

LAND TO THE REAR OF HOOK ROAD, NORTH WARNBOROUGH

UPDATE TO ODIHAM PARISH COUNCIL
MONDAY 22nd MAY 2023

1895 125 YEARS 2020
TA FISHER
CREATING VALUE IN PROPERTY



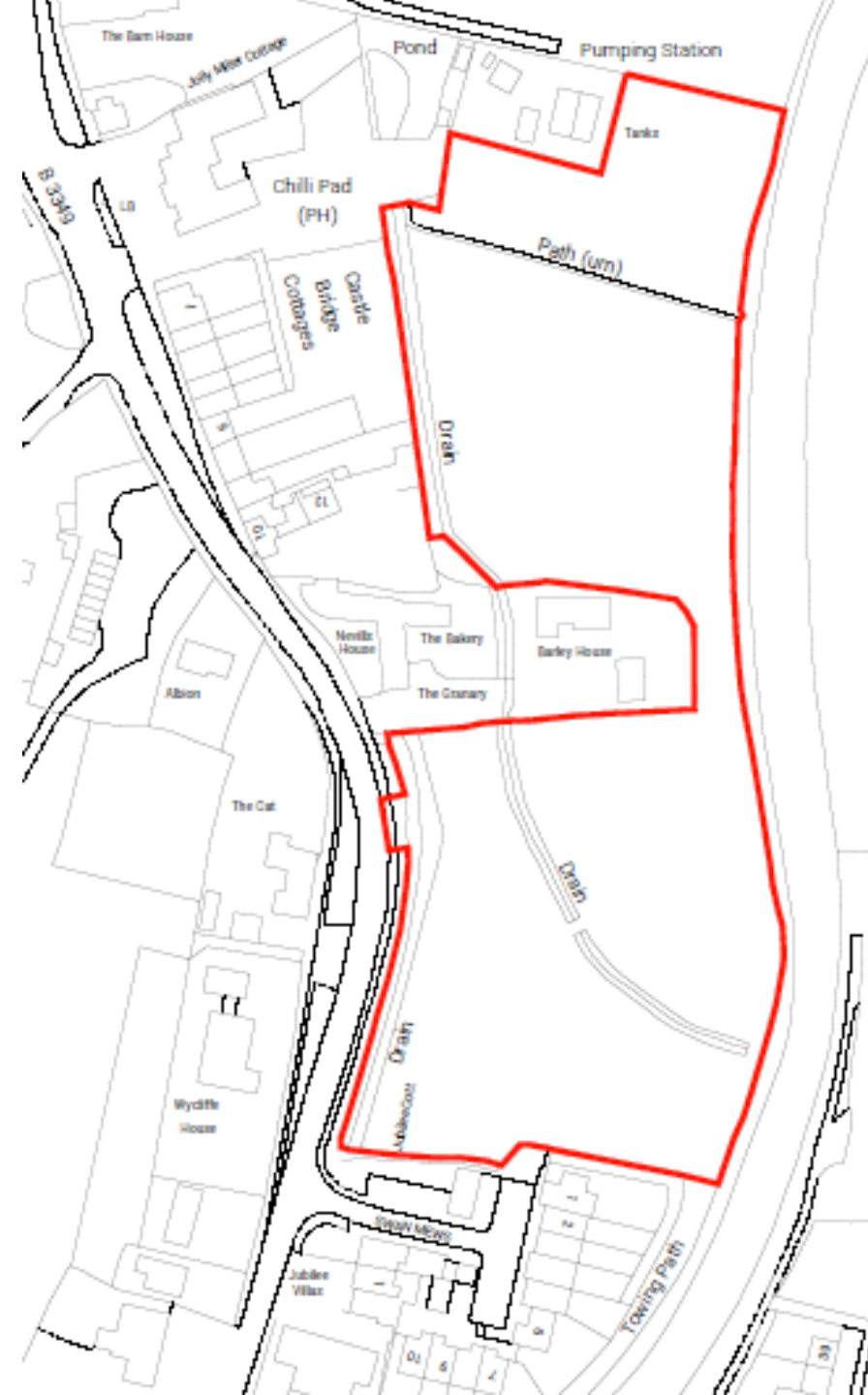
Woolf Bond Planning
Chartered Town Planning Consultants



