

<b>Location:</b> Lynchford Tyres, Kings Rd/ Aldershot Rd <b>Settlement:</b> Fleet			<b>Site Reference:</b> F14  <b>Area (ha):</b> 0.22			
<b>Opportunity presented</b>  Low quality, run down tyre centre, also partly used for open storage and parking. Some derelict buildings and partly used buildings also present.  Demolish and redevelop at medium-high density.			<b>Market appraisal / economic viability</b>  Strong market for private and affordable housing. Land values are higher than the national average and high enough to resolve situations of demolition, contamination or piled foundations or any other abnormal development costs. No reason to doubt economic viability.			
			<b>Sustainability appraisal</b>  Brownfield site within the urban area of Fleet, and therefore has access to schools, employment, facilities and services available in the town. Within 2.5km of Fleet town centre.			
<b>Policy issues / Constraints</b> The site is considered to be an eyesore and the Council would welcome redevelopment of the site.  The shape of the site is a constraint						
<b>Conclusions prospects/ justification/</b>		Presents a good opportunity to improve the environmental quality of the local area as well as to maximise the use of land within Fleet.				
<u><b>Yield</b></u>			<u><b>Time frame</b></u>			<u><b>Recommendation</b></u> <b>Yield / Period for inclusion in Urban Capacity Study / Local Plan</b>
High (PPG 3)	medium	Low (PPG3)	0-5 years	5-10 years	10-15 years	<b>10 dwellings</b>  based on developing the site at high density in this accessible location and subject to the relocation of the current occupiers.
11	9	7	10	0	0	
<b>Requirements to move to higher yield</b>  N/A			<b>Requirements to move to earlier period</b>  N/A			



## F14 - Kings Road/Aldershot Road, Fleet

