

<b>Location:</b> Albany Close			<b>Site Reference:</b> F8			
<b>Settlement:</b> Fleet			<b>Area (ha):</b> 0.53			
<b>Opportunity presented</b> Large ornamental garden and 2 other back garden plots surrounded by residential development of medium and high density.			<b>Market appraisal / economic viability</b> Strong local market for both private and affordable housing. Good sales rates achieved from all house types, particularly flats for which there is a shortage. Site suited to the provision of affordable dwellings.			
<b>LDA study</b>			<b>Sustainability appraisal</b> Site is within the built up area of Fleet, and therefore has access to schools, employment, facilities and services available in the town. Within 1.5km of Fleet town centre,			
<b>Policy issues / Constraints</b> Mixed ownerships may constrain the site from coming forward. However, there is evidence of intensification on sites close by which have been assembled in the past and are now occupied by housing.  A large part of this site is currently well maintained as an ornamental garden and owner response may be negative.						
<b>Conclusions prospects/ justification/</b>		Presents a good opportunity to maximise the use of land within the urban area of Fleet.				
<b>Yield – as suggested by PPG3</b>			<b>Time frame</b>			<b>Recommendation</b> <b>Yield / Period for inclusion in Urban Capacity Study / Local Plan</b>
High 50dph	Medium 40dph	Low 30dph	0-5 years	5-10 years	10-15 years	<b>12 flats</b>
27	20	15	0	0	12	
<b>Requirements to move to higher yield</b>  Council to accept very high density adjacent to medium-high density development			<b>Requirements to move to earlier period</b>  Uncertainty over site availability within 5 years but normal market forces usually influence landowners over time. Therefore, 10-15 years is a realistic timescale			based on LDA study and on market response to site and shortage of flats.