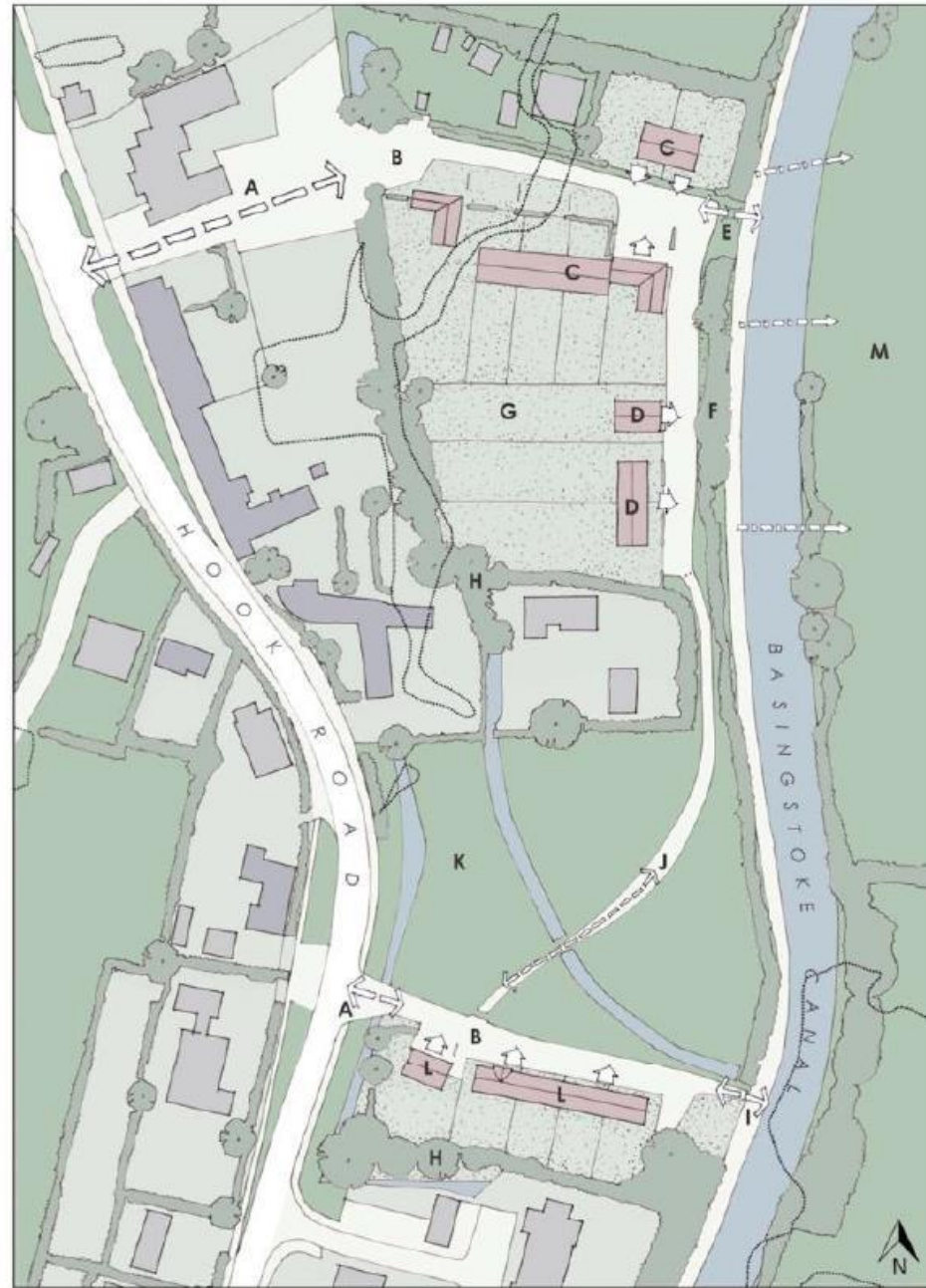
**PURPOSE OF
THE
PRESENTATION**

- to provide an update on the draft proposals for the development of the site for 22 dwellings.


