

# A Refined Approach Towards Sustainable Housing

Study Area: Hart District Council

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Revision 1.0

# **A Refined Approach Towards Sustainable Housing**

**Study Area: Hart District Council**

This document has been written by Gareth Robert Price BA (Hons) DipArch (Distinction) in response to the consultation period during 27th November 2015 - 15th January 2016 for the draft local plan.

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Front Image: Wohnen Im Park, Frankfurt - Stefan Forster  
Architekten

# Contents Page

	Page
Introduction - Scope & Approach	1-2
Hart District Council - Sites 1-32	3-13
Conclusion	14

# Hart District Council

## Local Plan

### Scope & Approach:

This document has been produced in response to the current public consultation for Hart District Council's Local Plan and comments made on a previous research document "A Sustainable Approach Towards Housing" to further demonstrate how Hart's housing needs can be fulfilled without the destruction of the countryside and natural environment even when reducing previous target densities of 250 to 150 units per hectares which can be achieved with 3-4 storey buildings.

Hart District Council needs to be careful not to spiral into large amounts of greenfield developments in the short term losing it's character as a place and destroying it natural environment.

At the same time we cannot ignore our duty in not meeting these housing numbers it will only drive house prices up to an unsustainable level for low incomes and first time buyers, therefore a sustainable long-term approach is needed.

Therefore, should rely on using brownfield sites and inner settlement re-developments which can be supported by existing infrastructure and amenities prior to coming up with a long term solution for the next 25-50 years.

Building within our existing settlements brings the opportunity to provide housing within walking distance of jobs, amenities and services, removing car use.

Using this approach, we can look at other towns and villages within the borough where more space can be found through a process of intensifying already built-on land.

### Sites:

The following sites have been selected as potential short term development plots up to 2032. They are all brownfield sites and could be developed within the next 5-10 years, removing the need for a new town or greenfield developments.

They have been carefully selected to help develop a civic and community focused culture and allow the whole borough to benefit from investment in their town and village centres.



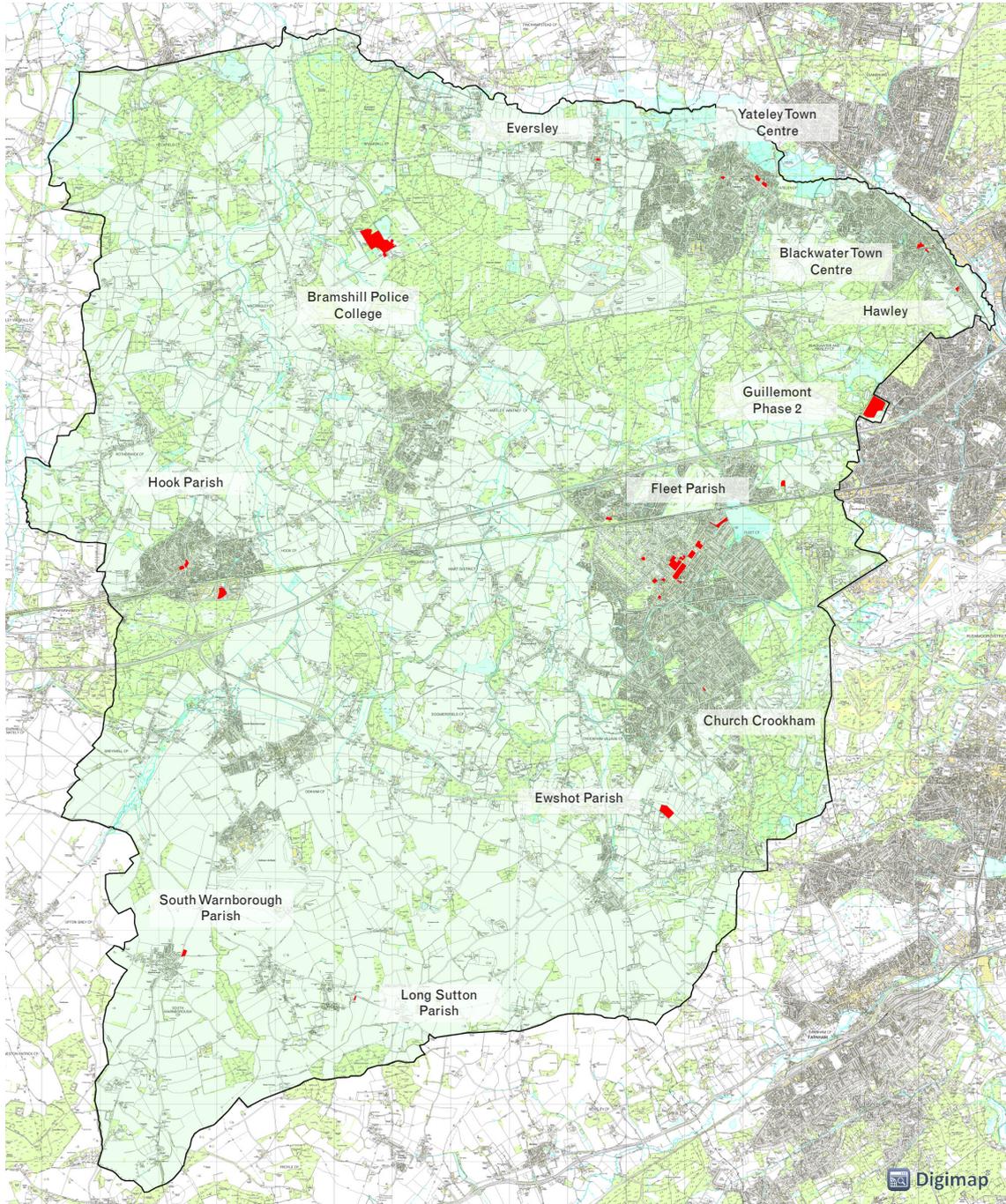
Saugvaerket, Copenhagen, Denmark - Arkitema / Eln Architects



