



A sustainable approach towards housing

Study Area: Rushmoor / Hart

By Gareth Robert Price

Revision 1.0

A sustainable approach towards housing

Study Area: Rushmoor and Hart

This document has been written by Gareth Robert Price during the period of January to June 2015 for educational purposes. I would like to thank everyone that have been involved in finding information or have given their opinion on the topic to create this document.

Should you require any additional information on this subject or would like to get in contact please email:

garethrobertprice@gmail.com

Front Image: Molenplein, Den Helder - Tony Fretton Architects

Contents Page

	Page
Introduction - Scope of document	1-2
Modern Housing Typologies	3-10
Rushmoor Borough Council	11-24
Hart District Council	25-36
Conclusion	37-38

Introduction

Scope of document

This document has been produced to demonstrate how our housing needs can be fulfilled without the destruction of our countryside and way of life.

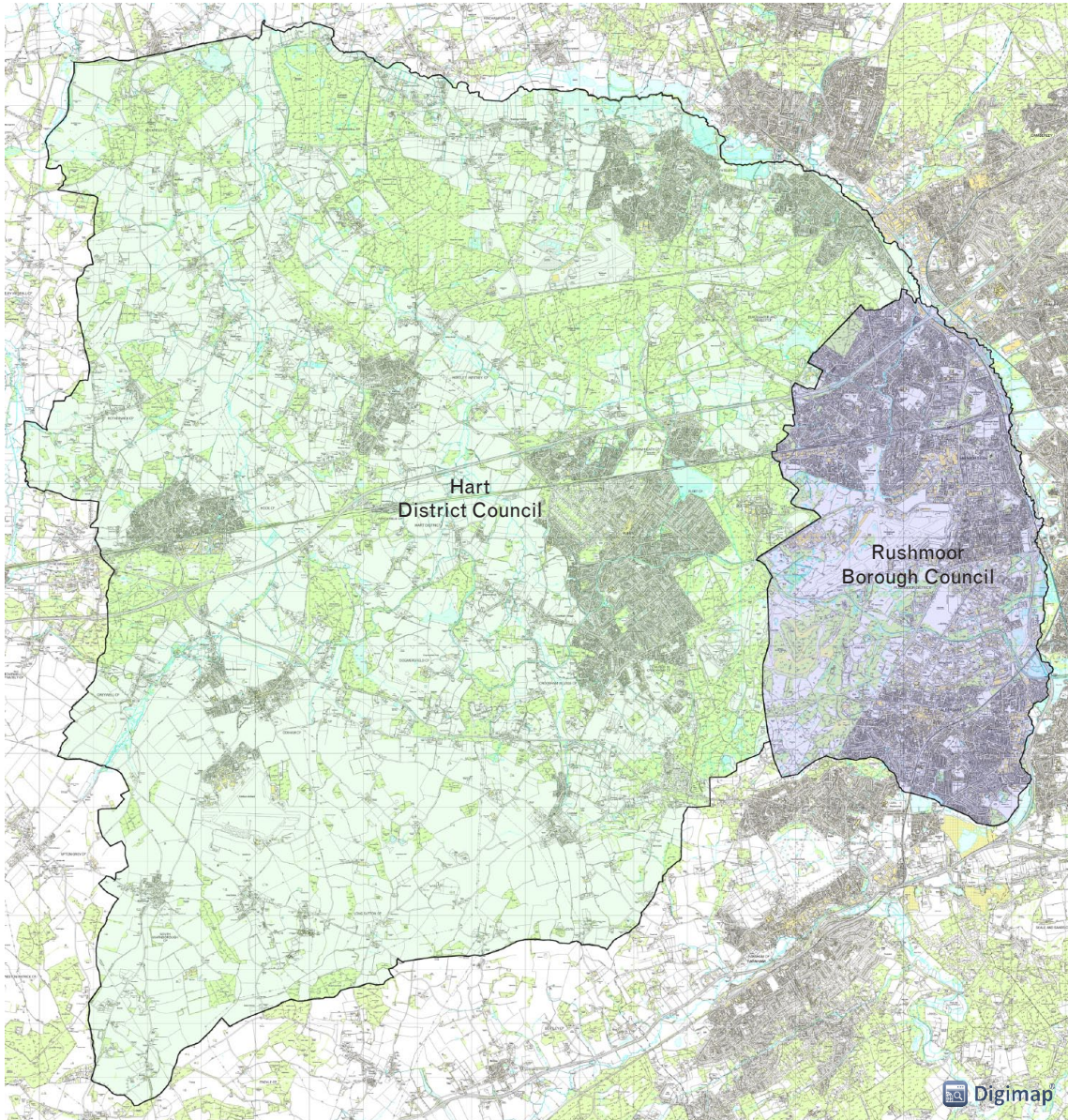
I hope the document will encourage and demonstrate to communities and councils that the situation is not as bad as currently being suggested and that there are alternatives to the unsustainable decisions currently being made.

Reviewing the Strategic Housing Market Assessment Report, presented in December 2014, it becomes clear housing numbers will only increase significantly as jobs and the overall population levels dramatically increase in the South East of England. This document does not seek to discuss whether this is fair or not but seeks only to provide solutions to the housing supply. If we

ignore or not meet these housing numbers it will only drive house prices up to an unsustainable level for low incomes and first time buyers.

The document looks to understand the number of sites and densities available for housing in the Boroughs of Rushmoor and Hart and how they can work together for the benefit of all.

The approach behind this document started with exploring current housing guides and documentation such as the Housing Density Study by the Greater London Authority (GLA) in order to establish appropriate densities for brownfield sites within Rushmoor and Hart so it can accommodate its housing demand without building on green field sites.



Study Area

Map above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)

Modern Housing Typologies

Look to the future not the past

The Housing shortage in the South East should be seen as nothing but an opportunity to improve our town and village centres by allowing investment from residential development to improve the amenities and services which already exist.

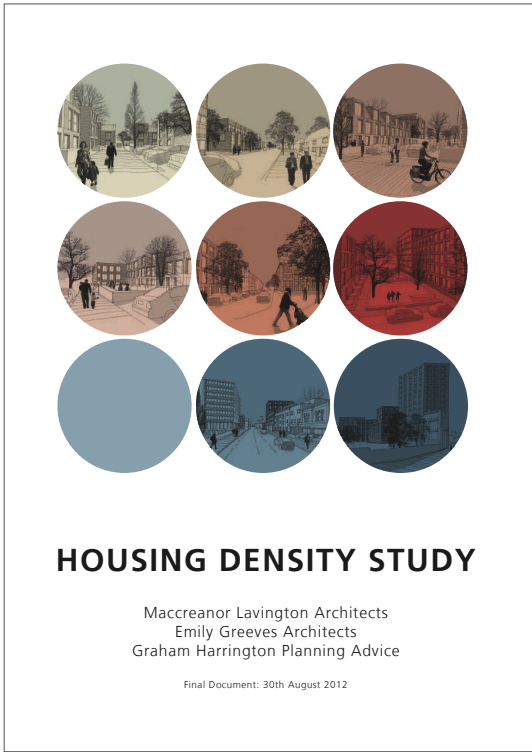
Building close to our town centres will prevent any green field sites being built on for many years as well as reduce carbon emissions and the stress on our existing highways by reducing the number of cars on the road.

This means looking at alternative housing typologies and stepping away from the detached houses we have come to know, giving space to a modern, productive

and sustainable approach by using alternative housing types.

We must look at the long term future beyond the current 2032 targets. As building plots become rare it is essential to provide housing without ruining what we all love about this area and thus learning to do more with less.

Good architecture and a strong local authority involvement is key in producing good quality housing, and delivering a bright future that I believe can still exist if we change what we perceive to be the only option to a more sustainable approach.



Housing Density Study Document published in 2012 by Greater London Authority

Housing Density Study

The Housing Density Study by the GLA shows how the current typical density of 30-35 units per hectare is an out of date figure when considering sites close to existing infrastructure or within settlements, proving that housing densities should be significantly higher to prevent urban sprawl.

Most of the Aldershot "Urban" Extension and sites in Farnborough Town centre would come under an accessibility index rating of 4 to 6 and would either be classed as central or urban, suggesting densities of between 160-435 units per hectare.

As half of the Aldershot "Urban Extension" will be more than 10 minutes away from the town centre it would be fair to assume a mid to low selection of 250 units per hectare as a general rule of thumb for Rushmoor.

The borough of Hart is more difficult to brush an average for all sites. Therefore, I have suggested a density number related to each site to be used as a conservative starting point before finding the ideal density upon further research.

The following pages show density diagrams and precedents of the suggested densities throughout the document.

2.9 The original London Plan (2004) (Table 4B.1)

- included Location, Accessibility Index (PTAL), Setting and car parking (related to PTAL, Setting and predominant housing type). See below.

Location	Accessibility Index	Setting	Car parking provision	Housing type
Sites within 10 mins walking distance of a town centre	6 to 4	Central	High 2 – 1.5 spaces per unit	Moderate 1.5 – 1 space per unit
		Urban	Low Less than 1 space per unit	Mostly flats
		Suburban		
Sites along transport corridors & sites close to a town centre	3 to 2	Urban		
		Suburban		
Currently remote sites	2 to 1	Suburban		

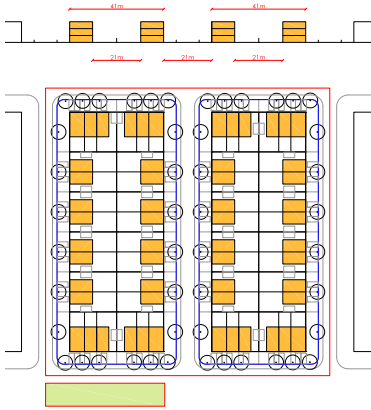
2.10 The London Plan (Consolidated with Alterations since 2004) (2008) (Table 3.2) included the following changes, as set out below:

- Location removed (but definition of character Settings increased to refer to 800m walking distance from town centres);
- Character Settings and density ranges in the matrix are expanded to include average dwellings size (with a higher number of habitable rooms per dwelling assumed for lower density development within each Setting); and
- Car parking removed (addressed in Policy 3C.23 and Annex 4).

Setting	Public Transport Accessibility Level (PTAL)		
	0 to 1	2 to 3	4 to 6
Suburban	150 – 200 hr/ha	150 – 250 hr/ha	200 – 350 hr/ha
3.8 – 4.6 hr/unit	35 – 55 u/ha	35 – 65 u/ha	45 – 90 u/ha
3.1 – 3.7 hr/unit	40 – 65 u/ha	40 – 80 u/ha	55 – 115 u/ha
2.7 – 3.0 hr/unit	50 – 75 u/ha	50 – 95 u/ha	70 – 130 u/ha
Urban	150 – 250 hr/ha	200 – 450 hr/ha	200 – 700 hr/ha
3.8 – 4.6 hr/unit	35 – 65 u/ha	45 – 120 u/ha	45 – 185 u/ha
3.1 – 3.7 hr/unit	40 – 80 u/ha	55 – 145 u/ha	55 – 225 u/ha
2.7 – 3.0 hr/unit	50 – 95 u/ha	70 – 170 u/ha	70 – 260 u/ha
Central	150 – 300 hr/ha	300 – 650 hr/ha	650 – 1100 hr/ha
3.8 – 4.6 hr/unit	35 – 80 u/ha	65 – 170 u/ha	140 – 290 u/ha
3.1 – 3.7 hr/unit	40 – 100 u/ha	80 – 210 u/ha	175 – 355 u/ha
2.7 – 3.0 hr/unit	50 – 110 u/ha	100 – 240 u/ha	215 – 405 u/ha

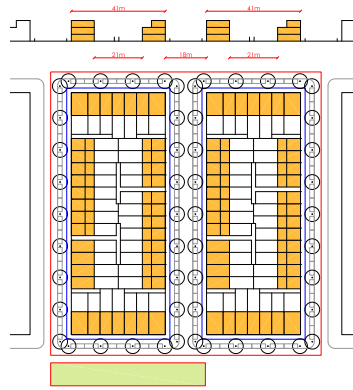
1. Semi-detached houses (3 storeys)

Gross - 35 u/ha, 194hr/ha
 Net - 47 u/ha, 262hr/ha
 1:1.86 Parking Ratio
 9.3m² playspace / dwelling



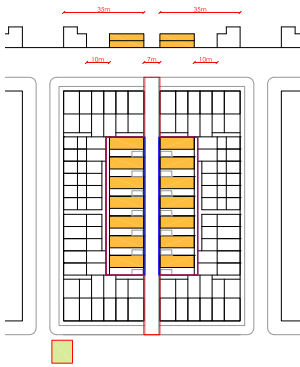
2. Terraced houses (2/3 storeys)

Gross - 50 u/ha, 273hr/ha
 Net - 78 u/ha, 427hr/ha
 1:1.15 Parking Ratio
 8.9m² playspace / dwelling



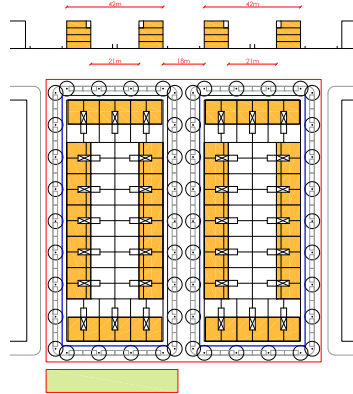
3. Mews / Patio house (2 storeys)

Gross - 48u/ha, 241hr/ha
 Net - 67u/ha, 333hr/ha
 1:1 Parking Ratio
 6.4m² playspace / dwelling



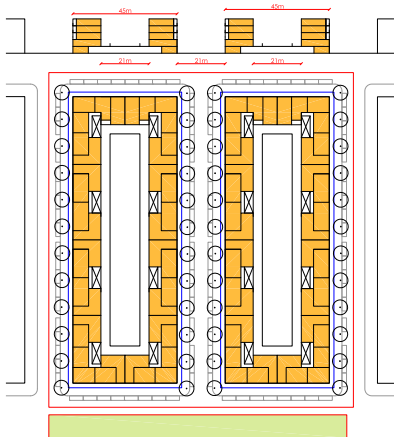
4. Walk-up maisonettes + apartments (4 storeys)

Gross - 99 u/ha, 348hr/ha
 Net - 152 u/ha, 512hr/ha
 1:0.6 parking ratio
 3.9m² playspace / dwelling



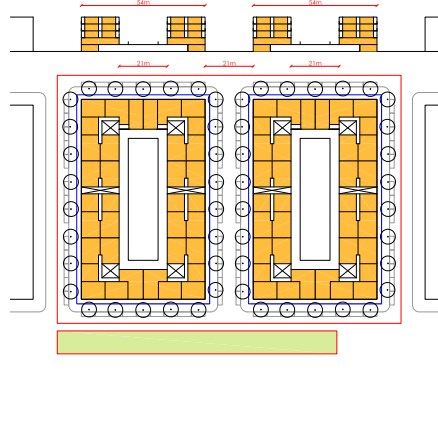
5. Small apartment buildings (5 storeys)