THE SITE



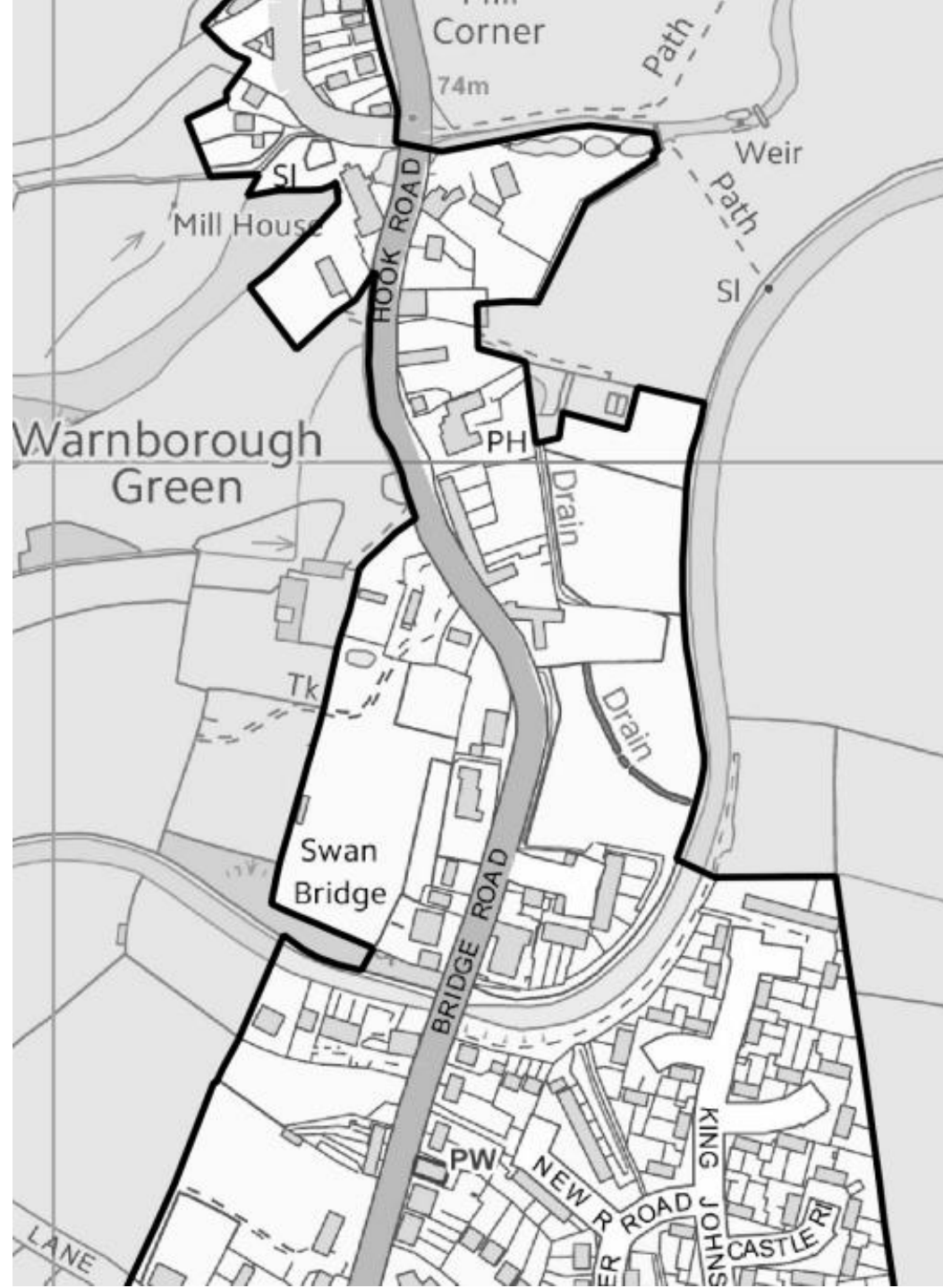
Odiham Neighbourhood Plan
 Site vi: Land at Hook Road - Design Principles



