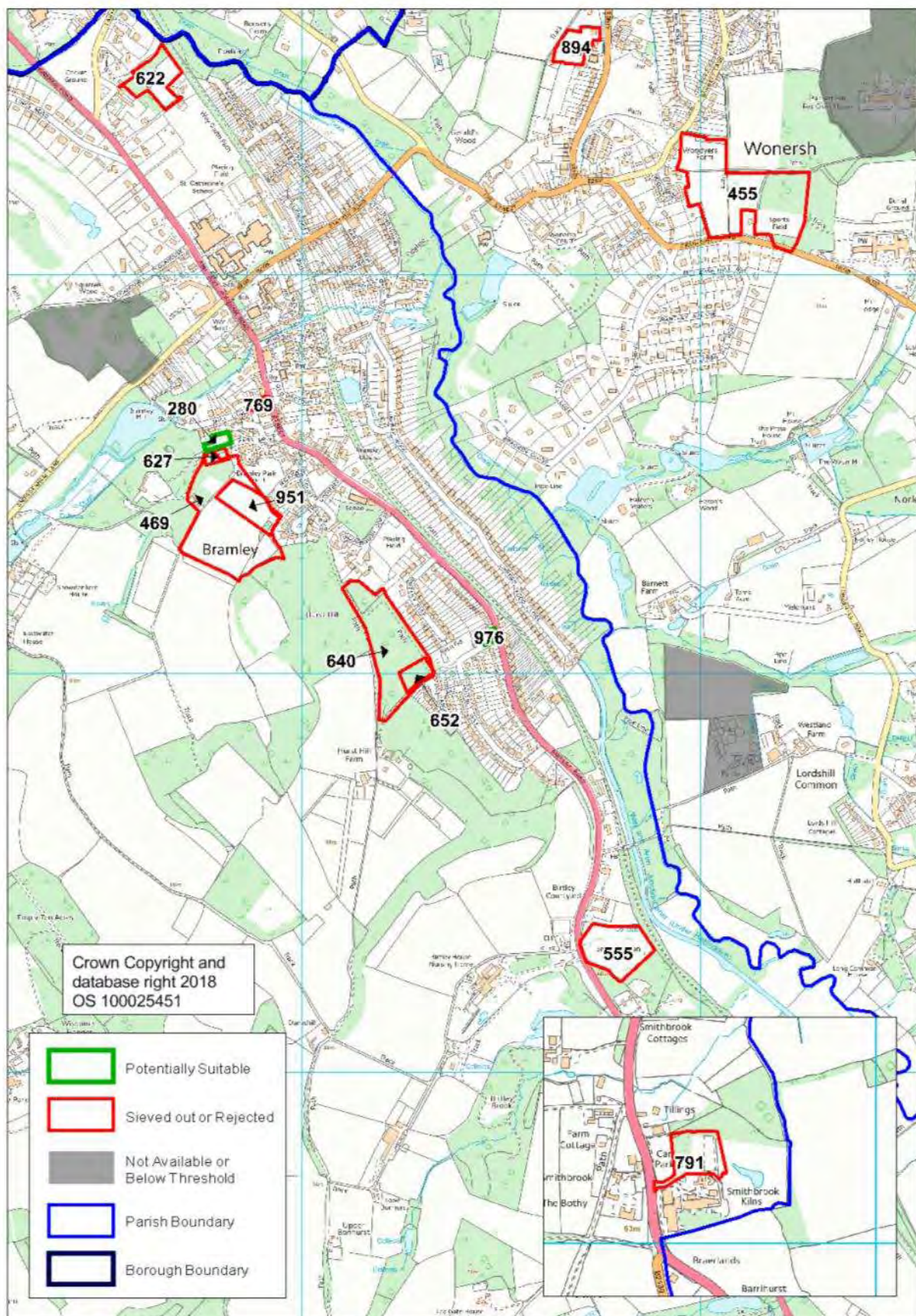
Sites are only shown to have failed the distance criteria of the first sieve where they are more 100m from a settlement in the top three tiers of the Council's [Settlement Hierarchy](#), and are not previously developed land as defined in the NPPF.