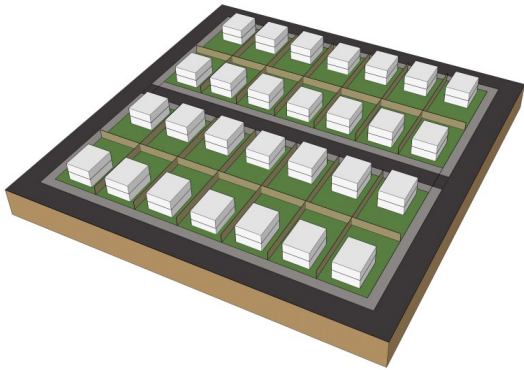
Gross - 162u/ha, 484hr/ha
 Net - 263u/ha, 783hr/ha
 1: 0.63 Parking Ratio
 3.9m² playspace / dwelling



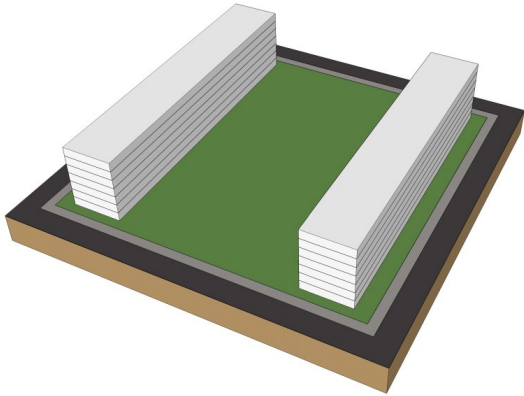
6. Corridor apartment buildings (5 storeys)

Gross - 173u/ha, 509hr/ha
 Net - 285u/ha, 840hr/ha
 1: 0.56 Parking Ratio
 4.0m² playspace / dwelling

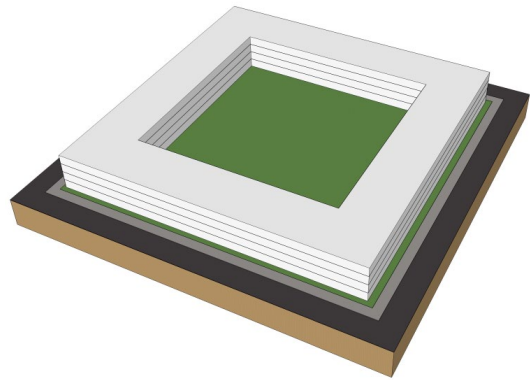




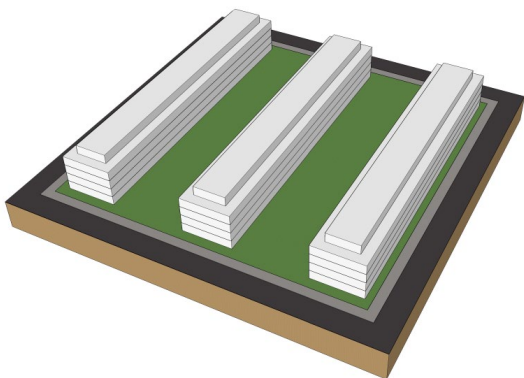
Floors: 2/3
Density: 30 units



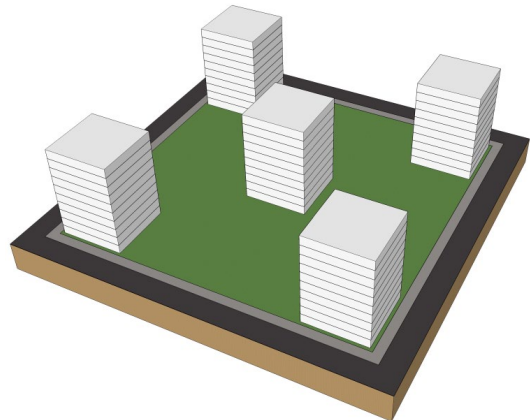
Floors: 6/7
Density: 250 units



Floors: 4
Density: 250 units



Floors: 4/5
Density: 250 units



Floors: 10
Density: 250 units

125 units - Urban Typology



Saugvaerket, Copenhagen, Denmark
Arkitema / Eln Architects

Site area (ha): 0.2
Total dwellings: 24
Density: 120 units per h/a



Katendrecht, Rotterdam, Netherlands
Maccreeanor Lavington Architects

Site area (ha): 1.0
Total dwellings: 128
Density: 128 units per h/a



150 units - Urban Typology



Stanmore Place Phase 1, Harrow, London
Grid Architects

Site area (ha): 0.90
Total dwellings: 137
Density: 152 units per h/a



Blok 7 IJburg, Amsterdam, Netherlands
Geurst & Schulze

Site area (ha): 1.4
Total dwellings: 211
Density: 151 units per h/a



200 units - Urban Typology



Finsbury Park, Finsbury, London
Sergison Bates Architects

Site area (ha): 0.22
Total dwellings: 44
Density: 200 units per h/a



Andreas Ensemble, Amsterdam
Tony Fretton Architects / Geurst & Schulze

Site area (ha): 2.5
Total dwellings: 520
Density: 208 units per h/a

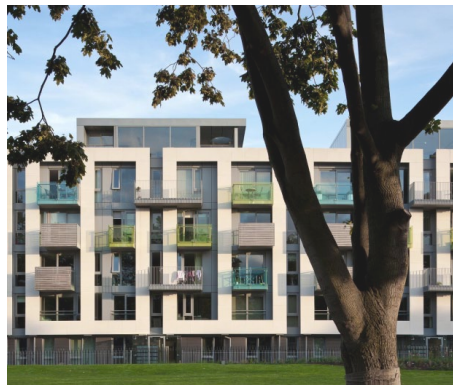


250+ units - Urban Typology



Royal Road, Kennington, London
Panter Hudspith Architects

Site area (ha): 0.38
Total dwellings: 96
Density: 252 units per h/a



Arundel Square, Islington, London
Pollard Thomas Edwards Architects

Site area (ha): 0.33
Total dwellings: 146
Density: 440 units per h/a



The following chapter demonstrates how we can secure our countryside and still increase our housing numbers in a sustainable manner. It looks within the boroughs and locates possible sites and quantities to provide a realistic indication of the amount of housing available if we are to look at alternative housing types other than the detached dwelling.

Rushmoor Borough Council

Borough Plan

Rushmoor contains a large amount of brownfield land which could be built on immediately, thus putting itself in a strong position. However, it should use this land wisely to preserve this lead and help out surrounding boroughs in the short term, as following the "Urban" Extension it will become extremely difficult to find land to build on without increasing densities in existing built up areas. Therefore, in the long term it will need to rely on Hart to release land for development. This is where the two boroughs can work together in short and long term to provide sustainable housing for all.

The Aldershot Urban Extension is very sub-urban in nature and this must be addressed as it holds the key to releasing pressure on the situation for all boroughs in the short term. By looking at denser precedents for housing we can achieve much more with this land than what is currently being proposed. It is well located, being close to Aldershot town centre, removing the need for car usage every day and large enough to produce its own cultural identity which would only thrive more within a larger population.

Aldershot Town Centre can also play a role in delivering housing, however, this is a complex task and not within the scope of this document. Farnborough town centre on the other hand, is easier to plan housing in the short to medium term as there is more open land available to build on.

Ideally, the urban extension would be used to provide housing in the short term, and be a safety net as town centre led developments take place in the medium to long term. This process should not be rushed and should be led by talented architects to produce high quality architecture, benefiting all.

Conclusion:

Urban Extension: Short to long term
 Aldershot Town Centre: Medium to long term
 Farnborough Town Centre: Medium to long term

Farnborough Town Centre Figures:

<u>Sites</u>	<u>Units</u>	<u>Area (ha)</u>
Site 1:	150	0.57
Site 2:	150	0.39
Site 3:	70	0.27
Site 4:	120	0.48
Site 5:	100	0.37
Site 6:	100	0.33
Site 7:	N/A	N/A
Site 8:	65	0.25
Site 9:	150	0.58
Site 10:	90	0.35
Site 11:	130	0.51
Site 12:	875	3.5
Site 13:	150	0.61
Site 14:	230	0.91
Site 15:	85	0.33

Area: 9.45 ha
 Approximate Density: 250 units per ha

Total Housing Units: 2,465 Units

Aldershot / Urban Extension Figures:

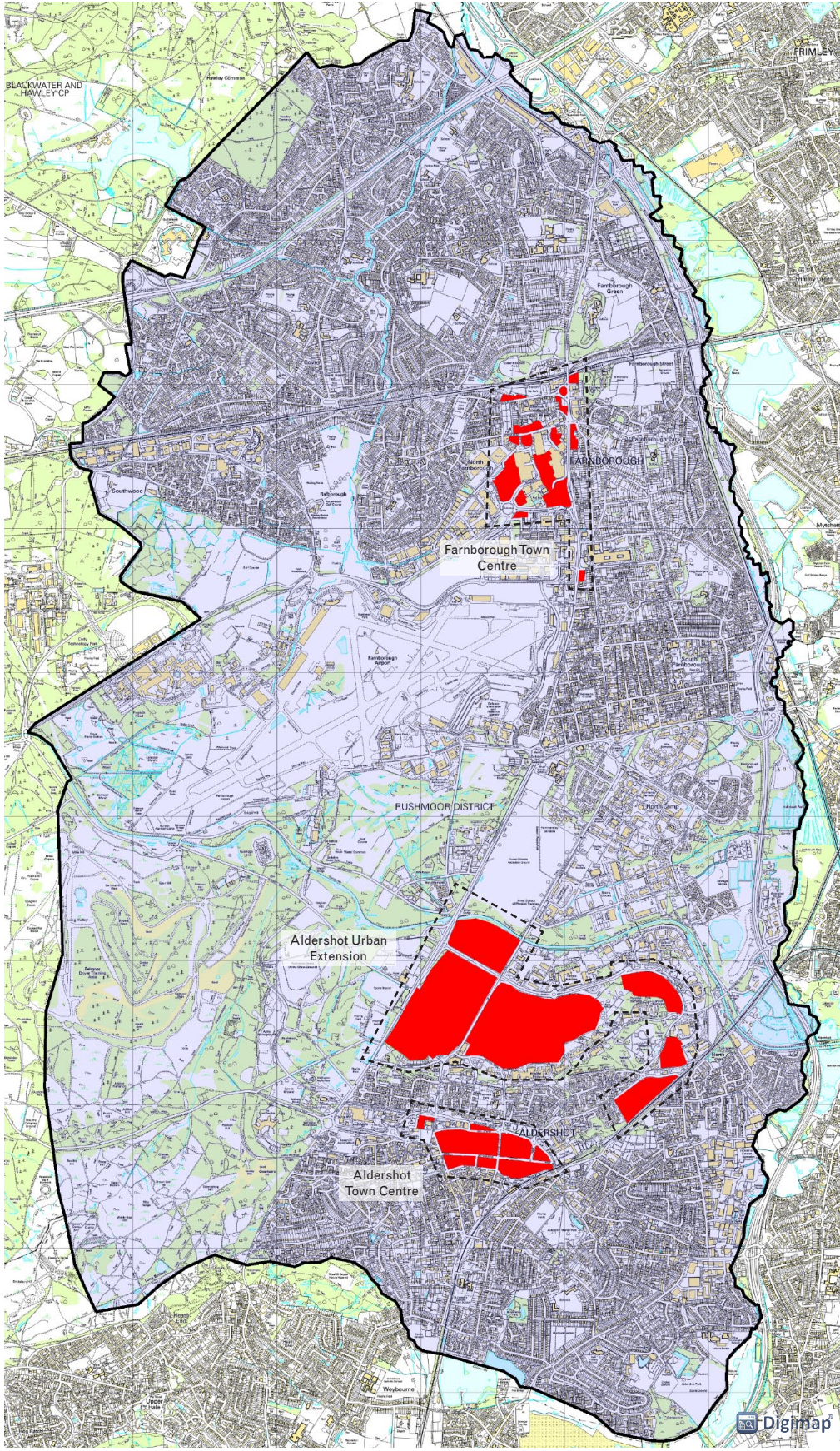
<u>Sites</u>	<u>Units</u>	<u>Area (ha)</u>
Site 16:	175	0.7
Site 17:	N/A	N/A
Plot A:	1625	6.50
Plot B:	3875	15.5
Plot D:	700	2.80
Plot G:	825	3.30
Plot H:	1850	7.40
Plot I:	875	7.00
Plot J:	2800	11.2
Plot K:	2450	9.80
Plot L:	650	2.60
Plot M:	1250	5.00
Plot N:	1138	9.10
Plot Q:	1600	6.40
Plot S:	1525	6.10

Area: 93.4 ha
 Approximate Density: 250 units per ha

Total Housing Units: 21,338 Units

Total Figures:

