

Location: London Road				Site Reference: HK1			
Settlement: Hook				Area (ha): 0.67			
Opportunity presented Disused distribution warehouse and extensive hard surfaced areas close to the centre of Hook. 2 storey building of low architectural quality, surrounded by residential on all 4 sides. Application for 60 dwellings refused by HDC, and in the process of being considered at an appeal.				Market appraisal / economic viability Very strong market for private and affordable housing, particularly flats. Land values are above the national average and are sufficient to cover demolition or other development costs.			
				Sustainability appraisal Site close to facilities, services and employment available in Hook and within 400m of railway station.			
Policy issues / Constraints Employment site occupied by a distribution warehouse. Identified in the HDC Modifications to the emerging Replacement Plan (policy DEV 6) as a large windfall site suitable for housing.							
Conclusions prospects/ justification/				Presents a good opportunity to maximise the use of land within the urban area of Hook, most notably because of its proximity to village centre and railway station. HDC have accepted principle of housing development in Local Plan Modifications.			
<u>Yield – as suggested by PPG3</u>				<u>Time frame</u>			<u>Recommendation</u> Yield / Period for inclusion in Urban Capacity Study / Local Plan
Flats 90 dph	High 50dph	Med 40dph	Low 30dph	0-5 years	5-10 years	10-15 years	
60	32	25	19	60	0	0	
Requirements to move to higher yield NA				Requirements to move to earlier period NA			60 dwellings based on application submitted, redeveloping the site at high density, due to proximity to village centre, railway station and employment sources.



HK1 - London Road, Hook