## **Appendix 2**

### **Maps of Potentially Suitable and Rejected sites by Town and Parish**

**Alfold**

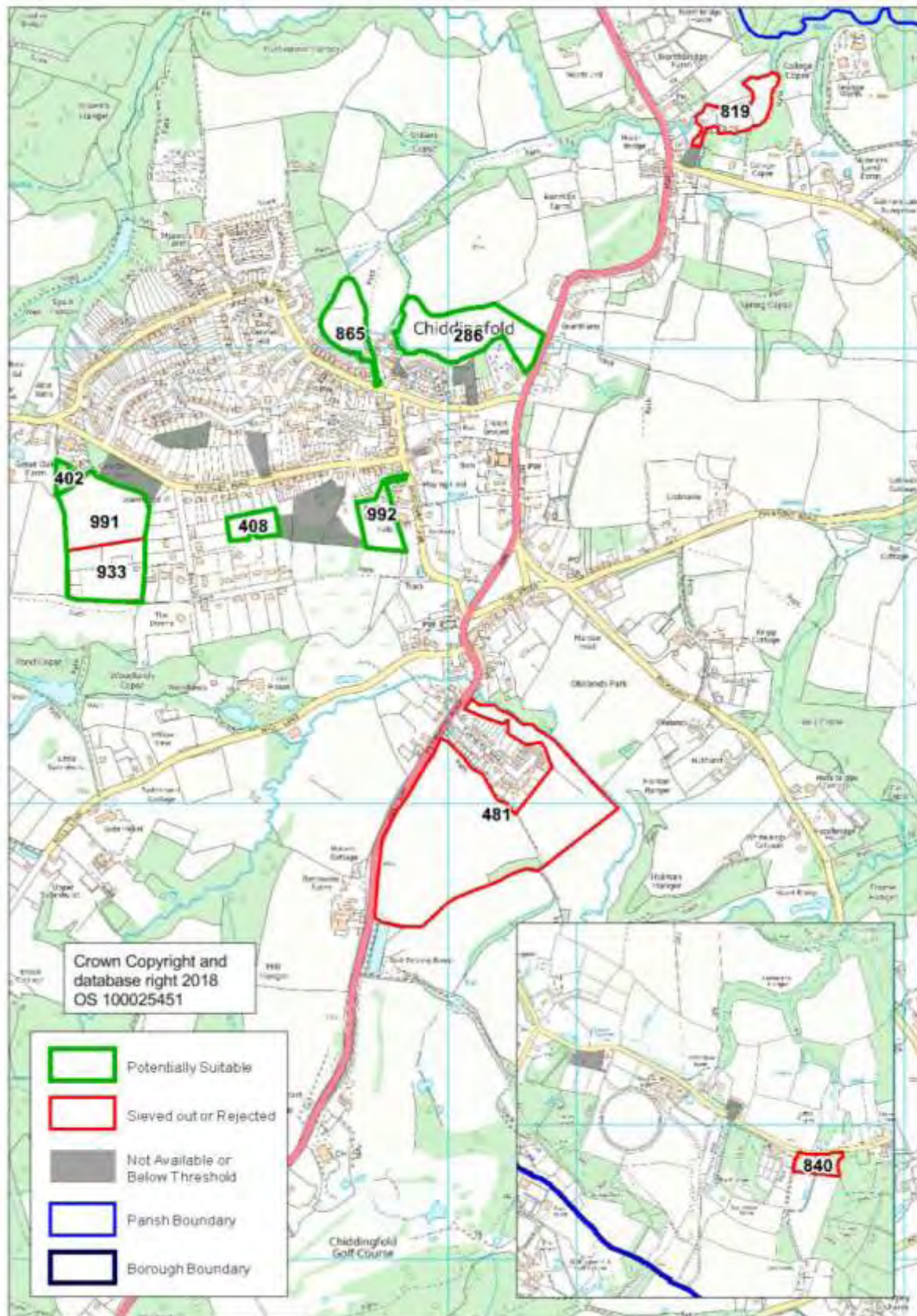


**Bramley**

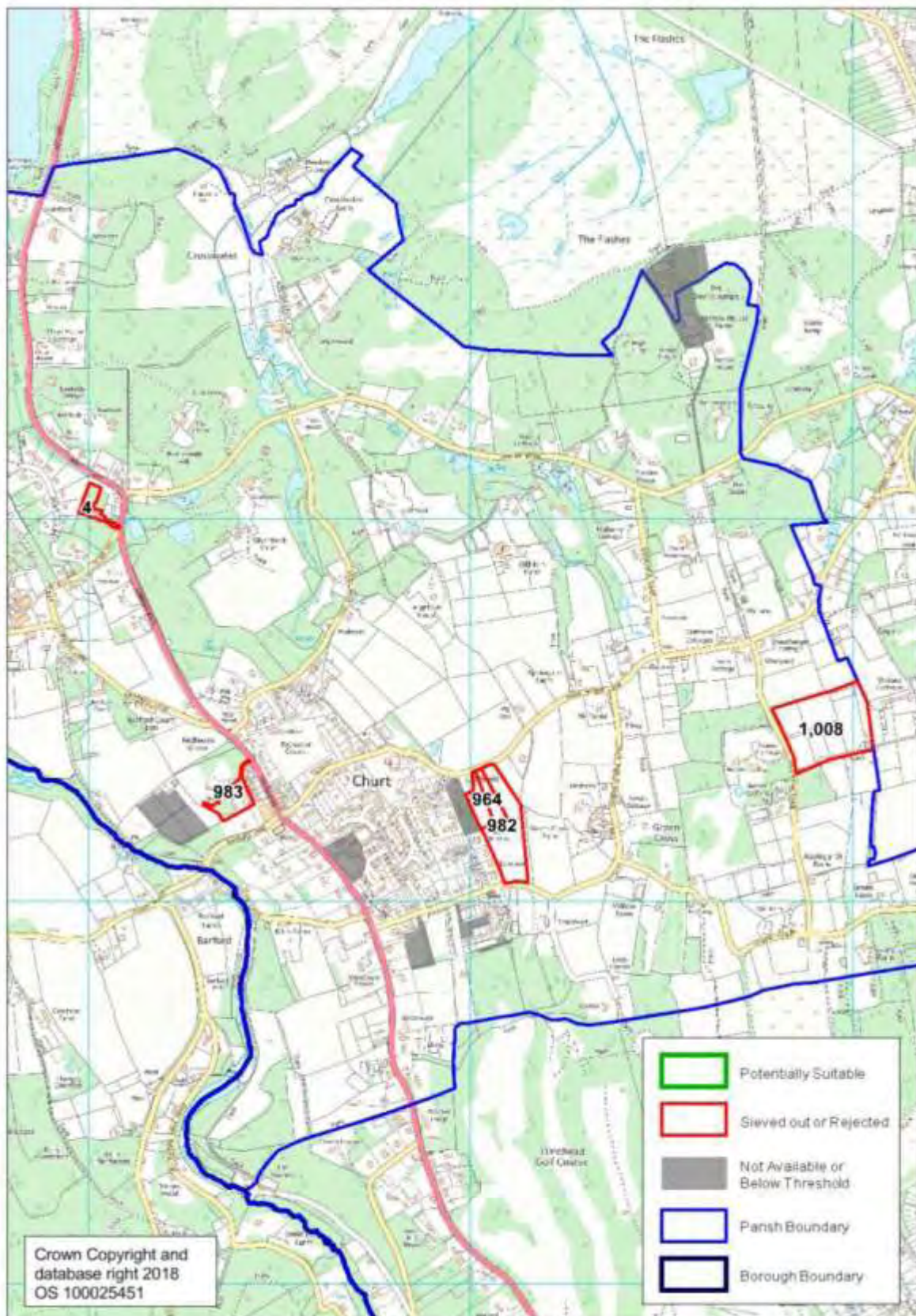


***For Busbridge see Godalming South***

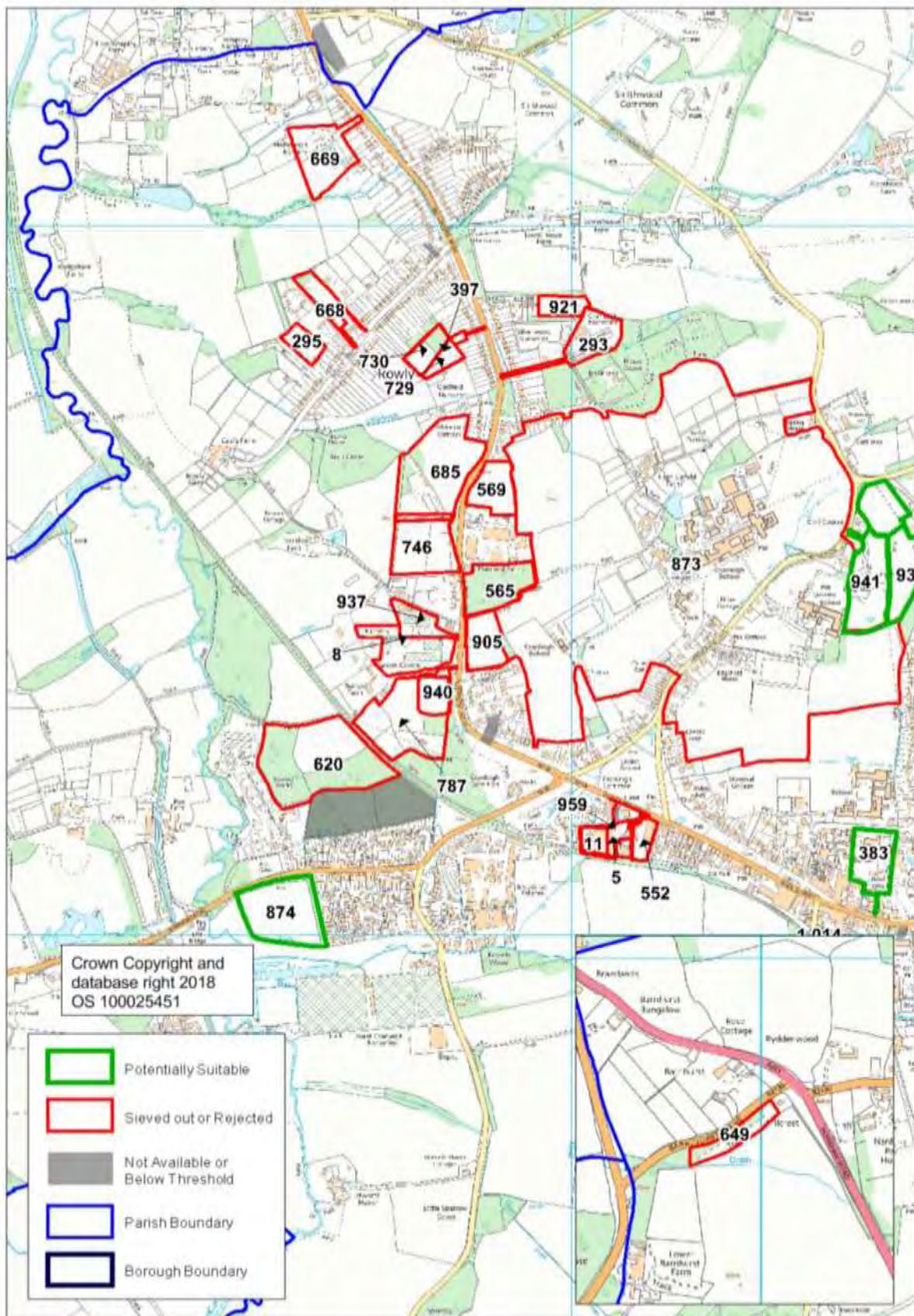
**Chiddingfold**





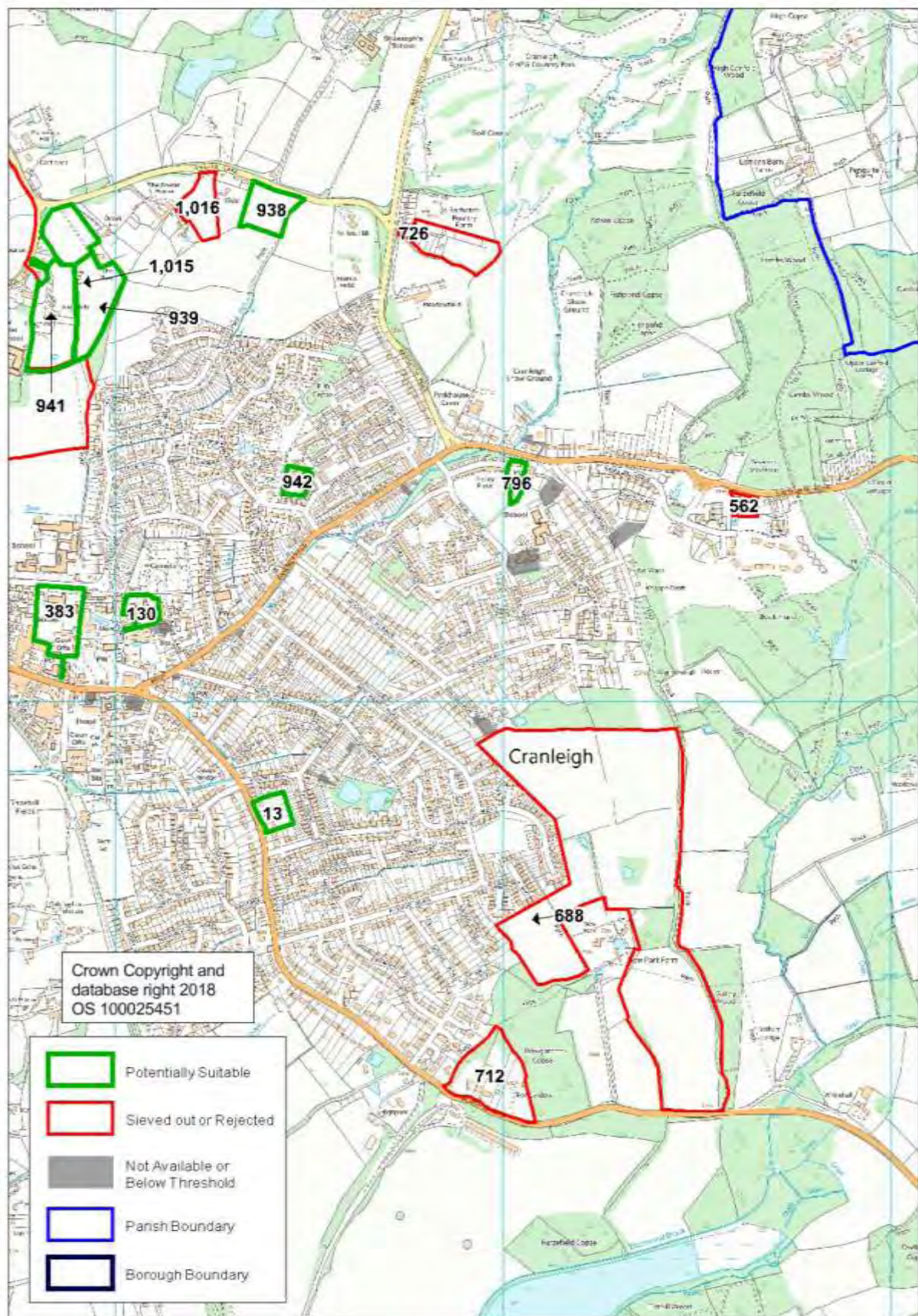
**Churt**



**Cranleigh West**



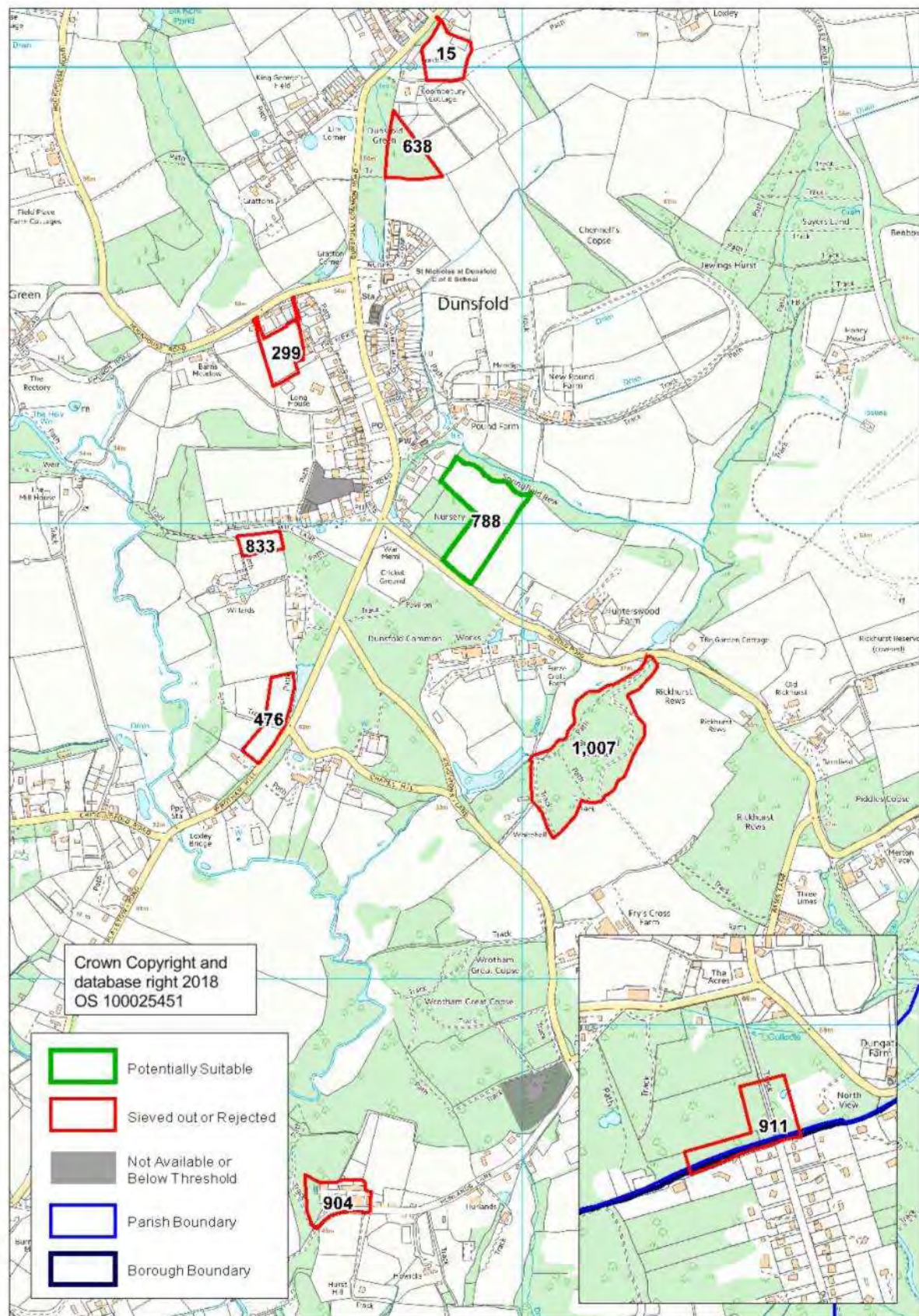
## Cranleigh East



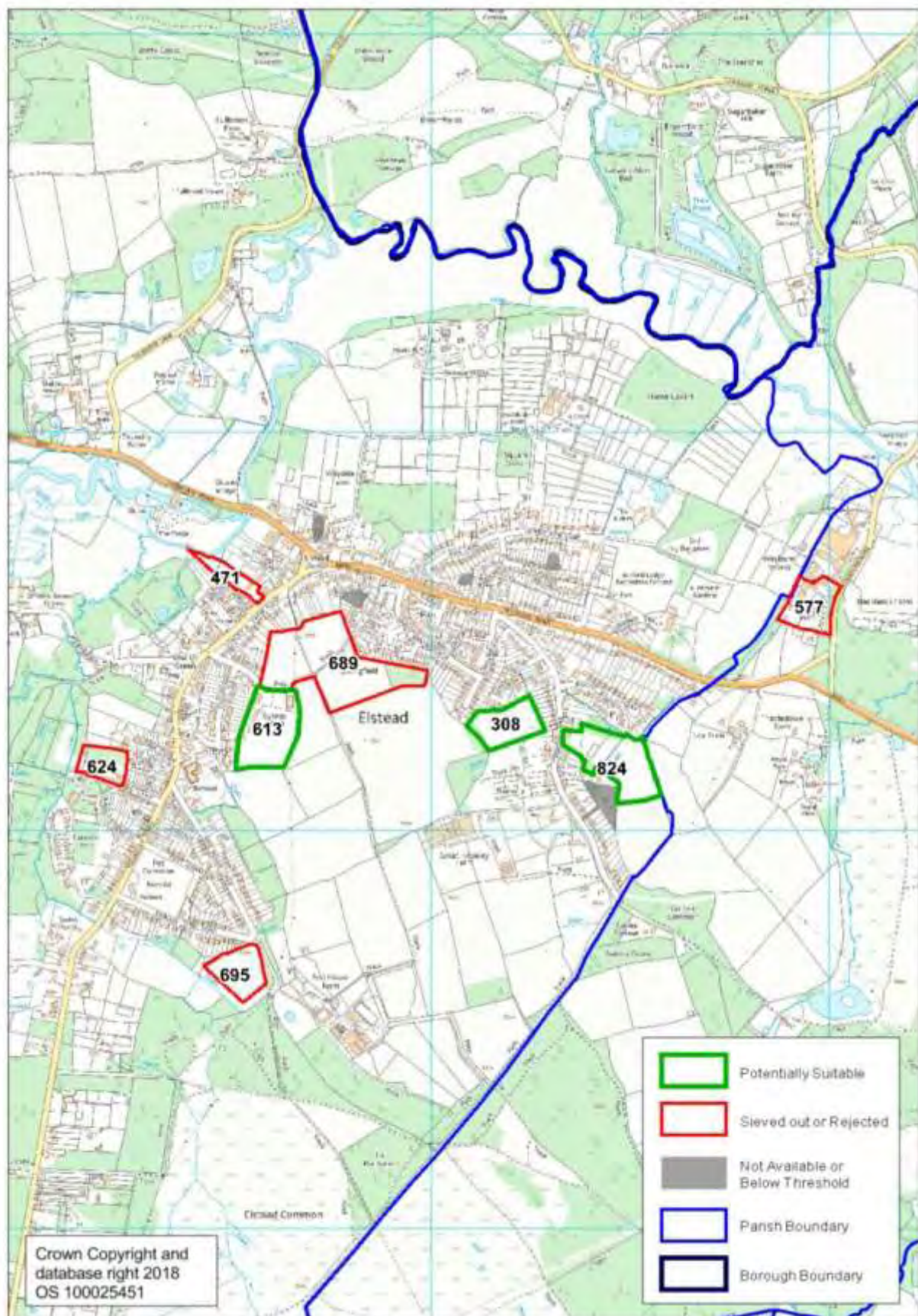


**Dockenfield**

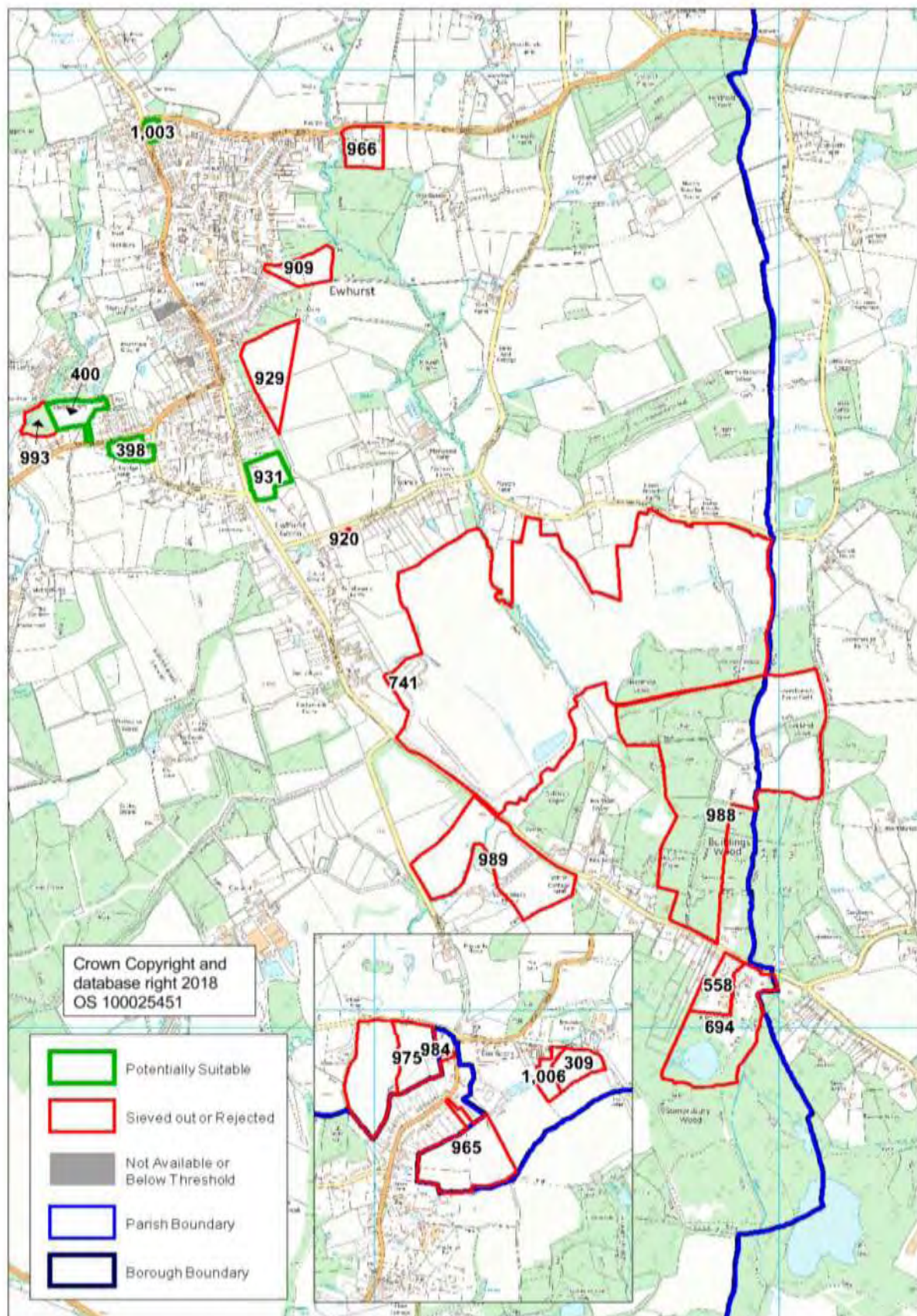


**Dunsfold**

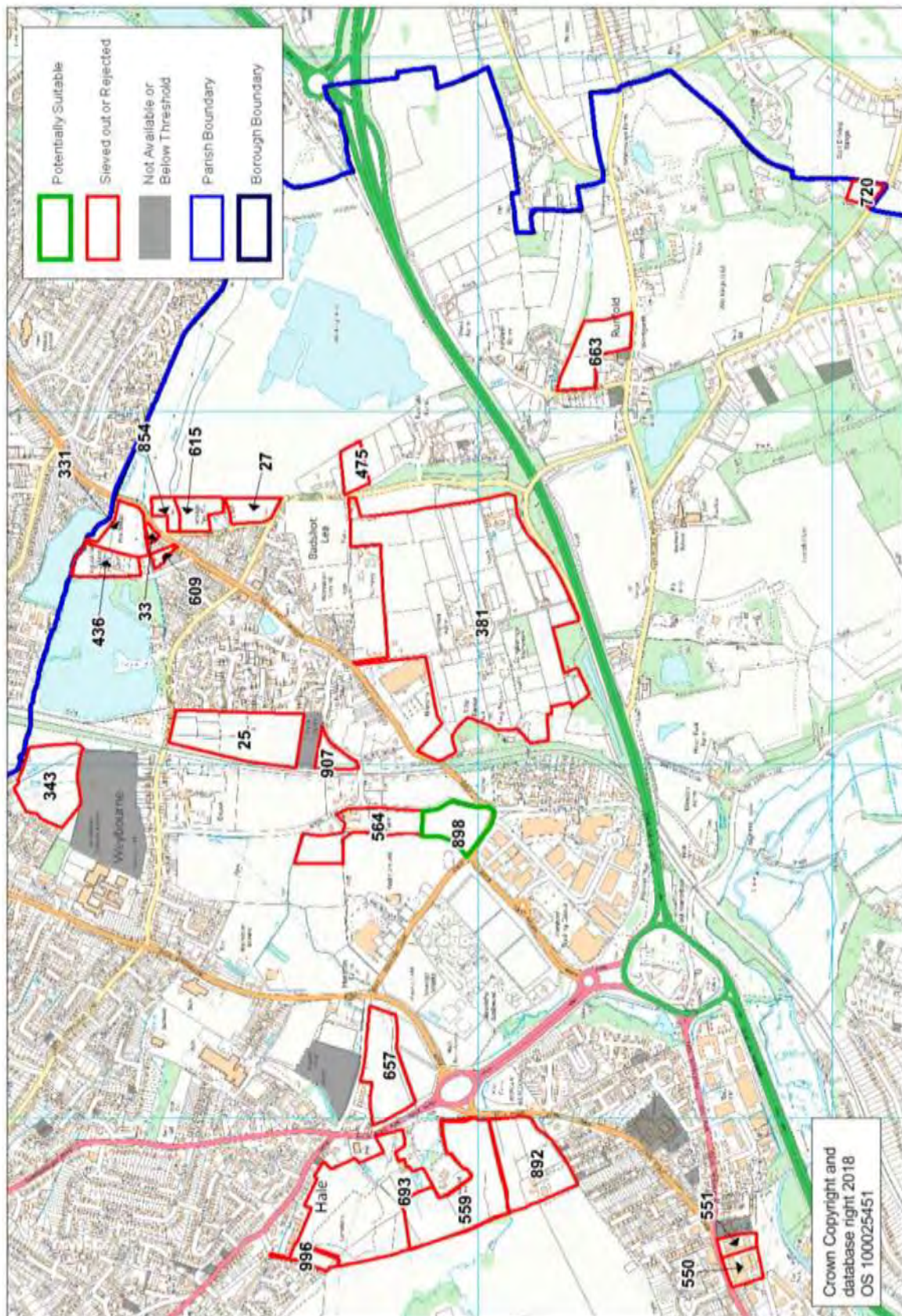


**Elstead**



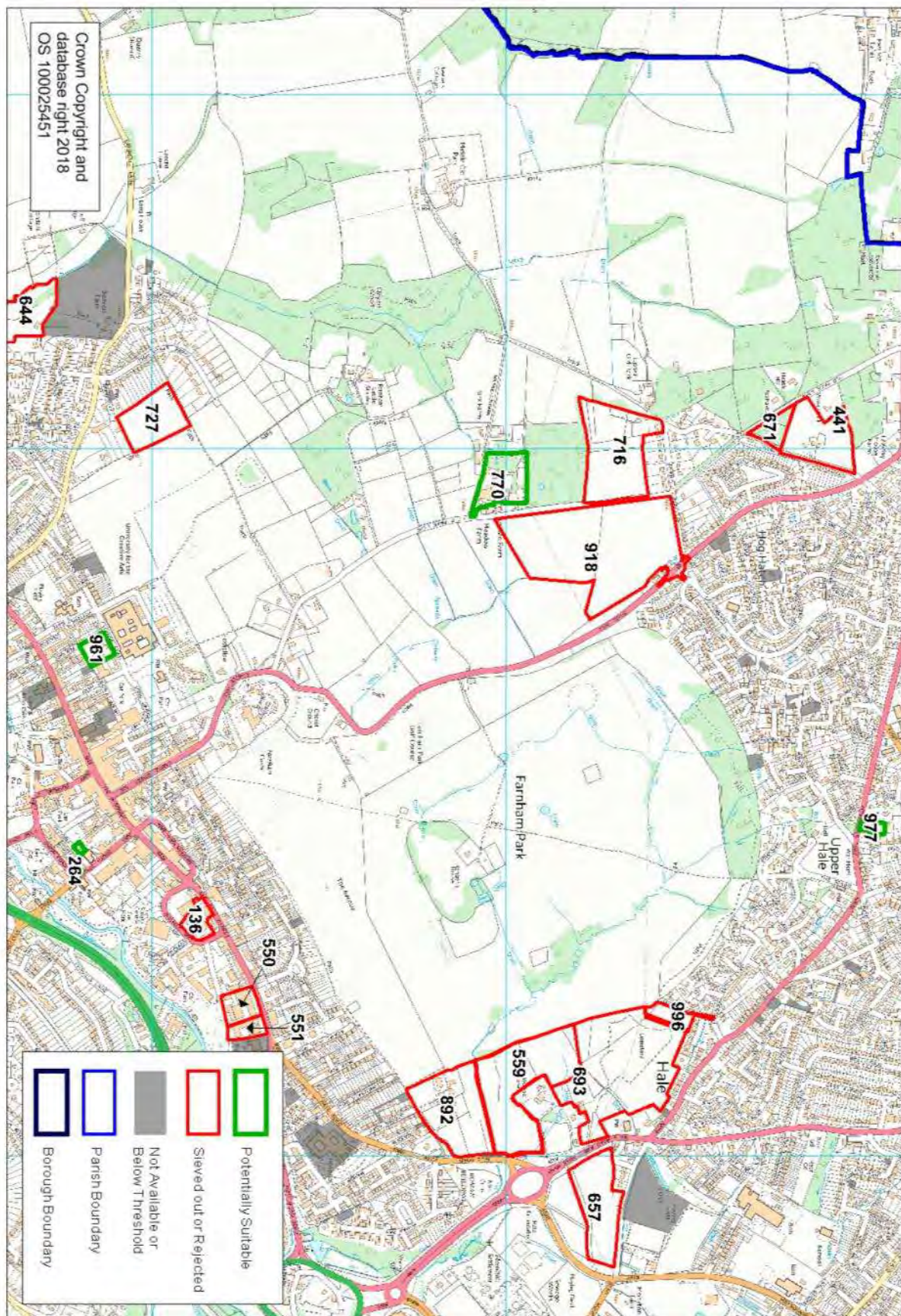
**Ewhurst**



**Farnham North East**

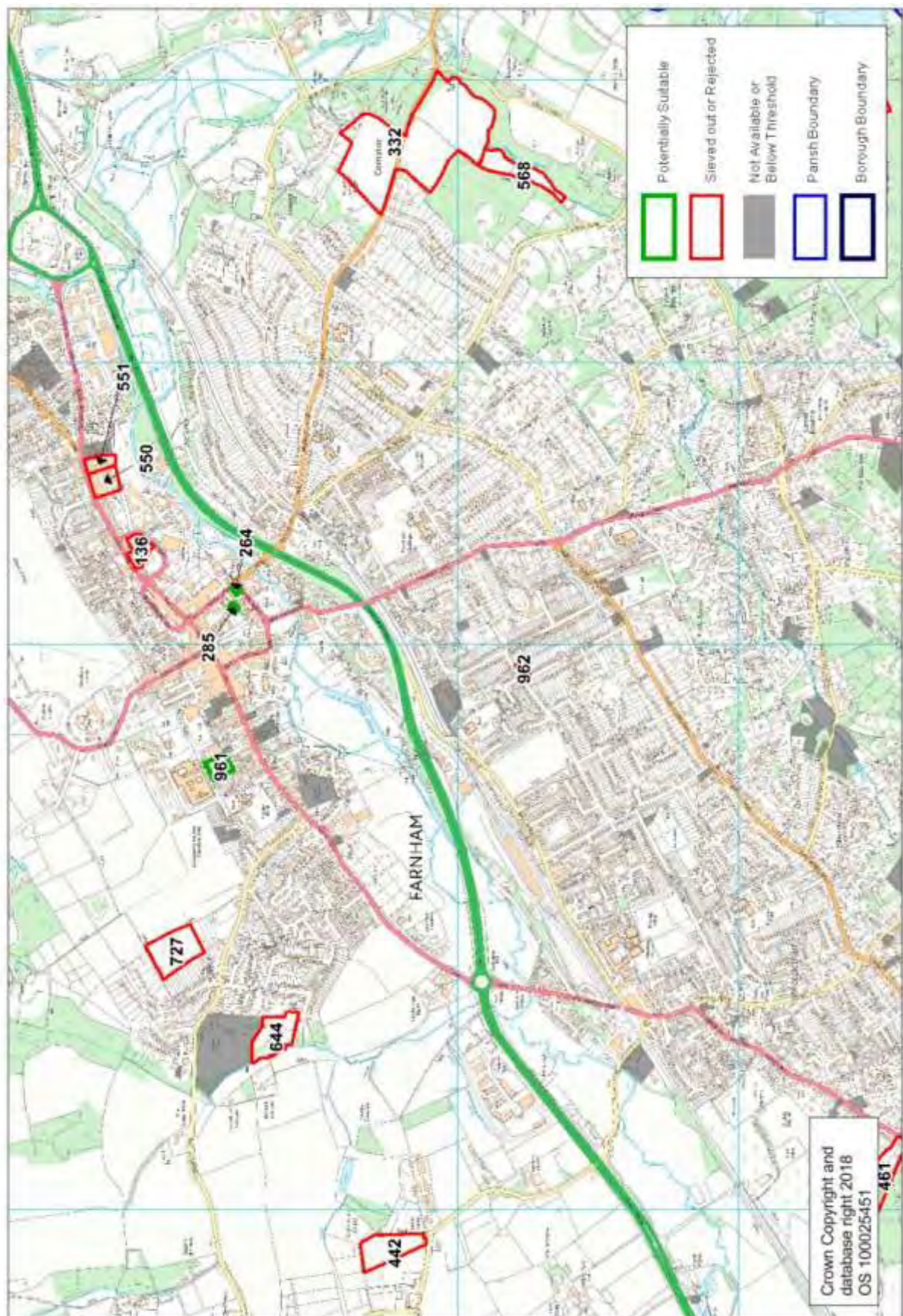


## Farnham North West



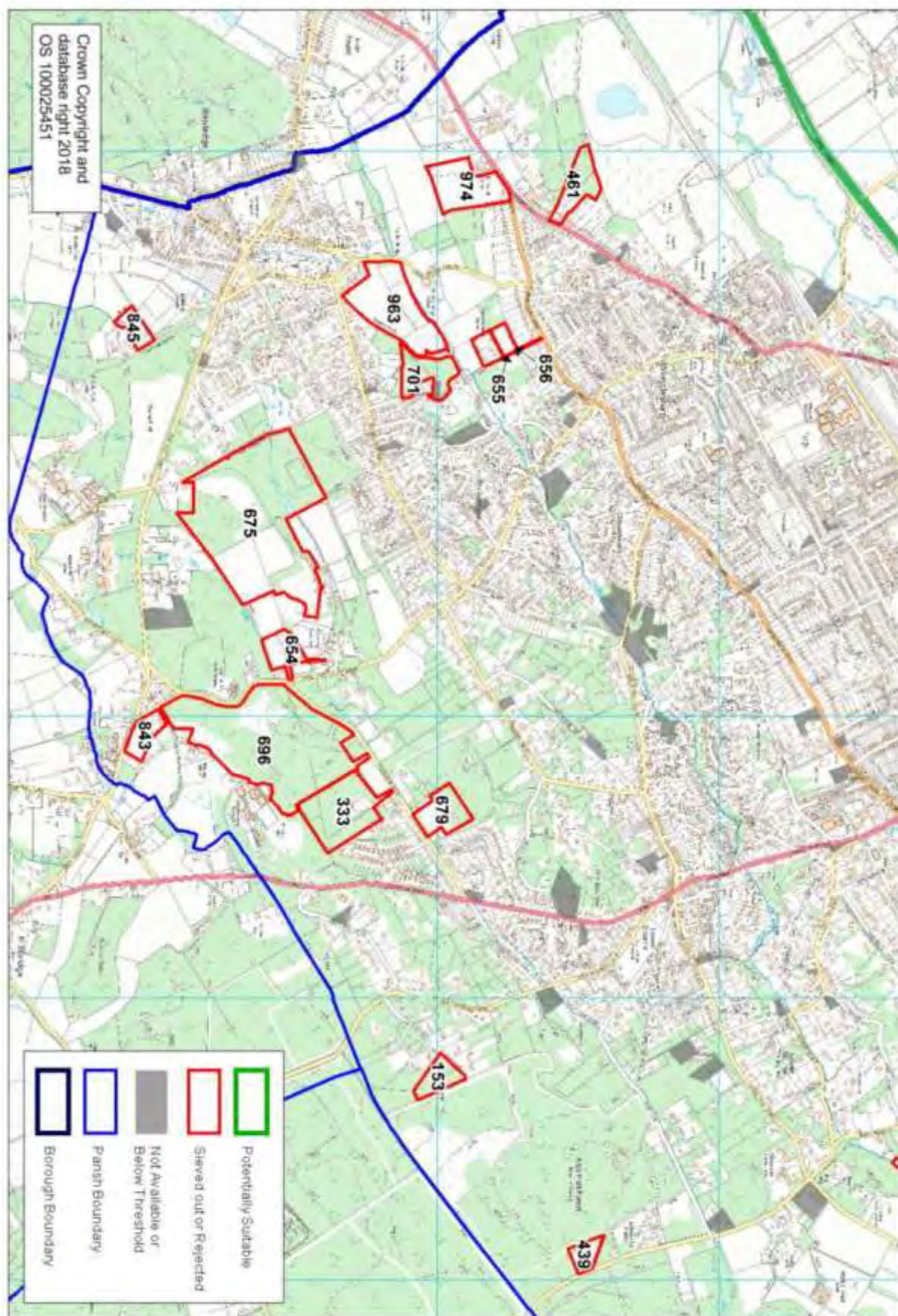


## Farnham Central

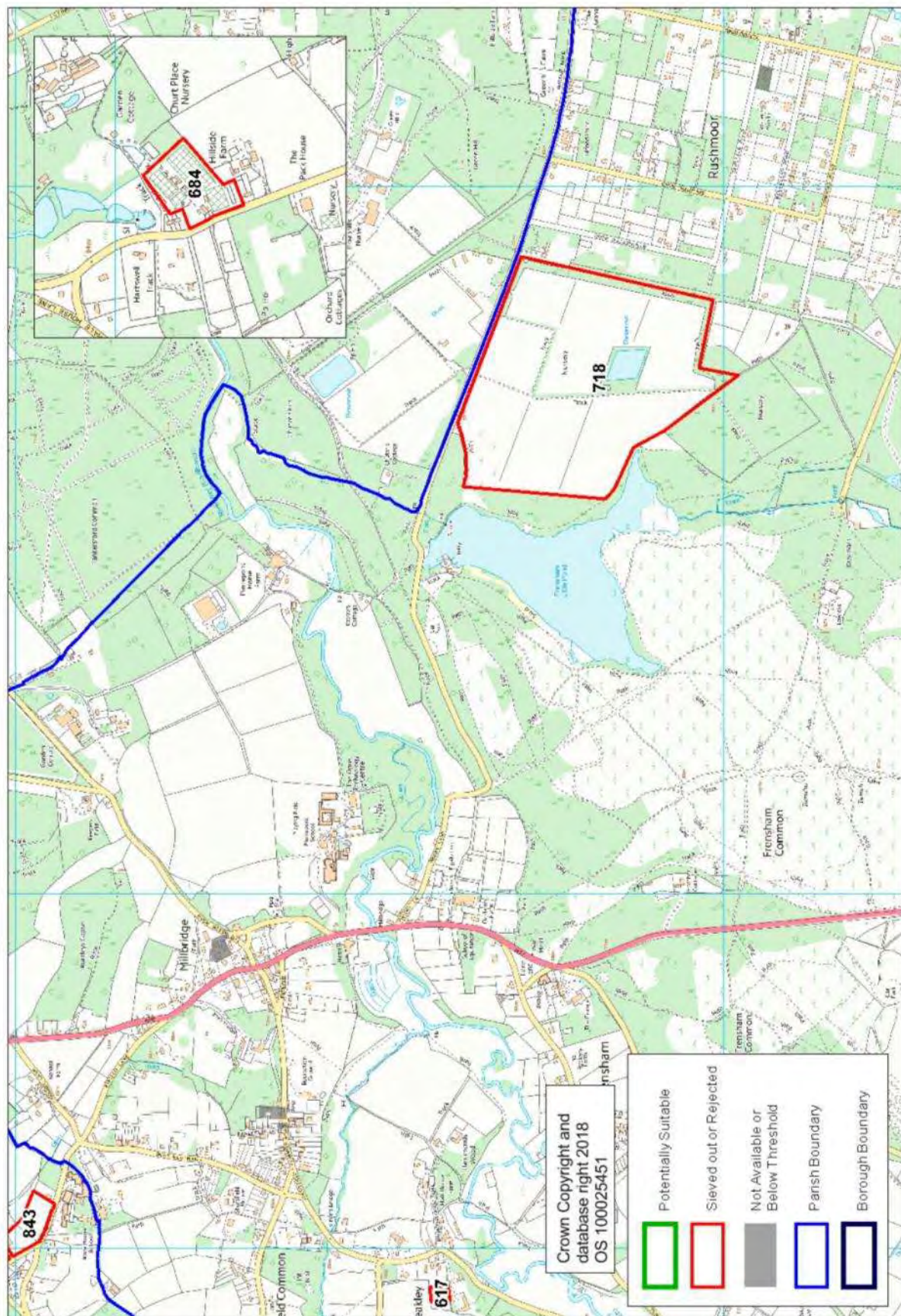




## Farnham South

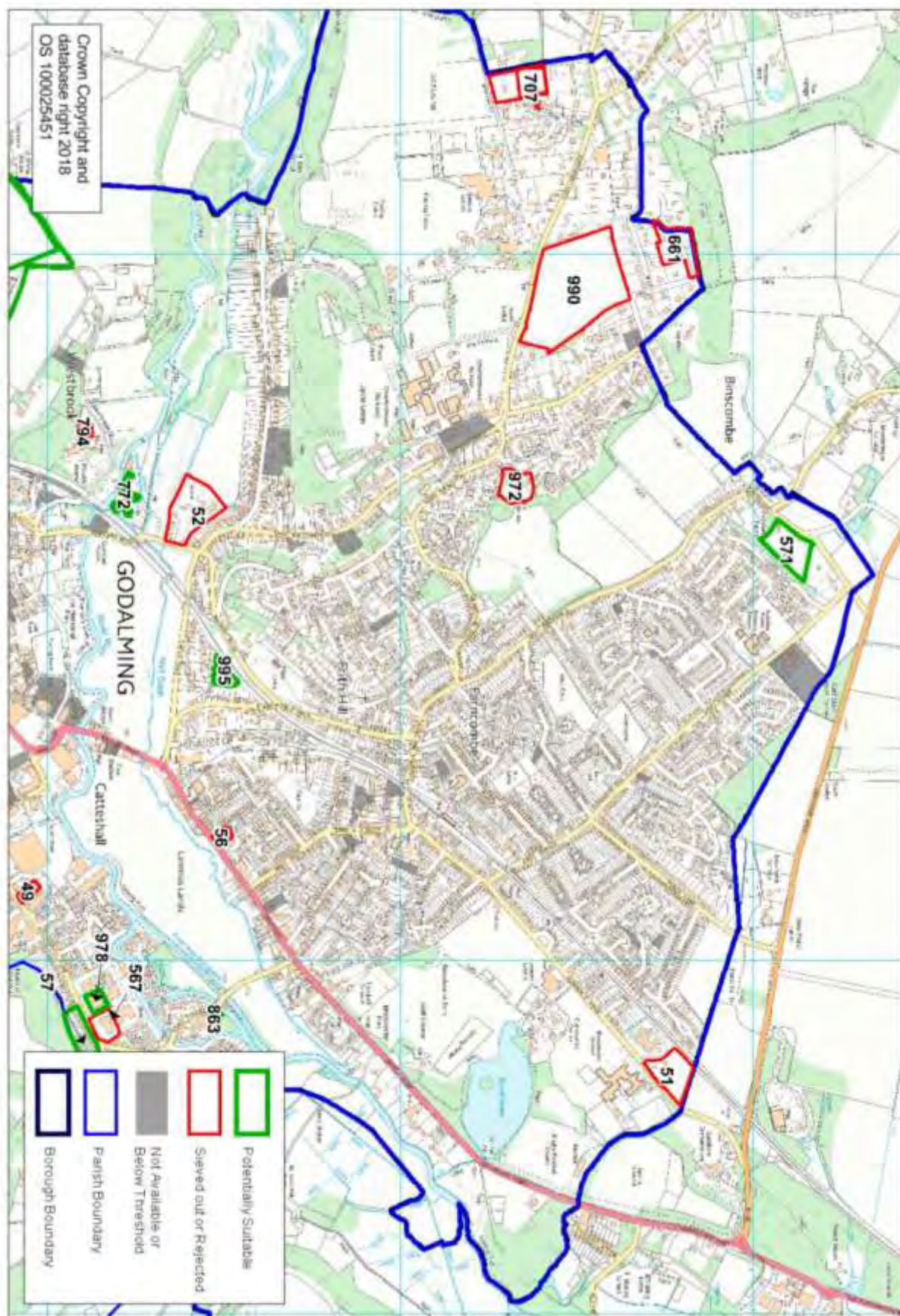




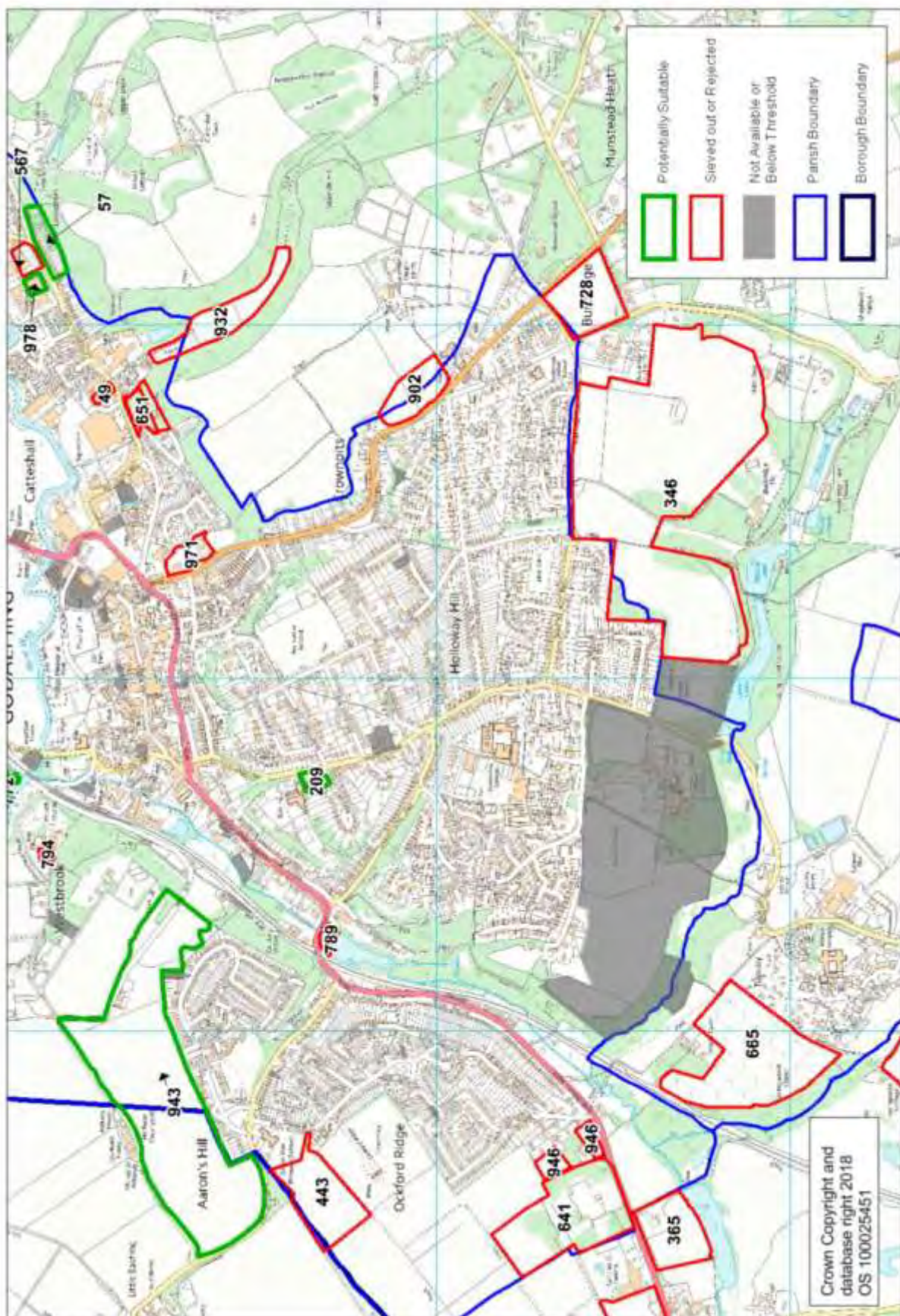
**Frensham**



## Godalming North

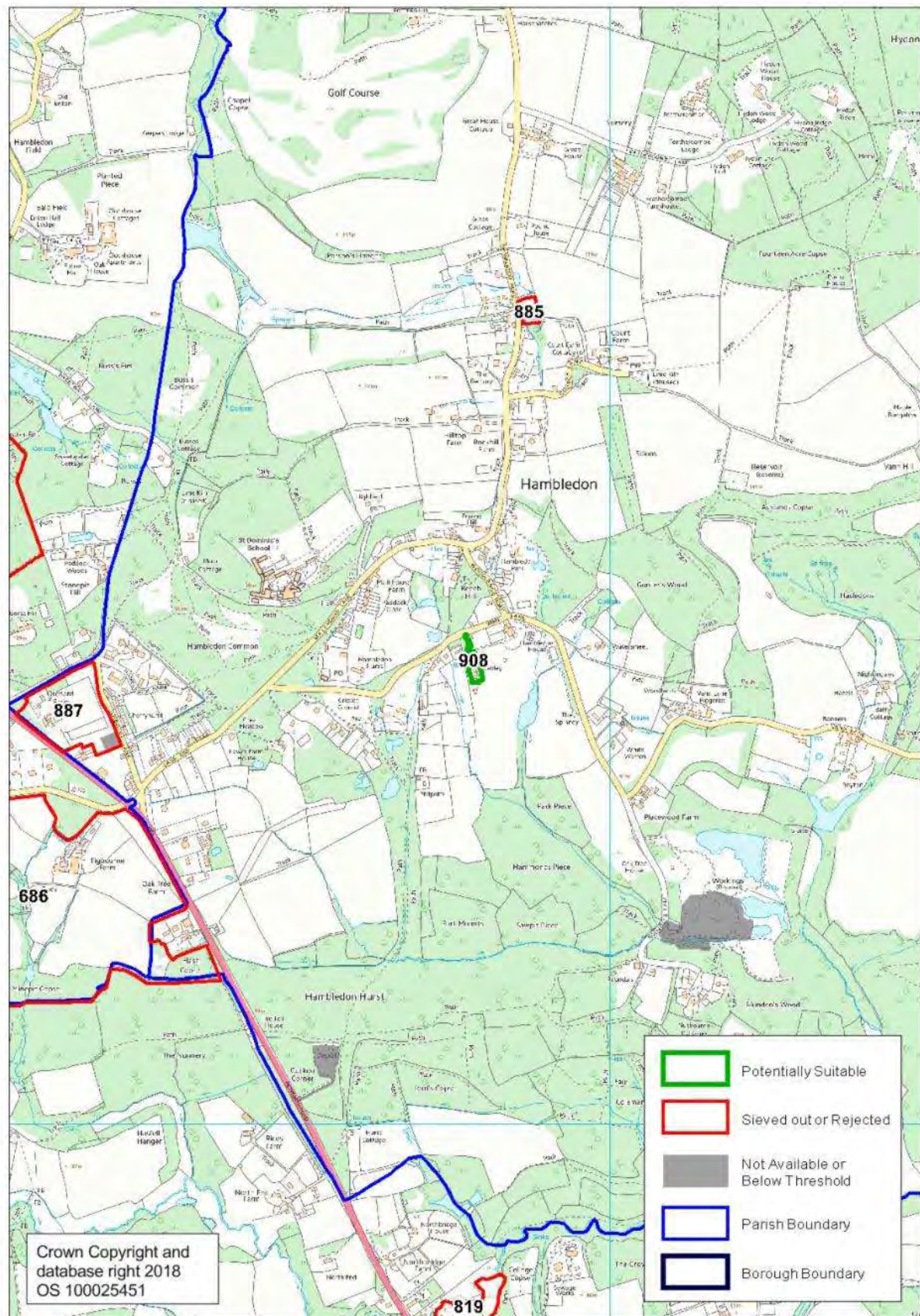




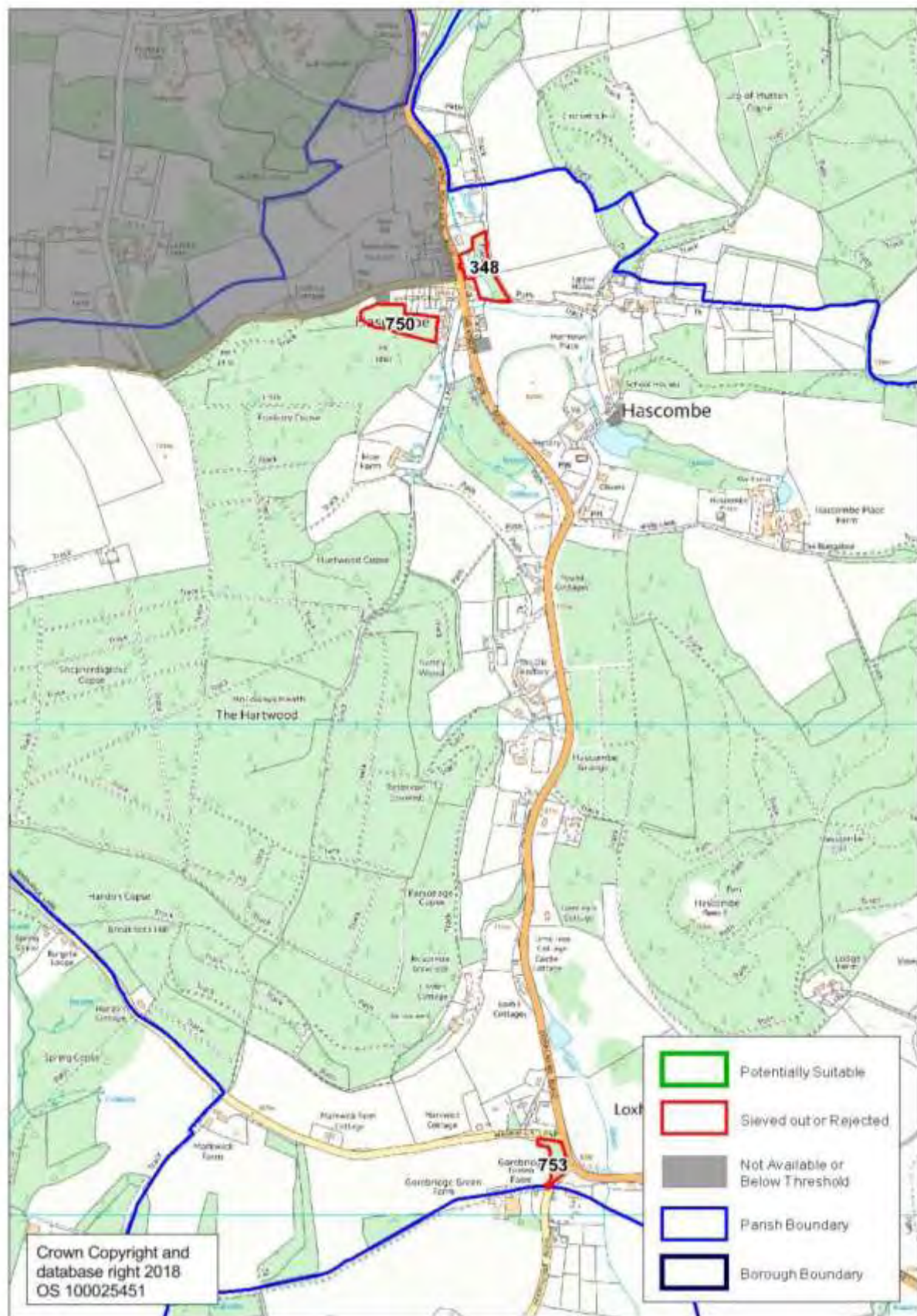
**Godalming South and Busbridge**



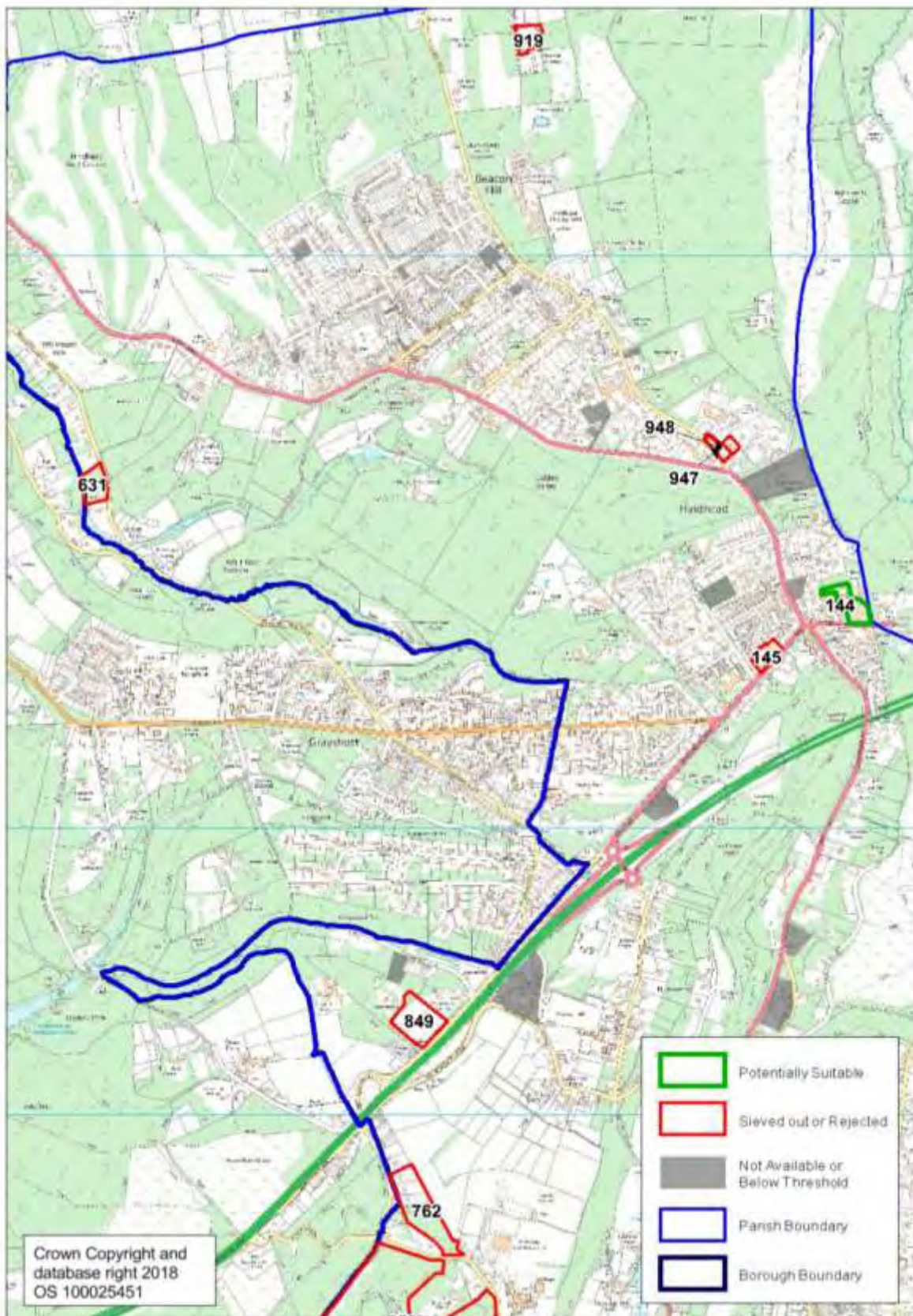
## Hambleton



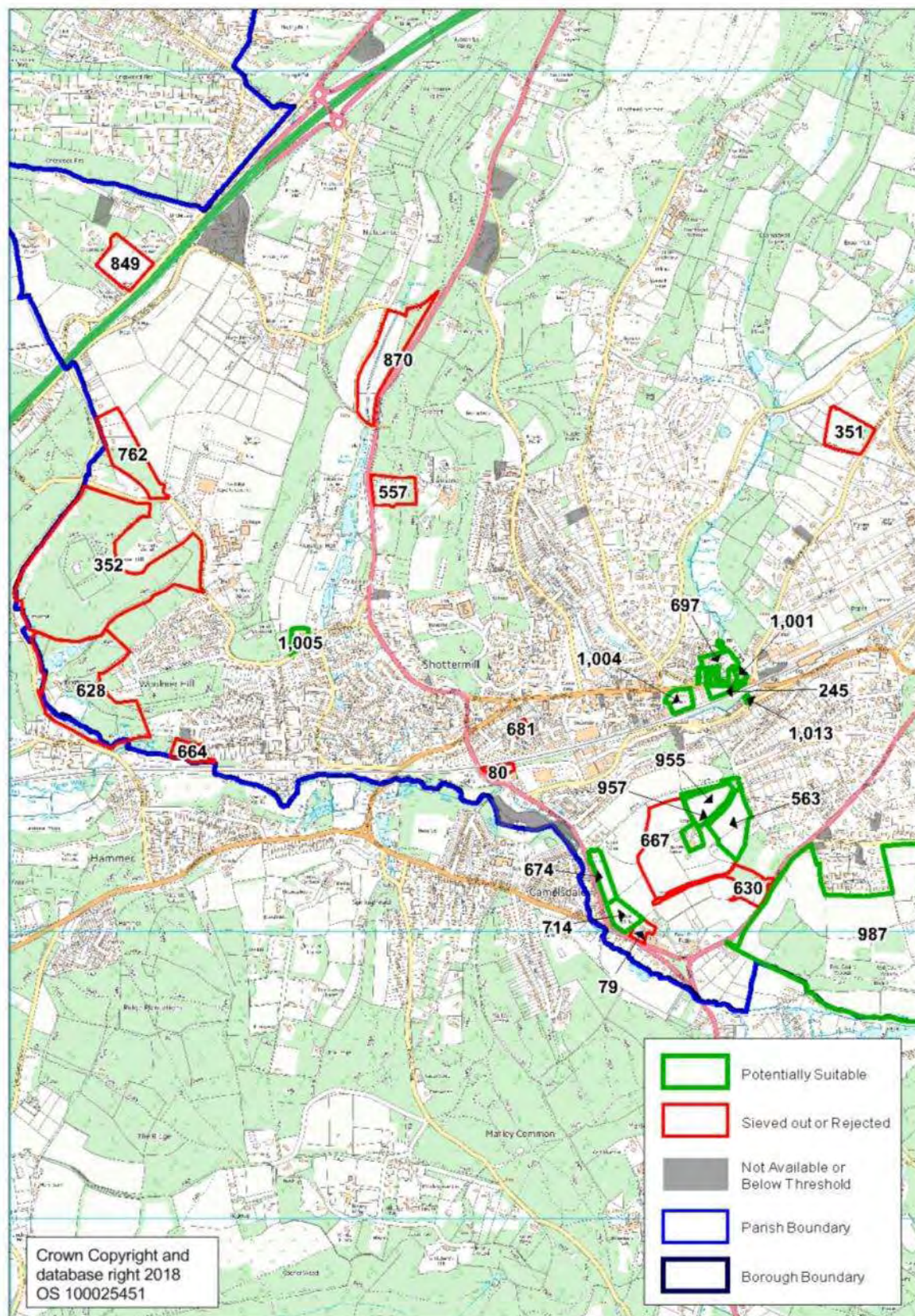


**Hascombe**

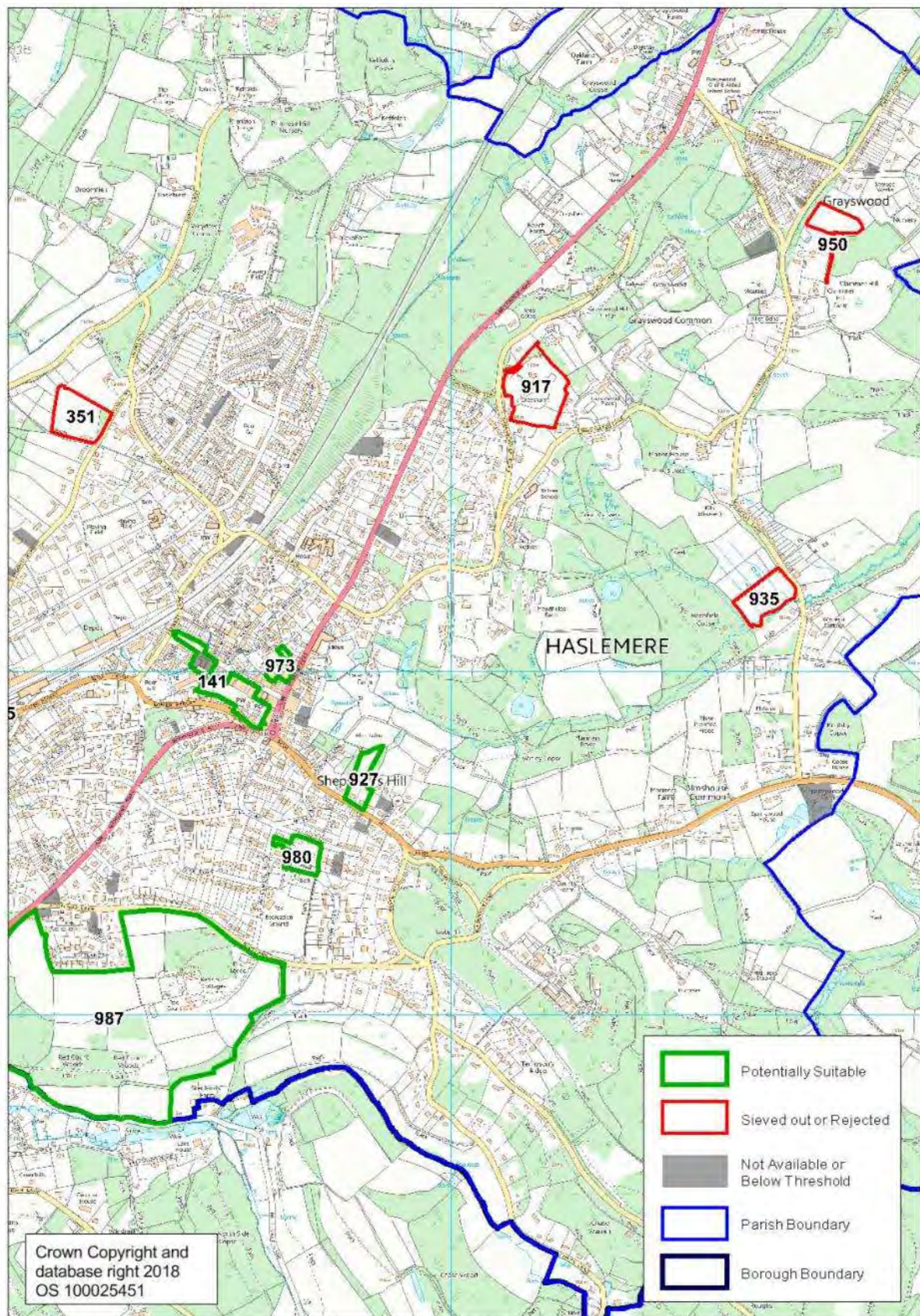


**Haslemere and Hindhead**

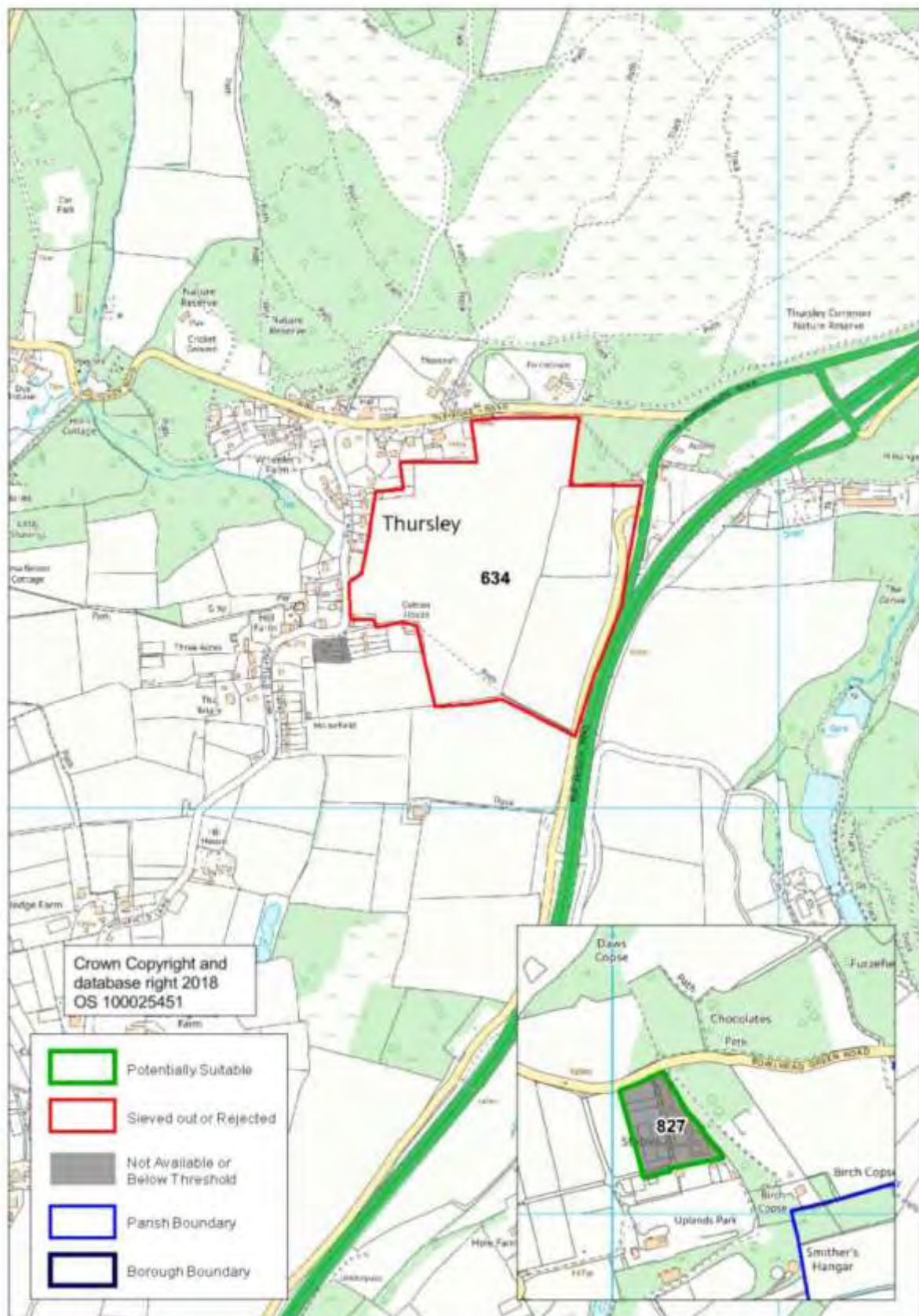


**Haslemere West**



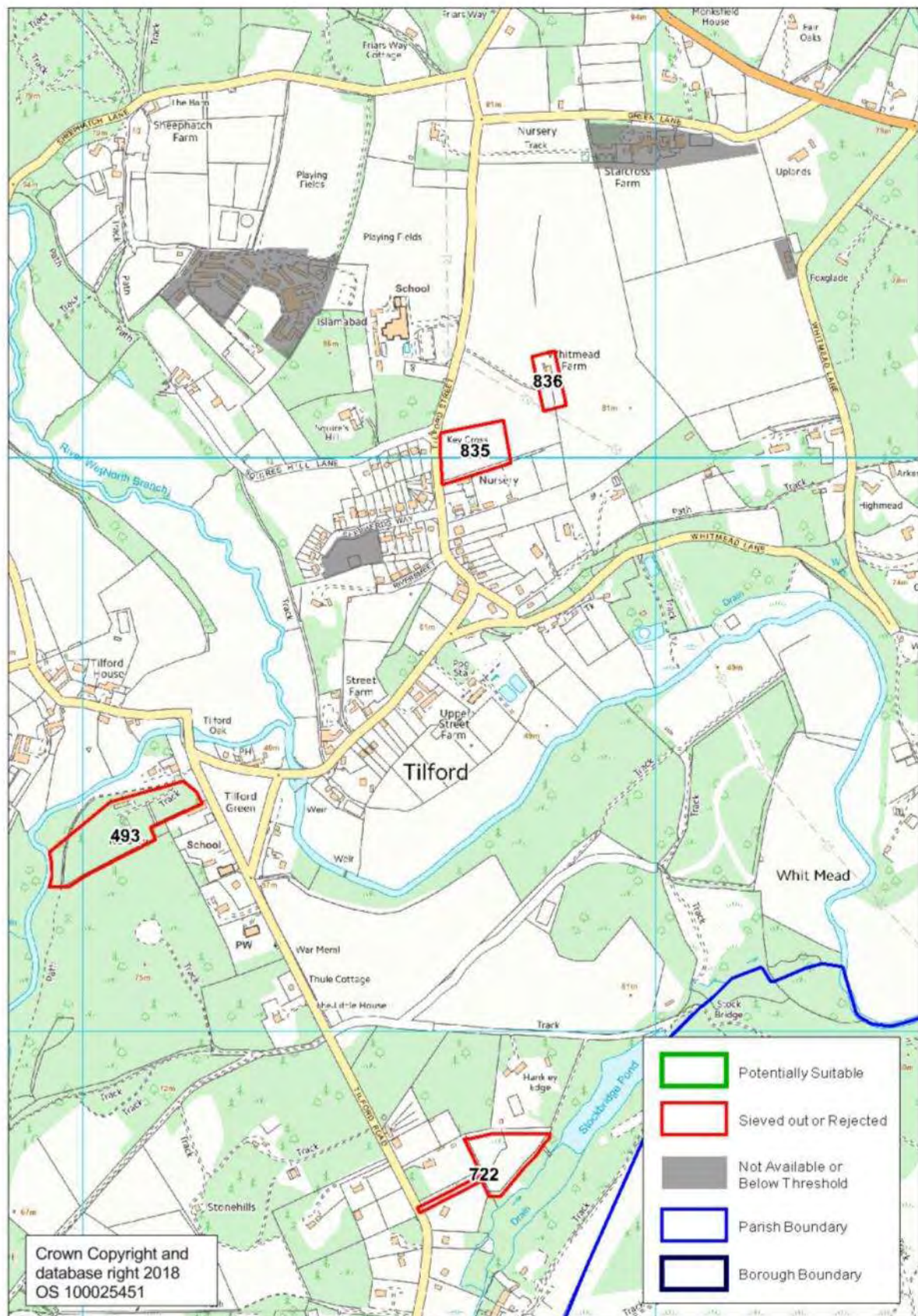
**Haslemere East**



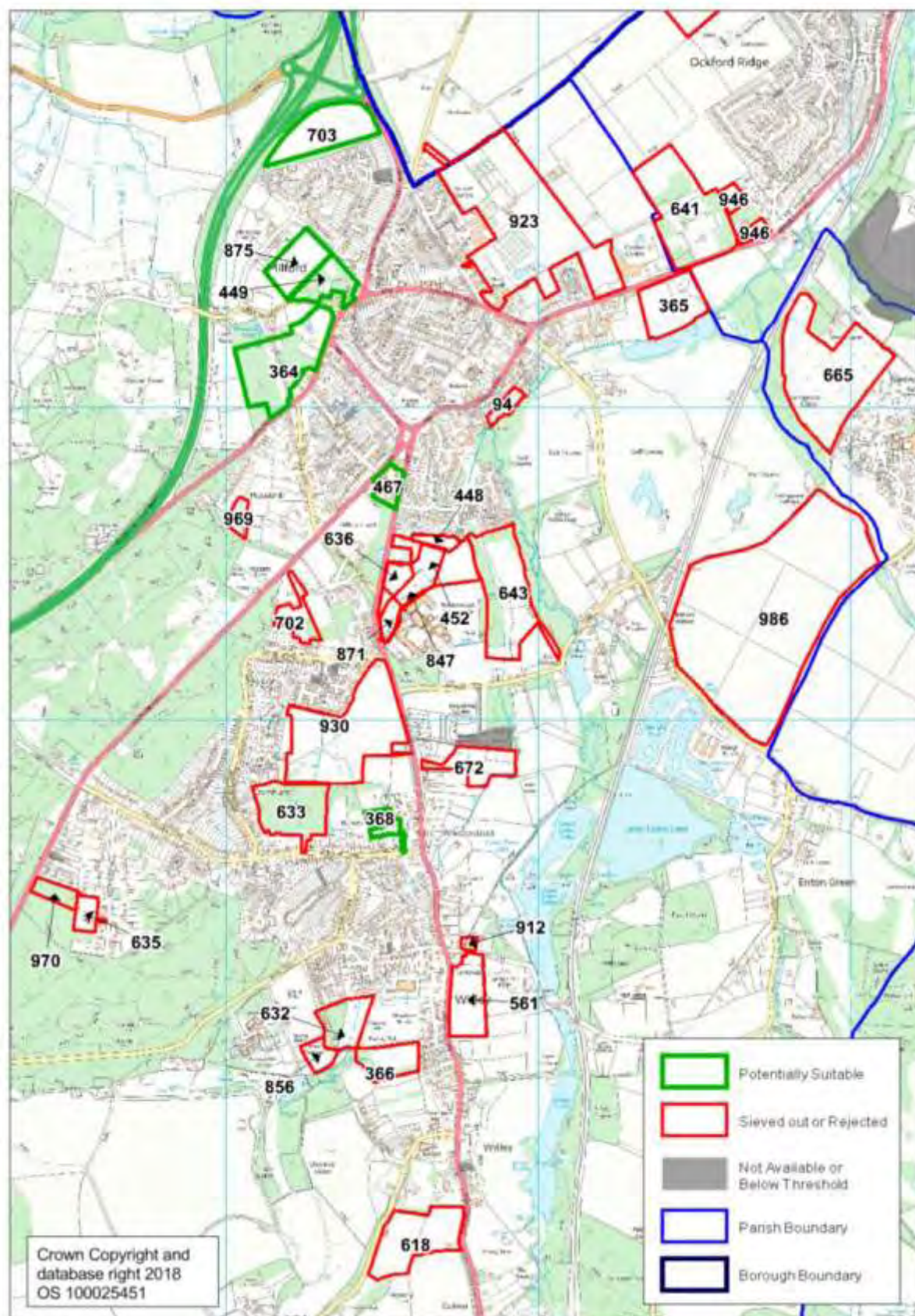
**Thursley**



## Tilford

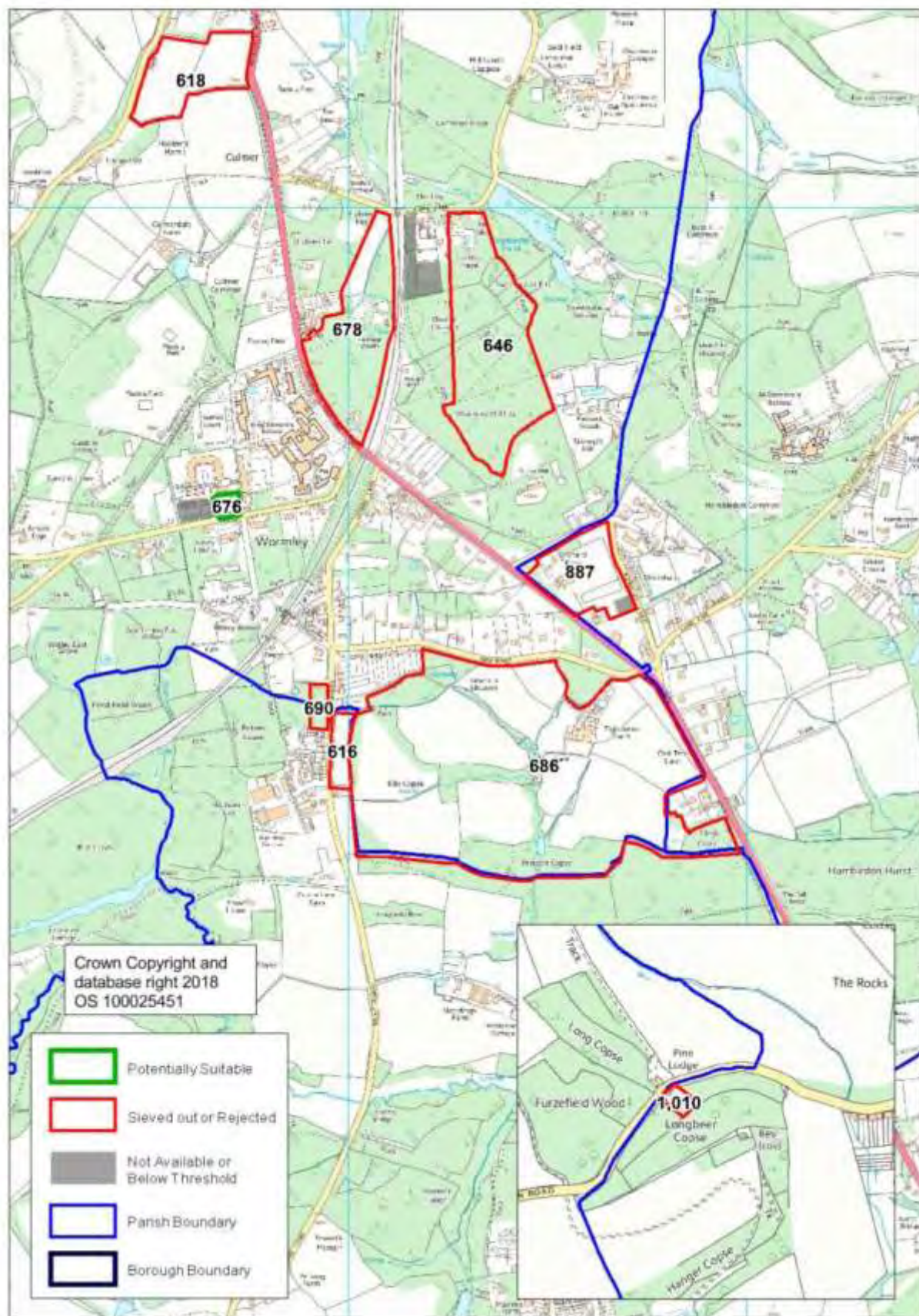




**Witley and Milford**

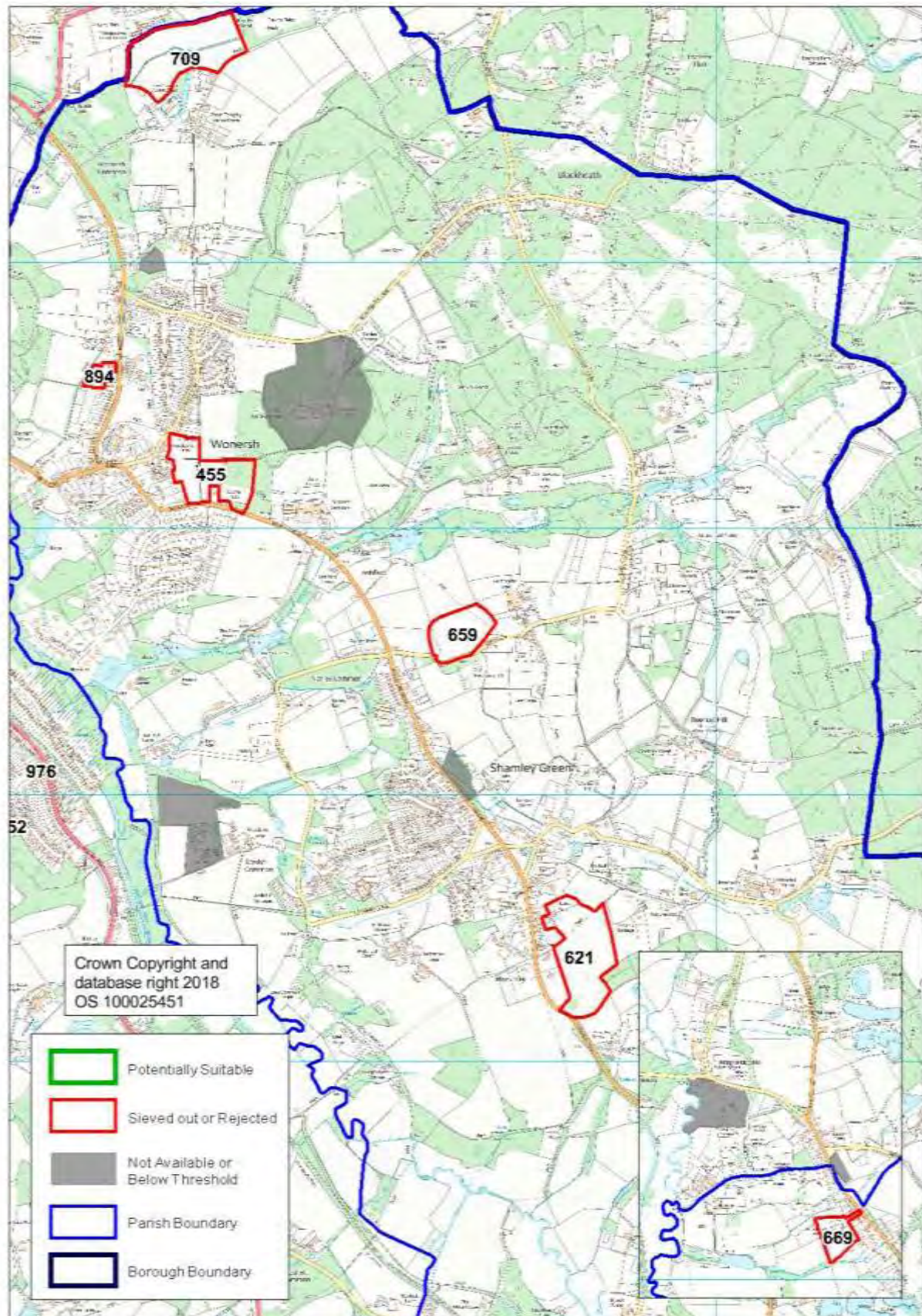


## Witley and Wormley



## Wonersh





## **Appendix 3**

### **Summary of Potentially Suitable Sites**



Site ID	Site Name	Site size	Location	Estimated Yield	Years 1-5 (17/18-21/22)	Years 6-10	Years 11-15
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**Alfold**

276	Land adjoining Chilton Close, Alfold Crossways	2.64	Rural	65	35	30	
277	Land adjacent to Brockhurst Farm, Dunsfold Road	4.52	Rural	5	5		
470	Land at Chilton Close (rear of The Willows)	0.46	Rural	16	16		
472	Alfold Garden Centre	3.12	Rural	10	10		
857	Land at Brockhurst Farm, Dunsfold Road	0.57	Rural	5	5		
893	Brookfield, Horsham Road	0.87	Rural	10	10		

**Bramley**

280	Land to the rear Orchard Cottages and Glenafrie, Mill Lane	0.17	Rural	6	6		
976	Destination Triumph, Birtley Road	0.1	Urban	5	5		

**Chiddingfold**

286	Land to the north of Queens Mead (west of the A283)	3.12	Rural	62		62	
402	Land South of Field View Close, Chiddingfold	0.26	Rural	7		7	
408	Land on Ballsdown	0.59	Rural	6		6	
865	Land to the rear of The Croft, Woodside Road, Chiddingfold	1.20	Rural	36		36	
991	South of Chiddingfold Surgery	4.55	Rural	30		30	
992	Avola Farm	0.99	Rural	11		11	

**Cranleigh**

13	49 - 53 Horsham Road	0.44	Urban	15	15		
130	Cranleigh Infants School, Church Lane	0.61	Urban	20		20	
383	Land at St Nicolas C of E School, Parsonage Road	1.38	Urban	70		70	
796	Little Park Hatch, Bookhurst Road	0.36	Urban	6	6		
874	Elmbridge Road, Cranleigh	3.70	Rural	54	54		
938	Land to the south of Amlets Lane	1.2	Rural	9	9		

Site ID	Site Name	Site size	Location	Estimated Yield	Years 1-5 (17/18-21/22)	Years 6-10	Years 11-15
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	10	10		
1014	The Gate House, Knowle Lane, Cranleigh	0.05	Urban	5	5		
1015	Land east of Longfields, Horseshoe Lane, Cranleigh (Larger Site)	3.78	Rural	See 939			

**Dockenfield**

1011	Dockenfield Farm and Stud, The Street, Dockenfield	0.27	Rural	5	5		
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**Dunsfold**

788	Land east of Dunsfold	2.48	Rural	40	40		
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**Elstead**

308	Land to the rear of The Croft	1.51	Rural	35		35	