Molenplein, Den Helder, Netherlands - Tony Fretton Architects



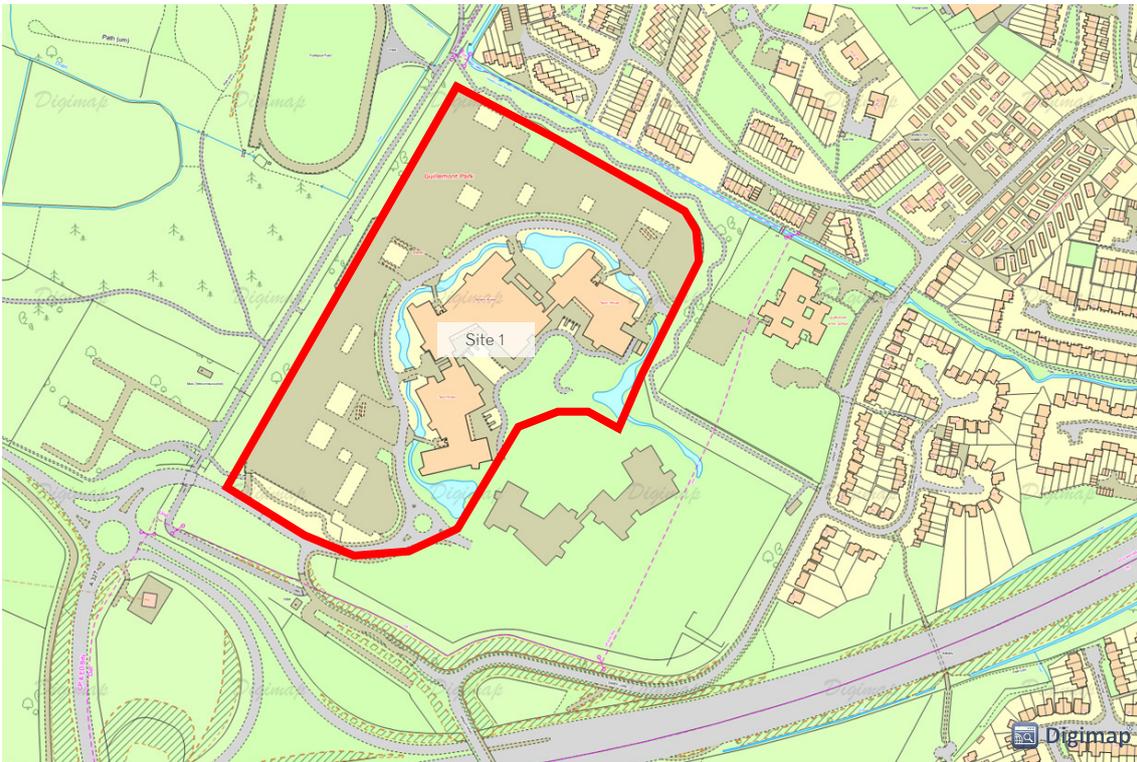
Leeuwenveld, Amsterdam, Netherlands - LEVS architects