Area: 102.85 ha
 Total Housing Units: 23,803 units

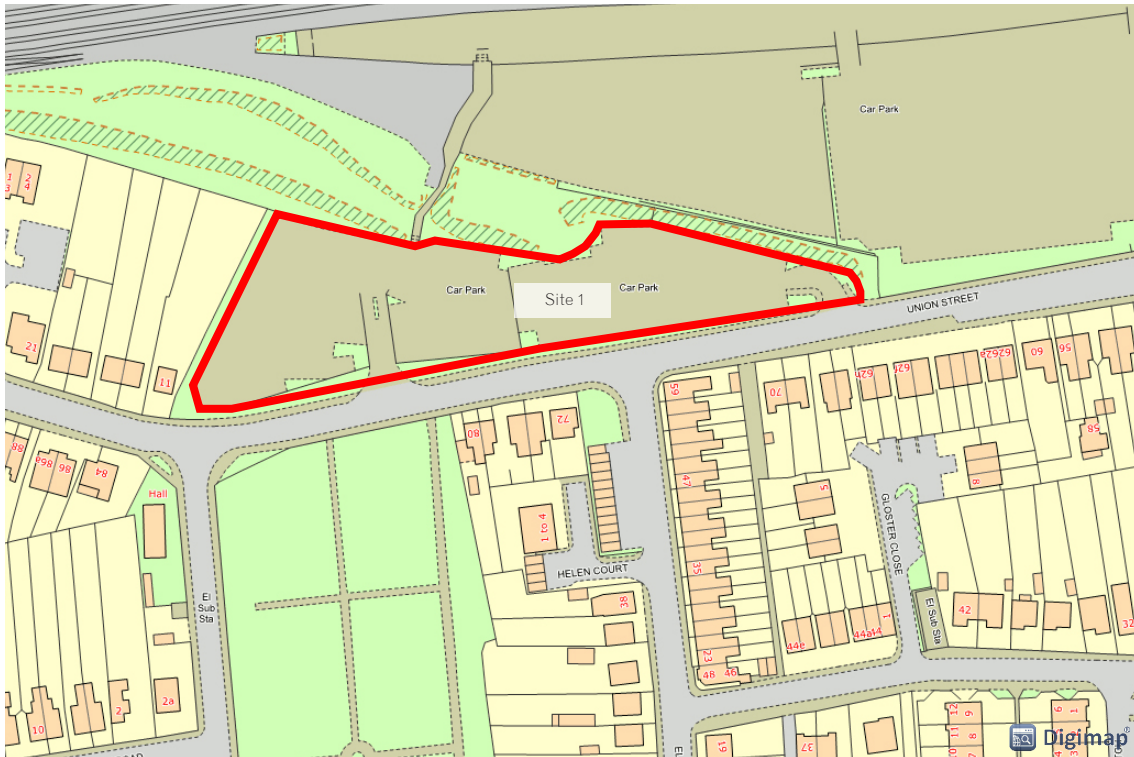


Rushmoor Borough Council boundary - Proposed sites for development

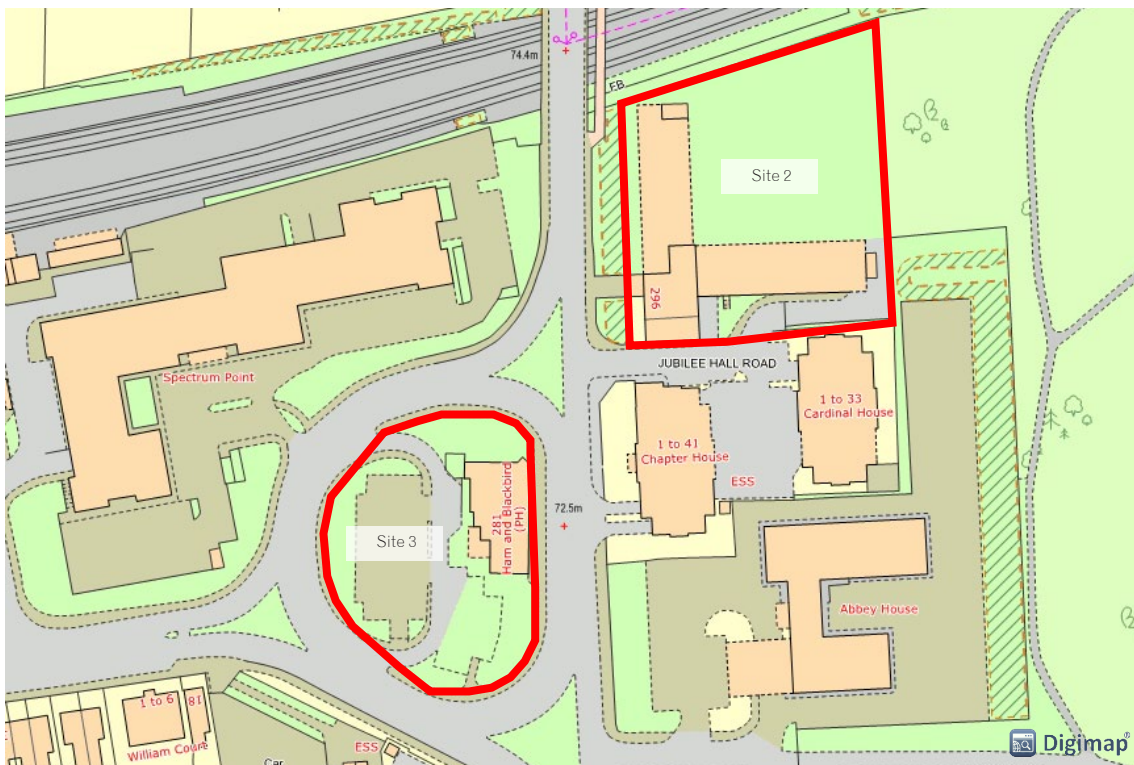
Map above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)

Rushmoor Borough Council

Farnborough Town Centre

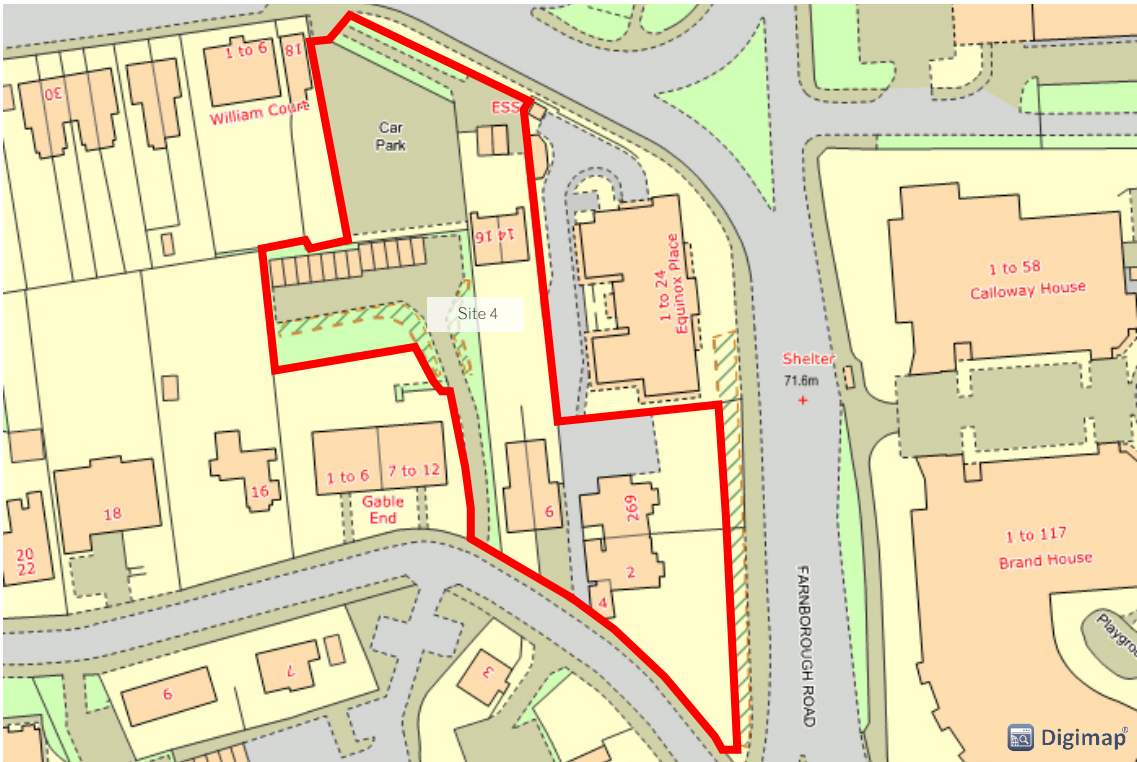


Site 1 - Car Park for Farnborough Main Station / 0.57 ha / 150 units

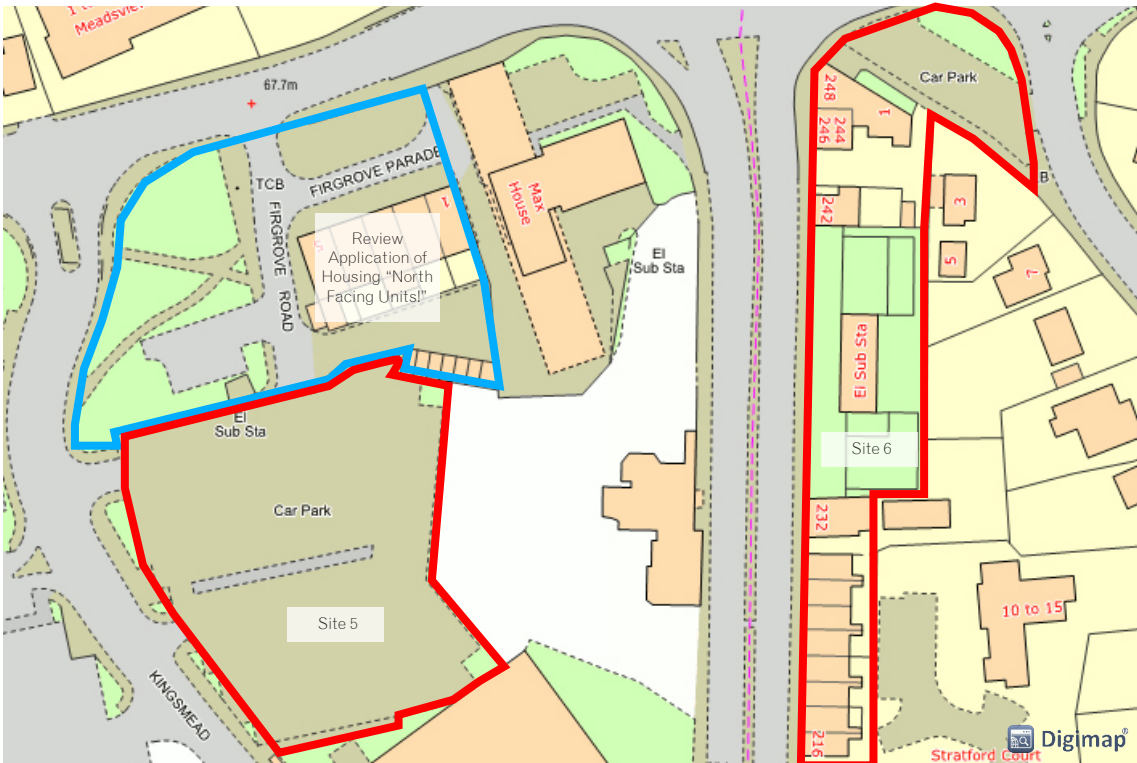


Site 2 - Thomas Local Site / 0.39 ha / 150 units Site 3 - Ham and Blackbird Site / 0.27 ha / 70 units

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)



Site 4 - Clockhouse Road / 0.48 ha / 120 units



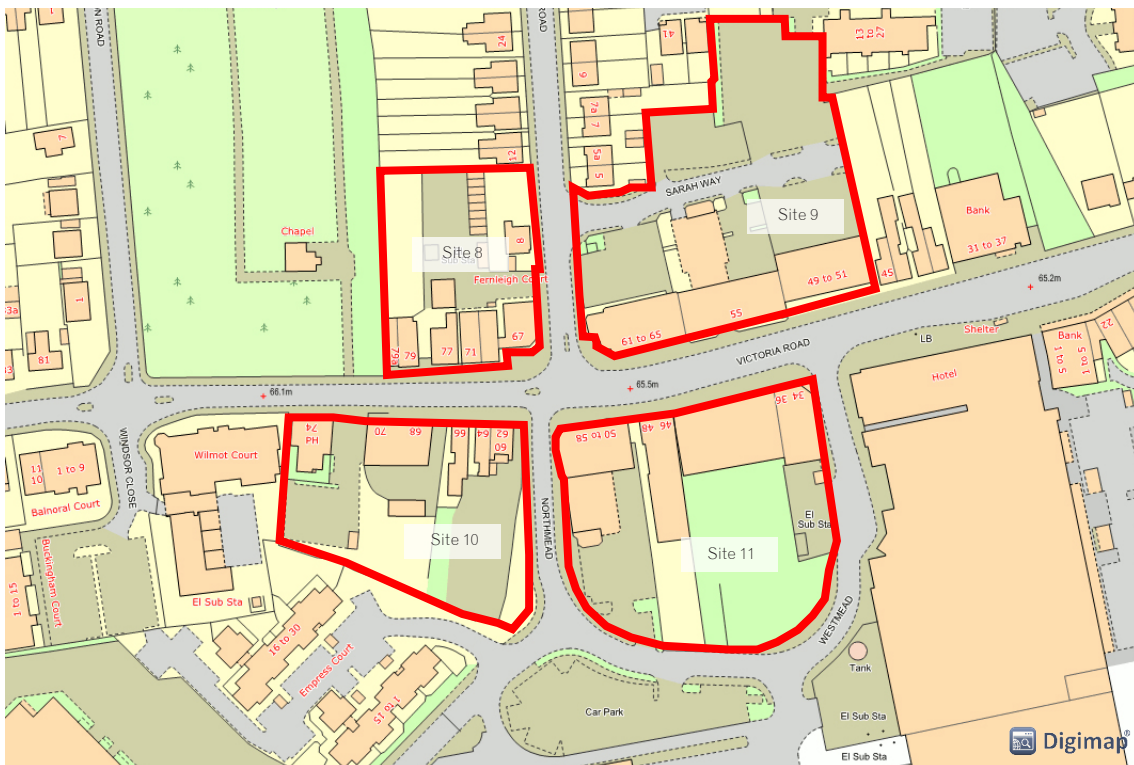
Site 5 - Car Park / 0.37 ha / 100 units Site 6 - Farnborough Road / 0.33 ha / 100 units

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)

Rushmoor Borough Council Farnborough Town Centre

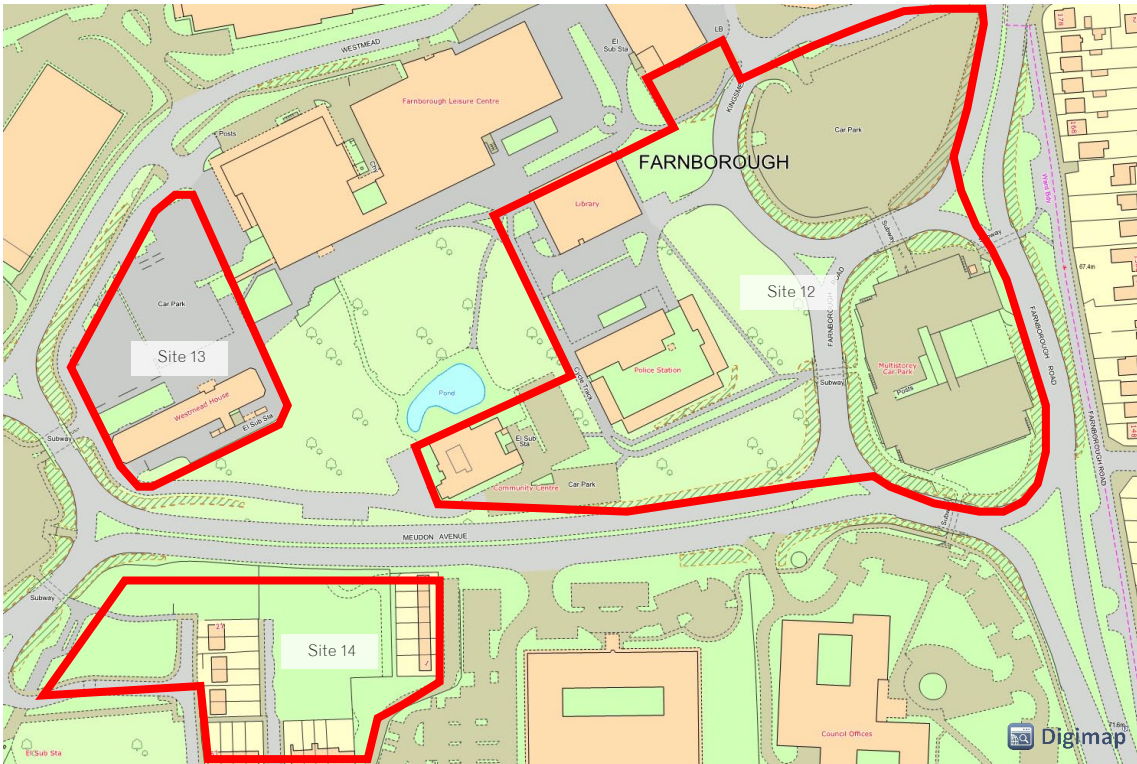


Site 7 - Town Centre needs exciting new plan, unrealistic to put number of unit on this site at this stage.