613	Sunray Farm, West Hill	2.55	Rural	12	12		
824	Land at Four Trees, Hookley Lane, Elstead	2.81	Rural	20		20	
			<b>Total</b>	<b>67</b>	<b>12</b>	<b>45</b>	

**Ewhurst**

398	Land south of Cranleigh Road	0.83	Rural	22	22		
400	Land to the rear of Blue Cottage and Penlan, Cranleigh Road	1.24	Rural	11	11		
931	Land at Chanrossa, Ewhurst	1.36	Rural	18	18		
1003	The Bulls Head, The Street, Ewhurst	0.18	Urban	5	5		

**Farnham**

264	Victoria House, South Street	0.06	Urban	8			8
285	The Bush Hotel, The Borough	0.10	Urban	5		5	

Site ID	Site Name	Site size	Location	Estimated Yield	Years 1-5 (17/18-21/22)	Years 6-10	Years 11-15
770	19 Knowle Farm, Old Park Lane (was Knowle Livery)	1.90	Rural	9	9		
898	Land at Green Lane, Badshot Lea	2.12	Rural	43	43		
961	Cobgates, Falkner Road, Farnham	0.4	Urban	40	40		
977	108 Foxdene, Upper Hale Road	0.21	Urban	5	5		

**Godalming**

57	Properties and Gardens 1- 22 Catteshall Lane	1.10	Urban	28			28
209	Land at Keys Cottage & Wedgewood, Holloway Hill	0.33	Urban	10	10		
571	Land east of Binscombe	1.21	Rural	19	19		
772	Westbrook Mills, Borough Road, Godalming	0.24	Urban	120	120		
943	Land at Aarons Hill	12.2	Rural	270	25	245	
978	Standard House, Weyside Park	0.41	Urban	12	12		
995	Branksome House, Filmer Grove, Godalming	0.32	Urban	9	9		
			<b>Total</b>	<b>468</b>	<b>195</b>	<b>245</b>	<b>28</b>

**Hambledon**

908	Hambledon House, Vann Lane	0.24	Rural	5	5		
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**Haslemere**

141	Land at West Street including Haslemere Key Site	2.1	Urban	30			30
144	Central Hindhead, London Road, Hindhead	1.64	Urban	39		39	
245	Clement Windows and Motorcycle shop, 5 - 21 Weyhill	0.3	Urban	45	45		
563	Land East of Longdene House, Hedgehog Lane	1.99	Rural	30	30		
674	Land South East of Haslemere Water Treatment Works, Sturt Road, Haslemere	0.78	Rural	25	25		
697	Land at Wey Hill, Haslemere	0.98	Urban	31	31		
714	Land North of Haslemere Saw Mills, Sturt Road	0.79	Rural	21	21		
927	38 & 40 Petworth Road Haslemere	0.83	Part urban	15	15		
955	Longdene Field, Hedgehog Lane, Haslemere	1.62	Rural	25	25		
957	Longdene House and field adjoining, Hedgehog Lane, Haslemere	4.81	Rural				

Site ID	Site Name	Site size	Location	Estimated Yield	Years 1-5 (17/18-21/22)	Years 6-10	Years 11-15
973	Georgian House Hotel	0.25	Urban	19	19		
980	Haslemere Preparatory School, The Heights, Hill Road	0.97	Urban	20	20		
987	Red Court, Scotland Lane	36.70	Rural	50	35	15	
1001	Rear of 4 Wey Hill	0.13	Urban	5	5		
1004	The Fairground Car Park, Wey Hill, Haslemere, GU27 1BX	0.50	Urban	50		50	
1005	Land adjacent Royal Oak Public House	0.22	Rural	6	6		
1013	12 Kings Road, Haslemere	0.05	Urban	5	5		
			<b>Total</b>	<b>416</b>	<b>282</b>	<b>104</b>	<b>30</b>

**Thursley**

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

364	Land at Moushill Mead, Portsmouth Road	6.08	Rural	30		30	
368	Land at Wheeler Street Nurseries, Wheeler Lane	0.71	Rural	20	20		
449	Land at Manor Lodge	1.73	Rural	30		30	
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		
703	Land at Coneycroft, Guildford and Godalming By-Pass Road, Milford	3.72	Rural	100		100	
875	Land at Old Elstead Road, Milford	2.28	Rural	60		60	
			<b>Total</b>	<b>252</b>	<b>25</b>	<b>227</b>	

## **Appendix 4**

### **Proformas for Potentially Suitable Sites**

ID Ref	Site Address	Parish	Settlement
<b>276</b>	Land adjoining Chilton Close, Alfold Crossways	Alfold	Alfold Crossways

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>2.64</b>	Rural	Agriculture	Housing



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Waverley Borough Council LA 100025451



Site Description
The site is located to the east of Chilton Close and to the south of Clappers Meadow. The site is an agricultural field with the east and south boundaries defined by hedgerow trees.