Hart District Council Boundary - Proposed sites for development

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

# Blackwater / Hawley Parish



Site 1: Guillemont Phase 2 - 8.0 ha / 1200 units = 150 units per ha



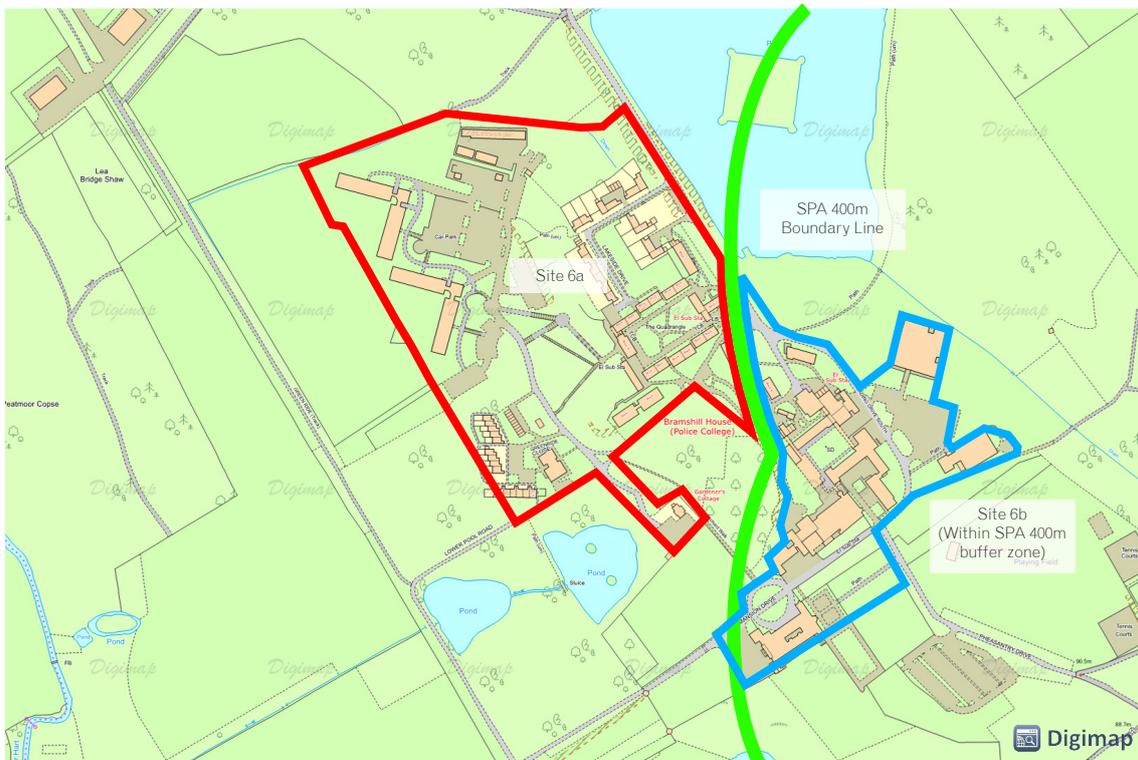
Site 2: Hawley Road - 0.31 ha / 45 units = 150 units per ha

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

## Blackwater/ Bramshill Parish



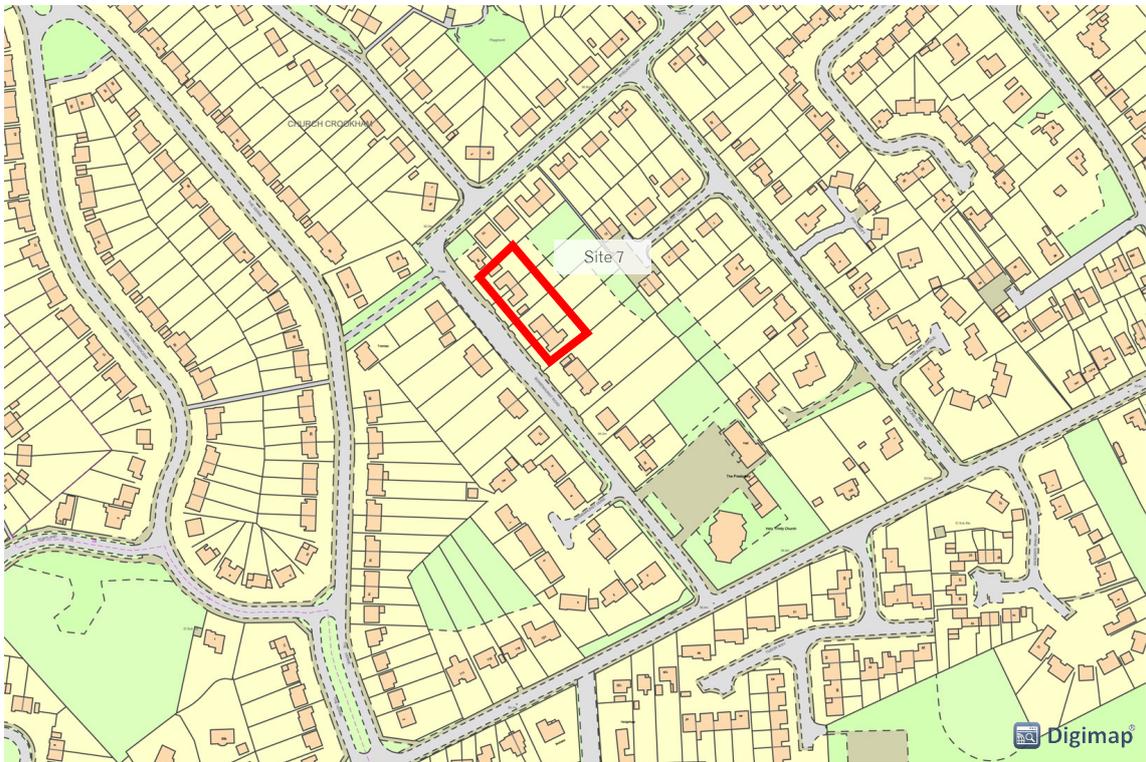
Site 3: Blackwater - 0.8 ha / 120 units Site 4 - 0.1 ha 15 units Site 5 - 0.21 ha 35 units = 150 units per ha



