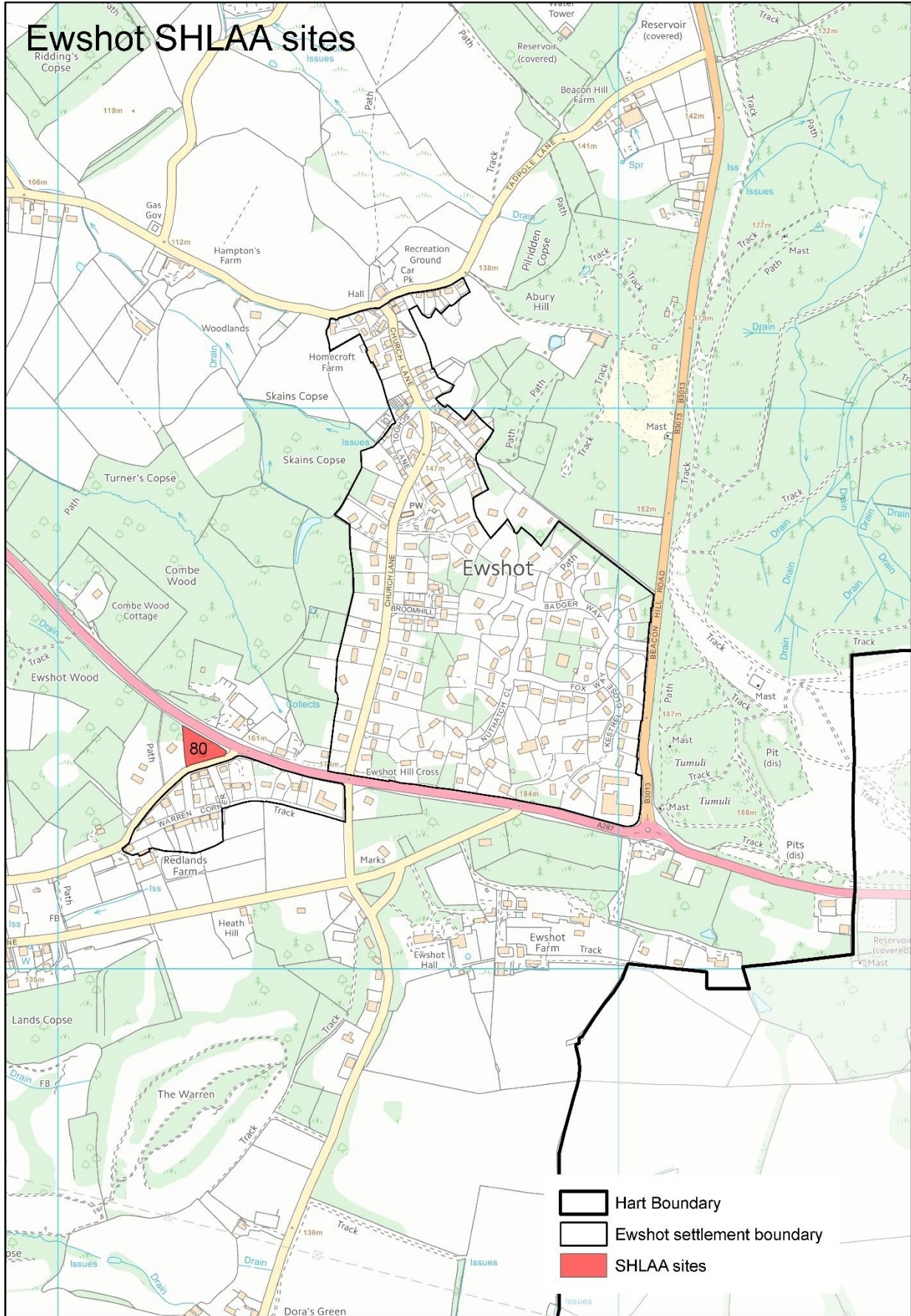


Ewshot

Site Ref	Site Name
SHL80	Tanglewood, Ewshot

Ewshot SHLAA sites



Site Reference	SHL80
Site Name	Tanglewood, Ewshot
Site Address	Tanglewood, Redlands Lane, Ewshot, Farnham, Surrey, GU10 5AS
Parish	Ewshot
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	0.31
Estimate of potential housing capacity	9
Current Land Uses	House and garden
Suitability	<p>Policy Constraints</p> <p>The site is situated in the countryside, outside the Ewshot settlement boundary as shown in the adopted Local Plan (Replacement) 1996-2006.</p> <p>Physical</p> <p>The site lies within Flood zone 1 (lowest risk of fluvial flooding) and the east of the site has limited potential for groundwater flooding.</p> <p>Landscape, nature and heritage</p> <p>There are no Conservation Areas, Scheduled Monuments, Sites of Special Scientific Interest, Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves, Common Land or Public Rights of Way in the vicinity of the site or close enough to be affected by development on this site.</p> <p>There is a Site of Importance for Nature Conservation (SINC) close to north and north west of site and others in relatively close proximity to the site. There is also an area of Tree Preservation Orders to the north of the site as well as an area of ancient woodland.</p> <p>The site is located within 5km of the Special Protection Area.</p> <p>Environmental/amenity impacts</p> <p>n/a</p> <p>Other</p> <p>No high grade agricultural land (best and most versatile land) within the site.</p>
Recommendations for overcoming constraints	<p>The site would need to be allocated for residential development in the new Local Plan or in a Neighbourhood Plan.</p> <p>Mitigation relating to groundwater flooding may be advisable.</p> <p>The design of any new development should minimise impacts on the setting of the nearby listed building, and minimise impacts on the nearby SINC, TPOs and ancient woodland.</p>

	A contribution towards SPA mitigation will be required.	
Availability	The owner has recently confirmed the availability of the site for residential development (August 2017).	
Achievability	No significant market, cost or delivery factors have been identified. Development at this site is considered to be economically viable, therefore site considered to be achievable.	
Deliverability	Deliverable (within 5 years)	
	Developable (within 6-15 years)	
	Not currently developable	X