Key Designations	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> </ul>
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Suitability
The site adjoins the existing rural settlement boundary for Alfold to the north and west. There is access to it via Chilton Close. The site is a flat agricultural field. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Alfold Neighbourhood Plan and whether they identify a need to release greenfield sites for development.
Availability
The site originally came forward in 2010. An application for planning permission covering a larger site area was received in 2014. This was refused but the site is considered available.
Achievability
There is a reasonable prospect that development for housing would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
65	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
35	30	

ID Ref	Site Address	Parish	Settlement
<b>277</b>	Land adjacent to Brockhurst Farm, Dunsfold Road	Alfold	Alfold Crossways

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>4.52</b>	Rural	Agriculture	Housing and Doctor's surgery



Site Description
This level site is located to the north of Dunsfold Road and west of the A281 close to the Alfold Crossways. Its current use is agriculture. Green Lane, which turns into a public footpath, forms the landscaped northern boundary to the site.

Key Designations	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> </ul>
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Suitability
The site adjoins the northern edge of the existing settlement boundary. Although adjacent to the settlement, development of the whole site for housing would represent a relatively large northward extension to the settlement. Planning application WA/2017/0104 for 39 dwellings was refused permission in July 2017. However, the south western area of the site, infilling and rounding off development on the Dunsfold Road frontage, could offer some more limited potential. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Alfold Neighbourhood Plan, and whether they identify a need to release greenfield sites for development.
Availability
The site came forward through the call for sites 2014 and is therefore considered available.
Achievability
There is a reasonable prospect that development for housing would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		



ID Ref	Site Address	Parish	Settlement
<b>470</b>	Land at Chilton Close (rear of The Willows)	Alfold	Alfold

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.46</b>	Rural	Woodland	Housing



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Waverley Borough Council LA 100025451

Site Description
The site is located to the north of Chilton Close and south of Clappers Meadow. It is adjoined by residential development on three sides.

Key Designations	<ul style="list-style-type: none"> <li>Countryside beyond the Green Belt</li> </ul>
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Suitability
The site adjoins the existing settlement boundary. Its development would represent a relatively modest extension to the settlement area. There is existing access from Chilton Close. However, whether the site is allocated or not is a matter for the Alfold Neighbourhood Plan and whether they identify a need to release greenfield sites for development.
Availability
This is a Council owned site which is potentially available for development in the plan period.
Achievability
There is a reasonable prospect that development for housing would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
16	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
16		

ID Ref	Site Address	Parish	Settlement
<b>472</b>	Alfold Garden Centre	Alfold	Alfold Crossways

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>3.12</b>	Rural	Garden centre	Housing



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Site Description
Alfold Garden centre is located on the western side of the A281 Horsham Road, south east of the Local Plan settlement boundary. The retail operation of the Garden centre is focused on the southern half of the site which also includes an open field to the north and a detached residential property on the Horsham Road frontage. A petrol filling station including a local supermarket lies to the south of the site. The majority of the site boundary is heavily landscaped, the southern boundary by a mature hedge.

Key Designations	<ul style="list-style-type: none"> <li>Countryside beyond the Green Belt</li> </ul>
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Suitability
The site adjoins the settlement boundary of Alfold Crossways, and the southern part is previously developed land. In February 2018, since the base date for the LAA, planning permission was granted for 10 dwellings on this site under application WA/2016/0114.
Availability
The site came forward through the call for sites 2014. An outline planning application (WA/2016/0114) for 10 dwellings was submitted in February 2016. It is therefore considered available.
Achievability
There is a reasonable prospect that development for housing would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
10	Planning Application

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
10		

ID Ref	Site Address	Parish	Settlement
<b>857</b>	Land at Brockhurst Farm, Dunsfold Road	Alfold	Alfold Crossways

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.57</b>	Rural	Housing	Housing



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**Site Description**

Brockhurst Farm lies on the east of Dunsfold Road. The site comprises a farmhouse as well as various outbuildings, some of which are in poor repair. Detached residential properties lie further north of the site, whilst to the south the site is separated from the settlement boundary by an open field, also promoted for development.

**Key Designations**

- Countryside beyond the Green Belt

**Suitability**

The site lies about 50m from the existing settlement boundary to the south east. Whilst separated from the settlement boundary, an intensification of use could be considered suitable on this site particularly were the adjacent promoted field (Site ID 277) to come forward for housing, linking the site to the settlement boundary. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Alfold Neighbourhood Plan and whether they identify a need to release greenfield sites for development.

**Availability**

The site was submitted for consideration in January 2015 and is thus considered available.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		



ID Ref	Site Address	Parish	Settlement
<b>893</b>	Brookfield, Horsham Road	Alfold	Alfold Crossways

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.87</b>	Rural	Housing and agriculture	Housing



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Site Description
The site is located to the south of Horsham Road and to the east of Clappers Meadow. The site comprises a large detached dwelling and an adjoining field. The site is bounded by a public footpath to the north and trees to the west and east.

Key Designations	<ul style="list-style-type: none"> <li>Countryside beyond the Green Belt</li> </ul>
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Suitability
The site adjoins the existing rural settlement boundary on its northern, western and part of the eastern sides. The site is well related to the existing settlement boundary. Although there is limited access to the site as it is set back from the Horsham Road, this issue could be overcome. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Alfold Neighbourhood Plan and whether they identify a need to release greenfield sites for development.
Availability
The site was submitted during the Call for Sites 2015.
Achievability
There is a reasonable prospect that development for housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
10	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
10		

ID Ref	Site Address	Parish	Settlement
<b>280</b>	Land to the rear Orchard Cottages and Glenafrie, Mill Lane	Bramley	Bramley

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.17</b>	Rural	Angling Club car park and scrubland	Housing



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Site Description
This site lies to the south west of Bramley, accessed via a track from Park Drive. It comprises a flat area of unmanaged ground and a hardstanding car park.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value (AGLV) treated as being within the Surrey Hills AONB</li> </ul>
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Suitability
The northern part of the site comprises part of the gardens of three existing dwellings and is within the Local Plan settlement boundary. The southern part is within the Green Belt. In December 2017, since the base date for the LAA, planning permission was granted for 6 dwellings on this site under application WA/2016/1169. It is proposed to make a minor change to the settlement boundary to reflect this recent permission.
Availability
The recent planning permission (WA/2016/1169) indicates that the site is available.
Achievability
There is a reasonable prospect that development for housing would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
6	Planning application

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
6		

ID Ref	Site Address	Parish	Settlement
<b>976</b>	Destination Triumph, Birtley Road	Bramley	Bramley

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.1</b>	Urban	Motorbike garage	Mixed use



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**Site Description**

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.

**Key Designations**

- Green Belt
- Area of Outstanding Natural Beauty (AONB)

**Suitability**

The site is within the Green Belt and AONB 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.

**Availability**

The site was submitted for pre-application advice in 2017 and is therefore considered available.

**Achievability**

There is a reasonable prospect that development for mixed use, including housing, would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		



ID Ref	Site Address	Parish	Settlement
<b>286</b>	Land to the north of Queens Mead (west of the A283)	Chiddingfold	Chiddingfold

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>3.12</b>	Rural	Agriculture	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths I Special Protection Area 5 km zone</li> </ul>
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Suitability
This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. 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 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 or not is a matter for the Chiddingfold Neighbourhood Plan.
Availability
The site was most recently promoted through the Call for Sites in 2017 and is therefore considered available.
Achievability
There is a reasonable prospect that development for housing would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
62	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	62	

ID Ref	Site Address	Parish	Settlement
<b>402</b>	Land South of Field View Close, Chiddingfold	Chiddingfold	Chiddingfold

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.26</b>	Rural	Agricultural	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths I Special Protection Area 5 km zone</li> </ul>
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Suitability
This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. 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. However, whether the site is allocated or not is a matter for the Chiddingfold Neighbourhood Plan.
Availability
The site was submitted to the Council through Call for Sites in March 2018 and is therefore considered available.
Achievability
There is a reasonable prospect that development for housing would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
7	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	7	

ID Ref	Site Address	Parish	Settlement
408	Land on Ballsdown	Chiddingfold	Chiddingfold

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
0.59	Rural	unknown	Housing



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**Site Description**

The site is a small field surrounded on all four sides by the residential gardens of properties along Ridgley Road and Ballsdown. The site is flat with no current access. The site adjoins the Local Plan 2002 settlement boundary.

**Key Designations**

- Green Belt
- Surrey Hills Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)
- Wealden Heaths I SPA 5km buffer zone

**Suitability**

This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. The site is within the AONB and AGLV, however is screened on all sides by residential gardens. The Landscape Study sets out that there is potential for development in this area. 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 or not is a matter for the Chiddingfold Neighbourhood Plan.

**Availability**

The site was submitted to the Council through a Call for Sites in 2017 and is therefore considered available.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
6	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	6	



ID Ref	Site Address	Parish	Settlement
<b>865</b>	Land to the rear of The Croft, Woodside Road, Chiddingfold	Chiddingfold	Chiddingfold

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.20</b>	Rural	Paddock/Garage	Housing



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**Site Description**

The site is located to the north of Chiddingfold, accessed via Woodside Road and adjacent to Crofts Close. To the south, the site adjoins the rear of residential properties facing Woodside Road and the other boundaries are defined by trees. The site is a field (former paddock) with garages situated in the southeast corner.

**Key Designations**

- Green Belt
- Surrey Hills Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)
- Wealden Heaths I Special Protection Area 5 Km zone

**Suitability**

The site adjoins the Local Plan 2002 settlement boundary to the south and in part to the east. A small part of the site, together with an existing access to Woodside Road is within the existing settlement boundary. This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. The site is flat and is well screened by mature trees along the boundaries. The Landscape Review assesses there is potential for development in this segment close to the settlement boundary. 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 or not is a matter for the Chiddingfold Neighbourhood Plan.

**Availability**

The site was submitted in February 2015 and is considered available.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
36	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	36	

ID Ref	Site Address	Parish	Settlement
<b>991</b>	South of Chiddingfold Surgery	Chiddingfold	Chiddingfold

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>4.55</b>	Rural	Agriculture	Housing



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Site Description
The site comprises two fields south of Ridgley Road. The southern field on its own is identified as LAA site 993. There is an existing track access to the southern field from Ballsdown. Both fields are bound by established tree lines on all sides. The northern field is currently used for grazing/paddocks and the southern field is in equestrian use.

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 (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> </ul>
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Suitability
This site is in an area indicated in LPP1 as being suitable for release from the Green Belt. It is proposed that the northern field is removed from the Green Belt in LPP2 but not the southern field. Development on the southern field would likely lead to a loss of openness and constitute inappropriate development in the Green Belt. The site rises to the south, with the higher ground being more prominent in the landscape. Therefore, development would only be suitable on the northern part 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. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Chiddingfold Neighbourhood Plan.
Availability
The site was submitted in 2017 and is therefore considered to be available.
Achievability
There is reasonable prospect that development would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
30	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	30	

ID Ref	Site Address	Parish	Settlement
<b>992</b>	Avola Farm	Chiddingfold	Chiddingfold

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.99</b>	Rural	Agriculture	Housing



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Site Description
The site adjoins the Local Plan 2002 settlement boundary in the south east with access from Coxcombe Lane. The site is currently an undeveloped green field but was used as a historical brickworks site up to WWII. The site is bound by established tree lines to the east and south and residential properties to the north.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths I Special Protection Area 5km zone</li> </ul>
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Suitability
This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. The site is within the AONB and AGLV, however is well screened by established tree lines. The Landscape Study sets out that there may be potential for development in this area. 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 or not is a matter for the Chiddingfold Neighbourhood Plan.
Availability
The site was submitted in 2017 and is therefore considered to be available.
Achievability
There is reasonable prospect that development would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
11	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	11	



ID Ref	Site Address	Parish	Settlement
<b>13</b>	49 - 53 Horsham Road	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.44</b>	Urban	Housing	Housing



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**Site Description**

The site is located on the eastern side of Horsham Road and is occupied by three large dwellings, each positioned within distinct residential curtilages with large gardens.

**Key Designations**

- None

**Suitability**

The site is located within the settlement area for Cranleigh. The site is presently used for housing, redevelopment for more housing is acceptable in principle. However, planning permission for the redevelopment of the site with 25 units in a single block (WA/2015/0495) was refused and the subsequent appeal dismissed as it was considered to be detrimental to the character and appearance of the area and to the living conditions of surrounding properties. Any future redevelopment of the whole site would need to take this into account and a notional yield of 15 units is used for the purposes of the LAA. 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.

**Availability**

The recent planning application (WA/2018/0572) indicates that the site is available.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
15	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
15		

ID Ref	Site Address	Parish	Settlement
<b>130</b>	Cranleigh Infants School, Church Lane	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.61</b>	Urban	Education	Housing



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Site Description
The site lies on the north western side of the Cranleigh, to the north of High Street. The school is accessed from Church Lane. It is surrounded mainly by residential development with other mixed uses interspersed.

Key Designations	<ul style="list-style-type: none"> <li>None</li> </ul>
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Suitability
The site currently accommodates Cranleigh Infants School and therefore its redevelopment solely for housing would be contrary to adopted local plan policy, unless it can be demonstrated that there is either no need for the school or that alternative facilities in a suitable location will be provided. However, it is intended to replace this school and St Nicolas C of E Junior School on Parsonage Road to the west of this site, which is also proposed for housing redevelopment (Site 383), with a new combined school providing primary education on the Glebelands School site. The redevelopment of the site for housing would part fund the new combined school on Glebelands with improved facilities. It is considered that the site would not be developed until after five years to allow for the new combined school to be provided first. 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.
Availability
The ongoing planning application (WA/2017/1389) indicates that the site is available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
20	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	20	

ID Ref	Site Address	Parish	Settlement
<b>383</b>	Land at St Nicolas C of E School, Parsonage Road	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.38</b>	Urban	Education	Housing



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Site Description
The site lies on the north western side of Cranleigh, immediately opposite Glebelands School and south of Parsonage Road. Most of the site presently accommodates the school buildings and playground/playing fields which are accessed from Parsonage Road although there is a foot path link from the High Street. The site boundary is indicative. The site also includes the offices of Mulberry Living that lie on a small part of the site on the southern boundary which have access from Bloggs Way. The site is surrounded by a mix of different uses including Glebelands secondary school to the north; residential along Parsonage Road, Sarus Place, Moat Lodge, The Paddock and the Rectory; and commercial premises off the High Street to the south.

Key Designations
<ul style="list-style-type: none"> <li>Flood Zones 2 and 3</li> </ul>

Suitability
<p>St Nicolas School is the junior school for Cranleigh and therefore the redevelopment of this site solely for housing would be contrary to adopted local plan policy unless it can be demonstrated that there is either no need for the school or that alternative facilities in a suitable location will be provided. The Council has been made aware that it is intended to replace this school and Cranleigh Infants School (ID 130) with a new combined school providing primary education on the Glebelands School site. The redevelopment of the site for housing would part-fund the new combined primary school on Glebelands with improved facilities. It is considered that the site would not be developed until after five years to allow for the new combined school to be built first.</p> <p>Waverley's SFRA2 states that about 60% of the site is within Flood Zone 3b, in the northern part of the site. However, the promoters of the site have undertaken a site specific FRA which concludes that the whole site should be considered as FZ1. Therefore, subject to the establishment of the level of flood risk on site, it is considered that the site is suitable for housing for the purposes of the LAA.</p> <p>Redevelopment of the site for housing will facilitate improved primary school facilities for Cranleigh and the site is in a central location with excellent access to all facilities and services. However, whether the site is allocated or not is a matter for the Cranleigh Neighbourhood Plan.</p>
Availability
The ongoing planning application (WA/2017/1389) indicates that the site is available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

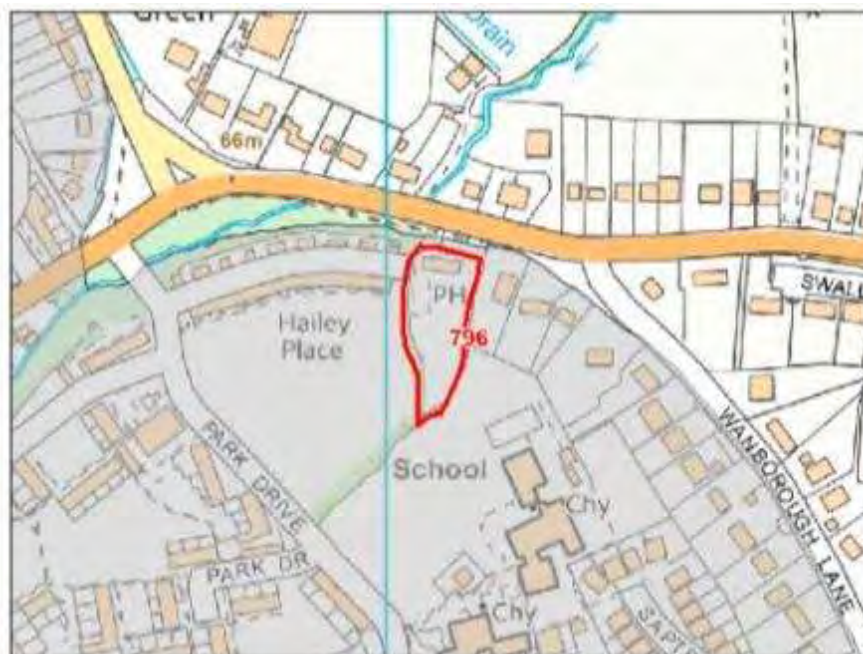
Proposed (or estimated) Yield	Source of Yield
70	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	70	



ID Ref	Site Address	Parish	Settlement
<b>796</b>	Little Park Hatch, Bookhurst Road	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.36</b>	Urban	Garden and woodland	Housing



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**Site Description**

The site is located within a predominately residential area to the south of Bookhurst Road/B2127 to the east of Cranleigh, and to the rear of the Little Park Hatch pub, which is Grade II listed. The majority of the site is relatively flat, although the access into the site comprises a steep upward section, rising from north to south. The site had previously been used as part of the public house garden, but is now separate from the public house. The site is open in nature with patches of shrubs and small trees. Two mature oak trees, subject to TPO, are found along the western edge of the site, and a further TPO tree to the north of the site.

**Key Designations**

- None

**Suitability**

The site is located within the developed area of Cranleigh, where development is considered acceptable subject to its impact on visual and residential amenity. On 29 January 2018, since the base date of the LAA, this site received planning permission for 6 dwellings.

**Availability**

The site received planning permission in 2018 and is considered available.

**Achievability**

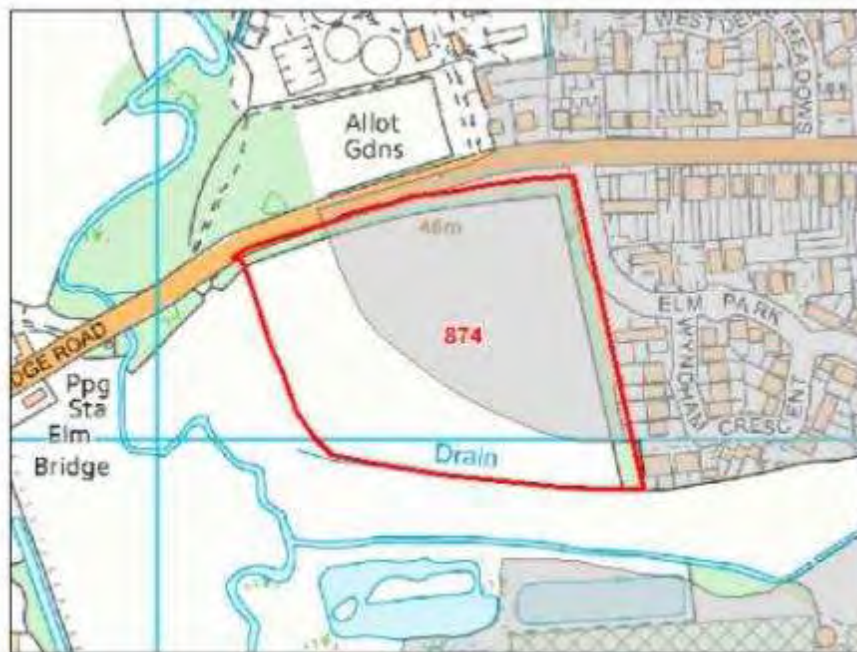
There is a reasonable prospect that development for housing would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
6	Planning Application

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
6		

ID Ref	Site Address	Parish	Settlement
<b>874</b>	Elmbridge Road, Cranleigh	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>3.70</b>	Rural	Agriculture	Housing



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**Site Description**

The site is to the south of Elmbridge Road / B2130, to the west of Cranleigh. It is a relatively flat agricultural field south of the Elmbridge Road. Elm Park, a residential estate is to the east, with trees along the boundary between it and the site. There are protected trees along the frontage of the site. Land to the west is more open, with some trees and a water course and views of existing buildings. To the north, across the B2130, are allotments and a Thames Water Cranleigh Sewage Treatment Works site.

**Key Designations**

- Countryside beyond the Green Belt

**Suitability**

The site is considered suitable primarily due to the proximity of neighbouring residential areas, and the contained nature of the site. On 21 November 2017, since this base date of the LAA, this site received planning permission for 54 dwellings.

**Availability**

The site received planning permission in 2017 and is considered available.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
54	Planning Application

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
54		

ID Ref	Site Address	Parish	Settlement
<b>938</b>	Land to the south of Amlets Lane	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.2</b>	Rural	Agriculture	Housing



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**Site Description**

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.

**Key Designations**

- Countryside beyond the Green Belt

**Suitability**

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 AONB. 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.

**Availability**

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

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
9	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
9		



ID Ref	Site Address	Parish	Settlement
<b>939</b>	Land east of Longfields, Horseshoe Lane, Cranleigh (Smaller Site)	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>2.4</b>	Rural	Agriculture	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Adjoins Ancient Woodland</li> </ul>
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Suitability
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 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.
Availability
The site was submitted in the Call for Sites 2017 and is therefore considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
5	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		

ID Ref	Site Address	Parish	Settlement
<b>941</b>	Longfields, Horseshoe Lane	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>2.8</b>	Rural	Garden land and woodland	Housing



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**Site Description**

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.

**Key Designations**

- Countryside beyond the Green Belt

**Suitability**

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 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.

**Availability**

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

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		

ID Ref	Site Address	Parish	Settlement
<b>942</b>	Longfield former residential care home, Killicks Road, Cranleigh	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.37</b>	Urban	Care home	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>None</li> </ul>
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Suitability
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.
Availability
The site was submitted in the Call for Sites 2017 and is therefore considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
10	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
10		



ID Ref	Site Address	Parish	Settlement
<b>1014</b>	The Gate House, Knowle Lane, Cranleigh	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.05</b>	Urban	Office	Housing



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Site Description
The site is located on the eastern side of Knowle Lane, to the south of the High Street. The site is currently occupied by a two storey property, the Gate House, the existing lawful use of the property is as an office.

Key Designations	<ul style="list-style-type: none"> <li>• Building of Local Merit</li> </ul>
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Suitability
This site is in a highly sustainable urban location within the settlement boundary. The refused planning application (WA/2017/1813) confirms that the site has been vacant since September 2016. The Inspector concluded at the appeal (APP/R3650/W/16/3152278) that loss of the commercial use would not be unacceptable as the offices lack flexibility and quality and is therefore unsuitable for modern commercial use. NB. On 8 May 2018, since the base date for the LAA, this site received planning permission for 5 dwellings.
Availability
The recent planning application (WA/2018/0443) indicates that the site is available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		

ID Ref	Site Address	Parish	Settlement
<b>1015</b>	Land east of Longfields, Horseshoe Lane, Cranleigh (Larger Site)	Cranleigh	Cranleigh

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>3.78</b>	Rural	Agricultural	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Adjoins Ancient Woodland</li> </ul>
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Suitability
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 AONB. 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.
Availability
The owners of the site have confirmed its availability in 2017.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		

ID Ref	Site Address	Parish	Settlement
<b>1011</b>	Dockenfield Farm and Stud, The Street, Dockenfield	Dockenfield	Dockenfield

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.27</b>	Rural	Equestrian	Housing



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Site Description
The site comprises of a former farm and stud which are accessed from The Street. There are a number of existing buildings and structures on the site. There are planning permissions for the conversion of some of the barns on the site to residential properties.

Key Designations	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths I Special Area of Conservation 5km zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
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Suitability
There are permissions on parts of the site for the change of use of some of the existing barns into dwellings. Work to implement some of these permissions has commenced. The conversion of the remaining barns into dwellings would not have a further impact on the surrounding 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.
Availability
The part of the site is subject to a current planning application and other parts of the site were subject to planning applications in 2016 and 2017 and the site is therefore considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		



ID Ref	Site Address	Parish	Settlement
<b>788</b>	Land east of Dunsfold	Dunsfold	Dunsfold

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>2.48</b>	Rural	Grazing Land	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Area of Great Landscape Value (AGLV)</li> </ul>
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Suitability
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. Since the base date for the LAA, 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.
Availability
The site was promoted in 2014 and is therefore considered available. Part of the site was subject to a recently granted planning permission.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
40	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
40		

ID Ref	Site Address	Parish	Settlement
<b>308</b>	Land to the rear of The Croft	Elstead	Elstead

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.51</b>	Rural	Agriculture	Housing



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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 (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 5km zone</li> </ul>
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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 LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. The site is partly contained by development and well screened by an area of woodland to the west. The Landscape Study also recognised that there could be some scope for development close to the village in association with existing housing. 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 I/Phase II*). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
Availability
The site was submitted to the 2017 Call for Sites and is therefore considered available
Achievability
There is a reasonable prospect that the development of housing would be achievable during the plan period

Proposed (or estimated) Yield	Source of Yield
35	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	35	

ID Ref	Site Address	Parish	Settlement
<b>613</b>	Sunray Farm, West Hill	Elstead	Elstead

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>2.55</b>	Rural	Housing and equestrian.	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</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 5km zone</li> </ul>
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Suitability
The site is within the AONB 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 a limited level of development on this previously developed land without harm to the openness of the Green Belt. The landscape study has indicated that there may be some potential for development in this area close to existing housing. 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 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/Phase II*). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
Availability
The site was put forward in the Call for Sites 2014 and the agents have confirmed its availability in 2018.
Achievability
There is a reasonable prospect that the development of housing would be achievable during the plan period

Proposed (or estimated) Yield	Source of Yield
12	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
12		



ID Ref	Site Address	Parish	Settlement
<b>824</b>	Land at Four Trees, Hookley Lane, Elstead	Elstead	Elstead

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>2.81</b>	Rural	Residential garden and Agriculture	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 5km zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
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Suitability
This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. The Landscape Study 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. 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/Phase II*). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
Availability
The site was submitted in 2014, and the promoters have confirmed its availability in 2017, and it is therefore considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
20	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	20	

ID Ref	Site Address	Parish	Settlement
<b>398</b>	Land south of Cranleigh Road	Ewhurst	Ewhurst

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.83</b>	Rural	Agriculture	Housing



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**Site Description**

The site comprises an open field which forms part of a small holding. It is located amongst more loose- knit housing between Cranleigh Road and Gadbridge Lane on the southern side of the village. There is a stable building to the east of the site, and the southern boundary is lined with trees. The northern boundary adjoins Cranleigh Road and is separated by hedges. Gadbridge Farm, which abuts the southern boundary to the site on Gadbridge Lane is a Grade II Listed Building.

**Key Designations**

- Countryside beyond the Green Belt

**Suitability**

The site adjoins the settlement boundary (divided from it to the north and east by the roads) and is well situated in the context of the settlement pattern. There are existing dwellings and structures to the south of the site that would minimise the impact of any development on this site. The site is well contained to the south by a tree line. Although a recent application was refused on this site, the site is potentially suitable for development of a scale and form appropriate for the area. However, whether the site is allocated or not is a matter for the Ewhurst Neighbourhood Plan and whether they identify a need to release greenfield sites for development.

**Availability**

The site was the subject of a planning application in 2016 for 18 dwellings (WA/2016/1209) and is therefore considered to be available.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
22	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
22		

ID Ref	Site Address	Parish	Settlement
<b>400</b>	Land to the rear of Blue Cottage and Penlan, Cranleigh Road	Ewhurst	Ewhurst

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.24</b>	Rural	Housing & Agriculture	Housing



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**Site Description**

The site comprises one dwelling fronting Cranleigh Road, with an open field behind other dwellings to the rear, with another dwelling on the north-east part of the site. A belt of trees separates the site from Sayers Croft outdoor education centre to the north.

**Key Designations**

- Countryside beyond the Green Belt

**Suitability**

The site adjoins the rural settlement boundary on its southern side. The existing dwelling on the site is within the settlement. As such, it is reasonably well related to the settlement area. It is well screened to the north and west by well-established trees and is contained on the south and east by existing dwellings. The site has been subject to refused planning applications for 24 and 13 dwellings on the site; however it is considered that with a reduced yield, the site has potential for development without harm to the character or appearance of the area. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Ewhurst Neighbourhood Plan and whether they identify a need to release greenfield sites for development.