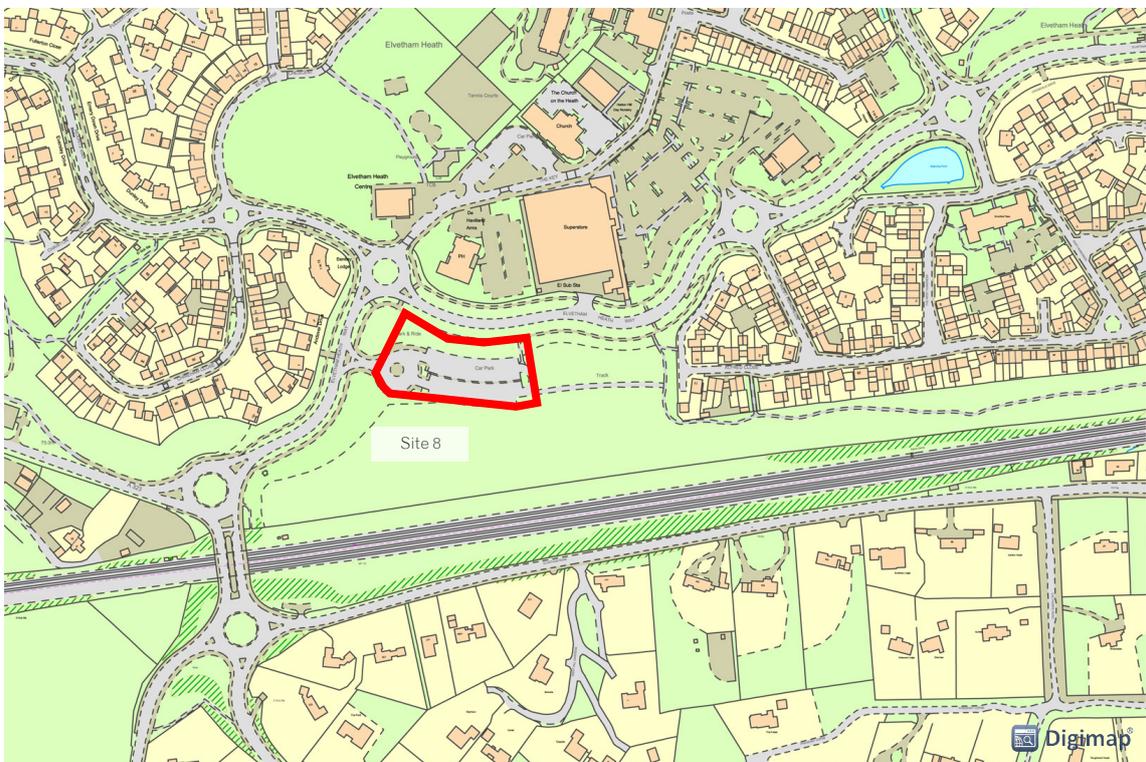
Site 6a: Bramshill Police College - 9.09 ha / 1365 units = 150 units per ha Site 6b - 4.15 ha / 625 units = 150 units per ha