- KEY**
- A Vehicular entrance off Hook Road
 - B Entrance lane
 - C Built form fronting onto the entrance lane to provide a positive street frontage
 - D Built form fronting onto the canal
 - E Pedestrian footpath linking to canal tow-path
 - F Landscape buffer zone of minimum 10m width alongside the canal to protect the adjoining SSSI
 - G Scheme layout to have regard to North Wamborough and Basingstoke Canal Conservation Areas and to the setting of nearby listed buildings, with gaps to be retained to maintain the loosely developed character of the Conservation Areas
 - H A landscape buffer to protect privacy and amenity of the existing dwellings
 - I Pedestrian footpath linking to the Canal towpath
 - J Pedestrian footpath linking to the northern part of the site
 - K Development area confined to the southern part of the site to retain views through the site from Hook Road over the canal to the countryside beyond. And the open green space to be retained in perpetuity
 - L Built form fronting onto entrance lane and open space to provide a positive street frontage and surveillance
 - M Views across Canal

 Built form to be avoided on area liable to 1:100 Surface Water Flooding

**HART DISTRICT
LOCAL PLAN**





**PLANNING
HISTORY**

- 1. 30 Dwelling Scheme – Banner Homes. Refused by Hart in Sept 2015 (14/01704/MAJOR) and dismissed at Appeal in June 2016 (3136017)**
- 2. 17 Dwelling Scheme – Chester Lane Ltd. Refused by Hart in June 2021.**

30 DWELLING SCHEME



17 DWELLING SCHEME





EVOLUTION OF
THE CURRENT
SCHEME DESIGN

- How we have evolved the draft proposals for the Site.
- Refining the scheme design.
- Surveys (inc. ecology/trees).

MARCH 2022

OUR
PREVIOUS
DRAFT
PROPOSAL

22 DWELLINGS



NORTHERN PART OF SITE



**SOUTHERN
PART OF
SITE**



**JULY
2022**

**LPA PRE-APP
ADVICE**

- Support for the proposed development of the Site.
- Requested some minor layout changes.
- Need to pay attention to the details of the scheme design, including elevation treatment.

MAY 2023

**OUR
CURRENT
DRAFT
PROPOSAL**

22 DWELLINGS

- **Enhanced layout (less formal structure)**
- **22 Dwellings (13 northern parcel and 9 southern parcel)**
- **40% affordable housing**
- **Mix of house types (1B x 4, 2B x 4, 3B x 9, 4B x 5)**
- **2-storey dwellings**
- **Energy-efficient homes**
- **High-quality design**
- **Appropriate density (14dph) (1.57ha)**
- **Two points of vehicle access**
- **Integrated electric vehicle charging points**
- **Defined street hierarchy, pedestrian permeability**
- **A landscaped-led scheme design, with a large part of the site provided as POS**

**NORTHERN
PART OF
SITE**



**SOUTHERN
PART OF
SITE**



DWELLING
DESIGN





**NEXT STEPS
AND
TIMESCALES**

- **Continued dialogue with LPA, Statutory Consultees and Odiham Parish Council.**
- **Formal submission of Planning Application**