**Availability**

The site is subject to a recently submitted planning application WA/2018/0255 which is pending and is therefore considered available.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
11	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
11		



ID Ref	Site Address	Parish	Settlement
<b>931</b>	Land at Chanrossa, Ewhurst	Ewhurst	Ewhurst

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.36</b>	Rural	Agriculture	Housing



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Site Description
This site is a field on the southern side of Ewhurst, and is set back from the road behind a band of trees and is enclosed by trees to the rear.

Key Designations	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Ewhurst Green Conservation Area</li> </ul>
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Suitability
Planning permission was granted for 18 dwellings on this site in December 2017 under application WA/2017/0772.
Availability
Planning permission (WA/2017/0772) was granted in December 2017 for the site and is therefore considered available.
Achievability
There is a reasonable prospect that the development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
18	Planning application

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
18		

ID Ref	Site Address	Parish	Settlement
<b>1003</b>	The Bulls Head, The Street, Ewhurst	Ewhurst	Ewhurst

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.18</b>	Urban	Parking	Housing



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Site Description
The site contains The Bulls Head public house and parking to the north of the site and the garden to the south. The site is on the corner of Ockley Road and The Street with access from both roads. The other two sides of the site adjoin existing residential properties.

Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Areas of High Archaeological Potential</li> </ul>
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Suitability
The site is within the settlement boundary and development on the site could match the pattern of existing development in the village well. It is considered that there is capacity on the site to accommodate five dwellings whilst retaining the existing public house as a community facility. On this basis the site is potentially suitable for development. However, whether the site is allocated or not is a matter for the Ewhurst Neighbourhood Plan.
Availability
The site is the subject of an ongoing planning application (WA/2017/2388) submitted in 2017 and is therefore considered available.
Achievability
There is a reasonable prospect that the development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		

ID Ref	Site Address	Parish	Settlement
<b>264</b>	Victoria House, South Street	Farnham	Farnham

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.06</b>	Urban	Retail	Housing -Upper floors



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**Site Description**

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.

**Key Designations**

- Conservation Area
- Thames Basin Heaths SPA 5km buffer zone
- Wealden Heaths I Special Protection Area 5 Km zone
- Town Centre
- Flood Zones 2 and 3

**Suitability**

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.. The SFRA2 states that the entire site lies in Flood Zone 2 but also 20% of it lies within Flood Zone 3a. 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.

**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 later in the plan period.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
8	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
		8



ID Ref	Site Address	Parish	Settlement
<b>285</b>	The Bush Hotel, The Borough	Farnham	Farnham

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.10</b>	Urban	Hotel	Housing



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Site Description
The site itself is the parking area at the rear of the Bush Hotel site, that fronts and accesses onto Victoria Road. This area lies immediately to the rear of Farnham United Reformed Church with the central car parks to the west. Opposite lies rows of terraced houses and commercial premises. The Bush Hotel to the north occupies a prominent position within Farnham Town Centre, fronting the Borough, and extending southwards towards Victoria Road. It is a Grade II Listed Building and comprises ancillary hotel buildings gardens and car parking that is accessed from Victoria Road.

Key Designations	<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Listed Building (Grade II)</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 Zone 2</li> </ul>
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Suitability
This site is in a highly sustainable town centre location. Subject to heritage, parking, and access issues being addressed, this site is potentially suitable for residential development. The SFRA2 states that almost the entire site lies in Flood Zone 2. Any development will need to be subject to 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.
Availability
The agents acting for the site submitted the site through the 2014 call for sites and have confirmed its availability in 2017. It is likely that this site will come forward later in the plan period.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	5	

ID Ref	Site Address	Parish	Settlement
<b>770</b>	19 Knowle Farm, Old Park Lane (was Knowle Livery)	Farnham	Farnham

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.90</b>	Rural	Equestrian	Housing



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Site Description
The site is located between Farnham town centre and Hale on the junction of Old Park Lane ( a public footpath) with Middle Park Lane. It comprises an established equestrian centre ( riding school and livery). There are a number of buildings and structures of varying sizes as well as extensive areas of hardstanding. The area around the site is rural in character with a few isolated dwellings.

Key Designations	<ul style="list-style-type: none"> <li>• FNP Land Outside Built-up Area Boundary</li> <li>• Countryside beyond the Green Belt</li> <li>• Thames Basin Heath 5km buffer zone</li> </ul>
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Suitability
The site lies in countryside beyond the Green Belt, directly adjacent to an Area of Great Landscape Value. Since the base date for the LAA, planning permission was granted for 9 dwellings on this site, in September 2017 under application WA/2017/0137.
Availability
The site was submitted as a pre-app and more recently a planning application and is therefore considered available.
Achievability
Planning permission has been granted for development of this site and there is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
9	Planning Application

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
9		

ID Ref	Site Address	Parish	Settlement
<b>898</b>	Land at Green Lane, Badshot Lea	Farnham	Farnham

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>2.12</b>	Rural	Agriculture	Housing



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**Site Description**

The site is located to the northern side of Monkton Lane and extends northwards from Monkton Lane, parallel with and to the west of Green Lane. Surrounding land uses include fields, employment park, residential and sewage treatment works. A larger site running north from Monkton Lane to Century Farm and Green lane Farm on Crown Lane was promoted for employment use in 2012 by the Easter Group. However, since then a smaller part of the site consisting of 2.12 ha fronting Monkton Lane and west of Green Lane has been promoted for housing.

**Key Designations**

- FNP Land Outside Built-up Area Boundary
- Countryside beyond the Green Belt
- Thames Basin Heath 5km buffer zone
- Farnham Aldershot Strategic Gap (2002)

**Suitability**

The site is in the countryside beyond the Green Belt and is within the Farnham Aldershot Strategic Gap (2002). Since the base date for the LAA, planning permission was granted for 43 dwellings on this site, in February 2018 under application WA/2016/2456.

**Availability**

Planning permission has been granted for development of this site and there is a reasonable prospect that development of housing would be achievable during the plan period.

**Achievability**

There is reasonable prospect that development would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
43	Planning Application

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
43		



ID Ref	Site Address	Parish	Settlement
<b>961</b>	Cobgates, Falkner Road, Farnham	Farnham	Farnham

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.4</b>	Urban	Residential care (C2)	Housing



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**Site Description**

This site is a mid C20th care facility opposite the UCA Farnham Campus.

**Key Designations**

- Thames Basins SPA Heath 5km buffer zone

**Suitability**

This site is in a highly sustainable urban location. The site contains a former care home and is promoted for affordable extra care housing (C3), on the basis that there is no longer a requirement for this site to be retained as a care home, but there is a need for housing for older people. On this basis the site is considered suitable for redevelopment. 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.

**Availability**

The site was submitted during the Call for Sites in 2017 and is therefore considered available.

**Achievability**

There is reasonable prospect that development would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
40	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
40		

ID Ref	Site Address	Parish	Settlement
<b>977</b>	108 Foxdene, Upper Hale Road	Farnham	Farnham

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.21</b>	Urban	Housing	Housing



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**Site Description**

This site is located within Upper Hale in an area with a wide mix of development including terraced properties directly fronting the street and properties set back from the road.

**Key Designations**

- Thames Basin Heath 5km buffer zone

**Suitability**

The small site is in a sustainable urban location, where the principle of additional residential development is acceptable. The site is substantially larger than most surrounding plots and is considered likely to be able to accommodate an additional five dwellings without harm to the character of the area. The site lies just over 400m 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.

**Availability**

A planning application was submitted at the end of 2017, which was withdrawn while potential amendments are considered by the applicant, and the site is therefore considered available.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		

ID Ref	Site Address	Parish	Settlement
<b>57</b>	Properties and Gardens 1- 22 Catteshall Lane	Godalming	Godalming

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.10</b>	Urban	Housing	Housing



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Site Description
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

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Godalming Hillsides</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Ancient Woodland (Natural England): Ancient and Semi-Natural Woodland</li> </ul>
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Suitability
The site has been promoted for approximately 50 dwellings by the promoter. As the site is presently used for 22 houses, the net increase would be for 28 new homes. 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/Phase II*). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.

Availability
The owners of the site submitted the site through the Call for Sites 2014, and have 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.

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

Proposed (or estimated) Yield	Source of Yield
28	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
		28



ID Ref	Site Address	Parish	Settlement
<b>209</b>	Land at Keys Cottage & Wedgewood, Holloway Hill	Godalming	Godalming

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.33</b>	Urban	Housing	Housing



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**Site Description**

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.

**Key Designations**

- Godalming Hillsides
- Wealden Heaths I Special Protection Area 5 Km zone

**Suitability**

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 application for a revised design has been refused, (WA/2017/2260), it is not considered that this precludes redevelopment of the site. 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 likely significant effect on the SPA.

**Availability**

Planning applications were submitted for development in 2010, 2011, 2012, and 2017. The agents acting for the owner have confirmed the site's availability.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
10	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
10		

ID Ref	Site Address	Parish	Settlement
<b>571</b>	Land east of Binscombe	Godalming	Godalming

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.21</b>	Urban	Agriculture	Housing



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**Site Description**

The site comprises an agricultural field to the north-east of Binscombe. It is surrounded by housing to the south-west and south-east, with agricultural fields to the north.

**Key Designations**

- Thames Basin Heath 7km buffer zone

**Suitability**

Following the recommendations of the Green Belt Review and Landscape study, the site was removed from the Green Belt and AGLV and included within the Settlement Boundary 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.

**Availability**

The site was submitted in the Call for Sites 2014 and the site promoters have confirmed its availability.

**Achievability**

There is a reasonable prospect that the development of housing on this site would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
19	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
19		

ID Ref	Site Address	Parish	Settlement
<b>772</b>	Westbrook Mills, Borough Road, Godalming	Godalming	Godalming

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.24</b>	Urban	Industrial/Commercial	Housing



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Site Description
This site consists of a modern office building close to Godalming station, and adjacent to the River Wey.

Key Designations	<ul style="list-style-type: none"> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Flood Zones 2 and 3</li> <li>• Safeguarding Suitably Located Industrial and Commercial Land</li> </ul>
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Suitability
Since the base date of the LAA, prior approval was granted for a change of use of the existing offices to residential through application CR/2018/0007, and as such the principle of development has been established.. The site is adjacent to a river, and most of the site is within flood zones 2 and 3. Any proposals for further development will need to be subject of the sequential, and if necessary, exception tests. 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 likely significant effect on the SPA.
Availability
The site has been promoted for development in 2018 and is therefore considered available.
Achievability
There is a reasonable prospect that the development of housing on this site would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
120	

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
120		



ID Ref	Site Address	Parish	Settlement
<b>943</b>	Land at Aarons Hill	Godalming	Godalming

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>12.2</b>	Urban	Agriculture	Housing



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Site Description
The site is located at the west of Godalming, adjoining residential development on Aarons Hill. The site is bounded on the north and west by roads, with a footpath crossing the site and leading towards Godalming station. The majority of the site is made up of generally flat agricultural land. The eastern part of the site becomes increasingly wooded and falls away towards the railway line.

Key Designations	<ul style="list-style-type: none"> <li>Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
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Suitability
Local Plan Part 1 removed the majority of the Waverley part of this site from the Green Belt and AGLV, and inset it within the settlement boundary. The site is considered to be of limited landscape value.. The eastern part of the site is unsuitable for development, as it remains within the Green Belt, AGLV, and Godalming Hillsides, and any built form will need to be restricted to the area removed from the Green Belt. With regard to issues such as access, development of this site is not dependent on the release of land to the west from the Green Belt, which is a matter for Guildford Borough Council.
Availability
This site was promoted through the Call for Sites in 2017 and is therefore considered available
Achievability
There is reasonable prospect that development would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
270	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
25	245	

ID Ref	Site Address	Parish	Settlement
<b>978</b>	Standard House, Weyside Park	Godalming	Godalming

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.41</b>	Urban	Employment	Housing



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Site Description
This site is located in Weyside Park, built as an office development, parts of which are being converted to residential uses.

Key Designations	<ul style="list-style-type: none"> <li>Suitable located Industrial and Commercial Land</li> <li>Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
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Suitability
The existing building has prior approval for conversion to residential, and as such the principle of residential development on this site has already been established. The area contains a mix of uses and further residential development would be compatible with the surrounding area. The current proposals are for the existing building to be extended upwards, however a more comprehensive redevelopment of the site may also be acceptable. 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 likely significant effect on the SPA.
Availability
A planning application for this site was submitted in 2017 and the site is therefore considered available
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
12	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
12		

ID Ref	Site Address	Parish	Settlement
995	Branksome House, Filmer Grove, Godalming	Godalming	Godalming

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
0.32	Urban	Office	Housing



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Site Description
This site contains a substantial office building which is set down a private road in a triangular site which borders a railway line. Development in the area is primarily residential, including a number of flatted developments.

Key Designations	<ul style="list-style-type: none"> <li>Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
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Suitability
An existing office building on the site has received prior approval for conversion to flats, and as such the principle of its conversion has been established. Additional to this, further development on this site is also now proposed with an additional block of flats. The area contains a number of substantial flatted properties, and subject to an acceptable design and impact on neighbour amenity, additional development on this site is likely to be acceptable. 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 likely significant effect on the SPA.
Availability
A planning application was submitted in 2018 and therefore the site is considered available
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
9	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
9		



ID Ref	Site Address	Parish	Settlement
<b>908</b>	Hambleton House, Vann Lane	Hambleton	Hambleton

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.24</b>	Rural	Equestrian	Housing



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Site Description
The site is located outside of any defined settlement area and comprises several single storey buildings which have been in Class B1 (b) and (c) use. There is hardstanding across the site with grass and tree cover along the eastern side. Access is via a single track lane from Vann Lane. Around the site there is open land with vegetation cover and some low density residential dwellings.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Conservation Area</li> <li>• Wealden Heaths Phase I Special Protection Area 5Km zone</li> </ul>
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Suitability
The site is in a relatively isolated location but it does contain a number of buildings which have been assessed as having a lawful commercial use. Since the base date of the LAA, planning permission was granted for 5 dwellings on this site, in June 2017 under application WA/2017/0708.
Availability
The site has received planning permission and is therefore considered to be available.
Achievability
This site has planning permission. Therefore there is a reasonable prospect that development for housing would be achievable during the Plan period.

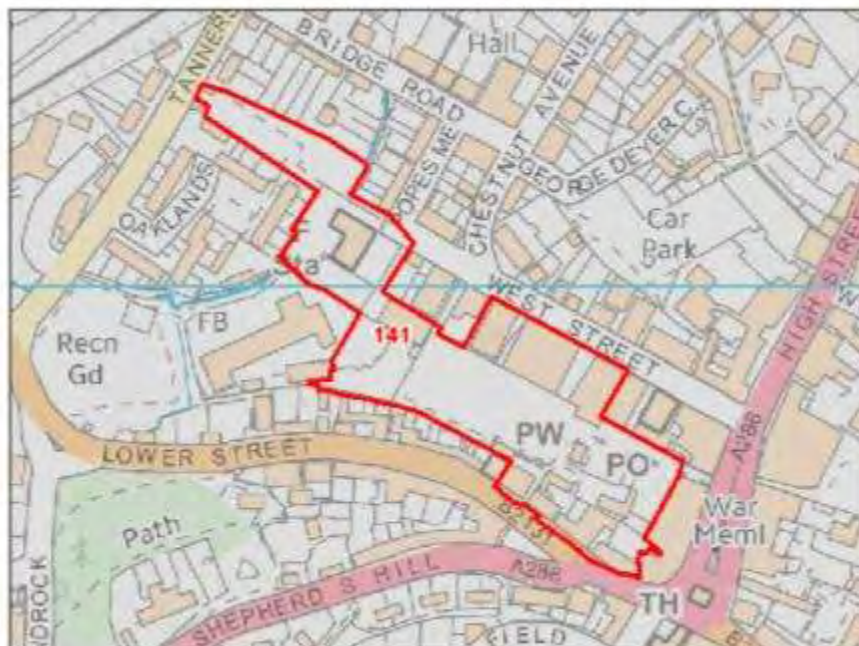
Proposed (or estimated) Yield	Source of Yield
5	Planning Application

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		

ID Ref	Site Address	Parish	Settlement
<b>141</b>	Land at West Street including Haslemere Key Site	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>2.1</b>	Urban	Mixed	Housing

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#### Site Description

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 (164 spaces). 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.



Key Designations	<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>
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Suitability
<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. 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 I/Phase II*). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.</p>
Availability
<p>Part of the site is owned by Waverley Borough Council, who are looking to work with other landowners to develop the site, with a number of recent development proposals on parts of this site.</p>
Achievability
<p>There is a reasonable prospect that development of housing would be achievable during the plan period. The fragmented ownership of this site has previously been a barrier to its comprehensive redevelopment. Although this remains the Council's preferred option, the estimated yield has been reduced from that in the previous LAA to reflect that only part of the site may be redeveloped in the plan period.</p>

Proposed (or estimated) Yield	Source of Yield
30	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
		30

ID Ref	Site Address	Parish	Settlement
<b>144</b>	Central Hindhead, London Road, Hindhead	Haslemere	Hindhead

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.64</b>	Urban	Car showroom	Housing and Retail



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>Wealden Heaths II Special Protection Area 400m zone</li> <li>Hindhead Concept Area</li> </ul>
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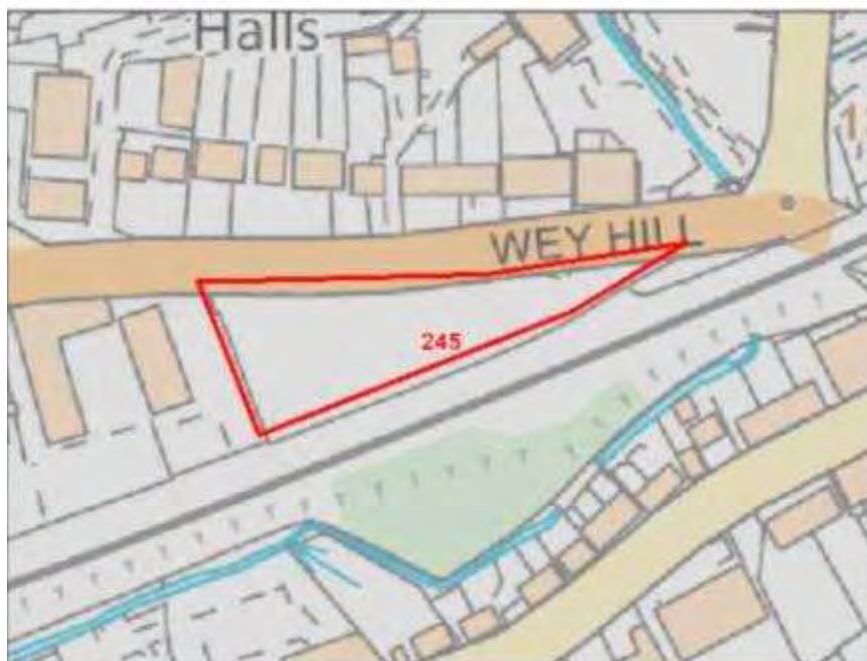
Suitability
This site is currently used for employment, and is promoted for a mixed use redevelopment. The site lies within the designated Hindhead Concept Area (Wealden Heaths SPA Hindhead Avoidance Strategy) and which lies within 400 metres of the SPA (Phase II). The strategy's Habitat Regulations Assessment (HRA) advised that the 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.
Availability
The owner of the land indicated in 2016 that the site is available for residential development for up to 50 dwellings.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period. As a car showroom, there potentially could be contamination on the site.

Proposed (or estimated) Yield	Source of Yield
39	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	39	

ID Ref	Site Address	Parish	Settlement
<b>245</b>	Clement Windows and Motorcycle shop, 5 - 21 Wey Hill	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.3</b>	Urban	Vacant	Housing



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Site Description
The site is a triangular piece of land situated between the London/Portsmouth railway line, the road and the Majestic wine warehouse. The site formerly comprised of retail outlets and industrial works, however the site has been cleared for a number of years. The surrounding area is of mixed uses. On the opposite side of the road there are mainly residential buildings and a vacant public house, interspersed with some small commercial businesses. Many of these, with additional land make up site ID 697.

Key Designations	<ul style="list-style-type: none"> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> <li>• Town Centre</li> <li>• Flood Zones 2 and 3</li> </ul>
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Suitability
Although the site lies within the Haslemere Town Centre area where a mix of uses would be encouraged, the principle of housing development on this site has already been established, and the site is not integral to the viability or vitality of the town centre. Any development would need to reflect the distinct character of Wey Hill. The SFRA2 states that a small part of the eastern side of the site lies within Flood Zones 2 and 3. Any proposals would need to be subject to the sequential and if necessary exception tests. 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 likely significant effect on the SPA.
Availability
The site is subject of a current planning application and is therefore considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period. The agents acting for the owners have stated in April 2012 that the reason why it has not been built was because they were unable to secure interest in the commercial part of the planning permission WA/2010/1568 which made the scheme unviable. The impact of any contamination of land will need to be mitigated.

Proposed (or estimated) Yield	Source of Yield
45	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
45		

ID Ref	Site Address	Parish	Settlement
<b>563</b>	Land East of Longdene House, Hedgehog Lane	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.99</b>	Rural	Agriculture	Housing



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Site Description
The site comprises of open fields that lie to the west of the residential area that makes up Hedgehog Lane and Hasle Drive. It lies to the east of Longdene House and south of its access road .

Key Designations	<ul style="list-style-type: none"> <li>• Part Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
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Suitability
This site consists of a field, part of which falls within the Surrey Hills AONB, and part of which is within an AGLV. The Landscape Study commented that there is some potential for development within this area. Development on this site would be reasonably well related to existing development, and due to established screening and the site topography, would not be unduly prominent in the landscape. 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 likely significant effect on the SPA.
Availability
The site was submitted in the call for sites in 2017 and is therefore considered to be available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
30	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
30		

ID Ref	Site Address	Parish	Settlement
<b>674</b>	Land South East of Haslemere Water Treatment Works, Sturt Road, Haslemere	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.78</b>	Rural	Utilities	Housing



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**Site Description**

This site comprises retained operational land in the ownership of Thames Water. It is a narrow strip of land with a number of trees that lies to the east of Sturt Road opposite residential development, to the south of Sturt Farm. The land rises from the road towards the open land in the east.

**Key Designations**

- Countryside beyond the Green Belt
- Area of Great Landscape Value (AGLV)
- Wealden Heaths II Special Protection Area 5 Km zone

**Suitability**

The site is outside the settlement boundaries of both Haslemere and Camelsdale (Chichester DC), but is close to residential development on the west side of Sturt Road and a permitted development at Sturt Farm. While visible from the road the site is not prominent in the wider landscape and, due to its relationship to nearby built development, has potential to accommodate development without a significant adverse landscape impact. 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 likely significant effect on the SPA.

**Availability**

The site was submitted in the call for sites 2014 and the promoters confirmed its availability in 2017 and is therefore considered to be available.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
25	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
25		

ID Ref	Site Address	Parish	Settlement
<b>697</b>	Land at Wey Hill, Haslemere	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.98</b>	Urban	Mixed	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>• Town Centre</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
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Suitability
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 I/Phase II*). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.

Availability
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Waverley Borough Council are the owners of the site.

Achievability
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There is a reasonable prospect that 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.

Proposed (or estimated) Yield	Source of Yield
31	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
31		

ID Ref	Site Address	Parish	Settlement
<b>714</b>	Land North of Haslemere Saw Mills, Sturt Road	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.79</b>	Rural	Scrubland	Housing



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Site Description
This open field lies to the east of the junction of Sturt Road and Camelsdale Road above the street level. To the north and north east is the countryside and Longdene House, to the south east are the Haslemere Saw Mills and to the south is ribbon residential development.

Key Designations	<ul style="list-style-type: none"> <li>• Countryside Beyond the Green Belt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
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Suitability
The site is outside the settlement boundaries of both Haslemere and Camelsdale (Chichester DC), but is close to residential development on the west side of Sturt Road and a permitted development at Sturt Farm. Given the topography and visual relationship with existing development, it is likely that this site can accommodate residential development without a significant adverse landscape impact. 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 likely significant effect on the SPA.
Availability
The site was submitted in the call for sites 2017 and is therefore considered to be available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period. The site may potentially be contaminated. Depending on the level of contamination this may affect viability.

Proposed (or estimated) Yield	Source of Yield
21	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
21		

ID Ref	Site Address	Parish	Settlement
<b>927</b>	38 & 40 Petworth Road Haslemere	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.83</b>	Part urban	Housing	Housing



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Site Description
This site consists of a pair of dwellings in generous plots and set back from the Petworth Road behind mature trees and hedging. The site slopes down to the north towards Swan Barn Valley.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
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Suitability
The site is in a sustainable location, being located close to the town centre. While the gardens extend into the Green Belt, the majority of the site is within the settlement area. Although there has been a recent refusal on this site, taking into account the character of the area, there is potential for an intensification of development on this site with a reduced yield. 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 likely significant effect on the SPA.
Availability
A planning application for redevelopment of this site for (C3) housing for older people was submitted in 2017.
Achievability
A recent planning application on this site was refused however subject to design changes and other reasons for refusal being addressed it is likely that redevelopment of this site is achievable during the plan period. An acceptable compromise is likely to be achievable without affecting the viability of development.

Proposed (or estimated) Yield	Source of Yield
15	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
15		

ID Ref	Site Address	Parish	Settlement
<b>955</b>	Longdene Field, Hedgehog Lane, Haslemere	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.62</b>	Rural	Agriculture / Gardens	Housing



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Site Description
This site consists of a field north east of Longdene House with treed field boundaries and which slopes down to the north.

Key Designations	<ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
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Suitability
. The established field boundaries reduce the visibility of this site in the landscape. Much of the site is AONB. The landscape study set out that development in this segment would have limited prominence, but as it is detached from the settlement, may have a negative impact. The approval of the development at Sturt Farm, with which this site would be well related, however changes this relationship. As such there is potential for development within this site without significant harm to the AONB. 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 likely significant effect on the SPA.
Availability
An application was submitted for development of this site in 2018 and as such it is considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
25	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
25		

ID Ref	Site Address	Parish	Settlement
<b>957</b>	Longdene House and field adjoining, Hedgehog Lane, Haslemere	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>4.81</b>	Rural	Mixed use (including offices)	Housing



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Site Description
This site consists of a substantial lodge style property on an elevated position at the southern side of Haslemere, together with a field north east of the house, which slopes down to the north.

Key Designations	<ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
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Suitability
Much of the site is AONB. The landscape study set out that development in this segment would have limited prominence, but as it is detached from the settlement, may have a negative impact. The approval of the development at Sturt Farm, with which this site would be well related, however changes this relationship. While development on the western parts of this site would likely have a negative landscape impact, there is potential for development on the eastern field (site 955), with limited potential for development around the existing buildings on the site.
Availability
An application was submitted for development of this site in 2018 and as such it is considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
25	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
25		

ID Ref	Site Address	Parish	Settlement
<b>973</b>	Georgian House Hotel	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.25</b>	Urban	Hotel	Housing



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Site Description
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.

Key Designations	<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>
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Suitability
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 I/Phase II*). Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.
Availability
This site was promoted through the Issues and Options consultation for LPP2 in 2017 and as there is an ongoing planning application on the site, it is therefore considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
19	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
19		

ID Ref	Site Address	Parish	Settlement
<b>980</b>	Haslemere Preparatory School, The Heights, Hill Road	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.97</b>	Urban	Education	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>• Haslemere Hillsides</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
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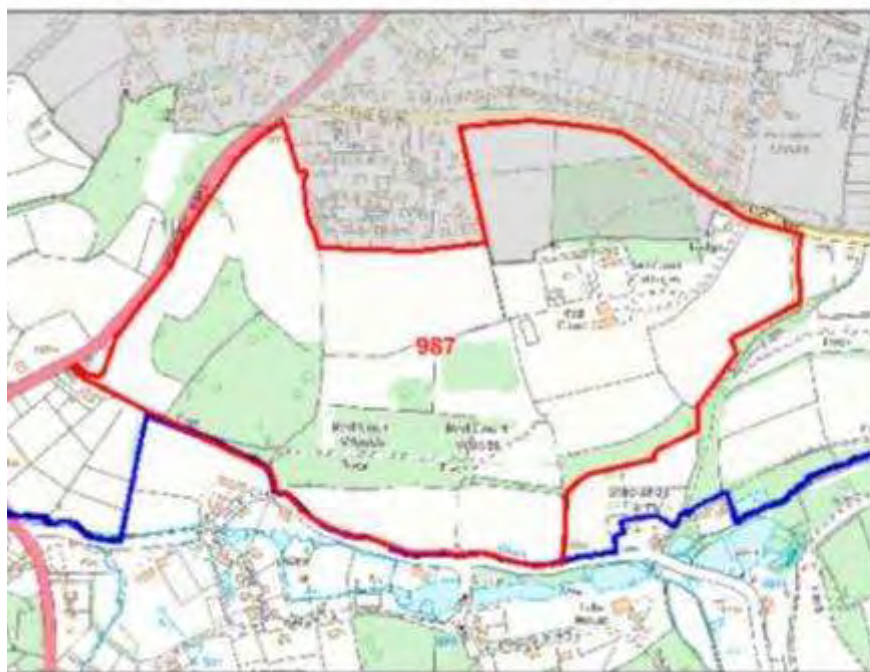
Suitability
The preparatory school operating on this site has now closed and the site has been marketed for other school and community uses.. As such the redevelopment of this site for residential uses is likely to be acceptable, subject to it no longer being required for education or other community uses. Any redevelopment of this site will need to be sensitive to character of the areas and the Haslemere Hillsides designation. 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 likely significant effect on the SPA.
Availability
This site was promoted for development in 2017 and is therefore considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
20	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
20		

ID Ref	Site Address	Parish	Settlement
<b>987</b>	Red Court, Scotland Lane	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>36.70</b>	Rural	Housing, woodland and Agriculture	Housing and SANG.



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**Site Description**

This site is an extensive tract of land to the south of Haslemere, consisting of an area of landscaped gardens, woodlands and open fields, and is primarily accessed off Scotland Lane. A ridgeline runs east-west through the centre of the site.

**Key Designations**

- Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)
- Countryside Beyond the Green Belt
- Grade II Listed building
- Wealden Heaths II Special Protection Area 5km Zone
- Flood Zone 3

**Suitability**

Much of this site is within the AONB 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. The north east portion is outside of the AONB, and is of limited importance to the setting of the 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. On this basis, this part of the site is potentially suitable for development, and this is reflected in the estimated yield. There is a watercourse which runs along the southern boundary however this is some distance from the potentially developable area of the site, and does not affect access. 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 likely significant effect on the SPA.

**Availability**

This site was submitted to the Call for Sites in 2017 and is therefore considered available.

**Achievability**

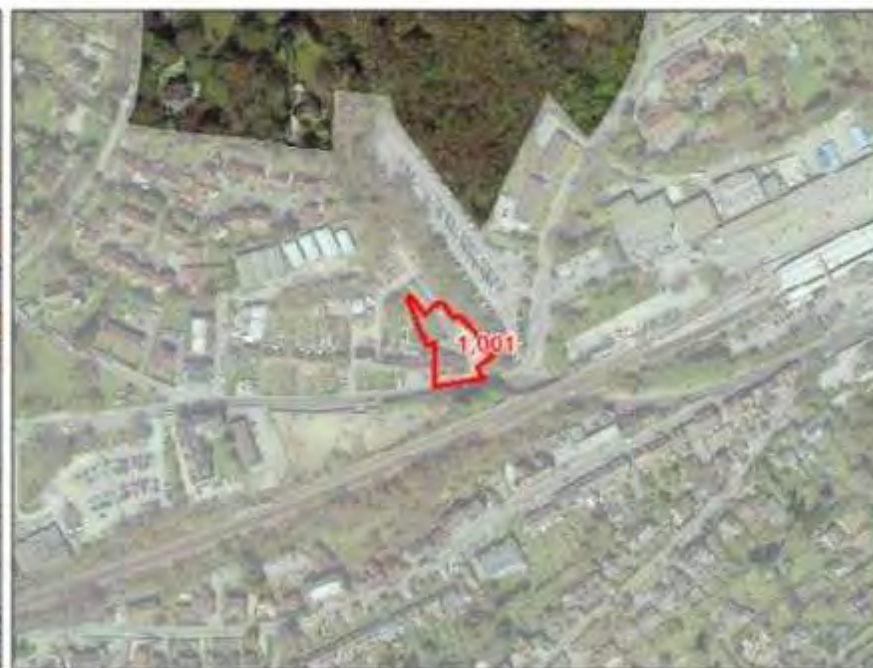
There is a reasonable prospect that development of housing would be achievable during the plan period. While the site may have a higher capacity, without a direct access from Midhurst Road, it is likely that proposals for more than 50 units are likely to give rise to highways concerns.