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

# Church Crookham Parish



Site 7: 26-32 Bowenhurst Road, Fleet - 0.15 ha / 23 units = 150 units per ha



Site 8: Elvetham Heath - 0.5 ha / 75 units = 150 units per ha

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



# Fleet Parish



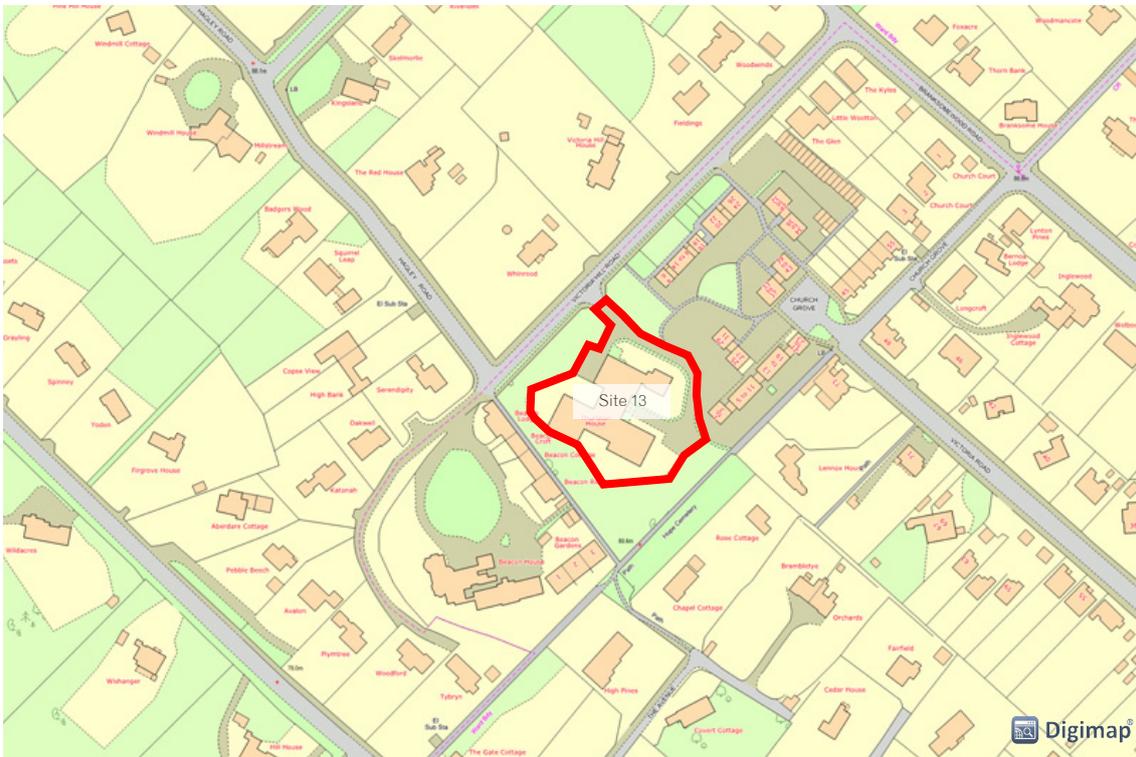
Site 11: Fleet - 0.17 hectares / 25 units = 150 units per ha



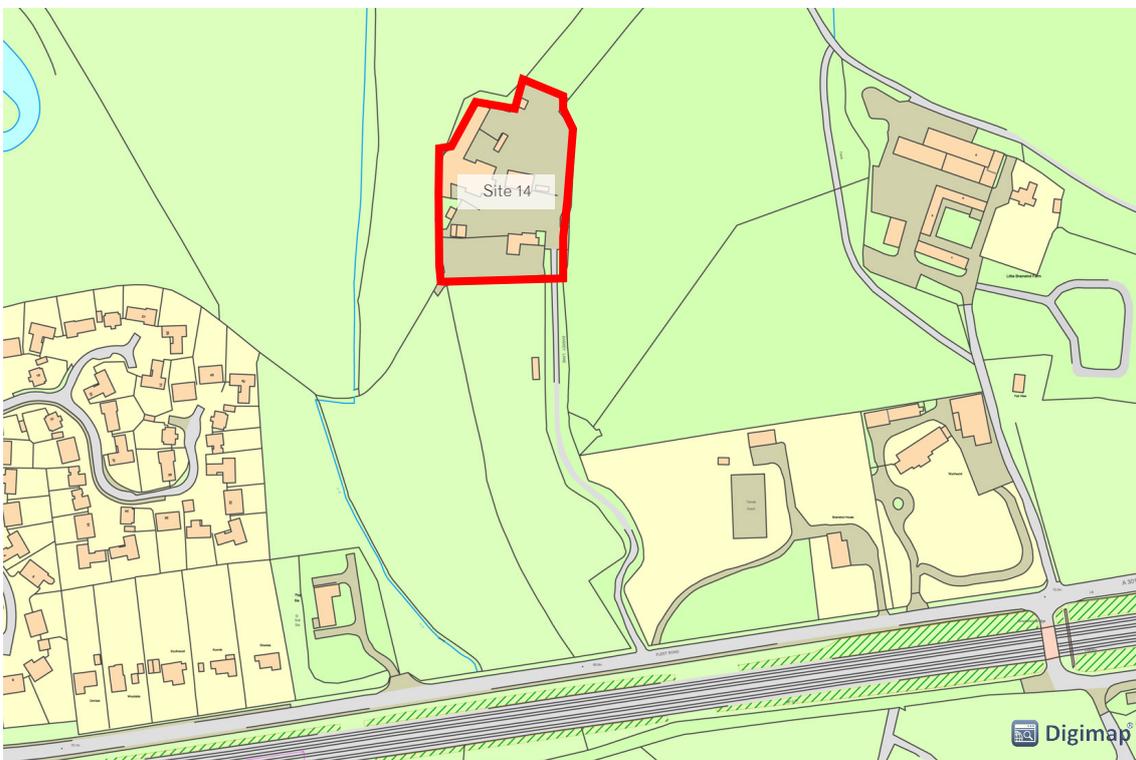
Site 12: Waterfront Business Park - 1.34 ha / 200 units = 150 units per ha (maintaining commercial use at ground floor)

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

## Fleet Parish



Site 13: Thurlston House - 0.35 hectares / 50 units = 150 units per ha



Site 14: Sankey Lane - 0.64 ha / 95 units = 150 units per ha (Only develop due to closure of business)