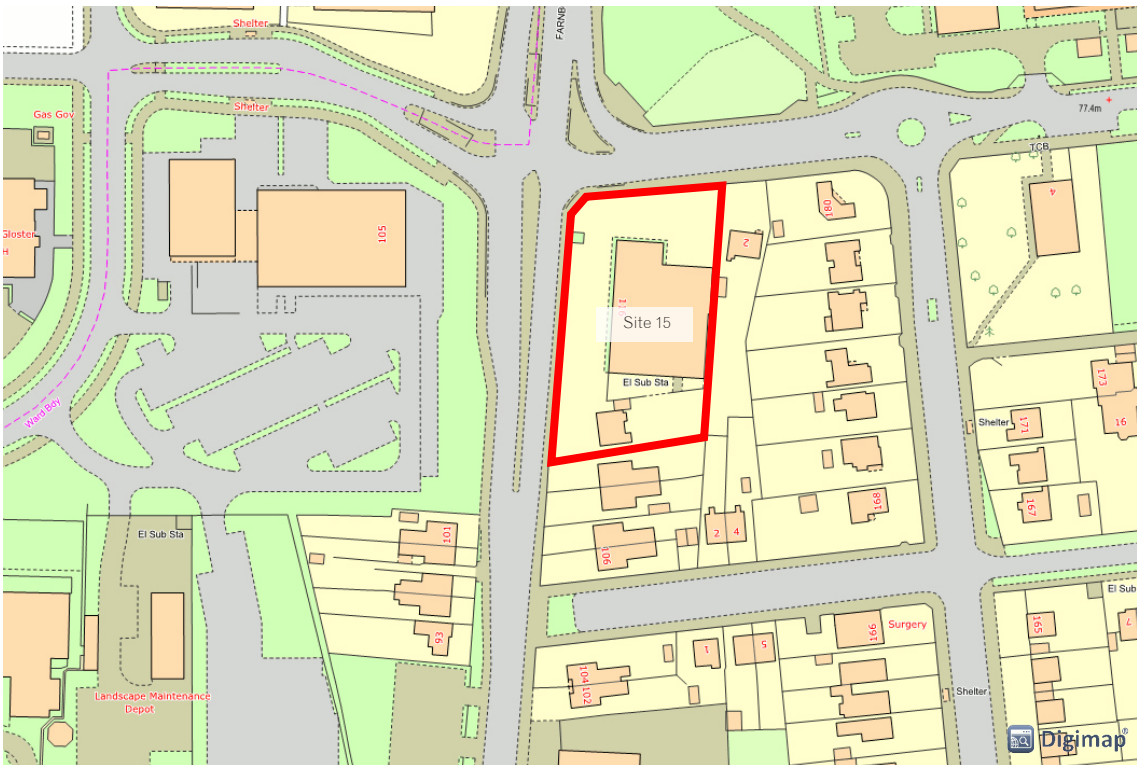


Site 8 - Victoria Road / 0.25 ha / 65 units Site 9: 0.58 ha / 150 Site 10: 0.35 ha / 90 units Site 11: 0.51 ha / 130 units

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)



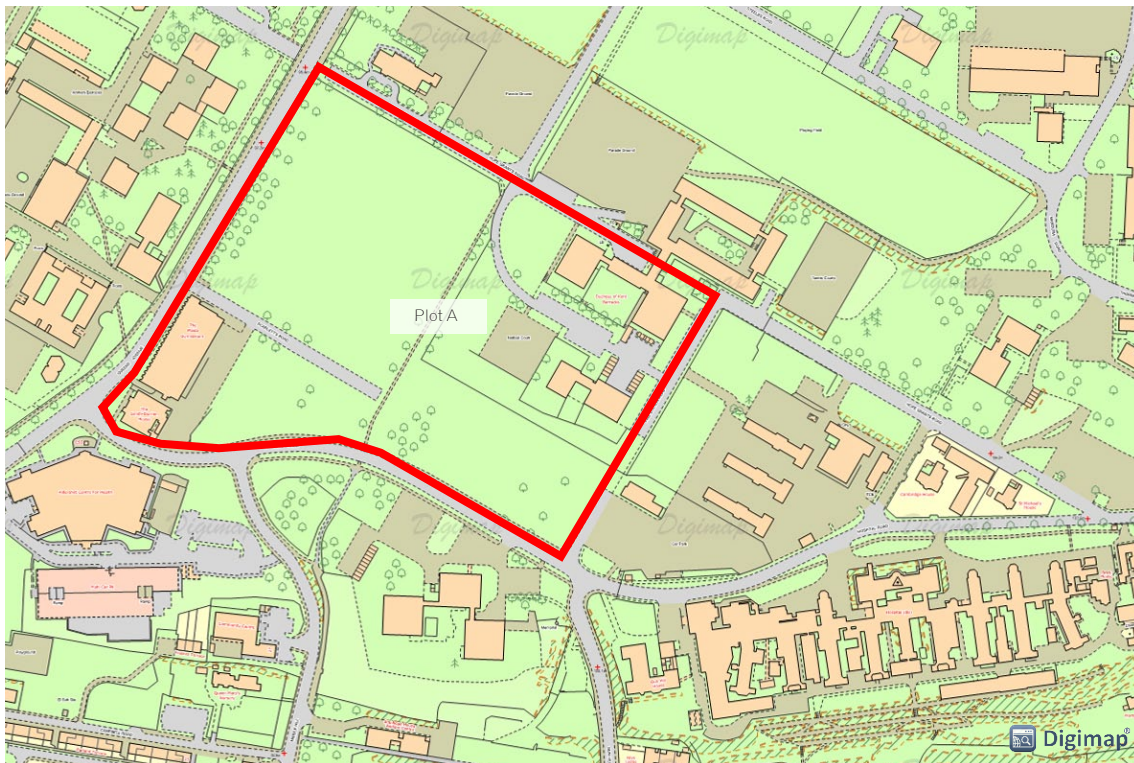
Site 12 - Civic Quarter / 3.5 ha / 875 units Site 13: / 0.61 ha / 150 units Site 14: / 0.91 ha / 230 units



Site 15 - Baron Site / 0.33 ha / 85 units

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)

Rushmoor Borough Council Aldershot "Urban" Extension

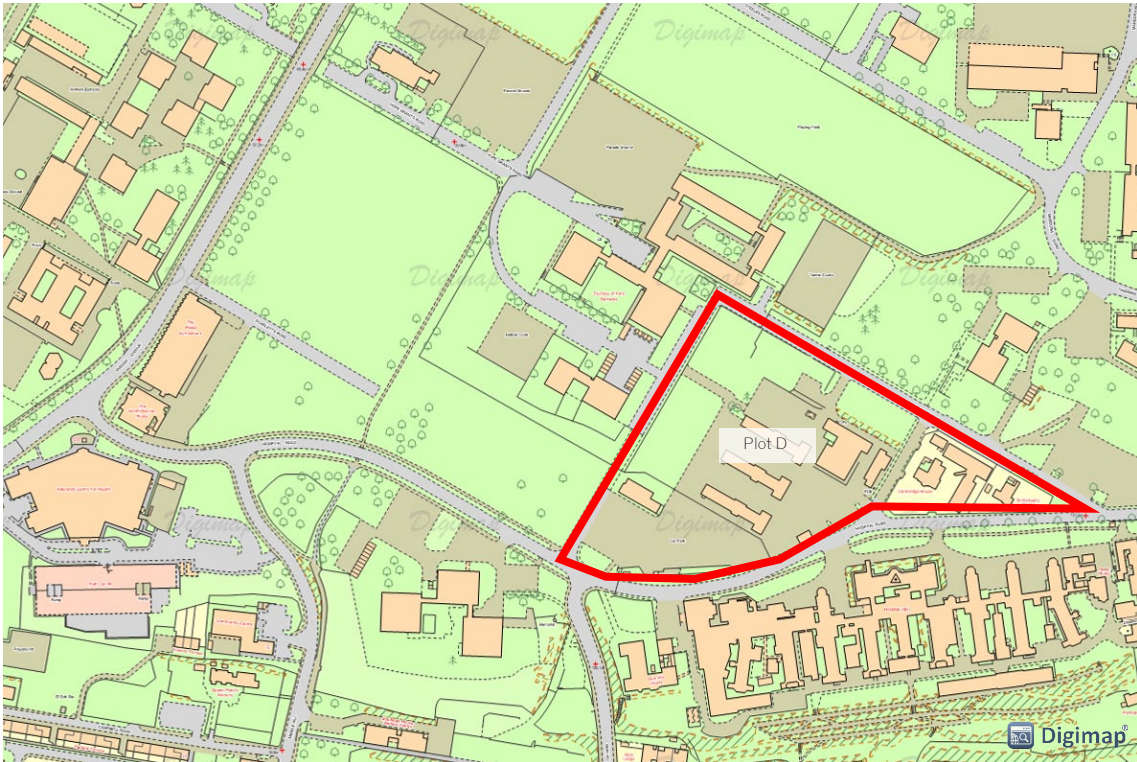


Plot A: - 6.5 ha / 1625 units (Current Wellesley Densities: 228 units / 35 units per ha)

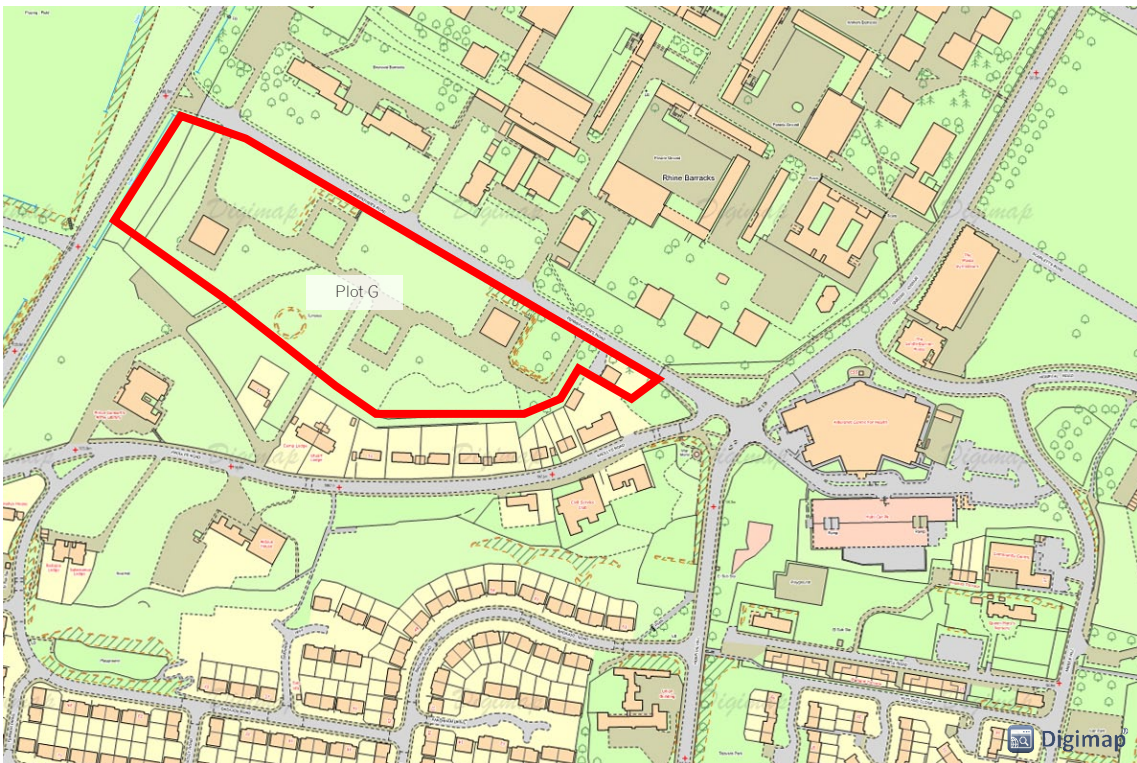


Plot B - 15.5 ha / 3875 units (Current Wellesley Densities: 705 units / 45 units per ha)

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)



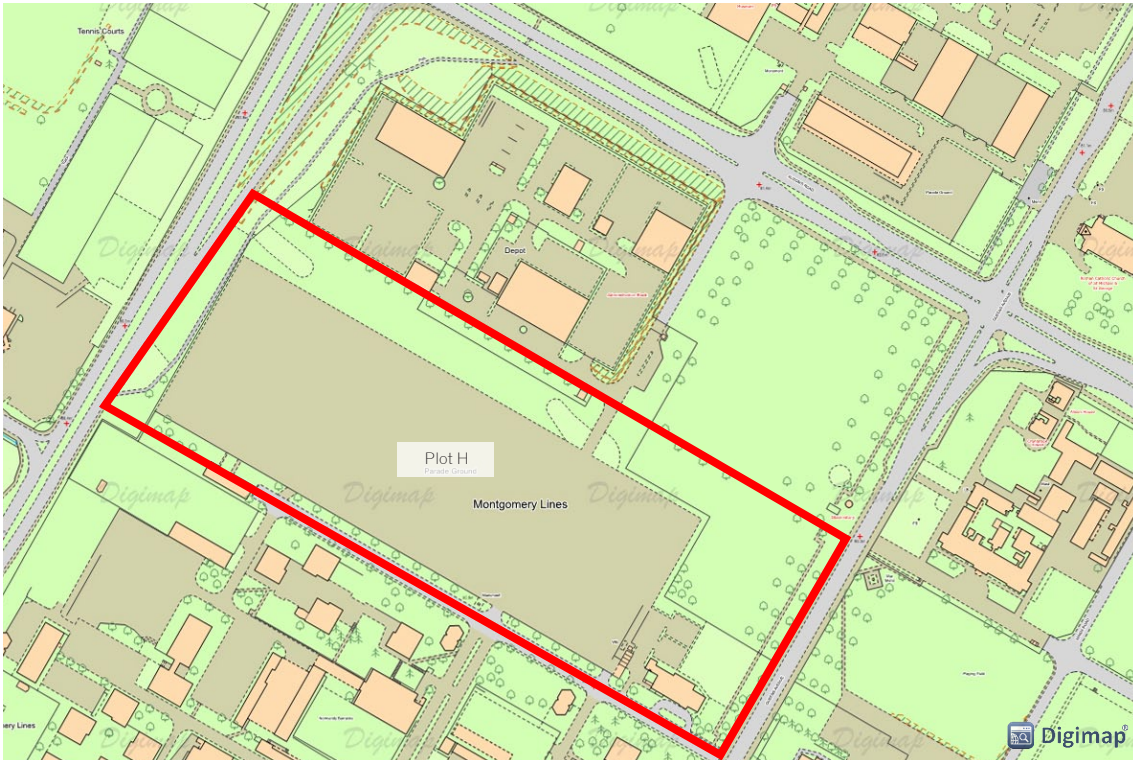
Plot D: - 2.8 ha / 700 units (Current Wellesley Densities: 118 units / 42 units per ha)