Proposed (or estimated) Yield	Source of Yield
50	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
35	15	

ID Ref	Site Address	Parish	Settlement
<b>1001</b>	Rear of 4 Wey Hill	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.13</b>	Urban	Parking	Housing



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Site Description
This site in Wey Hill is formed of an area of car parking and garden land which was formerly associated with the adjacent pub, which now has permission for conversion to flats.

Key Designations	<ul style="list-style-type: none"> <li>• Flood Zones 2 and 3</li> <li>• Haslemere Town Centre</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
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Suitability
This site is in a highly sustainable town centre location. The car park is no longer required now that the pub has closed and the site could accommodate a modest development that would not harm the character of the area. Issues surrounding potential contamination and surface water flooding would need to be considered as part of any development proposal. Parts of the site fall within flood zones 2 and 3. Any proposals would need to be subject to the sequential and if necessary exception tests. 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 likely significant effect on the SPA.
Availability
While a recent application was refused it is likely the reasons for refusal can be overcome and the site is considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
5	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		

ID Ref	Site Address	Parish	Settlement
<b>1004</b>	The Fairground Car Park, Wey Hill, Haslemere, GU27 1BX	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.50</b>	Urban	Parking	Housing led mixed use



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Site Description
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.

Key Designations	<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>
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Suitability
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. There is ongoing work to deregister this site as Common Land, with a suitable area of land nearby having been identified as a good candidate to register in its place. The redevelopment of this site would need to see parking retained on site, and would likely see a predominately residential development with a commercial frontage. Any development should see the Wey Centre retained or integrated into any redevelopment. There are plans to temporarily resurface the car park, until proposals for a more comprehensive redevelopment of this site come forward.
Availability
The site is owned by WBC and is available for redevelopment later on in the plan period.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period, subject to the site being successfully deregistered as Common Land.

Proposed (or estimated) Yield	Source of Yield
50	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	50	

ID Ref	Site Address	Parish	Settlement
<b>1005</b>	Land adjacent Royal Oak Public House	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.22</b>	Rural	Woodland and Parking	Housing



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Site Description
The site is formed of an area of car parking and garden land which is currently associated with the Royal Oak Public House on Woolmer Hill and is adjacent to the settlement boundary. The land rises into woodland to the north and west.

Key Designations	<ul style="list-style-type: none"> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Countryside Beyond the Green Belt</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
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Suitability
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 is 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. 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 likely significant effect on the SPA.
Availability
The site was submitted to the Call for Sites in 2018 and is therefore considered available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
6	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
6		

ID Ref	Site Address	Parish	Settlement
<b>1013</b>	12 Kings Road, Haslemere	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.05</b>	Urban	Housing and storage	Housing



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**Site Description**

The site consists of a single dwelling and series of derelict garages, and is located on a largely residential area close to the town centre.

**Key Designations**

- Wealden Heaths II Special Protection Area 5 Km zone
- Flood zones 2 and 3

**Suitability**

The site is largely derelict, and is in a sustainable edge-of-town centre location with a varied character which includes a number of flatted developments. While a recent application was refused (WA/2017/2320), It is likely 5 dwellings could be achieved on this site without harm to the character of the area. The site adjoins a watercourse on the northern boundary and is partly flood zone 2 and 3, however the site slopes steeply up from the river. Any proposals would need to be subject to the sequential and if necessary exception tests. 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 likely significant effect on the SPA.

**Availability**

There was a recent application on the site and therefore the site is considered available

**Achievability**

There is a reasonable prospect that development would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
5	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		

ID Ref	Site Address	Parish	Settlement
<b>827</b>	Uplands Stud, Bowlhead Green Road	Thursley	Bowlhead Green

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.47</b>	Rural	Equestrian	Housing



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Site Description
The site is located to the south of Bowlhead Green Road. The site is currently a stud and on part of the site there are already a number of residential properties. A small part of the site in the north is 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.

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 (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> </ul>
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Suitability
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.
Availability
The site is currently subject to a planning application for residential development and is therefore considered available.
Achievability
There is a reasonable prospect that development for housing would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
6	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
6		

ID Ref	Site Address	Parish	Settlement
<b>364</b>	Land at Moushill Mead, Portsmouth Road	Witley	Milford

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>6.08</b>	Rural	Housing & woodland	Housing and woodland



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**Site Description**

This large site is located to the west of Portsmouth Road, Milford and extends towards the A3. The predominant use of the site is garden curtilage, agriculture and woodland. A small part of the site which wraps around residential properties fronting Portsmouth Road is also used for the storage of motor vehicles and benefits from a Certificate of Lawful use for the storage of equipment/materials of a jobbing builder.

**Key Designations**

- Green Belt
- Surrey Hills Area of Outstanding Natural Beauty (AONB)
- Area of Great Landscape Value (AGLV)
- Wealden Heaths I Special Protection Area 400m zone (part)
- Wealden Heaths I Special Area of Conservation 5km zone

**Suitability**

The site is adjacent to the existing settlement boundary for Milford. This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. The landscape study comments that there is potential for development in this area. The site is closely associated with the existing settlement and well screened by woodland to the west, and as such can likely accommodate development without a significant landscape impact. The south western corner of the site is within 400m of the Wealden Heaths (Phase I) SPA, however the majority of the site is over 400m away. Proposals for residential development must demonstrate that there will not be a likely significant effect on the SPA.

**Availability**

The site came forward through the call for sites 2014 and the promoters have confirmed its availability in 2017 is therefore considered to be available.

**Achievability**

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

Proposed (or estimated) Yield	Source of Yield
30	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	30	

ID Ref	Site Address	Parish	Settlement
<b>368</b>	Land at Wheeler Street Nurseries, Wheeler Lane	Witley	Witley

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.71</b>	Rural	Retail nursery	Housing



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Site Description
The site is located to the north of the ribbon development that runs along Wheeler Lane from which it takes its access. It is presently occupied by Wheeler Street Nurseries, a residential bungalow and an area of open storage/parking. The site is bounded by woodland and residential properties.

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 5km zone</li> <li>• Conservation Area</li> </ul>
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Suitability
This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2, as well as being previously developed land. The landscape study 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 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 likely significant effect on the SPA.
Availability
The site came forward through the call for sites 2014 and the promoters have confirmed its availability in 2017 and it is therefore considered to be available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
20	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
20		

ID Ref	Site Address	Parish	Settlement
<b>449</b>	Land at Manor Lodge	Witley	Witley

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>1.73</b>	Rural	Agriculture	Housing



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Site Description
The site is undeveloped and located on land that lies to the west of the junction where Portsmouth Road, Lower Moushill Lane and Old Elstead Road meet. The site is surrounded by the residential dwellings ; Manor Lodge, Manor Cottage and Four Ways directly adjoin it, and there is more dense development to the north east and south east.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths I Special Protection Area 1 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 5km zone</li> </ul>
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Suitability
The site is adjacent to the existing settlement of Milford. This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. The landscape study comments that there is potential for development in this area. The site is well related to the existing settlement, and established field boundaries largely screen this site. On this basis this site it likely to be able to accommodate development without a significant landscape impact. 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 likely significant effect on the SPA.
Availability
The site came forward through the call for sites 2014 and the promoters have confirmed its availability in 2017, and is therefore considered to be available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
30	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	30	

ID Ref	Site Address	Parish	Settlement
<b>467</b>	Land at Highcroft, Petworth Road	Witley	Witley

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.89</b>	Urban	Housing	Housing



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Site Description
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.

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 5km zone</li> </ul>
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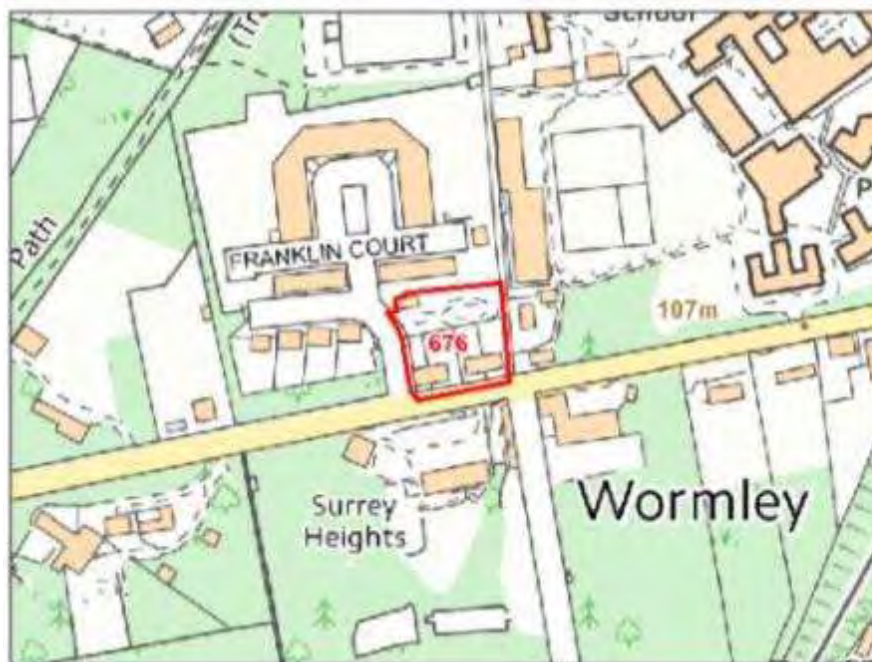
Suitability
The bulk of the site is within the rural settlement of Milford. Part of the site is currently in the Green Belt, however it is proposed to make a minor amendment to the Green Belt boundary through LPP2 so that it follows an established tree line on the southern boundary of the site. The site lies within 5km of the Wealden Heaths SPA (Phase I/Phase II*). 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 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.
Availability
The site was submitted through the Call for Sites 2014 and is considered to be available.
Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
7	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	7	

ID Ref	Site Address	Parish	Settlement
<b>676</b>	Land south of Franklin Court, Brook Road, Wormley	Witley	Wormley

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.34</b>	Rural	Housing	Housing



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Site Description
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.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</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 5km zone</li> </ul>
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Suitability
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 LPP1 as a location where the boundary could change, however as it is previously developed land, a development at a suitable scale and density could be acceptable. 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 likely significant effect on the SPA.
Availability
The site was submitted during the Call for Sites 2014 and is therefore considered available.
Achievability
There is a reasonable prospect that development would be achievable during the Plan period.

Proposed (or estimated) Yield	Source of Yield
5	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
5		

ID Ref	Site Address	Parish	Settlement
<b>703</b>	Land at Coneycroft, Guildford and Godalming By-Pass Road, Milford	Witley	Milford

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>3.72</b>	Rural	Agriculture	Housing



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Site Description
The site is located to the north of the settlement of Milford, in between Manor Fields and the A3 used primarily for agriculture.

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths I Special Area of Conservation 5km zone</li> </ul>
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Suitability
This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. The landscape study comments that there is potential for development in this area. The site is well contained by the A3 and established tree lines which mean that it is likely this site can be developed without a significant adverse landscape impact. 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 likely significant effect on the SPA.
Availability
The site came forward through the call for sites 2014 and the developer has confirmed it is available in 2017, and it is therefore considered to be available.
Achievability
There is a reasonable prospect that development of housing would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
100	Promoter

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	100	

ID Ref	Site Address	Parish	Settlement
<b>875</b>	Land at Old Elstead Road, Milford	Witley	Milford

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
<b>2.28</b>	Rural	Agricultural	Housing



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Site Description
<p>The site is undeveloped paddock land and lies to the south west of Old Elstead Road, with residential buildings to the north west and south east. The group immediately to the north includes pair of Grade II Listed buildings.</p> <p>There is an established belt of trees on the boundary fronting Old Elstead Road and mature hedging and trees on the south eastern boundary. The site is open on the south western boundary.</p>

Key Designations	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths I Special Protection Area 400m zone</li> </ul>
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Suitability
<p>This site is in an area indicated in LPP1 as being suitable for release from the Green Belt, and is proposed to be removed through LPP2. The landscape study comments that there is potential for development in this area. The site is adjacent to the existing settlement of Milford and rural fringe development to the north. Together with screening from established field boundaries, this means that it is likely that this site can accommodate development without a significant landscape impact. It 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>
Availability
<p>The site came forward through the call for sites 2014 and is therefore considered to be available.</p>
Achievability
<p>There is a reasonable prospect that development of housing would be achievable during the plan period.</p>

Proposed (or estimated) Yield	Source of Yield
60	WBC

Estimated Timescales for Delivery		
1-5 Years	6 – 10 years	11-15 Years
	60	

**Appendix 5**  
**Rejected Housing Sites**

ID Ref	Site Address		Parish	Settlement
275	Land Adjacent to Wildwood Golf Club, Horsham Road		Alfold	Alfold Crossways
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.38	6134sqm housing	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
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 this site is likely to have a harmful impact on the character of the area.				

ID Ref	Site Address		Parish	Settlement
392	Land at Linden Farm, Rosemary Lane		Alfold	Alfold
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.97	23	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
The site is within the Countryside beyond the Green Belt. On its southern boundary it adjoins both the settlement boundary and Alfold Conservation Area which also extends northwards on the eastern side of Loxwood Road. It is thus reasonably well related to the existing settlement boundary. In 2014, an appeal Inspector concluded that development of the site for this number of dwellings would have a significant adverse effect on the character and appearance of the surrounding area. In 2016, a planning application for 10 dwellings was refused and also dismissed on appeal, for similar reasons as the earlier appeals.				

ID Ref	Site Address		Parish	Settlement
574	Land East of Loxwood Road		Alfold	Alfold
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.43	8	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
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 this 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.				

ID Ref	Site Address		Parish	Settlement
614	Land west of Loxwood Road		Alfold	Alfold Crossways
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.45	12	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
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.				



ID Ref	Site Address		Parish	Settlement
692	Land West of Sweeters Copse, Loxwood Road, Alfold Crossways		Alfold	Alfold Crossways
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
14.46	111	Rural	Agriculture	Housing, primary school, shops, pub, business unit
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
The site is located within the Countryside beyond the Green Belt. It wraps around the eastern edge of the settlement boundary of Alfold Crossways. Whilst the site is physically connected to the settlement, development of the site as a whole would represent a very significant increase to the overall size of the village and a significant southward extension of development along Loxwood Road towards Alfold village, and be likely to have an adverse impact on the settlement character and countryside.				

ID Ref	Site Address		Parish	Settlement
711	Land rear of Loxwood Road, Springbok Estate, Alfold		Alfold	Alfold Crossways
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.37	75 (min)	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
The site lies within the Countryside beyond the Green Belt and is adjacent to a site of nature conservation importance (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.				

ID Ref	Site Address		Parish	Settlement
848	Land between Dunsfold Road and Loxwood Road, Alfold		Alfold	Alfold
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
51.17	400	Rural	Open Space	Housing led mixed use
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
The site is located within the Countryside beyond the Green Belt and part of the site is within the AGLV. It adjoins an 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.				

ID Ref	Site Address		Parish	Settlement
967	Land to the south of Little Bookers Lea Farm, Guildford Road, Alfold		Alfold	Alfold
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.62	50	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside Beyond the Green Belt</li></ul>			
Reasons for rejection				
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 this site would not integrate well with the existing settlement and would have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
968	Bridian Farm, Sachel Court Drive, Alfold		Alfold	Alfold Crossways
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.70	80	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside Beyond the Green Belt</li></ul>			
Reasons for rejection				
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 this site would not integrate well with the existing settlement and would have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
469	Land south side of Bramley		Bramley	Bramley
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
5.23	100 - 150	Rural	Mixed	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Area of Outstanding Natural Beauty (AONB)</li><li>Area of Great Landscape Value (AGLV) treated as being within the Surrey Hills AONB</li></ul>			
Reasons for rejection				
The site is within the Green Belt and largely within the AONB. Parts of site lying just within its eastern boundary also lie within the AGLV (treated in the Local Plan as AONB). The site adjoins the Local Plan settlement boundary in parts and also partly adjoins the Conservation Area. This site is not indicated as being potentially suitable for removal from the Green Belt in LPP1, and would also be inconsistent with the findings of the Landscape Study. On this basis development on this site is likely to have a adverse impact on the landscape and openness of the Green Belt.				

ID Ref	Site Address		Parish	Settlement
622	The Nursery, Gosden Common		Bramley	Bramley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.15	5 to 10	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Flood Zone 2</li></ul>			
Reasons for rejection				
The site is detached from the existing Local Plan settlement boundary. 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 this site would be inappropriate development in the Green Belt.				

ID Ref	Site Address		Parish	Settlement
627	Land at Park Drive, Bramley		Bramley	Bramley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.17	5	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Area of Great Landscape Value (AGLV) treated as being within the Surrey Hills AONB</li></ul>			
Reasons for rejection				
The site is within the Green Belt, and most of it also lies within the AGLV (treated in the Local Plan as AONB). It is outside the existing settlement boundary. Development on this land be inconsistent with the findings of the Landscape Study. 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 this site would be inappropriate development in the Green Belt and would have an adverse landscape impact.				



ID Ref	Site Address		Parish	Settlement
640	Land to the west of Bramley High Street		Bramley	Bramley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.39	100	Rural	Woodland	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
The site is within the Green Belt and the AONB. 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. 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 this site would be inappropriate development in the Green Belt and would have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
652	Land off Chestnut Way		Bramley	Bramley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.37	14	Rural	Woodland	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
The site is within the Green Belt and the AONB. 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 and would also be inconsistent with the findings of the Landscape Study. 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 this site would be inappropriate development in the Green Belt and would have an adverse landscape impact.				

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

ID Ref	Site Address		Parish	Settlement
791	Land at Smithbrook Kilns		Bramley	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.65	25	Rural	Employment	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Employment Development Sites</li></ul>			
Reasons for rejection				
<p>The site is located within the Green Belt and AGLV. 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>				

ID Ref	Site Address		Parish	Settlement
951	Land to West of Ricardo Court and Park Drive		Bramley	Bramley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1	30	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV) treated as being within the Surrey Hills AONB</li></ul>			
Reasons for rejection				
The site is within the Green Belt. Almost half of the site lies within the AONB. The rest of the site lies within the AGLV (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. On this basis development on this site is likely to have an adverse impact on the landscape and on the openness of the Green Belt.				

ID Ref	Site Address		Parish	Settlement
665	Land south of Wood Farm, Portsmouth Road		Busbridge	Busbridge
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
9.21	120	Rural	Agriculture	Housing, although mixed use would be considered.
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				
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 this site would be inappropriate development in the Green Belt.				

ID Ref	Site Address		Parish	Settlement
728	Land South of Brighton Road, Busbridge		Busbridge	Busbridge
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.33	100	Rural	Agriculture	Housing
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 (AGLV)</li><li>• Conservation Area</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 this site would be inappropriate development in the Green Belt.				

ID Ref	Site Address		Parish	Settlement
902	Heath Farm, Heath Lane		Busbridge	Busbridge
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.02	100-200	Rural	Agriculture	Housing
Key Designations	<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 (AGLV)</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 this site would be inappropriate development in the Green Belt.				



ID Ref	Site Address		Parish	Settlement
481	Land adjacent to Turners Mead, Chiddingfold		Chiddingfold	Chiddingfold
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
12.02	Not indicated	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Surrey Hills Area of Outstanding Natural Beauty (AONB)</li><li>Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
<p>The site adjoins the Local Plan 2002 settlement boundary, but 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 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 this 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 AONB and AGLV and is situated on higher ground with views across the village. Due to the visual prominence, development of this site is likely to have a significant adverse landscape impact.</p>				

ID Ref	Site Address		Parish	Settlement
819	Land at Skinners Lane, Chiddingfold		Chiddingfold	Chiddingfold
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.14	None indicated	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Area of Outstanding Natural Beauty (AONB)</li><li>Area of Great Landscape Value (AGLV)</li><li>Ancient Woodland</li><li>Wealden Heaths I Special Protection Area 5km buffer</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 this 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 AONB and AGLV and development of this site may have an adverse landscape impact.				

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

ID Ref	Site Address		Parish	Settlement
933	Land to West of Combe Hayes, Ballsdown, South of Chiddingfold Surgery		Chiddingfold	Chiddingfold
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.10	10-60	Rural	Equestrian	Housing
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 (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
The site is within the Green Belt. Although the site is in an area which is indicated as being potentially suitable for removal from the Green Belt through Local Plan Part 1 it is proposed to be removed through Local Plan Part 2. Although the site appears to contain areas which have been previously developed for equestrian uses, , residential development of five or more dwellings on the site would likely lead to a loss of openness and be inappropriate development in the Green Belt. This site is relatively prominent and development here is likely to have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
684	Churt Place Nurseries, Tilford Road, Churt		Frensham	Churt
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.77	20-30	Rural	Storage and distribution, and retail	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I SPA 5km buffer zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</li><li>• Wealden Heaths II SPA 5 km buffer zone</li></ul>			
Reasons for rejection				
The site is within the Green Belt, AONB, AGLV. This site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use. While the site contains previously developed land, the development of five or more dwellings on this site is likely to lead to a loss of openness and constitute inappropriate development in the Green Belt. The site is in an isolated location. While previously developed the rural character of the site means that redevelopment of this site for housing is likely to have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
964	Land to south of Hale House Lane, Churt		Churt	Churt
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.50	9	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Wealden Heaths I SPA 5km 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 (AONB)</li><li>• Area of Great Landscape Value (AGLV)</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. Development of this site is likely to lead to a loss of openness and constitute inappropriate development in the Green Belt. . This 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.				



ID Ref	Site Address		Parish	Settlement
982	Hale House Lane		Churt	Churt
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.70	30	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Wealden Heaths I SPA 5km 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 (AONB)</li><li>• Area of Great Landscape Value (AGLV)</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. Development of this site is likely to lead to a loss of openness and constitute inappropriate development in the Green Belt. . This site is a substantial field adjacent to the village and development of the site is likely to represent a significant intrusion into the countryside have an adverse impact on the landscape and rural character of the village.				

ID Ref	Site Address		Parish	Settlement
983	Land at Moreton Nurseries		Churt	Churt
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.69	15	Rural	Plant Nursery	Housing
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 (AONB)</li><li>• Area of Great Landscape Value (AGLV)</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. Whilst there are a number of buildings/structures on the site, it is unclear whether an additional five dwellings can be delivered on this site without harm to the Green Belt.				

ID Ref	Site Address		Parish	Settlement
1008	Old Barn, Old Barn Lane, Churt		Churt	Churt
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
4.00		Rural	Equestrian and Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I SPA 5km buffer zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</li><li>• Wealden Heaths II SPA 5 km buffer zone</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. Whilst there has been limited development for equestrian purposes on part of the site, an additional five dwellings could not be delivered on this 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.				

ID Ref	Site Address		Parish	Settlement
5	Buildings at Astra House, and adjacent to the Common		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.09	None indicated	Urban	Industrial/Commercial	Housing
Key Designations	<ul style="list-style-type: none"><li>Safeguarding Suitably Located Industrial and Commercial Land</li></ul>			
Reasons for rejection				
This 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.				

ID Ref	Site Address		Parish	Settlement
8	Notcutts, Guildford Road		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.37	20	Rural	Garden centre	Housing and Garden Centre
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.				

ID Ref	Site Address		Parish	Settlement
11	Astra House, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.62	13	Urban	Industrial/Commercial	Housing/Mixed
Key Designations	<ul style="list-style-type: none"><li>Suitably Located Industrial and Commercial Land</li></ul>			
Reasons for rejection				
This 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.				

ID Ref	Site Address		Parish	Settlement
293	Cranleigh Nurseries, Guildford Road, Rowly		Cranleigh	Rowly
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.8	Not indicated	Rural	Mixed	Housing
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 this 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.				

ID Ref	Site Address		Parish	Settlement
295	Gleneagles, Rowly Drive, Rowly		Cranleigh	Rowly
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.71	Not indicated	Rural	Housing	Housing
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 this 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.				



ID Ref	Site Address		Parish	Settlement
552	Jewsons LTD, The Common, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.68	Not indicated	Urban	Industrial/Commercial	Housing
Key Designations	<ul style="list-style-type: none"><li>Safeguarding Suitably Located Industrial and Commercial Land</li></ul>			
Reasons for rejection				
This 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.				

ID Ref	Site Address		Parish	Settlement
565	Land adjacent to Manfield Industrial Park		Cranleigh	Cranleigh
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.26	None indicated	Rural	Woodland and scrubland	Housing
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 this 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.				

ID Ref	Site Address		Parish	Settlement
620	Land adjacent to Ruffold Farm, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
6.42	183	Rural	Woodland and agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
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 form 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.				

ID Ref	Site Address		Parish	Settlement
669	Homeleigh Nursery, Guildford Road, Cranleigh		Cranleigh	Rowly
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.6	48	Rural	Horticulture	Housing
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 this 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.				

ID Ref	Site Address		Parish	Settlement
688	Land at Bowles Farm, Horsham Road, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
4.60	500	Rural	Agriculture	Housing / Mixed use
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
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.				

ID Ref	Site Address		Parish	Settlement
712	Land at Highfold, Horsham Road, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.07	20	Rural	Housing and Woodland	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
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 this site integrates well with the settlement area.				

ID Ref	Site Address		Parish	Settlement
726	Barcroft, Barhatch Road, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.86	12	Rural	Equestrian / Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
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.				

ID Ref	Site Address		Parish	Settlement
787	Land between Ruffold Farm and Guildford Road, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
4.58	None indicated	Rural	Woodland and agriculture	Housing
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, 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.				



ID Ref	Site Address		Parish	Settlement
873	Cranleigh Preparatory and Senior Schools		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
90.33	None indicated	Rural	Education, ancillary staff accommodation	Mixed Use
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
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.				

ID Ref	Site Address		Parish	Settlement
905	Land East of Guildford Road, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.64	40	Rural	Scrubland	Housing
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. 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.				

ID Ref	Site Address		Parish	Settlement
937	Notcutts, Guildford Road		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.14	20-30	Rural	Garden centre	Mixed use
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. 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.				

ID Ref	Site Address		Parish	Settlement
940	Land to the east of Ruffold Farm, Guildford Road, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.4	20	Rural	Pasture	Housing
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, 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.				

ID Ref	Site Address		Parish	Settlement
959	The Common Industrial Estate, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.8	50-100	Urban	Industrial/greenfield	Mixed use
Key Designations	<ul style="list-style-type: none"><li>Safeguarding Suitably Located Industrial and Commercial Land</li></ul>			
Reasons for rejection				
This 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.				

ID Ref	Site Address		Parish	Settlement
1016	Land to the North of Amlets Place, Cranleigh		Cranleigh	Cranleigh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.78	None indicated	Rural	Agriculture	Housing
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 south of the site adjoins the proposed Cranleigh settlement boundary. However, it is not well related to the settlement area. The Landscape Review 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.				

ID Ref	Site Address		Parish	Settlement
15	Land at Dunsfold Common Road		Dunsfold	Dunsfold
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.97	5	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
The site is located within the Countryside beyond the Green Belt and within AGLV. It is detached from the Local Plan settlement boundary, with existing development situated to the west of Dunsfold Common Road. There are two Listed Buildings (Grade II) located to the north and south of the site which could be negatively impacted by any development. 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.				

ID Ref	Site Address		Parish	Settlement
299	Land at Shoppe Hill		Dunsfold	Dunsfold
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.94	Not indicated	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
The site is within the Countryside beyond the Green Belt and is within the AGLV. 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 this site is likely to have an adverse impact on the character of the village.				



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

ID Ref	Site Address		Parish	Settlement
833	Land at Mill Lane, Dunsfold		Dunsfold	Dunsfold
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.40	6	Rural	Pasture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
The site is within the Countryside beyond the Green Belt and within the AGLV. 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.				

ID Ref	Site Address		Parish	Settlement
471	Land rear of Stacey's Farm Cottage, Thursley Road		Elstead	Elstead
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.62	Not indicated	Rural	Housing & Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Conservation Area</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</li><li>• Listed Building (Grade II)</li></ul>			
Reasons for rejection				
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.				

ID Ref	Site Address		Parish	Settlement
577	Tanshire Park, Elstead Road, Peperharow		Peperharow	Elstead
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.47	38	Rural	Industrial/Commercial	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Safeguarding Suitably Located Industrial and Commercial Land</li><li>• Wealden Heaths I Special Protection Area 400m zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</li></ul>			
Reasons for rejection				
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.				

ID Ref	Site Address		Parish	Settlement
624	Moors Lane		Elstead	Elstead
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.94	19	Rural	Residential garden and woodland	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 1 Km zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</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 this site would be inappropriate development in the Green Belt. The site is in the AONB and the landscape study has indicated that development in this segment would be likely to have a negative impact on the landscape.				

ID Ref	Site Address		Parish	Settlement
689	Land off West Hill and Hill Crest, Elstead		Elstead	Elstead
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
5.18	46	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 1 Km zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</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 this site would be inappropriate development in the Green Belt. The site is in the AONB and is a prominent hill offering views to and from the village and countryside beyond, as such development of this site would likely have a harmful impact on the landscape and character of the area.				



ID Ref	Site Address		Parish	Settlement
695	Land at Red House Farm, Red House Lane, Elstead		Elstead	Elstead
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.33	17	Rural	Agriculture and camping	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Adjacent to a SSSI</li><li>• Wealden Heaths I Special Protection Area 400m zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</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 this site would be inappropriate development in the Green Belt. The landscape study has indicated that potential for development in this segment is limited without having a negative impact on the landscape				

ID Ref	Site Address		Parish	Settlement
558	Ewhurst Brickworks, Horsham Road		Ewhurst	Ewhurst Green
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.66	None indicated	Rural	Industrial/Commercial	Housing
Key Designations	<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 (AGLV)</li><li>• Areas for Landscape Improvement</li></ul>			
Reasons for rejection				
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. The site is adjacent to an SSSI and some of the site is ancient woodland. It lies within the AGLV and intersects with a biodiversity opportunity area. This site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.				

ID Ref	Site Address		Parish	Settlement
694	Smokejacks, Horsham Road, Ewhurst		Ewhurst	Ewhurst Green
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
6.86	30-100	Rural	Industrial	Housing
Key Designations	<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 (AGLV)</li><li>• Sites of Special Scientific Interest</li><li>• Mineral Consultation Area</li><li>• Areas for Landscape Improvement</li></ul>			
Reasons for rejection				
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 SSSI that extents to the south. It lies within the AGLV and intersects with a biodiversity opportunity area. This site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.				

ID Ref	Site Address		Parish	Settlement
741	Hurtwood Park Polo Club, Horsham Lane, Ewhurst		Ewhurst	Ewhurst Green
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
67.41	14	Rural	Built Tourism/Leisure/Recreation	Housing, Polo and Equestrian centre
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Flood Zones 2 &amp; 3</li></ul>			
Reasons for rejection				
The site is within the Countryside beyond the Green Belt and within the AGLV. 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.				

ID Ref	Site Address		Parish	Settlement
909	Land to rear of Tamarisk, Mapledrakes Road, Ewhurst		Ewhurst	Ewhurst
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.56	25	Rural	Residential garden and paddock	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside Beyond the Green Belt</li></ul>			
Reasons for rejection				
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 this site is likely to have an adverse impact on the character of the settlement.				

ID Ref	Site Address		Parish	Settlement
929	Land at Firethorn Farm		Ewhurst	Ewhurst
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.70	63	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside beyond the Green Belt</li></ul>			
Reasons for rejection				
Development would not integrate well with the existing development pattern of the settlement. There is no physical boundary to separate the eastern boundary of the site from the remainder of the open fields that adjoin the site to the east. The fields to the east are rural in character and development on the site would change the character of the area. There would likely be a significant impact on the landscape if the site was developed.				

ID Ref	Site Address		Parish	Settlement
965	Windacres Farm , Church Street, Rudgwick		Ewhurst	Rudgwick
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
5.0	100	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
While this site is adjacent to the settlement area of Rudgwick. Development of this 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.				



ID Ref	Site Address		Parish	Settlement
966	Summerbrook Farm, Ockly Road, Ewhurst		Ewhurst	Ewhurst
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.56	47-78	Rural	Equestrian / Holiday lets	Housing
Key Designations	<ul style="list-style-type: none"><li>Countryside Beyond the Green Belt</li></ul>			
Reasons for rejection				
The site is outside of the settlement boundary and being some 65m gap from the boundary. Development on this 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.				

ID Ref	Site Address		Parish	Settlement
975	South of Cox Green Road		Ewhurst	Ewhurst
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.6	35	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
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. 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).				

ID Ref	Site Address		Parish	Settlement
984	South of Cox Green Lane (Option 2)		Ewhurst	Ewhurst
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
9.90	200	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
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. 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).				

ID Ref	Site Address		Parish	Settlement
993	Rear of Whinfields, Cranleigh Road		Ewhurst	Ewhurst
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.80	5	Rural	Orchard	Housing
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.				