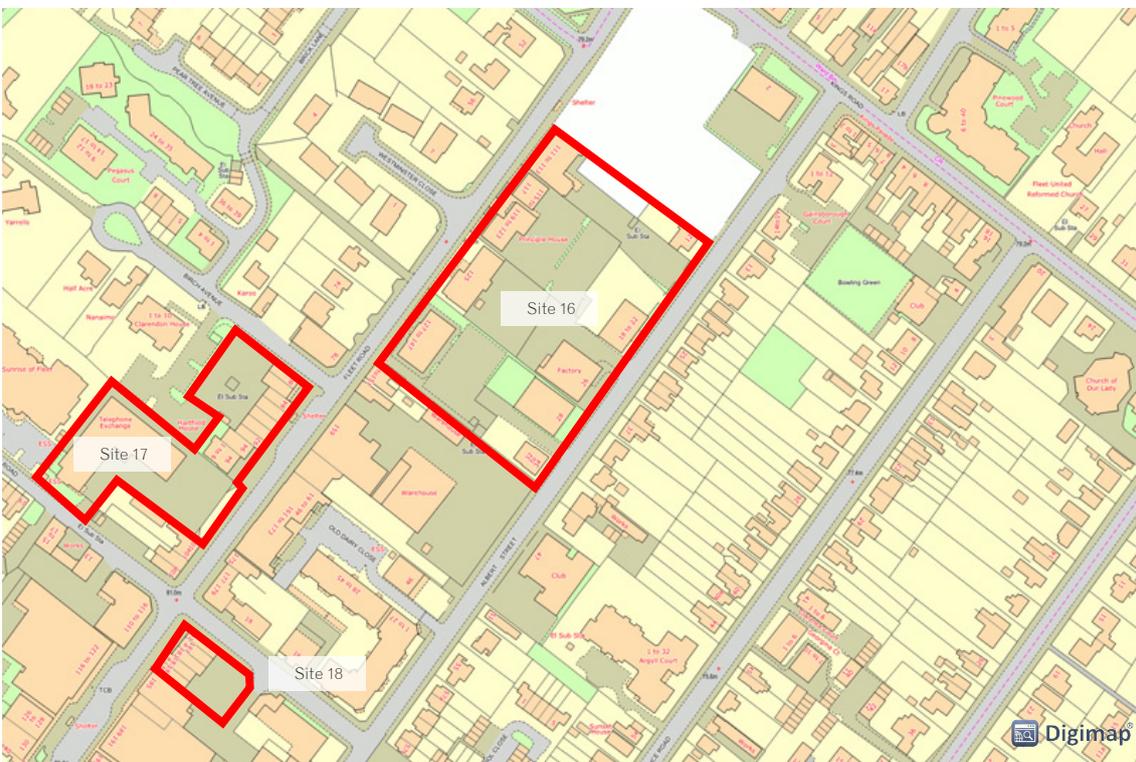
Maps above: EDINA, Digimap,[Online mapping], <http://digimap.edina.ac.uk/digimap/home> (Accessed 01.05.15)

## Fleet Parish

Fleet Town Centre sites to include basement car parks for public, residents and businesses depending on location with commercial units at ground floor with residential above.



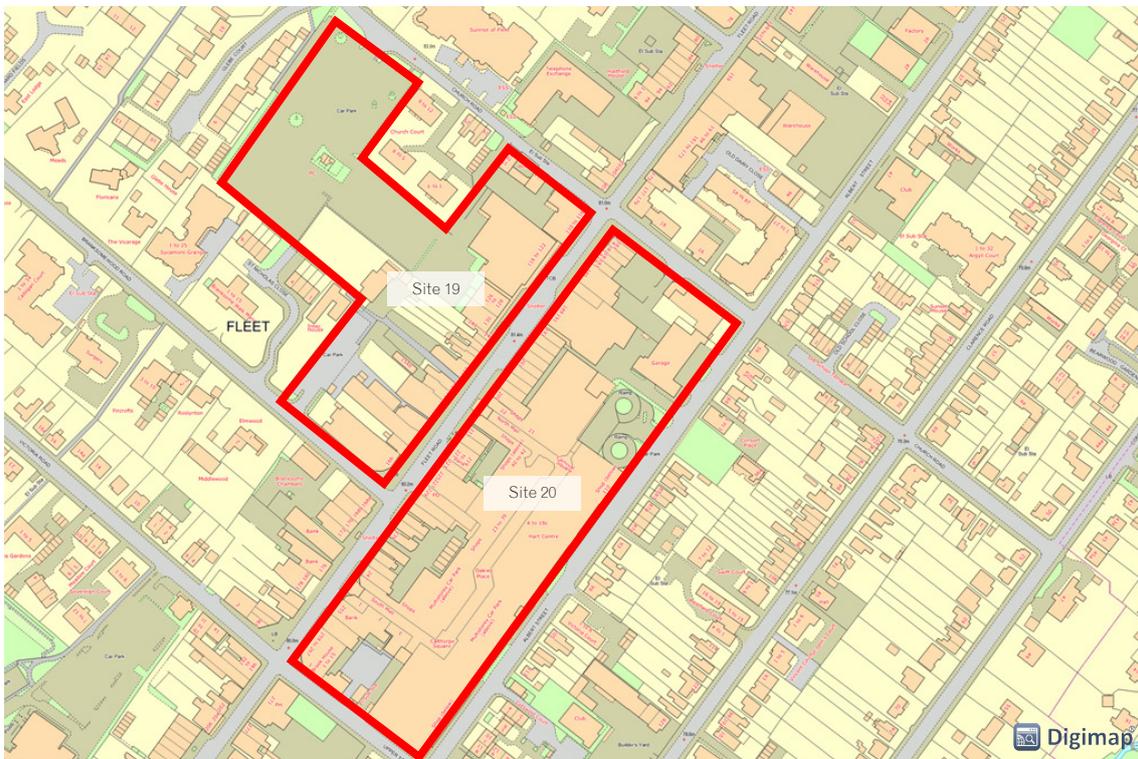
Site 15: Fleet Town Centre - 0.95 ha / 145 units = 150 units per ha