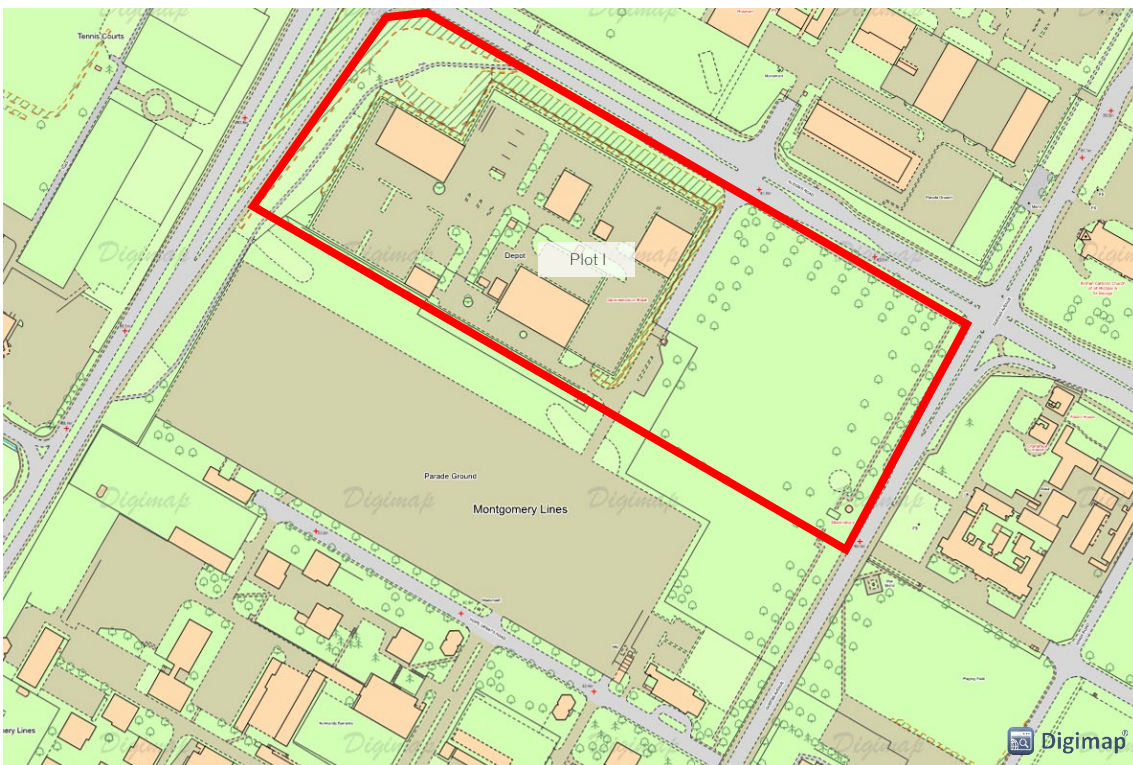
Plot G: - 3.3 ha / 825 units (Current Wellesley Densities: 123 units / 37 units per ha)

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)

Rushmoor Borough Council Aldershot "Urban" Extension

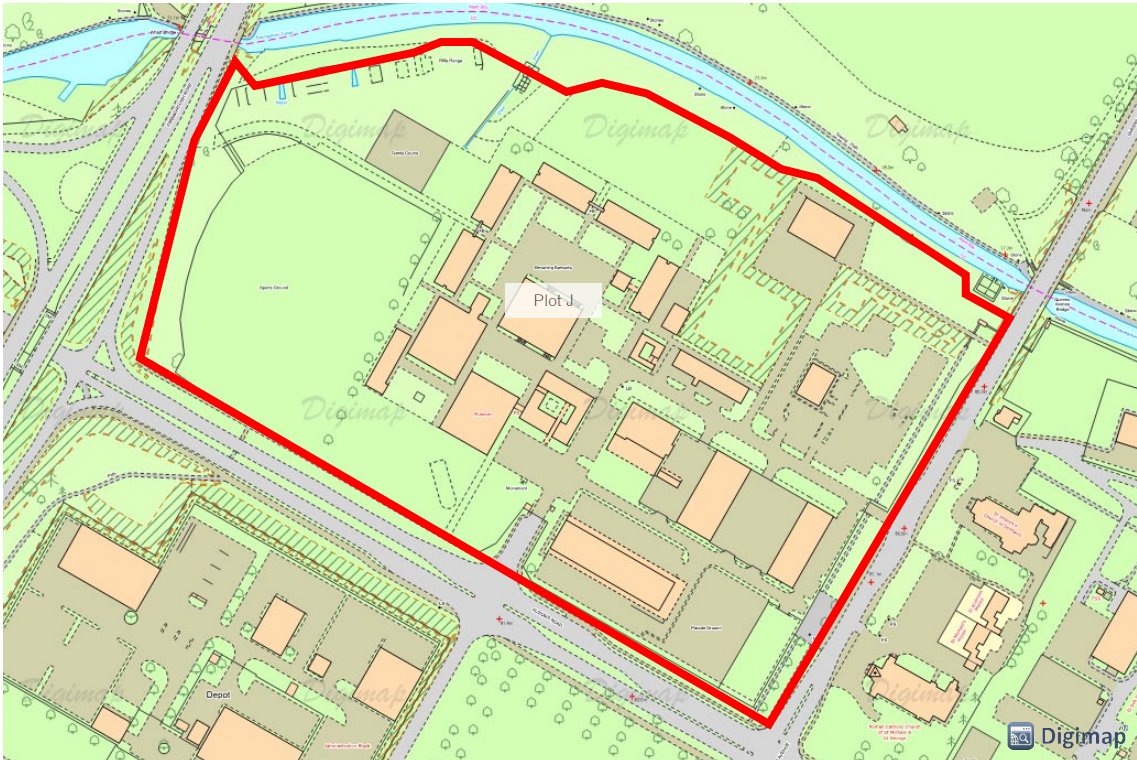


Plot H - 7.4 ha / 1850 units (Current Wellesley Densities: 162 units / 21 units per ha)

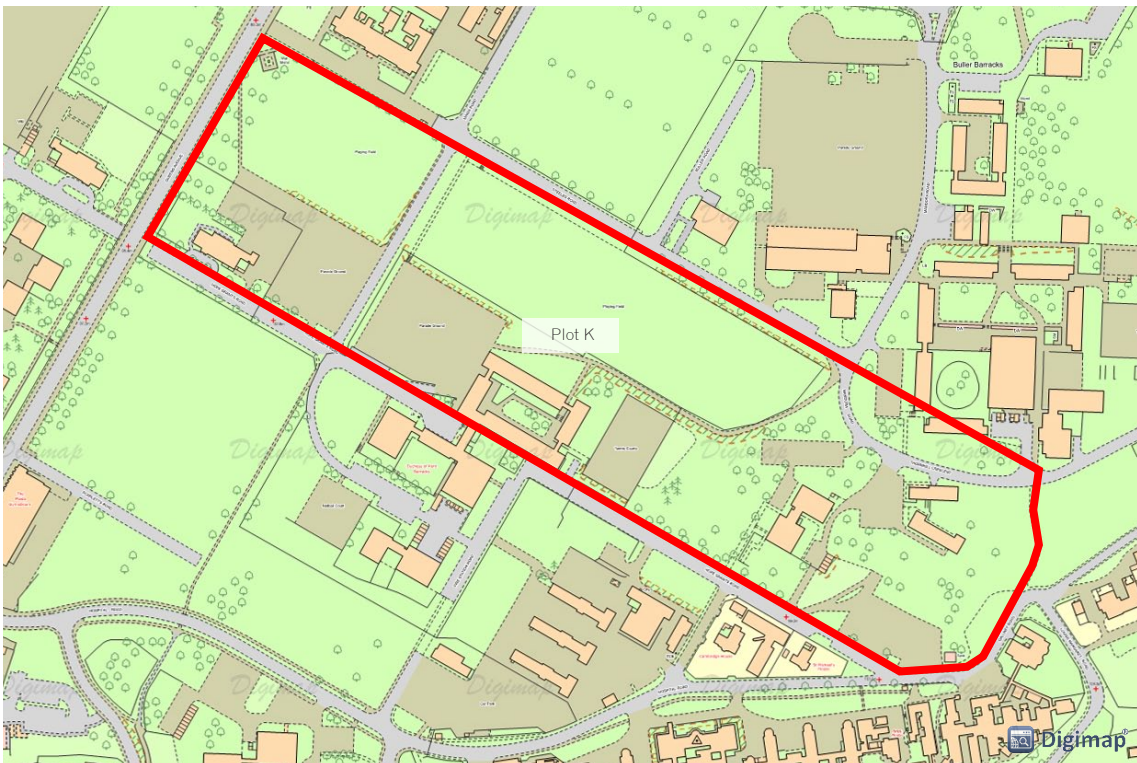


Plot I - 7.0 ha / 875 units - Half of plot given to school (Current Wellesley Densities: 105 units / 30 units per ha)

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)



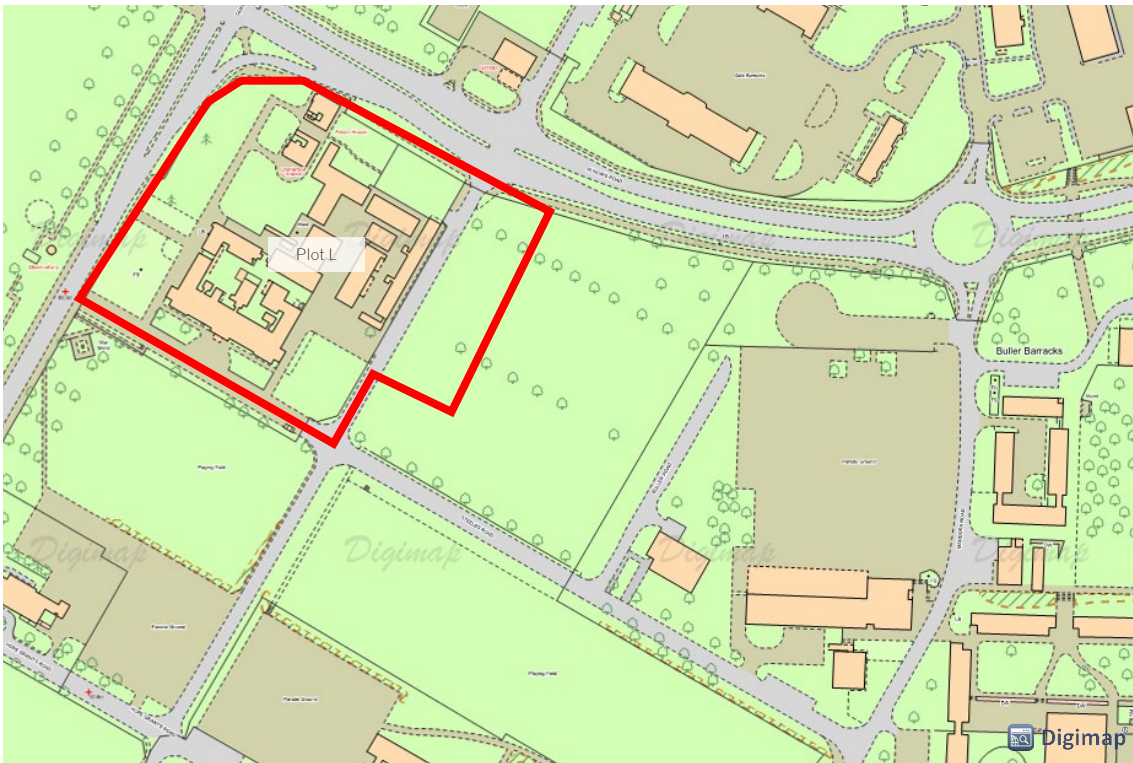
Plot J - 11.2 ha / 2800 units (Current Wellesley Densities: 475 units / 42 units per ha)



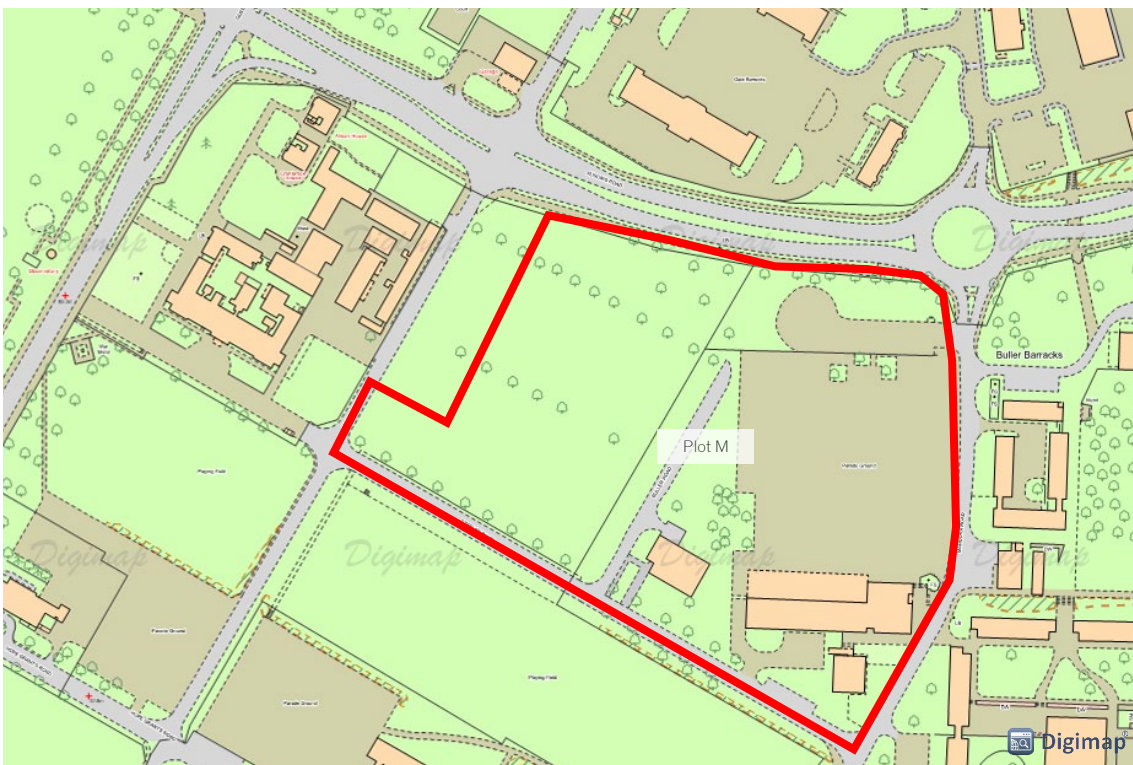
Plot K - 9.8 ha / 2450 units (Current Wellesley Densities: 255 units / 26 units per ha)

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)

Rushmoor Borough Council Aldershot "Urban" Extension

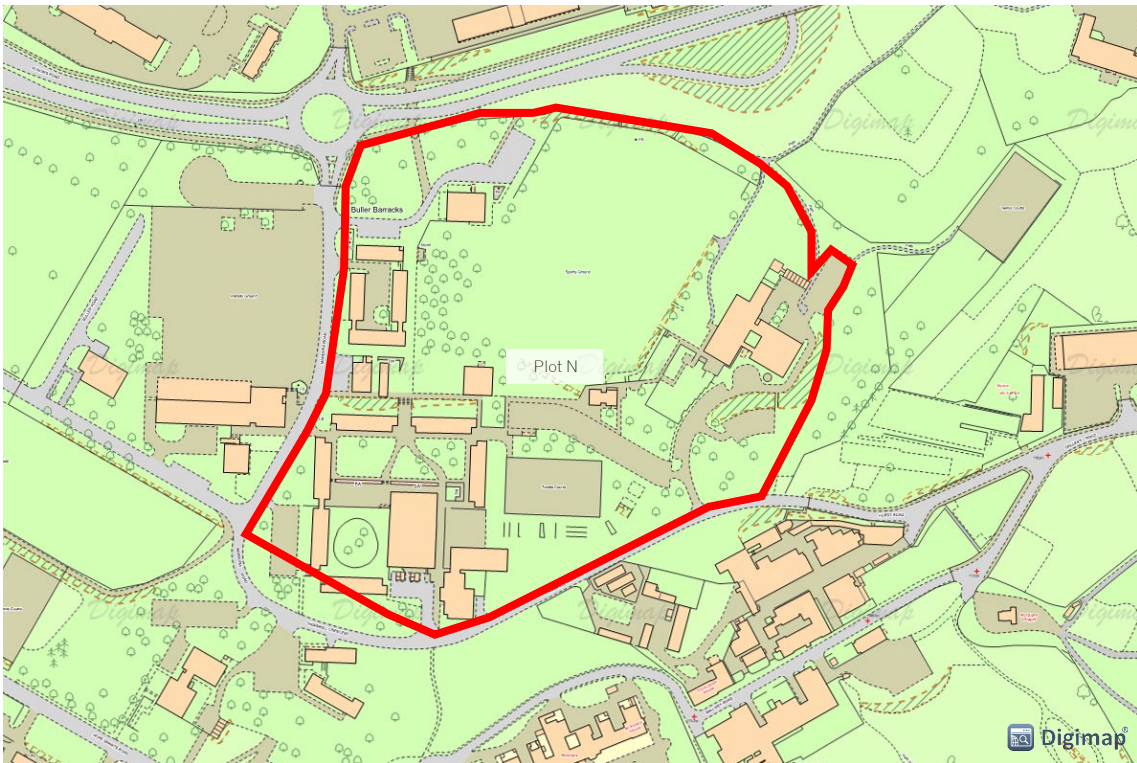


Plot L - 2.6 ha / 650 units (Current Wellesley Densities: 16 units / 6 units per ha)