ID Ref	Site Address		Parish	Settlement
1006	13 Hermongers Lane, Rudgwick		Ewhurst	Ewhurst
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.40	6	Rural	Agriculture and garden land	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
The site is within the Countryside beyond the Green Belt and within the AGLV. 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.				

ID Ref	Site Address		Parish	Settlement
25	Land at Lower Weybourne Lane, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
4.64	90	Rural	Agriculture and woodland	Housing
Key Designations	<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>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
The site is adjacent to but outside the settlement boundary. While the Landscape review 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 this site would make a significant contribution to the coalescence of the two built up areas. Over 90% of the site area is located within Flood Zone 1. The SFRA recommends that development occurs within the Flood Zone 1 area inside the site, avoiding areas at risk of surface water flooding.				

ID Ref	Site Address		Parish	Settlement
27	Land to the East of Badshot Lea		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.94	30-40	Rural	Agriculture	Housing
Key Designations	<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>FNP Biodiversity Opportunity Area</li><li>FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
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 LPP2. 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.				

ID Ref	Site Address		Parish	Settlement
33	Badshot Lea Service Station, 131 Badshot Lea Road		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.12	5	Urban	Industrial/Commercial	Housing
Key Designations	<ul style="list-style-type: none"><li>Thames Basin Heaths SPA 5km buffer zone</li><li>Flood zones 2 and 3</li><li>FNP Biodiversity Opportunity Area</li></ul>			
Reasons for rejection				
This 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.				



ID Ref	Site Address		Parish	Settlement
136	Swain and Jones 35 - 42 East Street		Farnham	Farnham
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.66	30	Urban	Industrial/Commercial	Housing
Key Designations	<ul style="list-style-type: none"><li>Thames Basin Heaths 5km buffer zone</li></ul>			
Reasons for rejection				
This site is within an edge-of-town centre area containing a range of employment uses. This site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.				

ID Ref	Site Address		Parish	Settlement
332	Land at Waverley Lane, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
13.32	157	Rural	Agriculture	Housing
Key Designations	<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>• FNP Biodiversity Opportunity Area</li><li>• FNP Land Outside Built-up Area Boundary</li><li>• FNP Areas of High Landscape Sensitivity</li></ul>			
Reasons for rejection				
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 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 this site would likely have an adverse landscape impact. Development of this 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.				

ID Ref	Site Address		Parish	Settlement
333	Land at 35 Frensham Vale, Lower Bourne		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
4.93	46	Rural	Residential garden land	Housing
Key Designations	<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>• Flood zones 2 and 3</li><li>• Countryside Beyond the Green Belt</li><li>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
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 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 this site would have a harmful landscape and visual impact.				

ID Ref	Site Address		Parish	Settlement
343	Land at Stockwood Way, Hale (Parcel B)		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.35	60-80	Rural	Open land	Housing
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>• Flood Zones 2 and 3</li><li>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
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 LPP2. 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.				

ID Ref	Site Address		Parish	Settlement
381	Land south of Badshot Lea		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
29.80	650	Rural	Mixed commercial, housing, agriculture	Housing led mixed use
Key Designations	<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>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
The site is within the countryside beyond the Green Belt and is within the Farnham/ Aldershot Strategic gap (2002). Given the scale and location of this site, its development would contribute towards the coalescence of Farnham and Badshot Lea. Development of this site would not be well related to the existing built settlement.				

ID Ref	Site Address		Parish	Settlement
436	Land at Preymead Farm Industrial Estate, Badshot Lea Road		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.35	31	Rural	Industrial/Commercial	Housing
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>• Flood zones 2 and 3</li><li>• FNP Biodiversity Opportunity Area</li><li>• FNP Land Outside Built-Up Area Boundary</li></ul>			
Reasons for rejection				
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.				



ID Ref	Site Address		Parish	Settlement
461	Land to the rear of 48 Wrecclisham Hill, Farnham		Farnham	Farnham
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.25	Not indicated	Rural	Housing & Woodland	Housing
Key Designations	<ul style="list-style-type: none"><li>• Area of Great Landscape Value</li><li>• Countryside Beyond the Green Belt</li><li>• Ancient Woodland</li><li>• FNP Land Outside Built-up Area Boundary</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li><li>• Thames Basin Heath 5km buffer zone</li></ul>			
Reasons for rejection				
The land behind the frontage properties is within the countryside beyond the Green Belt and is also within the AGLV. 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 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.				

ID Ref	Site Address		Parish	Settlement
475	Land at St. Georges Road, Badshot Lea		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.41	16	Rural	Equestrian	Housing
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>FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
<p>While nearby proposed development mean that this 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 LPP2. Any development would be likely to contribute to coalescence between Farnham and Aldershot. Development of this site would not be well related to the settlement and would intrude into open countryside.</p>				

ID Ref	Site Address		Parish	Settlement
550	1-9 Romans Business Park (Site A), Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.87	35	Urban	Industrial/Commercial	Housing
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				
This 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.				

ID Ref	Site Address		Parish	Settlement
551	Unit 1-4 East Street (Site B), Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.51	20	Urban	Industrial/Commercial	Housing
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				
This 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.				

ID Ref	Site Address		Parish	Settlement
564	Century Farm, Green Lane, Badshot Lea		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.00	100	Rural	Mixed	Housing
Key Designations	<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>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
This area is in the Strategic Gap (2002). The site is not proposed to be included in the Strategic Gap in LPP2, however is outside the built up area boundary and development on this 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.				

ID Ref	Site Address		Parish	Settlement
609	123a Badshot Lea Road, Badshot Lea		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.20	12	Urban	Industrial/Commercial	Housing
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				
This 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.				

ID Ref	Site Address		Parish	Settlement
615	Land east of Low Lane		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.57	30	Rural	Agriculture	Housing
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>• FNP Biodiversity Opportunity Area</li><li>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
This site is within the Strategic Gap (2002). The site is proposed to be included in the Strategic Gap in LPP2 and any development on this site is likely to contribute to the coalescence of Farnham and Aldershot. While adjacent to Badshot Lea, development on this site would intrude into open countryside and be unlikely to integrate well with the existing settlement.				

ID Ref	Site Address		Parish	Settlement
644	Land at Cedar House, Byworth Close		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.79	60	Rural	Residential garden / Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside Beyond the Green Belt</li><li>• Thames Basin Heaths SPA 5km buffer zone</li><li>• FNP Biodiversity Opportunity Area (part)</li><li>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
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 this 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.				



ID Ref	Site Address		Parish	Settlement
654	Hill Fields, Gardeners Hill Road, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.52	40	Rural	Agriculture	Housing
Key Designations	<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>FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
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 concludes that the potential for development within this part of the segment, without harming the landscape character, is limited. Development of this site is likely to have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
655	Wrecclesham Farm Buildings, Echo Barn Lane, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.88	5	Rural	Housing	Housing
Key Designations	<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>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
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 existing Local Plan settlement 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 this site is likely to have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
656	Wrecclesham Farm Nursery, Echo Barn Lane, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.67	10	Rural	Former commercial nursery	Housing
Key Designations	<ul style="list-style-type: none"><li>• Area of Strategic Visual Importance</li><li>• Countryside Beyond the Green Belt</li><li>• FNP Land Outside Built-up Area Boundary</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li><li>• Thames Basin Heath 5km buffer zone</li></ul>			
Reasons for rejection				
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 existing Local Plan settlement 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.				

ID Ref	Site Address		Parish	Settlement
657	Land to the South of Monkton Lane, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.06	56	Rural	Grazing Land	Housing
Key Designations	<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>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
This site is not well related to the Farnham Built-up Area Boundary and development of this site is likely to have an urbanising impact which would be harmful to the character and appearance of the area.				

ID Ref	Site Address		Parish	Settlement
671	Land rear of 12 Heathyfields Road, Farnham		Farnham	Farnham
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.70	8	Rural	Woodland	Housing
Key Designations	<ul style="list-style-type: none"><li>Thames Basin Heath 400m buffer zone</li><li>Countryside Beyond the Green Belt</li><li>FNP Area of High Landscape Value and Sensitivity</li><li>FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
The site is within the countryside beyond the Green Belt, on the north western outskirts of the town. At least 70% of site is within 400m of TBH SPA so on the basis of the promoter's estimated yield for whole site of 8 units, therefore, the remaining 30% is not large enough to accommodate 5 units The impact of additional residential development here is likely to be such that it is not possible to conclude no adverse effect on the SPA.				

ID Ref	Site Address		Parish	Settlement
675	Land at Frensham Vale Park, Rowledge, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
20.42	4	Rural	Housing / Agriculture	Housing
Key Designations	<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>FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
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.				

ID Ref	Site Address		Parish	Settlement
679	30 Frensham Vale, Lower Bourne, Farnham		Farnham	Farnham
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.19	10	Urban	Residential garden / woodland	Housing
Key Designations	<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>FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
This site is outside the Farnham Built-up Area Boundary. The area has a distinctly rural wooded character, and it is not considered that this 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.				

ID Ref	Site Address		Parish	Settlement
693	Land at Hale Road, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
14.22	97	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Thames Basin Heaths SPA 5km buffer zone</li><li>• FNP Area of High Landscape Value and Sensitivity</li><li>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
The site is within an Area of great Landscape Value. The Landscape Study concludes that the capacity for development in the segment that includes this site is limited. The site adjoins Farnham Park, which is a Historic Park or Garden, an Area of Historic Landscape Value and a Site of Nature Conservation Importance. Development of this site is likely to erode the character of the area and have an adverse landscape and visual impact.				



ID Ref	Site Address		Parish	Settlement
696	Land south of Frensham Vale Road		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
17.02	50	Rural	Woodland	Housing
Key Designations	<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>FNP Land Outside Built-up Area Boundary</li><li>Ancient Woodland</li></ul>			
Reasons for rejection				
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 this 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.				

ID Ref	Site Address		Parish	Settlement
701	Land at Lavender Lane, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
4.01	44-56	Rural	Woodland	Housing
Key Designations	<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>FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
The site is within the countryside beyond the Green Belt. It adjoins the FNP 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.				

ID Ref	Site Address		Parish	Settlement
716	13 Upper Old Park Lane, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
4.67	None indicated	Rural	Housing and equestrian.	Housing, mixed
Key Designations	<ul style="list-style-type: none"><li>• Countryside Beyond the Green Belt</li><li>• FNP Areas of High Landscape Sensitivity and Historic Value</li><li>• Thames Basin Heath 5km buffer zone</li><li>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
The site is located within the countryside beyond the Green Belt. Although the site adjoins the FNP 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 this site is likely to have a harmful landscape and visual impact.				

ID Ref	Site Address		Parish	Settlement
727	Land rear of Three Stiles Road, Farnham		Farnham	Farnham
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.19	60	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Strategic Visual Importance</li><li>• FNP Land Outside Built-up Area Boundary</li><li>• Thames Basin Heath 5km buffer zone</li></ul>			
Reasons for rejection				
While partly contained by existing development, this site is outside of the FND Built-up Area Boundary, and development of this 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 this site is likely to have an adverse impact on this area.				

ID Ref	Site Address		Parish	Settlement
854	Land at Low Lane, Badshot Lea		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.53	None indicated	Rural	Agriculture	Housing
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>• FNP Biodiversity Opportunity Area</li><li>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
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 LPP2. The site provides a green buffer to the Local Plan settlement boundary, which is defined by Low Lane. The site is not considered to integrate well with the settlement. As such development of this 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.				

ID Ref	Site Address		Parish	Settlement
892	Land at Hawthorns, between Hale Road and Farnham Park, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
4.25	65	Rural	Residential Care Home & agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Area of Great Landscape Value (AGLV)</li><li>• Countryside Beyond the Green Belt</li><li>• Thames Basin Heath 5km buffer zone</li><li>• FNP Area of High Landscape Value and Sensitivity</li><li>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
The site is in the countryside beyond the Green Belt and is within an AGLV. The site adjoins the Farnham Park SNCI, Historic Park and Garden and Area of Historic Landscape Value. The Landscape Study describes the capacity for development within the wider landscape segment (FN8), which includes Farnham Park, as limited. Development of this site is likely to have an adverse landscape and visual impact.				

ID Ref	Site Address		Parish	Settlement
907	Land west of Crown Lane, Badshot Lea		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.68		Rural	Agriculture	Housing
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>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
This 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. This site is poorly related to the settlement and development on this site would intrude into open countryside. Development of this site is likely to contribute to the coalescence of Badshot Lea and Weybourne.				

ID Ref	Site Address		Parish	Settlement
918	Land west of Folly Hill and south of Upper Park Lane, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
	102	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Area of Great Landscape Value (AGLV)</li><li>• Countryside Beyond the Green Belt</li><li>• FNP Area of High Landscape Sensitivity and Historic Value</li><li>• Thames Basin Heath 5km buffer zone</li><li>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
This site is in the historic Farnham Old Park Area of High Landscape Value and Sensitivity. Development of this site is likely to have an adverse impact on the setting of Farnham Park and the historic landscape. Development of this site would also intrude into open countryside and contribute to the coalescence of Farnham and Hale.				



ID Ref	Site Address		Parish	Settlement
962	Weydon Christian Centre, Upper Way, Farnham		Farnham	Farnham
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.16	9	Urban	Community use	Housing
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				
This 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 this site.				

ID Ref	Site Address		Parish	Settlement
963	Land at Manley Bridge Farm, Manley Bridge Road, Rowledge		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
6.07	100	Rural	Agriculture	Housing
Key Designations	<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>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
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 ASVI through LPP2. Development of this 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.				

ID Ref	Site Address		Parish	Settlement
974	Holt Pound Farm, Wrecclesham Hill, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.64	Unknown	Rural	Agriculture	Housing
Key Designations	<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>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
This site is characterised by open fields and contributes to the rural setting of Wrecclesham. No substantial changes to this ASVI are proposed through LPP2. Development of this site is likely to have a harmful landscape impact and would contribute to the coalescence of Rowledge and Wrecclesham.				

ID Ref	Site Address		Parish	Settlement
996	Land to the East of Oast House Lane, Farnham		Farnham	Farnham
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.70	9	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Area of Great Landscape Value (AGLV)</li><li>• Countryside Beyond the Green Belt</li><li>• Thames Basin Heath 5km Buffer Zone</li><li>• FNP Areas of High Landscape Value and Sensitivity</li><li>• FNP Land Outside Built-up Area Boundary</li></ul>			
Reasons for rejection				
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 this site is likely to have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
684	Churt Place Nurseries, Tilford Road		Frensham	Churt
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.77	20-30	Rural	Storage and distribution, and retail	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I SPA 5km buffer zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</li><li>• Wealden Heaths II SPA 5 km buffer zone</li></ul>			
Reasons for rejection				
The site is within the Green Belt, AONB, AGLV. This site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use. While the site contains previously developed land, the development of five or more dwellings on this site is likely to lead to a loss of openness and constitute inappropriate development in the Green Belt. The site is in an isolated location. While previously developed the rural character of the site means that redevelopment of this site for housing is likely to have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
49	Ingram & Glass Finishing Ltd, Catteshall Lane		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.19		Urban	Industrial/Commercial	Housing
Key Designations	<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>			
Reasons for rejection				
The site, in an area containing a mix of employment and residential uses, is currently in employment use. Previous buildings on the site have recently been replaced by a new storage building, housing a data centre. The continued use of this 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.				

ID Ref	Site Address		Parish	Settlement
51	Broadwater School, Summers Road, Farncombe		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.14	30-40	Rural	Education	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Flood zones 2 &amp; 3</li></ul>			
Reasons for rejection				
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 this site would be inappropriate development in the Green Belt.				



ID Ref	Site Address		Parish	Settlement
52	Thames Water, Borough Road		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.83	None indicated	Rural	Utilities	Housing or mixed use
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li><li>• Flood Zones 2 and 3</li><li>• Peperharrow Road Marsh SNCI</li></ul>			
Reasons for rejection				
This 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 this site is likely to result in a loss of openness and represent inappropriate development in the Green Belt.				

ID Ref	Site Address		Parish	Settlement
56	Llanaway Works, Meadow		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.19	24	Urban	Industrial/Commercial	Housing
Key Designations	<ul style="list-style-type: none"><li>Wealden Heaths I Special Protection Area 5 Km zone</li></ul>			
Reasons for rejection				
This site on Meadow is currently in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use				

ID Ref	Site Address		Parish	Settlement
346	Land at Busbridge (south of Chestnut Way)		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
36.66	Not indicated	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Historic Parks and Gardens (Grade II)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li><li>• Tree Preservation Orders</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 this site would be inappropriate development in the Green Belt. The site is in an AGLV and is also a Historic Park and Garden. The Landscape Study also concludes that development in this segment is likely to have a negative impact on the landscape. On this basis development of this site is likely to have an adverse impact on the landscape and historic environment.				

ID Ref	Site Address		Parish	Settlement
443	Land at Franklyn Road		Godalming	Godalming
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.85	119	Rural	Agriculture	Housing
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				
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 this site would be inappropriate development in the Green Belt.				

ID Ref	Site Address		Parish	Settlement
567	Riverview House, Catteshall Lane		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.50	None indicated	Urban	Industrial/Commercial	Housing
Key Designations	<ul style="list-style-type: none"><li>Wealden Heaths I Special Protection Area 5 Km zone</li><li>Safeguarding Suitably Located Industrial and Commercial Land</li></ul>			
Reasons for rejection				
This site is in employment use. While some of the nearby office buildings have been converted to flats, there is no evidence that this site is unsuitable or unviable for continued employment use.				

ID Ref	Site Address		Parish	Settlement
641	Land at Roe Deer Farm, Portsmouth Road		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
7.06	240	Rural	Residential garden land	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Wealden Heaths I Special Area of Conservation 5km zone</li><li>Wealden Heaths I Special Protection Area 5 Km zone</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 this 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 this site is likely to have a harmful landscape impact.				

ID Ref	Site Address		Parish	Settlement
651	Land west of Scizdons Climb		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.53	12	Rural	Woodland & Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Ancient Woodland</li><li>• Godalming Hillsides</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li></ul>			
Reasons for rejection				
The majority of this 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 AGLV, 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.				

ID Ref	Site Address		Parish	Settlement
661	The Brambles, Mark Way, Godalming		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.11	5+	Rural	Residential garden land	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</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 this site would be inappropriate development in the Green Belt. The site is in the AGLV and the landscape study has indicated that development in this area would have a negative impact on the landscape.				



ID Ref	Site Address		Parish	Settlement
707	Land North of Timbers, Northway, Godalming		Godalming	Godalming
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.6	4	Rural	Residential garden land	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</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. It is not likely that five or more dwellings could be achieved on this site without harm to the openness of the Green Belt or character of the area.				

ID Ref	Site Address		Parish	Settlement
789	Ockford Mill, Ockford Road, Godalming		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.28	20-30	Urban	Offices	Housing and commercial
Key Designations	<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>			
Reasons for rejection				
The majority of this site is within flood zones 2 and 3 The sequential test for LPP2 shows that there are sufficient alternative potentially suitable sites in areas with a lower risk of flooding in Godalming to meet housing needs. 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 limited scope for additional development on this site without harm to the openness of the Green Belt.				

ID Ref	Site Address		Parish	Settlement
794	The Meath, Westbrook Road		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.15	8	Rural	Residential Care (C2)	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Godalming Hillsides</li><li>• Listed Building (Grade II)</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li></ul>			
Reasons for rejection				
The site is within the Green Belt and AGLV, and is within the Godalming Hillsides designation. 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 Meath Trust occupies the wider site, providing both day care facilities and residential care on that site and propose to provide bungalows for independent living. There is no evidence that the site is no longer required or suitable for community uses.				

ID Ref	Site Address		Parish	Settlement
828	Foxdene and Southwall, Charterhouse Road		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.39	Sep-15	Urban	Housing	Housing
Key Designations	<ul style="list-style-type: none"><li>Godalming Hillsides</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>			
Reasons for rejection				
A planning application for nine dwellings (WA/2015/0468) was refused in June 2015 on grounds of concerns about the effect on the appearance of the street scene and the surrounding area, the lack of an appropriate mix of homes types to meet need and demand and inadequate standards of amenity for the prospective occupiers. The subsequent appeal was dismissed. Although the site lies in an area which has a special environmental quality, residential development is acceptable in principle and provided that the concerns about character are adequately considered, the site is deemed suitable for housing. A more recent application for 13 flats was submitted (WA/2016/0072) but withdrawn. It is not considered that this site is likely to be able to provide five or more additional dwellings without harm to the character of the area.				

ID Ref	Site Address		Parish	Settlement
863	Land at Catteshall Mill, Godalming		Godalming	Godalming
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.15		Urban	Mixed commercial and housing	Housing
Key Designations	<ul style="list-style-type: none"><li>Conservation Area</li><li>Flood Zones 2 and 3</li></ul>			
Reasons for rejection				
Much of this site is within Flood Zones 2 and 3. The sequential test for LPP2 shows that there are sufficient alternative potentially suitable sites in areas with a lower risk of flooding in Godalming to meet housing needs. 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 this site. Part of the site is in employment use and there is no evidence that this site is unsuitable or unviable for continued employment use.				

ID Ref	Site Address		Parish	Settlement
932	Scizdons Climb, Godalming		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.84	None indicated.	Rural	Woodland & Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Area of Great Landscape Value (AGLV)</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 this site would be inappropriate development in the Green Belt. While views into the site are restricted by woodland to either side, development of this 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.				

ID Ref	Site Address		Parish	Settlement
945	Charterhouse School, Timbers and land to the rear		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.2	15	Rural	Housing	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Area of Great Landscape Value (AGLV)</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 this site would be inappropriate development in the Green Belt.				



ID Ref	Site Address		Parish	Settlement
946	Little Primrose, Portsmouth Road		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.93	None stated	Rural	Housing	Housing
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				
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 this site, it is not likely that five or more additional dwellings could be achieved without harm to the openness of the Green Belt.				

ID Ref	Site Address		Parish	Settlement
952	Land west of Scizdon’s Climb (Land east of South Hill)		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.93	20 + 180sqm commercial	Part urban	Woodland	Mixed use
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li></ul>			
Reasons for rejection				
The majority of this 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 AGLV, Godalming Hillside, 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.				

ID Ref	Site Address		Parish	Settlement
971	Land at Springwood House, Brighton Road, Godalming		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.87	50	Rural	Housing	Housing
Key Designations	<ul style="list-style-type: none"><li>Wealden Heaths I Special Protection Area 400m zone</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 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 this site and loss of its wooded appearance would likely be harmful to the landscape and townscape setting.				

ID Ref	Site Address		Parish	Settlement
972	Manor House Hotel, Huxley Close, Godalming		Godalming	Godalming
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1	23	Urban	Hotel	Housing
Key Designations	<ul style="list-style-type: none"><li>Wealden Heaths I Special Area of Conservation 5km zone</li></ul>			
Reasons for rejection				
This hotel provides an important community facility for Godalming. There is no evidence that the property has been actively marketed for continued hotel or other community uses, or that this facility is no longer required.				

ID Ref	Site Address		Parish	Settlement
990	Broom and Lees		Godalming	Godalming
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
6.50	135	Rural	School Playing Fields	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li><li>• Tree Preservation Orders</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. This 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.				

ID Ref	Site Address		Parish	Settlement
79	Mills Yard, Bell Road		Haslemere	Haslemere
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.42	None indicated	Rural	Industrial/Commercial	Housing
Key Designations	<ul style="list-style-type: none"><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</li><li>• Countryside Beyond the Green Belt</li></ul>			
Reasons for rejection				
The site is within the AONB. The Landscape Review 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. This site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.				

ID Ref	Site Address		Parish	Settlement
80	Concours Peugeot, Sturt Road		Haslemere	Haslemere
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.36	None indicated	Urban	Industrial/Commercial	Housing
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				
This site is in employment use. There is no evidence that the site is unsuitable or unviable for continued employment use.				

ID Ref	Site Address		Parish	Settlement
145	Land at Oakdale, Portsmouth Road, Hindhead		Haslemere	Hindhead
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.6	40-45	Urban	Industrial/Commercial	Housing
Key Designations	<ul style="list-style-type: none"><li>Wealden Heaths II Special Protection Area 400m zone</li></ul>			
Reasons for rejection				
The site lies within 400m of the Wealden Heaths SPA (Phase II) where it is unlikely that the effects of development of this site on the SPA can be effectively avoided or mitigated, unless within the capacity of the Hindhead Concept Area.				



ID Ref	Site Address		Parish	Settlement
351	Land adjacent Weydown Hatch, Weydown Road		Haslemere	Haslemere
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.88	None indicated	Rural	Agriculture	Housing
Key Designations	<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 (AONB)</li><li>• Area of Great Landscape Value (AGLV)</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 this 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 Waverley Landscape Study and would have a harmful impact on the AONB.				

ID Ref	Site Address		Parish	Settlement
352	Land at Woolmer Hill, Woolmer Hill Road		Haslemere	Haslemere
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
18.69	Not indicated	Rural	Woodland	Housing
Key Designations	<ul style="list-style-type: none"><li>• Wealden Heaths II Special Protection Area 5km zone</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Countryside Beyond the Green Belt</li></ul>			
Reasons for rejection				
The site lies within the Countryside beyond the Green Belt, and the AONB. This site is not well related to the built environment. This, coupled with the wooded character and topography of the site means that development of this site would likely have a negative landscape impact.				

ID Ref	Site Address		Parish	Settlement
557	Brownscombe House and Cottage, Hindhead Road		Haslemere	Haslemere
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.48	25-45	Rural	Residential care home	Housing
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Wealden Heaths II Special Protection Area 1 Km zone</li></ul>			
Reasons for rejection				
This site in the Countryside Beyond the Green Belt is not well related to the settlement, being over 100m away from the boundary, however it contains areas of previously developed land. The site is currently in care use, and has recently received planning permission for extensions to increase its capacity. While previously promoted for a mixed C2-C3 use, the site is now proposed for residential uses as an alternative to the existing care uses. However, there is no evidence that the retention of care or other community uses would be unsuitable or unviable.				

ID Ref	Site Address		Parish	Settlement
628	Kingfisher Farm, Sandy Lane		Haslemere	Haslemere
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
9.82	circa 600 units	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Countryside Beyond the Green Belt</li><li>• Wealden Heaths II Special Protection Area 1 Km zone</li></ul>			
Reasons for rejection				
The site lies within the Countryside Beyond the Green Belt and the AONB. Development would be inconsistent with the findings of the Landscape Study, and major development on this 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.				

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

ID Ref	Site Address		Parish	Settlement
664	Land at Oak Tree Lane, Haslemere		Haslemere	Haslemere
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.73	10	Rural	Woodland	Housing
Key Designations	<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>			
Reasons for rejection				
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 this site is likely to have an adverse landscape impact. Most of the site is designated as Ancient Woodland and development of this site would be likely to lead to the loss or deterioration of the Ancient Woodland.				

ID Ref	Site Address		Parish	Settlement
667	Land surrounding Longdene House, Hedgehog Lane, Haslemere		Haslemere	Haslemere
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
12.35	30	Rural	Mixed use	Housing
Key Designations	<ul style="list-style-type: none"><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Countryside Beyond the Green Belt</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</li></ul>			
Reasons for rejection				
The site lies within the countryside beyond the Green Belt. The eastern and western parts of the site lie within AGLV treated as being within the AONB with the rest of the site being AONB. Development would be inconsistent with the findings of the Waverley Landscape Study and would likely have a negative landscape impact. While there may be potential for development on the eastern side of the site (see sites 955 and 957), development on the western and southern parts of the site is likely to have a significant adverse landscape impact.				

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



ID Ref	Site Address		Parish	Settlement
917	Land at Grayshurst, Highercombe Lane		Haslemere	Haslemere
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.04	Not indicated	Rural	Housing	Housing
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				
This 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. 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 five or more dwellings on this site is likely to represent inappropriate development in the Green Belt.				

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

ID Ref	Site Address		Parish	Settlement
948	Stronsay and Land at Stronsay, Beacon Crescent, Tilford Road, Hindhead		Haslemere	Hindhead
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.53	14	Urban	Housing	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Area of Great Landscape Value (AGLV)</li><li>Wealden Heaths II Special Protection Area 400m zone</li></ul>			
Reasons for rejection				
The site lies within 400m of the Wealden Heaths SPA (Phase II) where it is unlikely that the effects of development of this site on the SPA can be effectively avoided or mitigated, unless within the capacity of the Hindhead Concept Area.				

ID Ref	Site Address		Parish	Settlement
950	Clammer Hill Road, Grayswood		Haslemere	Grayswood
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.8	10	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Area of Outstanding Natural Beauty (AONB)</li><li>Area of Great Landscape Value (AGLV)</li><li>Wealden Heaths II Special Protection Area 5 Km zone</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 this site would be inappropriate development in the Green Belt. The site is relatively visible in the landscape and development of this site is likely to have a harmful landscape impact.				

ID Ref	Site Address		Parish	Settlement
835	Starcross Farm Area 1, Tilford		Tilford	Tilford
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.99	30	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 5km buffer</li><li>• Thames Basin Heath Special Protection Area 7km buffer</li></ul>			
Reasons for rejection				
The site is within the Green Belt and AONB. 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 this 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 this site is likely to have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
94	Land rear of 38-58 Church Road, Milford		Witley	Milford
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.37	5-10	Urban	Residential gardens and scrubland	Housing
Key Designations	<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 5km zone</li><li>• Flood Zones 2 and 3</li></ul>			
Reasons for rejection				
Much of the site is within flood zones 2 and 3, and allocation and development of this 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 LPP 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 LPP2 shows that there are sufficient alternative potentially suitable sites in areas with a lower risk of flooding in Witley to meet housing needs.				

ID Ref	Site Address		Parish	Settlement
365	Land at Hurst Gate, Portsmouth Road		Witley	Milford
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.14	50 dph	Rural	Housing & Agriculture	Housing
Key Designations	<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 5km zone</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 this site would be inappropriate 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 this site is likely to have a harmful impact on the landscape and character of the area.				



ID Ref	Site Address		Parish	Settlement
366	Land west of George Eliot Close,		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.84	24	Rural	Agriculture	Housing
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 5km zone</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</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 this site would be inappropriate development in the Green Belt. While adjoining Witley on one side, development on this site would intrude into open countryside and not reflect the pattern of development in the area.				

ID Ref	Site Address		Parish	Settlement
448	Land to the rear of 10 & 11 Busdens Close		Witley	Milford
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.48	None indicated	Rural	Woodland & Housing	Housing
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 5km zone</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 this site would be inappropriate development in the Green Belt. The landscape study indicates that development would have a negative impact on the landscape.				

ID Ref	Site Address		Parish	Settlement
452	Land at Petworth Road		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.63	120 (the calculation used to calculated the yield also includes the land covered by site 448)	Rural	Housing & Agriculture	Housing
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 5km zone</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 majority of the site is not previously developed land, development on this site would be inappropriate development in the Green Belt. Only a very small part of the site adjoins the settlement, and the landscape study indicates that development would have a negative impact on the landscape.				

ID Ref	Site Address		Parish	Settlement
561	Land East of Petworth Road and South of Mill Lane		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.39	83	Rural	Agriculture	Housing
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 5km zone</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 this 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.				

ID Ref	Site Address		Parish	Settlement
618	Land west of Petworth Road, Witley		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
4.33	None indicated	Rural	Agriculture (Grazing Land)	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 1 Km zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</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 this site would be inappropriate development in the Green Belt. The site is located off the southern end of Witley, is within the AONB and development of this site would not be well related to the existing settlement. Development of this site is likely to have a harmful landscape impact.				

ID Ref	Site Address		Parish	Settlement
632	Land adjoining Barrow Hills School		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.07	60	Rural	Agriculture	Housing
Key Designations	<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 5km zone</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 this 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). The site also lies within 400m of a SAC. Development of this site, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests.				

ID Ref	Site Address		Parish	Settlement
633	Land at Cramhurst Lane		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.61	None indicated	Rural	Agriculture	Housing
Key Designations	<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 5km zone</li></ul>			
Reasons for rejection				
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 this site would be inappropriate development in the Green Belt. The site lies within 400m of the Wealden Heaths SPA (Phase I). The site also lies within 400m of a SAC, and is within 200m of an SSSI. Development of this site, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests.				



ID Ref	Site Address		Parish	Settlement
635	Land adjacent to Willow House		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.80	6	Rural	Housing and equestrian.	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 400m zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</li><li>• Wealden Heaths II Special Protection Area 5 Km zone</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. Development of five or more dwellings on this site would likely be considered inappropriate development in the Green Belt. The site is in the AONB and development would also be inconsistent with the findings of the Landscape Study. 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), Development of this site, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests.				

