

Location: Albion Place			Site Reference: HW1			
Settlement: Hartley Wintney			Area (ha): 0.92			
<p>Opportunity presented Travis Perkins builders yard (still in use) and 4 large back garden plots of adjacent properties.</p> <p>The buildings in the Travis Perkins yard are of no significant architectural value, although part of the site lies within a conservation area and is adjacent to attractive cottages. Access through the builders yard would be essential to enable the redevelopment of back garden plots.</p> <p>LDA case study</p>			<p>Market appraisal / economic viability Very strong market in Hartley Wintney for private and affordable housing.</p>			
			<p>Sustainability appraisal</p> <p>The site lies within the village of Hartley Wintney and is within 500m of the high street. The settlement contains an infant and junior school, (to which the site is immediately adjacent) but there is no significant employment in the settlement.</p>			
<p>Policy issues / Constraints</p> <p>Site within Conservation Area.</p> <p>Travis Perkins would need to relocate. There would be conservation gains from the removal of the builders yard on this part of Hartley Wintney, to a more appropriate location in the district. The site is a low employment generator (only 6 staff) and the loss or relocation is relatively insignificant. It would be outweighed by the potential contribution of 40 to the District's housing land supply. Site is in mixed ownership.</p>						
Conclusions prospects/ justification		Providing access can be obtained through the Travis Perkins yard, this site presents a good opportunity to maximise the use of land within Harley Wintney.				
Yield			Time frame			Recommendation Yield / Period for inclusion in Urban Capacity Study / Local Plan
High (PPG 3)	medium	Low (PPG3)	0-5 years	5-10 years	10-15 years	
46 (50dph)	37 (40dph)	27 (30dph)	0	40	0	
<p>Requirements to move to higher yield</p> <p>Council to accept high density adjacent to medium density development in the village</p>			<p>Requirements to move to earlier period</p> <p>Depends on the relocation of the builders yard and assembling back garden plots.</p>			<p>40 dwellings</p> <p>based on LDA study, developing the site at medium density, taking into account the local character and subject to the relocation of Travis Perkins.</p>



HW1 - Land behind Albion Place, Hartley Wintney