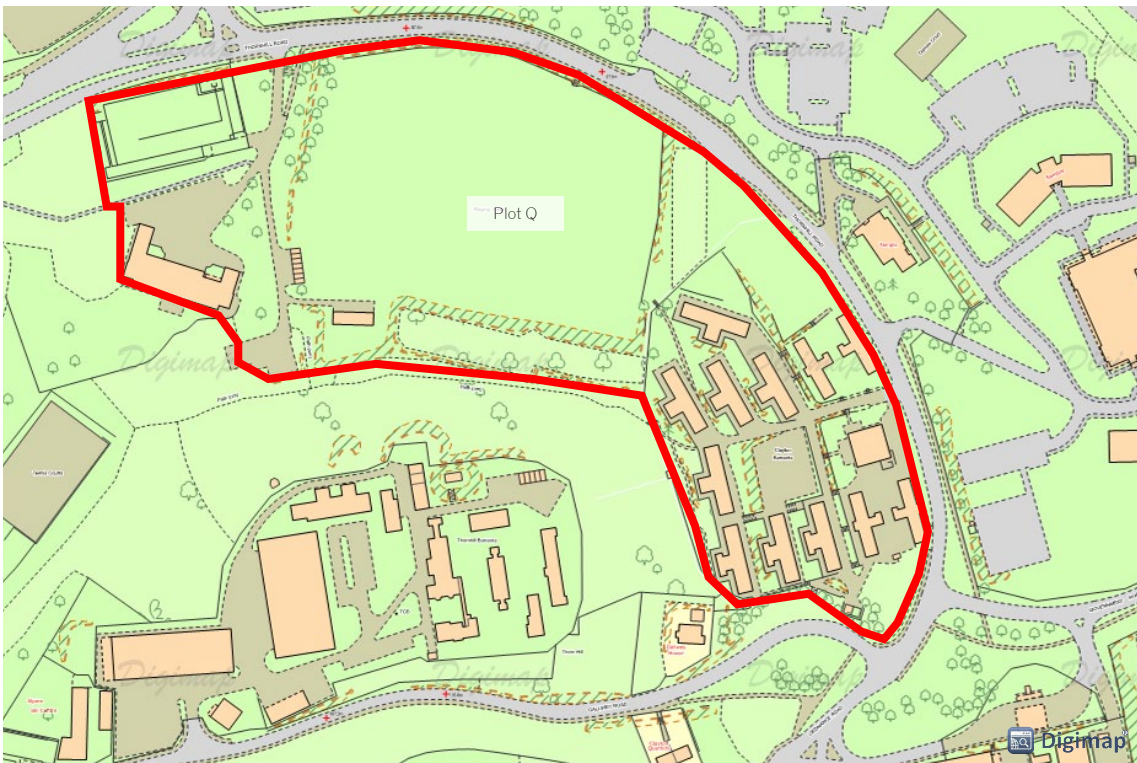


Plot M - 5.0 ha / 1250 units (Current Wellesley Densities: 243 units / 48.6 units per ha)

Maps above: EDINA, Digimap.[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)



Plot N - 9.1 ha / 1138 units - Half of plot given to school (Current Wellesley Densities: 170 units / 37 units per ha)



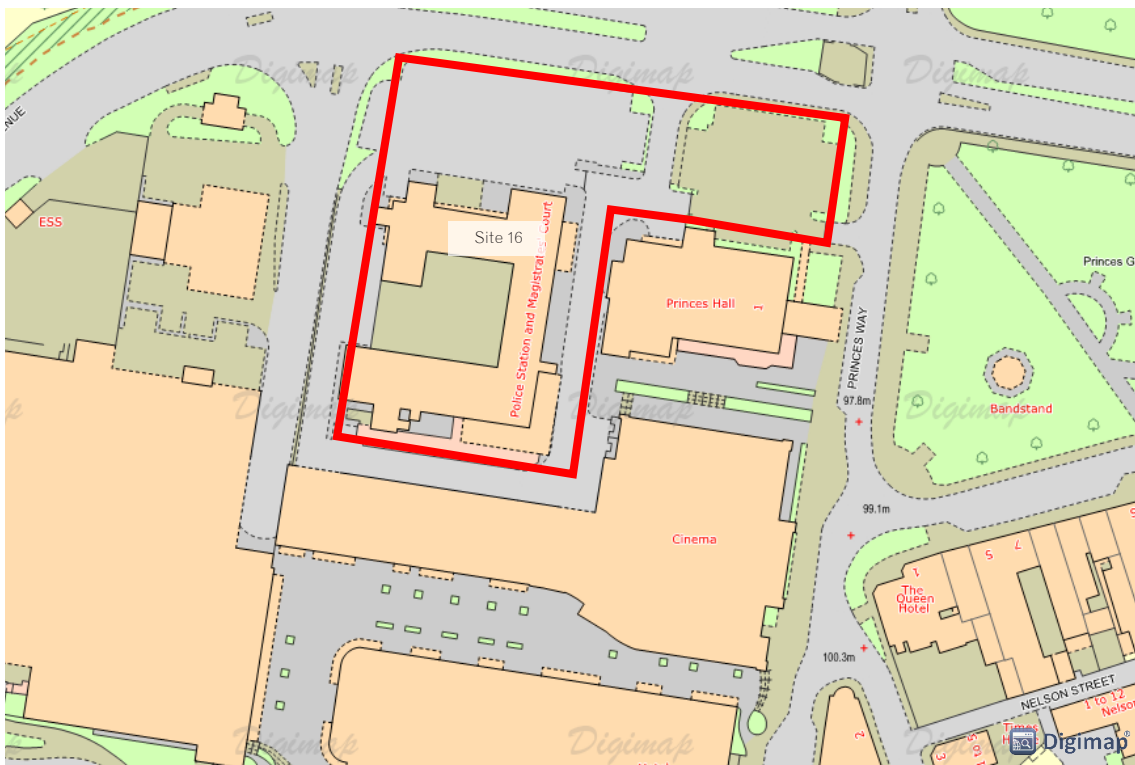
Plot Q - 6.4 ha / 1600 units (Current Wellesley Densities: 298 units / 46 units per ha)

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)

Rushmoor Borough Council Aldershot "Urban" Extension



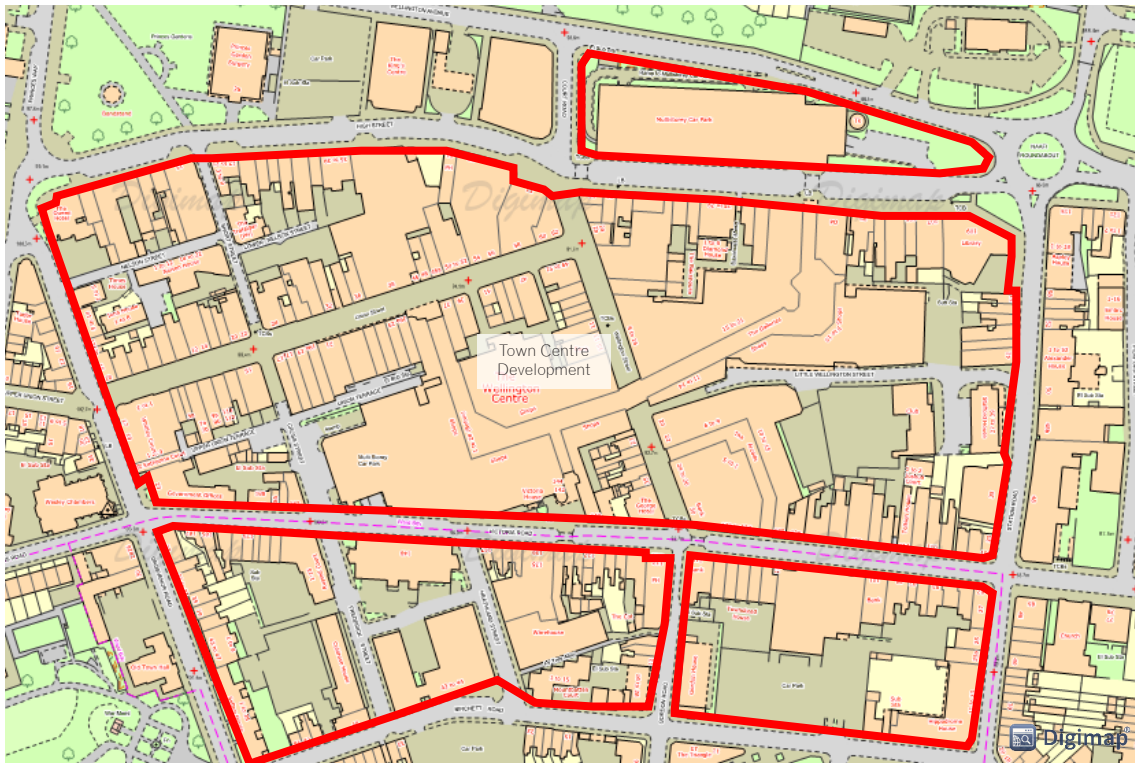
Plot S - 6.1 ha / 1525 units (Current Wellesley Densities: 392 units / 64 units per ha)



Site 16 - Police Station / 0.7 ha / 175 units

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)

Aldershot Town Centre



Site 17 - Town Centre needs exciting new plan, unrealistic to put number of unit on this site at this stage)

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.03.15)

Hart District Council

Borough Plan

Hart is a more complex situation due to its rural nature and lack of large amounts of brownfield sites. It needs to be careful it does not spiral into large amounts of greenfield developments in the short term and lose the character it has as a borough. Therefore in the short term it should rely on its limited brownfield supply and inner settlement developments which can be supported by existing infrastructure and amenities prior to coming up with a long term solution.

Fleet town centre takes the form of a long commercial and retail stripe containing very few residential dwellings. The area contains a series of car parks taking prime space in the town. These could easily be pushed under ground with mixed use developments taking place above in medium to long term.

This also brings the opportunities to provide the much needed affordable housing in the centre of town, in proximity to jobs, amenities and services.

However, if we look at other towns and villages more space can be found in existing settlements through a process of intensifying already built on land.

It is clear to see that Hart will have a harder time finding brownfield sites compared to Rushmoor, therefore when it does build on these sites it must do so at higher densities to reduce the amount of land needed in the long term.

Conclusion:

Short Term sites 1-17 should be addressed immediately with friendly and proactive relationships with the developers and their architects to find the best solution for all.

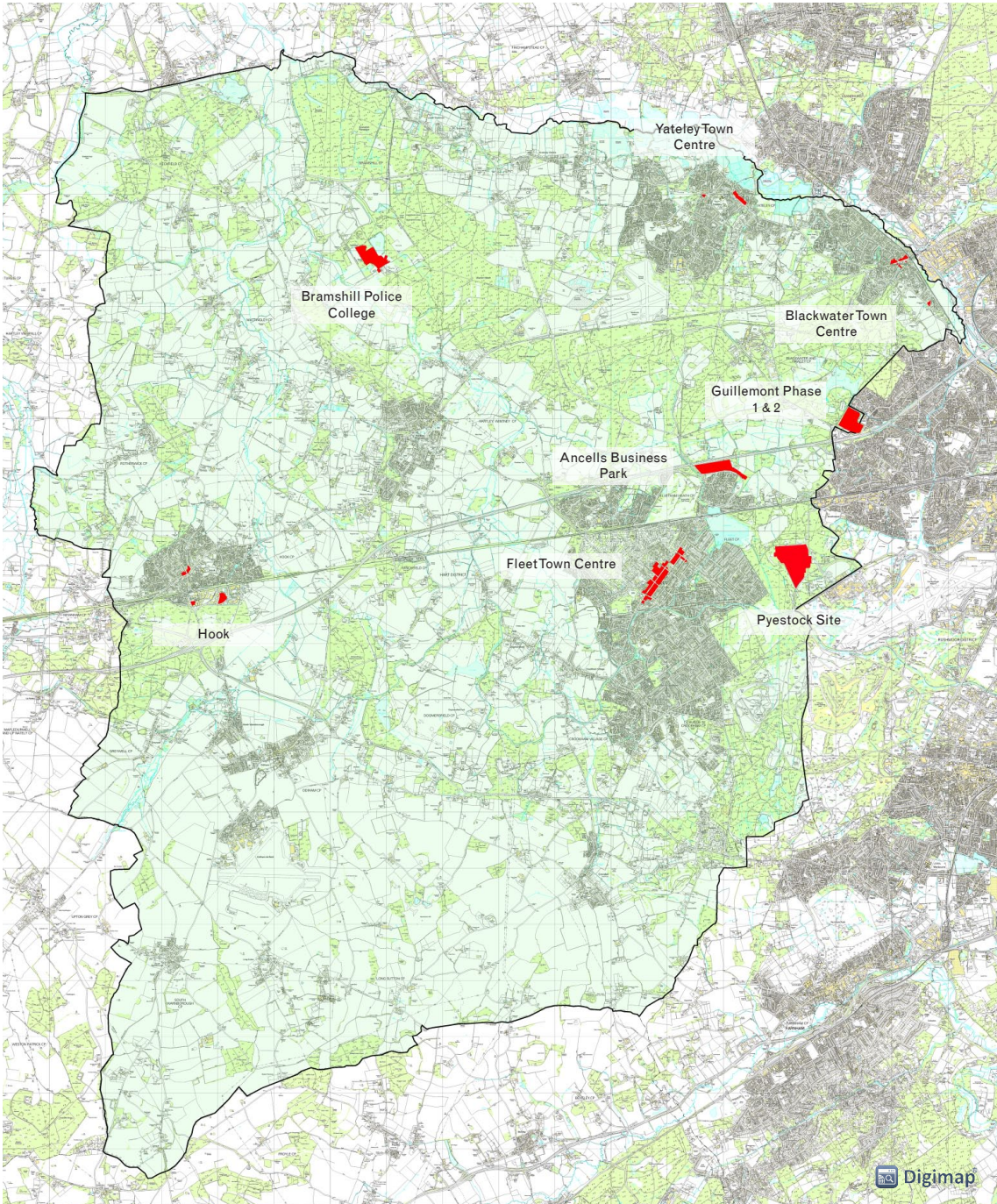
Long term sites should be discussed with land owners over an intensive period to provide well considered ideas and developments.