ID Ref	Site Address		Parish	Settlement
636	Land adjacent to Oakwood		Witley	Milford
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.65	None indicated	Rural	Agriculture	Housing
Key Designations	<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 5km zone</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 this 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 in itself does not adjoin the settlement boundary. The majority of the site lies within 400m of the Wealden Heaths SPA (Phase I). Development of this site, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests.				

ID Ref	Site Address		Parish	Settlement
643	Land at Busdens Lane		Witley	Milford
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
6.01	50	Rural	Agriculture	Housing
Key Designations	<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 5km zone</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 this 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 this 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.				

ID Ref	Site Address		Parish	Settlement
672	Land rear of Sandford, Petworth Road, Witley		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
2.13	15	Rural	Housing and agriculture	Housing / Commercial
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Wealden Heaths I Special Protection Area 5km zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</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 this site would be inappropriate development in the Green Belt. Development of this site would also be inconsistent with the findings of the Landscape Study. 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.				

ID Ref	Site Address		Parish	Settlement
678	Land opposite King Edwards School, Petworth Road, Wormley		Witley	Wormley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
7.16	120	Rural	Housing	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</li><li>• Wealden Heaths I Special Protection Area 5 Km zone</li><li>• Wealden Heaths I Special Area of Conservation 5km zone</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 this site would be inappropriate development in the Green Belt. The site is within the AONB and AGLV. 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 this site is likely to have a harmful landscape impact.				

ID Ref	Site Address		Parish	Settlement
702	Land South of Haslemere Road, Witley		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.32	6	Rural	Woodland & Agriculture	Housing
Key Designations	<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 5km zone</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 this 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). The site lies within 400m of a SAC. and is also within 200m of SSSI. Development of this site, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests.				

ID Ref	Site Address		Parish	Settlement
847	Land Adjacent Petworth Road, Milford		Witley	Witley
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
3.00	None indicated	Rural	Agriculture	Housing
Key Designations	<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 5km zone</li></ul>			
Reasons for rejection				
This 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. As the site is not previously developed land, development on this site would be inappropriate development in the Green Belt. Parts of the site are within 400m of the Wealden Heaths SPA (Phase 1). Development of this site, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests.				

ID Ref	Site Address		Parish	Settlement
856	Land at Barrow Hills School, Witley		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.75	None indicated	Rural	Agriculture	Housing
Key Designations	<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 5km zone</li><li>• Wealden Heaths II Special Protection Area 5km zone</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 this 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). It also lies within 400m of a SAC. Development of this site, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests.				

ID Ref	Site Address		Parish	Settlement
871	Land adjacent to Petworth Road (South of Milford)		Witley	Milford
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.62	15-20	Rural	Agriculture	Housing
Key Designations	<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 5km zone</li></ul>			
Reasons for rejection				
The site is located in the gap between Milford and Witley. This site is in the Green Belt and is not within an area identified for potential release through the Green Belt Review or Local Plan Part 1. 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). Development of this site, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests.				



ID Ref	Site Address		Parish	Settlement
912	Witley and District Social Club, Mill Lane, Witley		Witley	Witley
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.20	5	Rural	Community use	Housing /Clubhouse
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 5km zone</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. It is unlikely that the site can accommodate five or more dwellings without harm to the openness of the Green Belt.				

ID Ref	Site Address		Parish	Settlement
923	Land at Secretts, Hurst Farm, Milford, Surrey		Witley	Milford
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
15.57	200	Rural	Agriculture & Retail	Housing, Retail, Commercial
Key Designations	<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 5km zone</li></ul>			
Reasons for rejection				
The lawfully established use of the overwhelming majority of this site appears to be for agriculture. 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 this site would be inappropriate development in the Green Belt. Development of this site would also contribute significantly to the coalescence of Godalming and Milford and have a harmful townscape impact.				

ID Ref	Site Address		Parish	Settlement
930	Land to the West of Petworth Road		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
8.97	100+	Rural	Agriculture	Housing
Key Designations	<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 5km zone</li></ul>			
Reasons for rejection				
<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. As the site is not previously developed land, development on this site would therefore be inappropriate development in the Green Belt. Much of the site is within 400m of the Wealden Heaths SPA (Phase I), where development, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests. Development on the eastern part of the site, away from the SPA, would erode its open character while not being well related to the existing built up area of Witley, with development here likely to have an adverse impact on the character of the settlement.</p>				

ID Ref	Site Address		Parish	Settlement
969	Land at Mousehill House, Sandy Lane, Milford		Witley	Milford
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.52	None indicated	Rural	Garden land	Housing
Key Designations	<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 5km zone</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. Development on this 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 is within 400m of the Wealden Heaths SPA (Phase 1). Development of this site, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests.				

ID Ref	Site Address		Parish	Settlement
970	Haslemere Road, Land to the South of Hawthorn Close, Witley		Witley	Witley
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.70	10-15 units	Rural	Woodland	Housing
Key Designations	<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 5km zone</li><li>• Registered Common Land</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 this site would be inappropriate development in the Green Belt. The site is within 400m of the Wealden Heaths SPA (Phase 1). Development of this site, particularly in combination with other sites nearby, may have a detrimental impact on nature conservation interests.				

ID Ref	Site Address		Parish	Settlement
1010	Former Water Works, Bowlhead Green		Witley	Brook
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.12	5+	Rural	Former utilities buildings and woodland	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Area of Outstanding Natural Beauty (AONB)</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 5km zone</li></ul>			
Reasons for rejection				
This 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 this site without harm to the openness of the Green Belt.				

ID Ref	Site Address		Parish	Settlement
621	Land at Little Plonks, Church Hill		Wonersh	Shamley Green
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
7.96	55	Rural	Agriculture	Housing
Key Designations	<ul style="list-style-type: none"><li>• Green Belt</li><li>• Within 500m of Ancient Woodland</li><li>• Surrey Hills Area of Outstanding Natural Beauty (AONB)</li><li>• Area of Great Landscape Value (AGLV)</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 this site would be inappropriate development in the Green Belt. The site is also detached from the Shamley Green settlement boundary and development of this site would represent an intrusion into open countryside which is likely to have a harmful impact on the landscape and character of the settlement.				

ID Ref	Site Address		Parish	Settlement
709	Land at Great Tangley Manor Farm, Wonersh		Wonersh	Wonersh
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
8.35	30 to 50 dph	Rural	Agriculture	Housing led mixed use
Key Designations	<ul style="list-style-type: none"><li>Green Belt</li><li>Area of Great Landscape Value (AGLV)</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 this site would be inappropriate development in the Green Belt. The site is detached from the settlement of Wonersh and development of this site would represent a significant intrusion into open countryside which is likely to have an adverse landscape impact.				

ID Ref	Site Address		Parish	Settlement
894	Land to the rear of Wonersh United Reformed Church (URC), The Common, Wonersh		Wonersh	Wonersh
Site Size (ha)	Developer’s Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.73	3-5	Rural	Greenfield	Housing
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 this site would be inappropriate development in the Green Belt.				



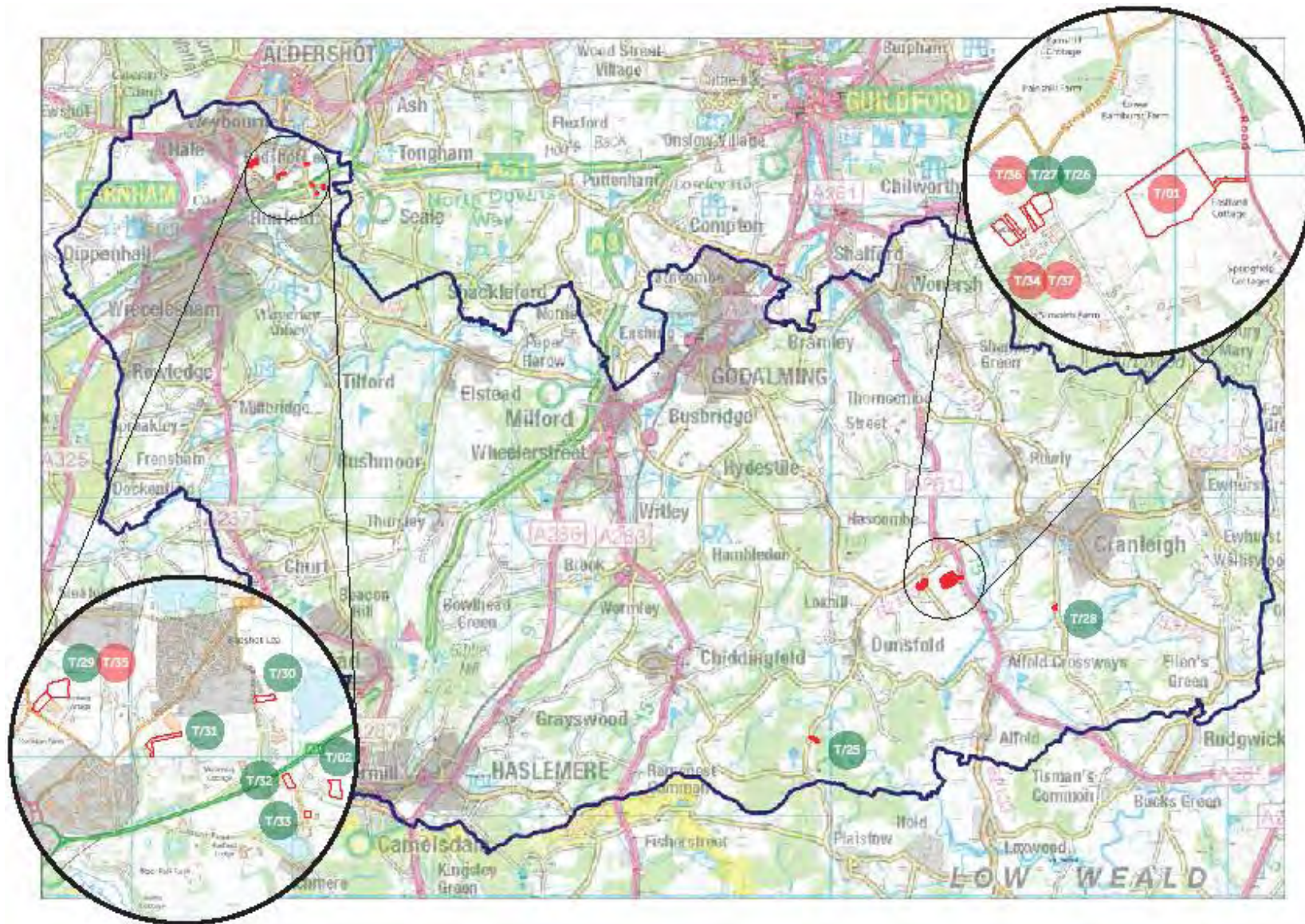
**Appendix 6**  
**List of Traveller sites**

Traveller Sites		
Site ID	Site Name	Status
<b>T/25</b>	Burnt Hill, Plaistow Road, Dunsfold	Potentially Suitable
<b>T/26</b>	Adjacent to Lydia Park, Stovolds Hill, Cranleigh	Potentially Suitable
<b>T/27</b>	Rear of 9 Lydia Park, Stovolds Hill, Cranleigh	Potentially Suitable
<b>T/28</b>	Land West of Knowle Lane, Cranleigh	Potentially Suitable
<b>T/29</b>	Monkton Farm, Monkton Lane, Farnham	Potentially Suitable
<b>T/30</b>	South of Kiln Hall, St George's Road, Badshot Lea, Farnham	Potentially Suitable
<b>T/31</b>	Land off Badshot Lea Road, Farnham	Potentially Suitable
<b>T/32</b>	Hop Meadows, Old Bridge Road, Runfold	Potentially Suitable
<b>T/02</b>	East of the Willows, Runfold	Potentially Suitable
<b>T/33</b>	The Old Stone Yard, Tongham Road, Runfold	Potentially Suitable
<b>T/01</b>	Land at Horsham Road, Cranleigh	Rejected as Unsuitable
<b>T/35</b>	North of Monkton Farm, Monkton Lane, Farnham	Rejected as Unsuitable
<b>T/36</b>	Done Roaming, north of Lydia Park, Stovolds Hill, Cranleigh	Rejected as Unsuitable
<b>T/37</b>	Hogwarts, north of Lydia Park, Stovolds Hill, Cranleigh	Rejected as Unsuitable
<b>T/34</b>	Land adjacent to 25 Lydia Park, Stovolds Hill, Cranleigh	Rejected as Unsuitable

## **Appendix 7**

### **Borough map of traveller sites**

Map of submitted traveller sites

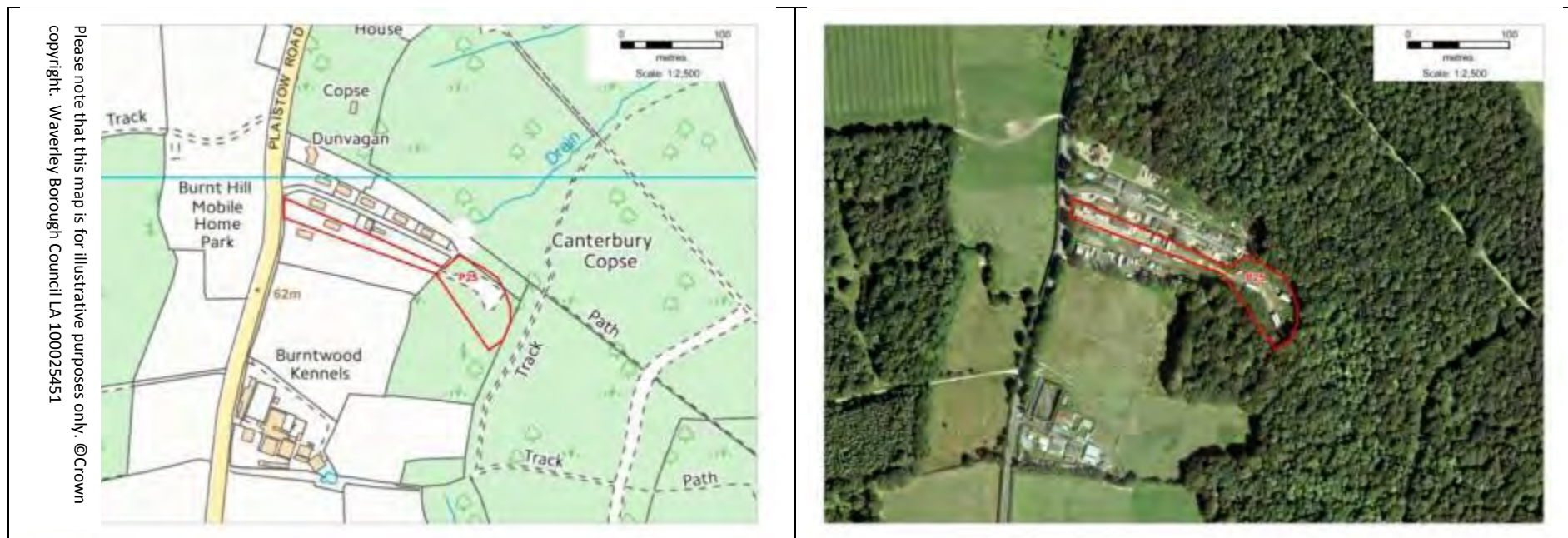


## **Appendix 8**

### **Potentially Suitable Traveller Sites**



ID Ref	Site Address	Settlement	Parish
<b>T/25</b>	7 Burnt Hill, Plaistow Road, Dunsfold	None	Dunsfold
Site Size (Ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.58</b>	Rural	Travelling Showpeople - vacant	Traveller pitches and plots



### Site Description

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.

#### Key Designations

- Countryside beyond the Green Belt
- Area of Great Landscape Value (AGLV)
- Surrounding Ancient Woodland
- Chiddingfold Forest SSSI

#### Suitability

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. Subject to consideration of appropriate mitigation measures on the impact on AGLV.

#### Availability

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

#### Achievability

There is reasonable prospect that the development of the site for Gypsy and Traveller pitches would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
3 pitches for Gypsies and Travellers and 2 plots for Travelling Showpeople plots)	Promoter / WBC

Estimated Timescales for Delivery		
1-5 Years	6-10 Years	11-16 Years
3 pitches 2 plots		

ID Ref	Site Address	Settlement	Parish
<b>T/26</b>	Adjacent to Lydia Park, Stovolds Hill, Cranleigh	None	Bramley
Site Size (Ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.69</b>	Rural	Agriculture	Gypsy and Traveller pitches



#### Site Description

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.

#### Key Designations

- Countryside beyond the Green Belt
- Area of Great Landscape Value (AGLV)

#### Suitability

The site would effectively act as a northern extension of the traveller accommodation land use. Subject to appropriate mitigation measures as part of any application, considering the impact on the countryside and the AGLV, this site is potentially suitable for Gypsy and Traveller accommodation.

#### Availability

The owner has promoted this land for Gypsy and Traveller accommodation.

#### Achievability

There is reasonable prospect that the development of the site for Gypsy and Traveller pitches would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
8	Promoter / WBC

Estimated Timescales for Delivery		
1-5 Years	6-10 Years	11-16 Years
8		



ID Ref	Site Address	Settlement	Parish
<b>T/27</b>	Rear of 9 Lydia Park, Stovolds Hill, Cranleigh	None	Bramley
Site Size (Ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.56</b>	Rural	Agriculture	Gypsy and Traveller pitches

Please note that this map is for illustrative purposes only. ©Crown copyright. Waverley Borough Council LA 100025451



Site Description	
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.	
Key Designations	<ul style="list-style-type: none"> <li>Countryside beyond the Green Belt</li> </ul>



	<ul style="list-style-type: none"> <li>Area of Great Landscape Value (AGLV)</li> </ul>
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<b>Suitability</b>
The site would effectively act as a northern extension of the traveller accommodation land use. Subject to appropriate mitigation measures as part of any application, considering the impact on the countryside and the AGLV, this site is potentially suitable for Gypsy and Traveller accommodation.
<b>Availability</b>
The owner has promoted this land for Gypsy and Traveller accommodation.
<b>Achievability</b>
There is reasonable prospect that the development of the site for Gypsy and Traveller pitches would be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
5	Promoter/ WBC

Estimated Timescales for Delivery		
1-5 Years	6-10 Years	11-16 Years
5		

ID Ref	Site Address	Settlement	Parish
<b>T/28</b>	Land West of Knowle Lane, Cranleigh	None	Cranleigh
Site Size (Ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.46</b>	Rural	Gypsy and Traveller pitch	Gypsy and Traveller pitches



### Site Description

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.

Key Designations	<ul style="list-style-type: none"> <li>Countryside beyond the Green Belt</li> </ul>
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Suitability
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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.
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Availability
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The owner has promoted this land for Gypsy and Traveller accommodation.
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Achievability
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There is reasonable prospect that the development of the site for Gypsy and Traveller pitches would be achievable during the plan period.
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Proposed (or estimated) Yield	Source of Yield
One additional pitch to the one existing pitch	Promoter

Estimated Timescales for Delivery		
1-5 Years	6-10 Years	11-16 Years
1		

ID Ref	Site Address	Settlement	Parish
<b>T/29</b>	Monkton Farm, Monkton Lane, Farnham	Farnham	Farnham
Site Size (Ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.67</b>	Rural	Traveller site and agriculture	Gypsy and Traveller site



#### Site Description

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.

#### Key Designations

- Countryside beyond the Green Belt
- FNP Land Outside Built-up Area Boundary
- The Farnham/Aldershot Strategic Gap (current boundary)
- Thames Basin Heath SPA 5km Buffer Zone
- Areas of High Archaeological Potential WA207

#### 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 LPP2. 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.

#### Availability

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

#### Achievability

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

Proposed (or estimated) Yield	Source of Yield
7 additional pitches to the one existing permission	Promoter/ WBC

Estimated Timescales for Delivery		
1-5 Years	6-10 Years	11-16 Years
7		



ID Ref	Site Address	Settlement	Parish
<b>T/30</b>	South of Kiln Hall, St George's Road, Badshot Lea, Farnham	Farnham	Farnham
Site Size (Ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.40</b>	Rural	Traveller site and agriculture	Gypsy and Traveller site



#### Site Description

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.

#### Key Designations

- Countryside beyond the Green Belt
- Farnham/Aldershot Strategic Gap (current boundary)
- FNP Land Outside Built-up Area Boundary
- Thames Basin Heath SPA 5km buffer

#### Suitability

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 and expand this 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.

#### Availability

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

#### Achievability

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

Proposed (or estimated) Yield	Source of Yield
Max 4 pitches for site (3 additional to the one existing permission)	Promoter/ WBC

Estimated Timescales for Delivery		
1-5 Years	6-10 Years	11-16 Years
3		

ID Ref	Site Address	Settlement	Parish
<b>T/31</b>	Land off Badshot Lea Road, Farnham	Farnham	Farnham
Site Size (Ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.50</b>	Rural	Traveller site and agriculture	Gypsy and Traveller site



#### Site Description

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.	
Key Designations	<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> </ul>

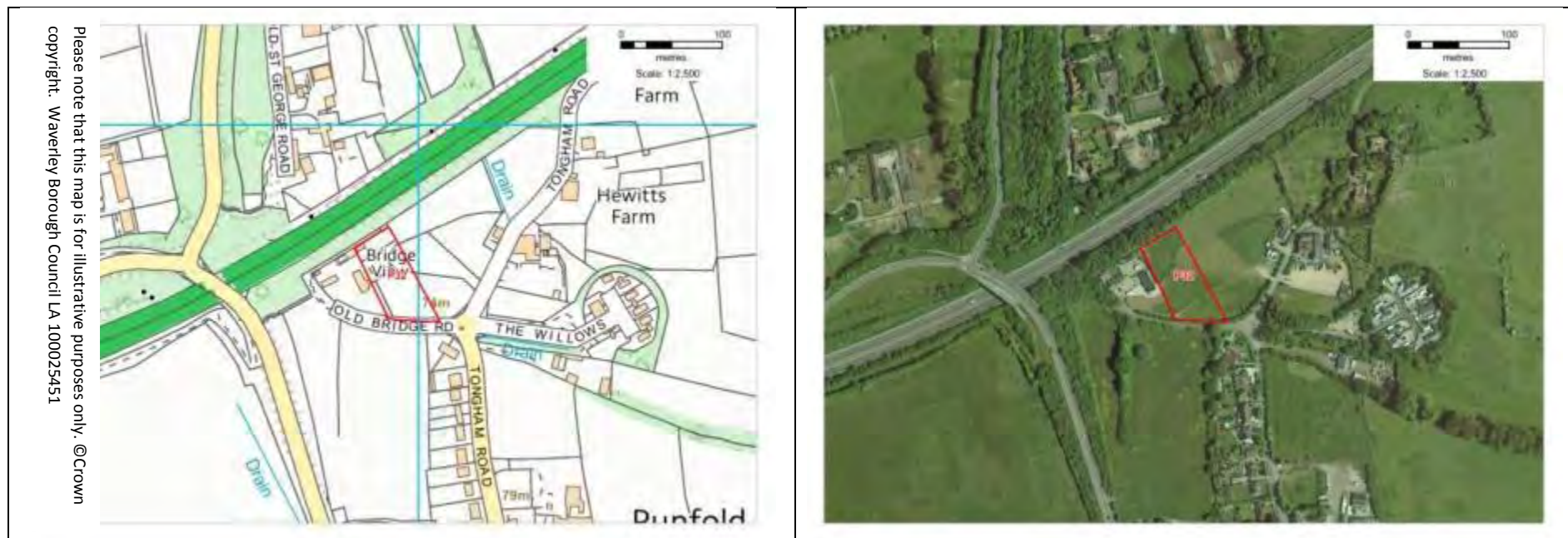
<b>Suitability</b>
To the north of the site is the Squires Garden Centre, which is a site with an established commercial use. There are residential properties along the access laneway offering some integration opportunities. Modest intensification would be possible provided any development being sympathetic 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.
<b>Availability</b>
The land was submitted to the Call for Sites in 2017 and therefore is considered available.
<b>Achievability</b>
There is reasonable prospect that the development of additional pitches could be achievable during the plan period.

Proposed (or estimated) Yield	Source of Yield
Max 3 pitches for site (2 additional to the one existing permission)	Promoter/ WBC

Estimated Timescales for Delivery		
1-5 Years	6-10 Years	11-16 Years
2		



ID Ref	Site Address	Settlement	Parish
<b>T/32</b>	Hop Meadows, Old Bridge Road, Runfold	None	Farnham
Site Size (Ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.38</b>	Rural	Traveller site with horse menage	Gypsy and Traveller site



### Site Description

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.

#### Key Designations

- Countryside beyond the Green Belt
- Farnham/Aldershot Strategic Gap (current boundary)
- FNP Land Outside Built-up Area Boundary
- Thames Basin Heath SPA 5km buffer
- Wealden Heaths I SPA 5km zone

#### Suitability

Further minor intensification would be possible subject to an approved revision of the existing and partly established layout and design. This includes the land to the north of the site which is currently an unused horse paddock. 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. 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.

#### Availability

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

#### Achievability

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

Proposed (or estimated) Net Yield	Source of Yield
Max 7 pitches for site (2 additional to existing 5 permissions)	Promoter/ WBC

Estimated Timescales for Delivery		
1-5 Years	6-10 Years	11-16 Years
2		

ID Ref	Site Address	Settlement	Parish
<b>T/02</b>	East of the Willows, Runfold	None	Farnham
Site Size (Ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.69</b>	Rural	Agriculture	Gypsy and Traveller site



#### Site Description

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, but access through The Willows site is deemed possible, subject to agreement with Surrey County Council.

Key Designations	<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>
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Suitability
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 a short distance to Badshot Lea and Runfold for local schools and services, and within a short drive to Farnham town centre. The site is not proposed to be included in the 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.
Availability
The owner has promoted this land for Gypsy and Traveller accommodation.
Achievability
There is reasonable prospect that the development of the site for Gypsy and Traveller pitches would be achievable during the plan period subject to agreement with the Surrey County Council to provide access through adjacent Willows site.

Proposed (or estimated) Net Yield	Source of Yield
10 pitches for gypsies	Promoter

Estimated Timescales for Delivery		
1-5 Years	6-10 Years	11-16 Years
		10

ID Ref	Site Address	Settlement	Parish
<b>T/33</b>	The Old Stone Yard, Tongham Road, Runfold	None	Farnham
Site Size (Ha)	Rural or Urban	Existing Use	Proposed Use
<b>0.14</b>	Rural	Traveller site	Gypsy and Traveller site



Site Description	
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).	
Key Designations	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> </ul>

	<ul style="list-style-type: none"> <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>
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Suitability
<p>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.</p>
Availability
<p>The land was submitted to the Call for Sites in 2017 and therefore is considered available.</p>
Achievability
<p>There is reasonable prospect that the development of additional pitches could be achievable during the plan period.</p>



Proposed (or estimated) Yield	Source of Yield
Max 3 pitches for site (2 additional to the one existing permission)	Promoter/ WBC



Estimated Timescales for Delivery		
1-5 Years	6-10 Years	11-16 Years
2		





**Appendix 9**  
**Rejected Traveller sites**

ID Ref	Site Address		Settlement	Parish
T/01	Land at Horsham Road, Cranleigh		None	Alfold
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
8.81	25 plots	Rural	Agriculture	Travelling Showpeople plots
<div>Please note that this map is for illustrative purposes only. ©Crown copyright. Waverley Borough Council LA 100025451</div> 				
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
<p>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.</p>				

ID Ref	Site Address		Settlement	Parish
T/35	North of Monkton Farm, Monkton Lane, Farnham		Farnham	Farnham
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
1.30	Unknown	Rural	Agriculture	Gypsy and Traveller site
<div><div>Please note that this map is for illustrative purposes only. ©Crown copyright. Waverley Borough Council LA 100025451</div><div></div></div>			<div></div>	
Key Designations	<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>			
Reasons for rejection				
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.				

ID Ref	Site Address		Settlement	Parish
T/36	Done Roaming, north of Lydia Park, Stovolds Hill, Cranleigh		None	Bramley
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.17	3 (Promoter / WBC)	Rural	Agriculture	Gypsy and Traveller site
<div><div>Please note that this map is for illustrative purposes only. ©Crown copyright. Waverley Borough Council LA 100025451</div></div>				
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
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.				



ID Ref	Site Address		Settlement	Parish
T/37	Hogwarts, north of Lydia Park, Stovolds Hill, Cranleigh		None	Bramley
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.19	4 (Promoter / WBC)	Rural	Agriculture	Gypsy and Traveller site
<div><div>Please note that this map is for illustrative purposes only. ©Crown copyright. Waverley Borough Council LA 100025451</div></div>				
Key Designations	<ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul>			
Reasons for rejection				
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.				



ID Ref	Site Address		Settlement	Parish
T/34	Land adjacent to 25 Lydia Park, Stovolds Hill, Cranleigh		None	Bramley
Site Size (ha)	Developer's Proposed Yield	Rural or Urban	Existing Use	Proposed Use
0.67	7 (Promoter / WBC)	Rural	Agriculture	Gypsy and Traveller site
<div><div>Please note that this map is for illustrative purposes only. © Crown copyright. Waverley Borough Council LA 100025451</div><div></div></div>			<div></div>	
Key Designations	<div><div></div><div><ul style="list-style-type: none"><li>• Countryside beyond the Green Belt</li><li>• Area of Great Landscape Value (AGLV)</li></ul></div></div>			
Reasons for rejection				
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.				

## **Appendix 10**

### **Sites promoted for employment and other uses**

ID Ref	Site Address	Parish	Settlement
<b>658</b>	Alehouse Field, The Common, Dunsfold	Dunsfold	Dunsfold

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
0.63	Rural	Agriculture	Retirement Housing (C2)

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**Site Description**

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.

**Key Designations**

- Countryside beyond the Green Belt
- Area of Great Landscape Value (AGLV)
- Conservation Area

**Reasons for rejection**

This site was previously promoted for housing and is now promoted for older peoples housing (C2). The site is within the Countryside beyond the Green belt and is within the AGLV. While adjacent to the settlement, development of this site is likely to have an adverse impact on the countryside and rural character of the settlement. It is also within the Conservation Area and adjoins several Listed Buildings along Oak Tree Lane and Sun Inn Road, and it is likely that development of this site would have an adverse impact on the character and appearance of the Conservation Area and setting of the Listed Building.



ID Ref	Site Address	Parish	Settlement
<b>890</b>	The Old Grove, High Pitfold, Hindhead GU26 6BN	Haslemere	Haslemere

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
2.46	Rural	Care uses (C2)	Care uses (C2)

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Site Description
The site comprises of numerous existing buildings and is located to the east of the A3, with access from High Pitfold road.

Key Designations	<ul style="list-style-type: none"> <li>• Countryside beyond the Green Belt</li> <li>• Surrey Hill Area of Outstanding Natural Beauty (AONB)</li> <li>• Area of Great Landscape Value (AGLV)</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> <li>• Wealden Heaths II Special Protection Area 5 Km zone</li> </ul>
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Suitability
Proposal for change of use to care home and supported living units. Given the existing buildings and current use on the site, it is considered suitable in principle for further care home / supported living within the constraints of the existing site. Any proposals for intensification of this site will need to involve consideration of the impact of the development on the AONB and AGLV. 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. The impact of proposals will be considered on a case-by-case basis. Where necessary, a project-specific Habitats Regulations Assessment will be required.
Availability
The site is considered available given the 2015 application.
Achievability
There is a reasonable prospect that development supporting the care home / supported living would be achievable during the Plan period.

ID Ref	Site Address	Parish	Settlement
997	Land at North End of Tongham Road, Runfold	Farnham	Runfold

Site Size (ha)	Rural or Urban	Existing Use	Proposed Use
11.5	Rural	Agriculture	Suitable Alternative Natural Greenspace



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Site Description
The site comprises an area of agricultural land which straddles the Guildford-Waverley Borough boundary on the southern side of the A31.

Key Designations	<ul style="list-style-type: none"> <li>• Land Outside Built-up Area Boundary</li> <li>• Countryside beyond the Green Belt</li> <li>• The Farnham/Aldershot Strategic Gap</li> <li>• FNP Biodiversity Opportunity Areas</li> <li>• Thames Basin Heath Special Protection Area 5km buffer zone</li> <li>• Wealden Heaths I Special Protection Area 5 Km zone</li> </ul>
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Suitability
The site is proposed to form a Suitable Alternative Natural Greenspace, to absorb recreational pressure resulting from nearby housing development on the Thames Basin Heaths SPA, in accordance with the SPA Avoidance Strategy. The site is in the Strategic Gap (2002). It is not proposed to be included in the Strategic Gap in LPP2. Use of the site as a SANG would be compatible with its designation as a Biodiversity Opportunity Area in the Farnham Neighbourhood Plan. An appeal was allowed for the change of use of the site to SANG in January 2018 under application WA/2016/0339 (This was a hybrid application which was also for 254 dwellings within Guildford Borough).
Availability
The site is considered available given the 2015 application.
Achievability
Providing the associated housing development in Guildford comes forward, the change of use of this site is considered achievable.