

Location: The Street			Site Reference: F12			
Settlement: Crookham Village			Area (ha): 0.33 (-25% for WI hall = 0.25)			
Opportunity presented Dilapidated Women’s Institute hall (in use), WI parking area and 3 long back garden plots, situated on the edge of the village boundary in an area of medium density housing.			Market appraisal / economic viability Very strong market in the village settlements. No reason to doubt economic viability.			
			Sustainability appraisal Crookham Village is reliant on employment, services and facilities in Fleet and beyond, thus development here is likely to promote movements by car.			
Policy issues / Constraints Shared access with adjacent village hall. The WI Hall would need to relocate either on or off-site to enable the efficient use of the land and should be sought through developer contributions. We have discussed with HDC officers the logic of the settlement boundary which has been drawn to include the long back gardens of properties fronting The Street. It is recommended that the boundary be redrawn to exclude them from the settlement, thus removing the opportunity for development on the edge of the village. Site lies within a Conservation Area and has 1 TPO. Two Listed Buildings are located on The Street in close proximity to the entrance into the site, but which would remain unaffected by this proposal.						
Conclusions prospects/ justification/		Presents an opportunity to maximise the use of land within the boundary of Crookham Village, as currently defined, but see comments above. The yield is included in the study pending a decision by the Council.				
<u>Yield – as suggested by PPG3</u>			<u>Time frame</u>			<u>Recommendation</u> Yield / Period for inclusion in Urban Capacity Study / Local Plan
High 50dph	Medium 40dph	Low 30dph	0-5 years	5-10 years	10-15 years	
12	10	8	0	10	0	
Requirements to move to higher yield Off-site provision of new WI hall and Council to accept high density adjacent to medium density development in Crookham Village.			Requirements to move to earlier period/comments Need to assemble land in mixed ownerships			10 dwellings This site is most suitable for medium/low density development due to its location and surrounding densities, and includes space for the on-site provision of a new WI hall.



F12 - The Street, Crookham Village