Hart District Council Boundary

<u>Sites</u>	<u>Units</u>	<u>Area - ha</u>
<u>Short-Medium Term</u>		
Site 1:	1550	12.35
Site 2:	45	0.31
Site 3:	200	0.80
Site 4:	300	1.25
Site 5:	70	0.27
Site 6:	25	0.10
Site 7:	500	2.00
Site 8:	30	0.15
Site 9:	425	1.70
Site 10:	125	0.50
Site 11:	2130	14.2
Site 12:	260	1.30
Site 13:	230	0.95
Site 14:	100	0.40
Site 15:	25	0.10
Site 16:	275	1.10
Site 17:	25	0.10
Total	6315	37.58 ha
<u>Long Term</u>		
Site 18:	6950	27.8
Site 19:	2350	11.8
Site 20:	150	0.60
Site 21/22/23:	1250	5.00
Site 24:	775	3.10
Site 25:	500	2.00
Site 26:	187	0.75
Site 27:	62	0.25
Site 28:	6760	33.8
Total	18,984	85.10 ha

Grand Total Figures:

Area:	122.68 ha
Total Housing Units:	<u>25,299 units</u>



Hart Borough Council boundary - Proposed sites for development

Map above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

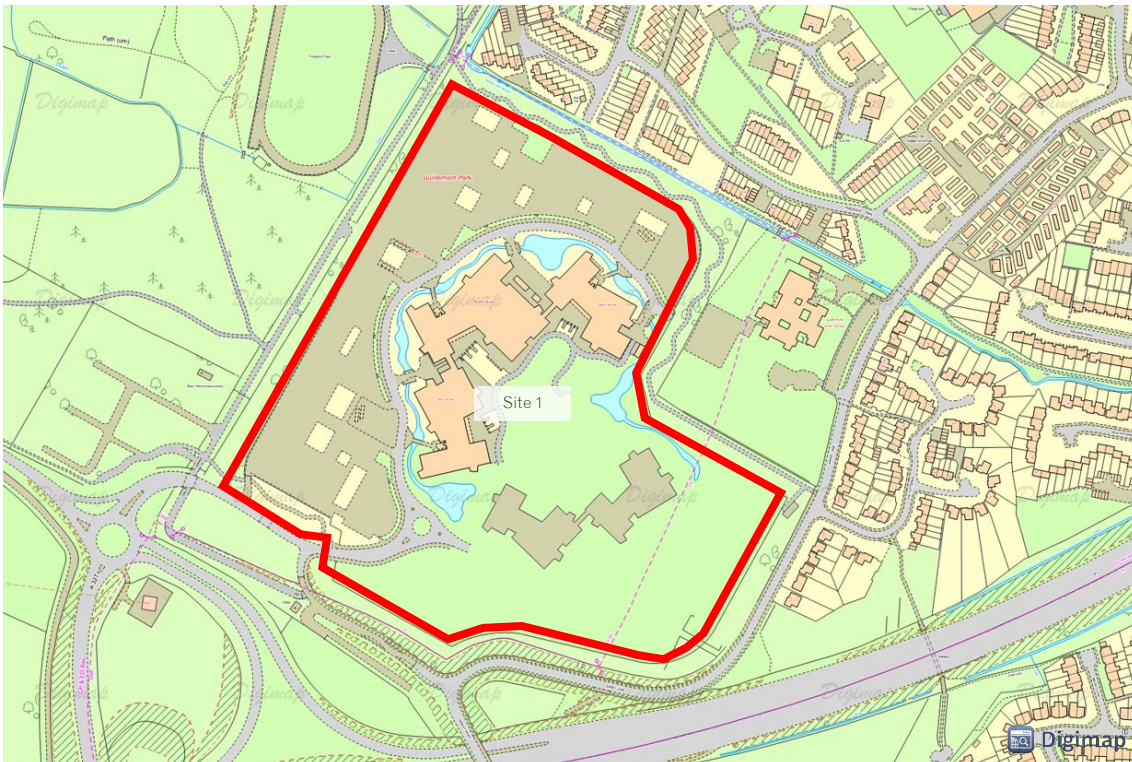
Hart District Council - Short - Medium Term

The following sites have been selected as potential short term development plots as they are on brownfield sites and could easily be developed within the next 5 years.

Bramshill Police College, for example, could be used as the site for a new small town developed on brownfield land. In addition, a secondary road could enter the site to allow for the new town to be integrated into the borough. This site could provide a unique opportunity to prevent the proposed new unsustainable town in Winchfield in the short-medium term.

In the medium to long term towns such as Fleet, Yateley and Blackwater can provide more housing through a careful process of understanding which buildings add to the town which ones could be re-developed to provide more housing at the heart of the towns and provide employment opportunities for local people at ground floor level.

Guillemont Phase 1-2



Site 1: Guillemont Phase 1-2 - 12.35 ha / 1550 units = 125 units per ha due to its distance from surrounding town centres

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

Hawley & Blackwater Town Centre



Site 2: Hawley Road - 0.31 ha / 45 units = 150 units per ha due to close distance from Blackwater town centre



Site 3 - 0.8 ha / 200 units Site 4 - 1.25 ha / 300 units Site 5 - 0.27 ha / 70 units Site 6 - 0.1 ha 25 units. = 250 units per ha - Medium to Long term goal in improving town centre and providing more housing at 250 units per ha

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

Yateley Town Centre



Site 7: Yateley Town Centre - 2 ha / 500 units = 250 units per ha - Medium to Long Term goal in improving town centre and providing more housing at 250 units per hectare



Site 8: Yateley - Reading Road - 0.15 hectares / 30 units - 200 units per ha due to close distance to Yateley town centre

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

Hook Business Park / FleetTown Centre



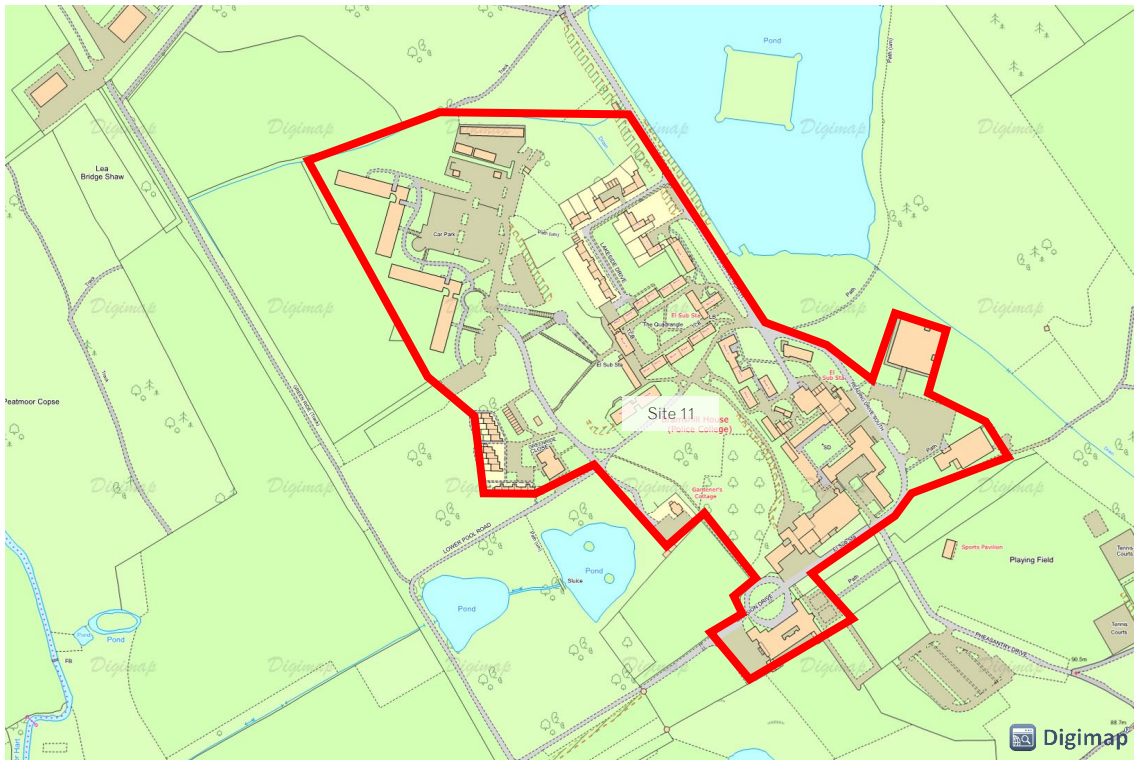
Site 9: Bartley Wood Business Park - 1.7 ha / 425 units = 250 units per ha due to its close location to town centre and station.



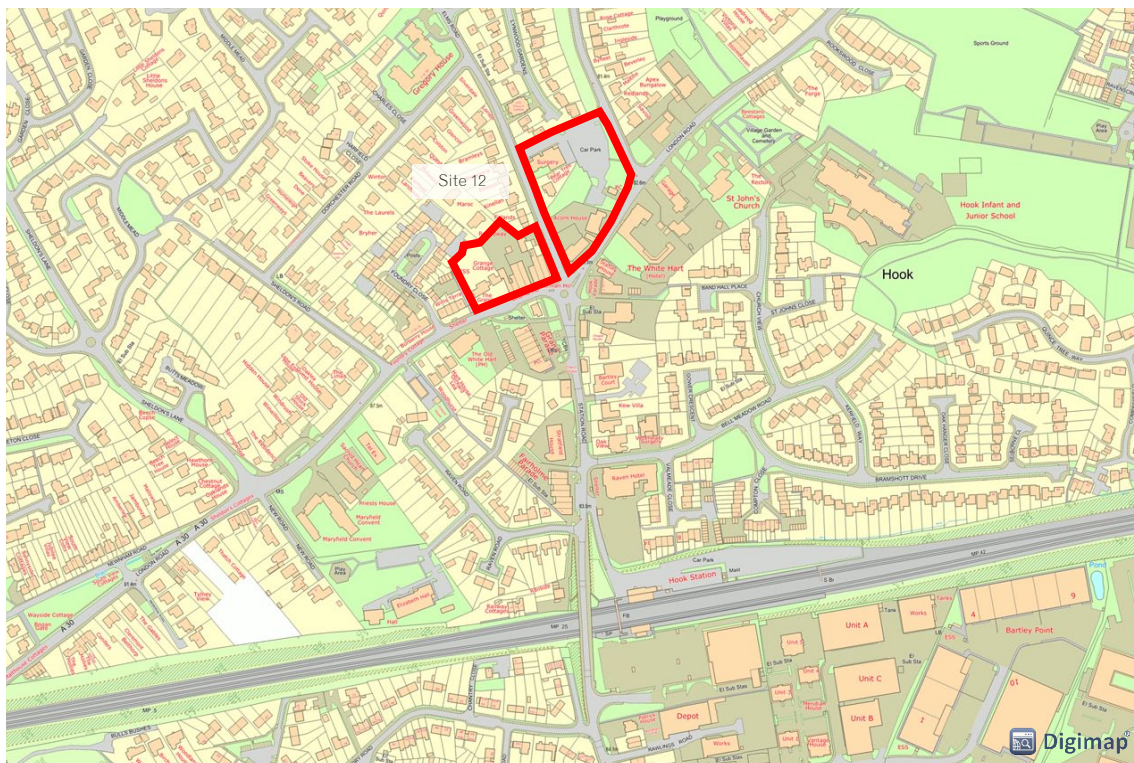
Site 10: Hook Business Park - 0.5 ha / 125 units = 250 units per ha due to its close location to town centre and station.

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

Bramshill Police College / Hook



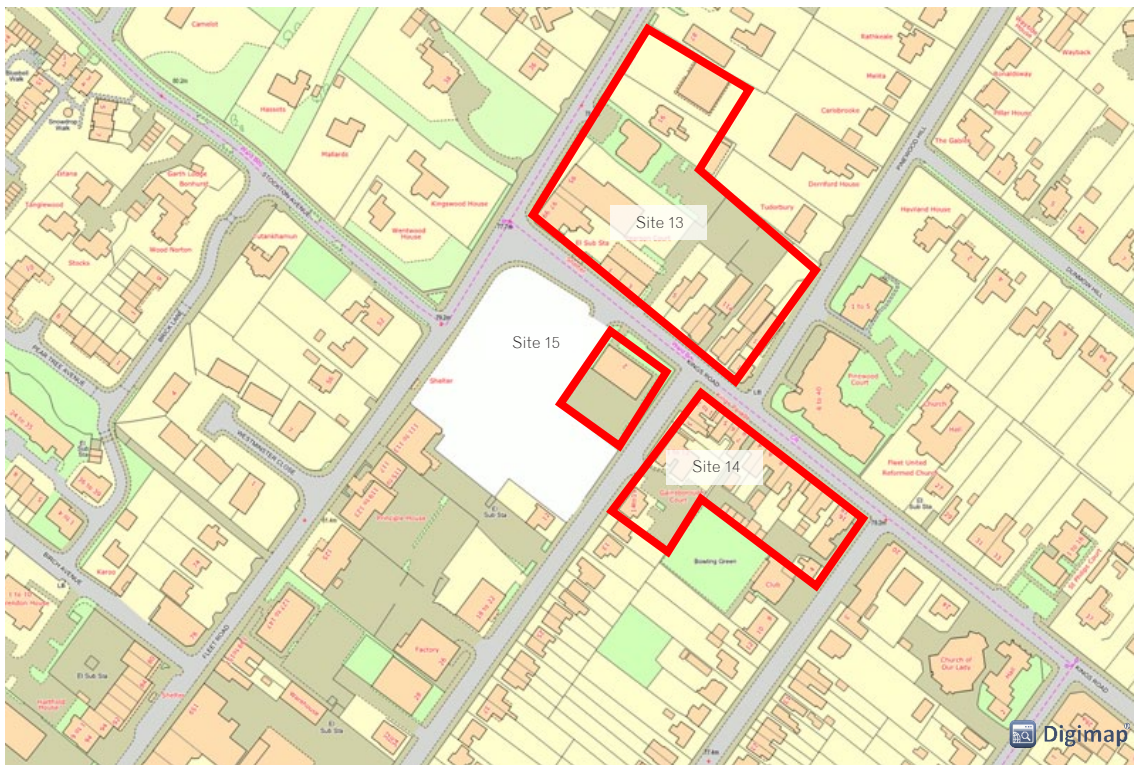
Site 11: Bramshill Police College - 14.2 ha / 2130 units - 150 units per ha due to creation of new rural settlement on brownfield land needing high enough numbers for the justification of shops and other amenities.



Site 12: Hook Town Centre - 1.3 ha / 260 units = 200 units per ha due to its close location to town centre and station and the rural nature of the town.

Maps above: EDINA, Digimap[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

Fleet Town Centre



Site 13 - 0.95 ha / 230 units - Site 14 - 0.4 ha / 100 units - Site 15 - 0.1 ha / 25 units = 250 units per ha due to its close location to town centre and station.



Site 16: Fleet Town Centre - 1.1 ha / 275 units - Site 17: Fleet Town Centre - 0.1 ha / 25 units = 250 units per ha due to its close location to town centre and station.