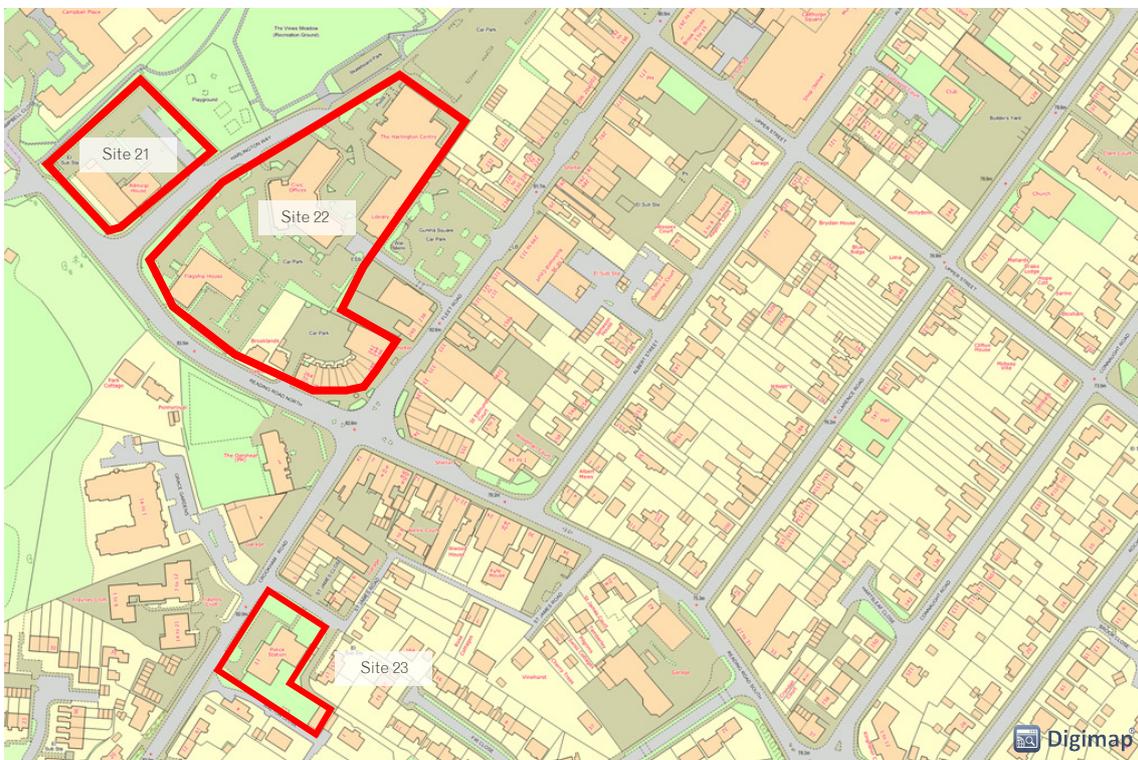
Site 16: Fleet Town Centre - 1.1 ha / 165 units - Site 17: 0.48 ha / 72 units - Site 18: 0.09ha / 15 units = 150 units per ha

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

## Fleet Parish



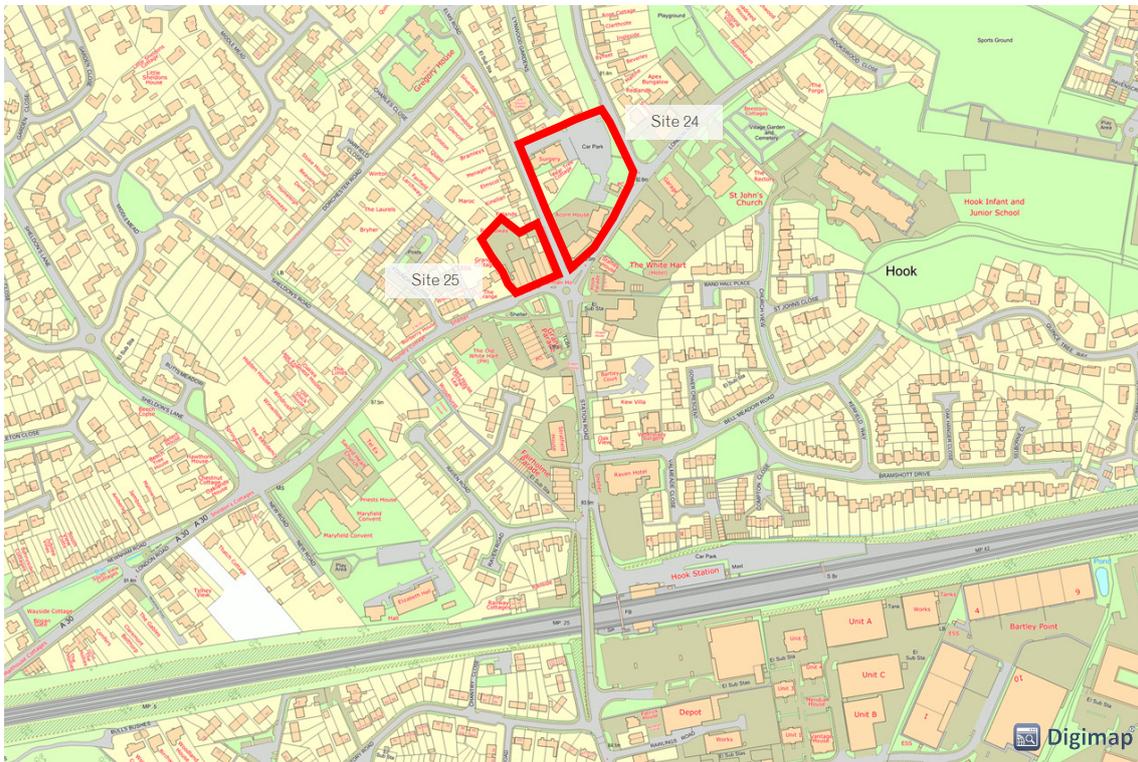
Site 19: Fleet Town Centre - 2.2 ha / 330 units - Site 20 - 2.5 ha / 375 units = 150 units per ha (Existing car parks will be placed underground to free up more space for ground floor commercial units with residential apartments above)



Site 21: Fleet Town Centre - 0.35 ha / 50 units - Site 22: - 1.57 ha / 235 units - Site 23: - 0.25 ha / 38 units = 150 units per ha

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

# Hook Parish



Site 24: Hook - 0.80 ha / 120 units Site 25: Hook - 0.28 ha / 42 units = 150 units per ha



Site 26: Bartley Wood Business Park - 1.7 ha / 255 units = 150 units per ha

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

## Long Sutton / South Warnborough Parish



Site 27: The Old Dairy - 0.1 ha / 15 units = 150 units per ha



Site 28: Granary Court - 0.5 ha / 75 units = 150 units per ha

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

## Yateley Parish



Site 29: Yateley - 0.15 hectares / 22 units = 150 units per ha



Site 30: Yateley - 0.30 ha / 45 units Site 31: 0.26 ha / 39 units Site 32: 0.50 ha / 75 units = 150 units per ha

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

# Conclusion

## Alternative option

The sites proposed could address the current requirements for housing without the need for a new town or destroying our ever shrinking natural environment. If a friendly and proactive relationship is developed with landowners, developers and their architects a sustainable option which focuses on brownfield sites in town & village centres can easily provide a sustainable and feasible option.

In the long term, larger sites such as Hook Business Park and Ancells Farm Business Park could provide thousands of units if redeveloped into a mixed used development, providing jobs and homes for many years to come.

Currently, we are building on 17.5 football pitches a year to keep up with demand and this will only increase as our population grows. If we are to provide a sustainable world for future generations we must look at our current habits and approaches towards housing and provide more housing with less land while at the same time create desirable communities and places for people to live and enjoy.

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.

### Hart District Council Boundary

<u>Sites</u>	<u>Units</u>	<u>Area - ha</u>
Site 1:	1200	8.00
Site 2:	45	0.31
Site 3:	120	0.80
Site 4:	15	0.10
Site 5:	35	0.21
Site 6a:	1365	9.09
Site 6b:	625	4.15
Site 7:	23	0.15
Site 8:	75	0.50
Site 9:	35	0.25
Site 10:	480	3.20
Site 11:	25	0.17
Site 12:	200	1.34
Site 13:	50	0.35
Site 14:	95	0.64
Site 15:	145	0.95
Site 16:	165	1.10
Site 17:	72	0.48
Site 18:	15	0.09
Site 19:	330	2.20
Site 20:	375	2.50
Site 21:	50	0.35
Site 22:	235	1.57
Site 23:	38	0.25
Site 24:	120	0.80
Site 25:	42	0.28
Site 26:	255	1.70
Site 27:	15	0.10
Site 28:	75	0.50
Site 29:	22	0.15
Site 30:	45	0.30
Site 31:	39	0.26
Site 32:	75	0.50
Total	6501	43.34 ha

### Total Figures:

Area: 43.34 ha  
Total Housing Units: 6501 units



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