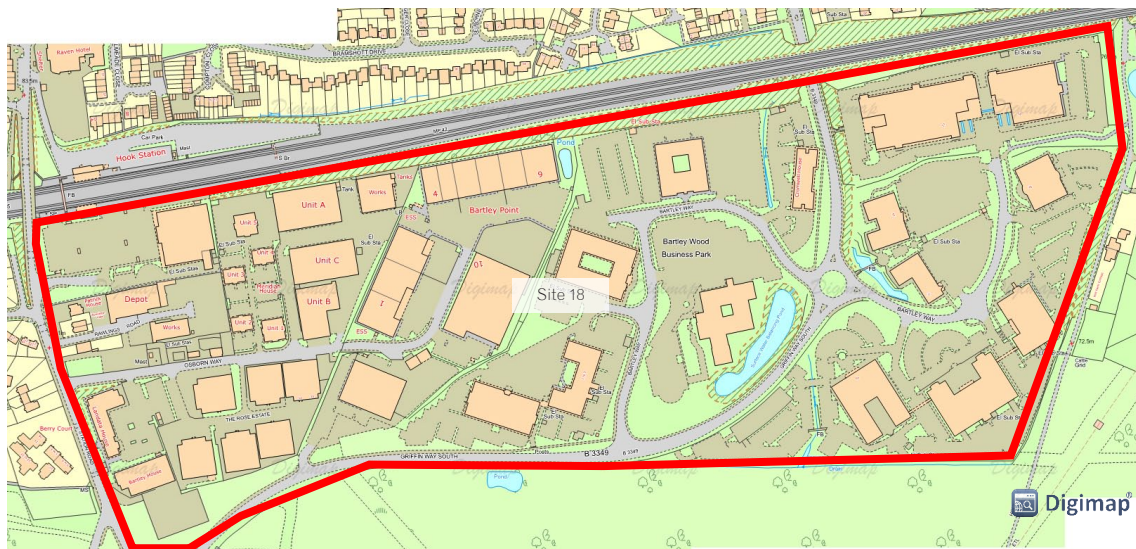
Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

Hart District Council - Long Term Long Term Vision

If we ignore the 20th century ideas of dividing uses and redevelop our business parks to provide both residential and office uses, there is an opportunity to produce a new exciting balance development which allows people to live and work in the same place, reducing cars and congestion in the borough. This could happen at both Hook Business park and Ancills Farm Business Park which both have excellent transport connections.

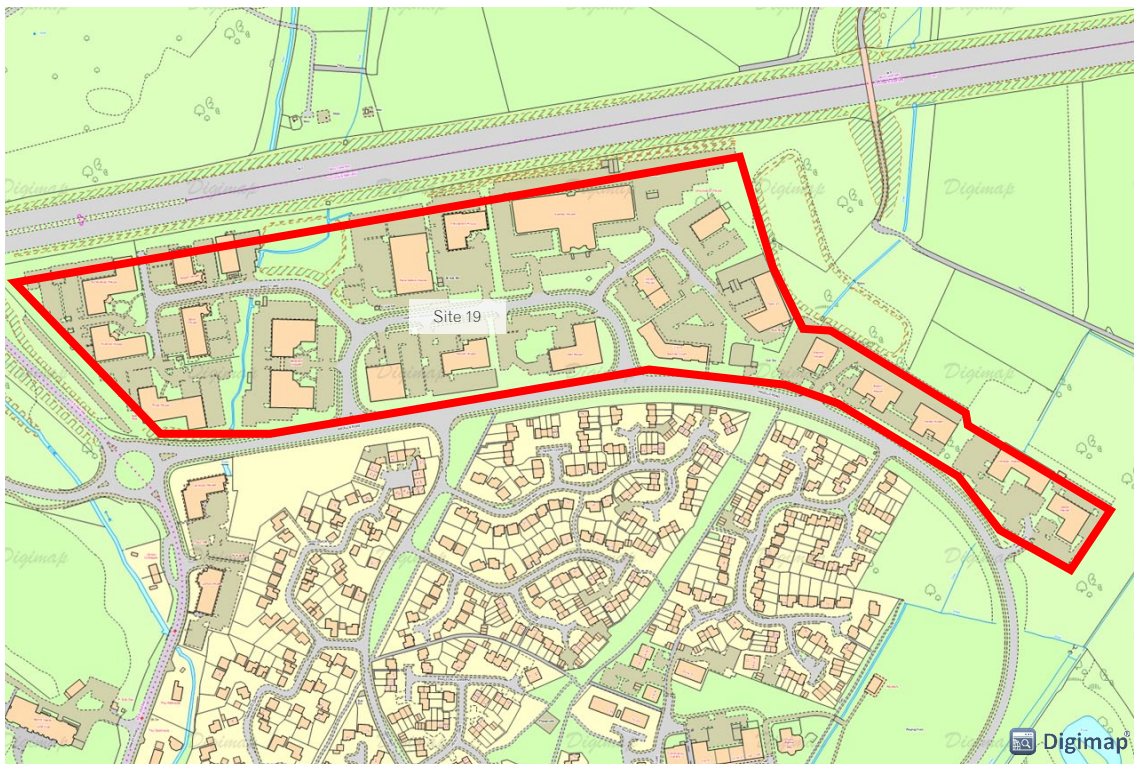
In addition, Fleet town centre could be carefully redeveloped providing both additional housing and better retail space, and thus compete with surrounding town centres.

Furthermore, if the Pyestock site is not to become a distribute centre, it could provide another opportunity for large amounts of housing for the borough.

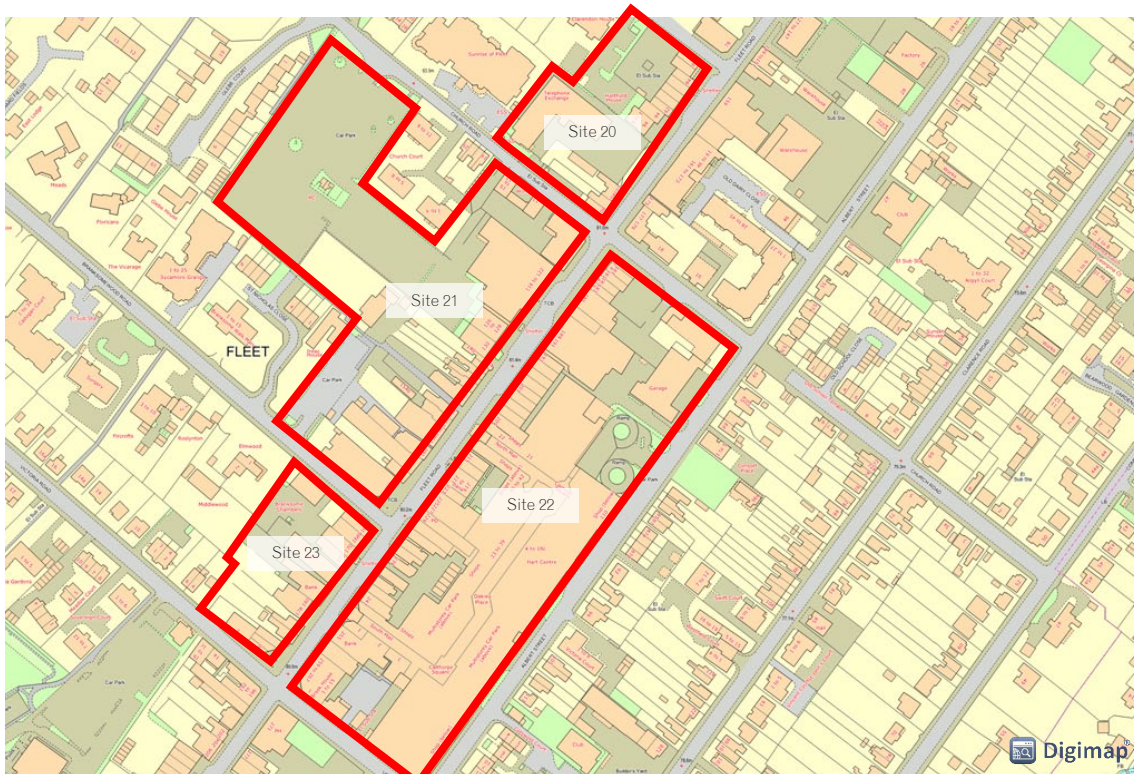


Site 18 - 27.8 ha / 6950 units = 250 units per ha due to its close location to the town centre and station. If a long term view was to convert this area from an employment zone to a mix-used development zone with buildings containing housing and office space it could provide a new exciting development opportunity where people can live and work in the same place, thus maximising the use of the land and preventing future greenfield developments for years to come.

FleetTown Centre



Site 19: Ancells Business Park - 11.8 ha / 2350 units = 200 units per ha creation of new mixed use employment / residential development taking advantage of its location close to rail station and fleet town centre



Site 20 - 0.6 ha / 150 units - Site 21/22/23 - 5 ha / 1250 = 250 units per ha due to being within the town centre. An ambitious masterplan is needed for the whole town centre.

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

FleetTown Centre



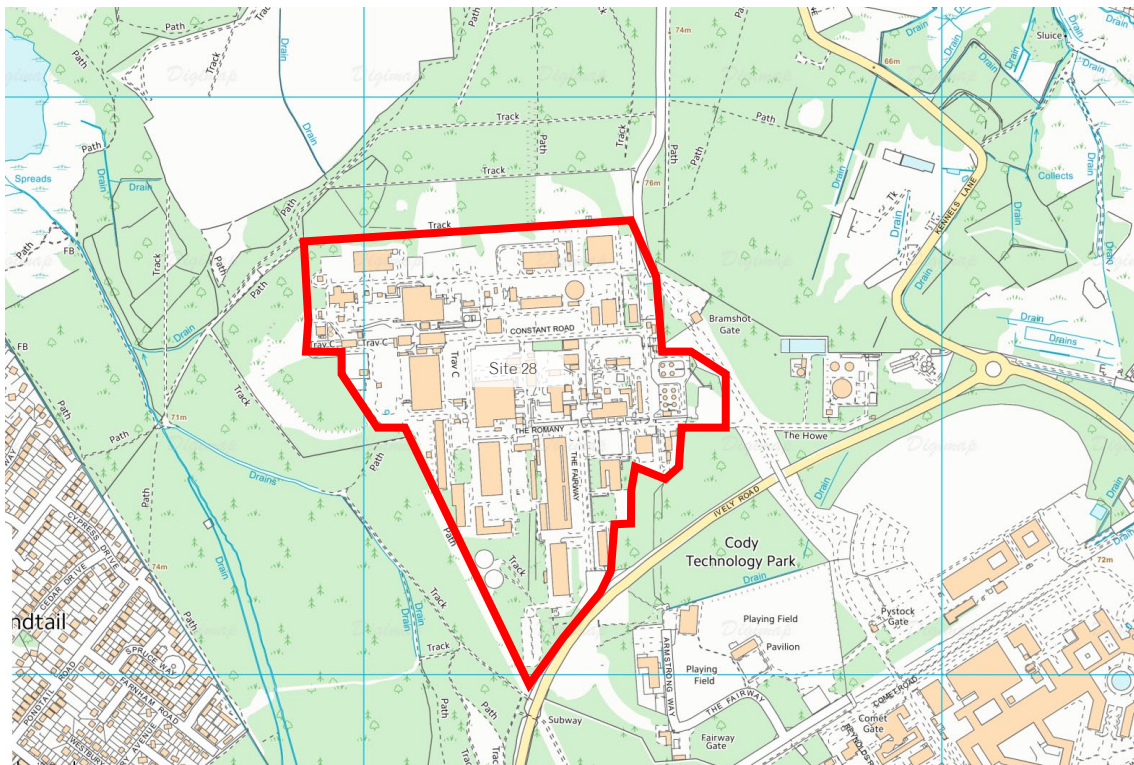
Site 24: - 3.1 ha / 775 units - Site 25: - 2.0 ha / 500 units - Site 32: - 0.3 ha / 75 = 250 units per ha due to being within the town centre. An ambitious masterplan is needed for the whole town centre.



Site 26: Fleet town centre - 0.75 ha / 187 units - Site 27: - 0.25 ha / 62 units = 250 units per ha due to its close location to town centre and station.

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

Housing Option on Pyestock Site



Site 28: - 33.8 ha / 6760 units = 200 units per ha / creation of a new small town will justify the creation of its own shops, schools and other amenities thus reducing car journeys and stress on existing facilities.

Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

Conclusion

Alternative option

If we are to look outside the box of 20th century housing we can provide more units with less land while at the same time create thriving communities.

This document shows that nearly 50,000 units can be provided over the two boroughs. If they are to work together in the short and long term it will prevent wide spread greenfield developments which are currently being proposed. This could provide a sustainable housing supply for the next 30-50 years depending on

final densities. For this to happen we must open our minds to the alternatives and look to the future not the past for solutions.

By making the choice of a new town or building on greenfield sites you are not picking the only option available but rather the unsustainable one.

Farnborough Town Centre Figures:

<u>Sites</u>	<u>Units</u>	<u>Area (ha)</u>
Site 1:	150	0.57
Site 2:	150	0.39
Site 3:	70	0.27
Site 4:	120	0.48
Site 5:	100	0.37
Site 6:	100	0.33
Site 7:	N/A	N/A
Site 8:	65	0.25
Site 9:	150	0.58
Site 10:	90	0.35
Site 11:	130	0.51
Site 12:	875	3.5
Site 13:	150	0.61
Site 14:	230	0.91
Site 15:	85	0.33

Area: 9.45 ha
Approximate Density: 250 units per ha

Total Housing Units: 2,465 Units

Aldershot / Urban Extension Figures:

<u>Sites</u>	<u>Units</u>	<u>Area (ha)</u>
Site 16:	175	0.7
Site 17:	N/A	N/A
Plot A:	1625	6.50
Plot B:	3875	15.5
Plot D:	700	2.80
Plot G:	825	3.30
Plot H:	1850	7.40
Plot I:	875	7.00
Plot J:	2800	11.2
Plot K:	2450	9.80
Plot L:	650	2.60
Plot M:	1250	5.00
Plot N:	1138	9.10
Plot Q:	1600	6.40
Plot S:	1525	6.10

Area: 93.4 ha
Approximate Density: 250 units per ha

Total Housing Units: 21,338 Units

Total Figures:

Area: 102.85 ha
Total Housing Units: 23,803 units

Total for both boroughs:

Area: 225.53 ha
Total Housing Units: 49,102 units

Hart District Council Boundary

<u>Sites</u>	<u>Units</u>	<u>Area - ha</u>
<u>Short-Medium Term</u>		
Site 1:	1550	12.35
Site 2:	45	0.31
Site 3:	200	0.80
Site 4:	300	1.25
Site 5:	70	0.27
Site 6:	25	0.10
Site 7:	500	2.00
Site 8:	30	0.15
Site 9:	425	1.70
Site 10:	125	0.50
Site 11:	2130	14.2
Site 12:	260	1.30
Site 13:	230	0.95
Site 14:	100	0.40
Site 15:	25	0.10
Site 16:	275	1.10
Site 17:	25	0.10

Total 6315 37.58 ha

Long Term

Site 18:	6950	27.8
Site 19:	2350	11.8
Site 20:	150	0.60
Site 21/22/23:	1250	5.00
Site 24:	775	3.10
Site 25:	500	2.00
Site 26:	187	0.75
Site 27:	62	0.25
Site 28:	6760	33.8

Total 18,984 85.10 ha

Total Figures:

Area: 122.68 ha
Total Housing Units: 25,299 units



GRP © 2015