

NORTHBROOK PARK

LARGE DEVELOPMENT SITE



ARTIST'S IMPRESSION OF THE MAIN HOUSE AT NORTHBROOK PARK

THE SITE

The proposed Northbrook Park Large Development Site (LDS) comprises 47.6 ha (117.6 acres). It is located either side of the A31, approximately two miles to the south-west of Farnham town centre and approximately two miles to the east of Bentley village.

Northbrook Park will provide a unique opportunity to create a new sustainable community, providing a wide range of housing (including 40% affordable homes), employment and community facilities, along with 6.6 ha (16.3 acres) of attractive public open space and 15.4 ha (38 acres) of publicly accessible Suitable Alternative Natural Greenspace (SANGS).

The site can be accessed directly from the A31 via a new roundabout providing good access to Farnham and beyond and a bus service will be provided, together with enhancements to the existing bus service serving the site.

Importantly, the community facilities will be guaranteed via a village trust, which will share in the increased land value, thereby securing in perpetuity a new school, village hall, village work hub, pub and shops, alongside the future management and maintenance of the new public open spaces.

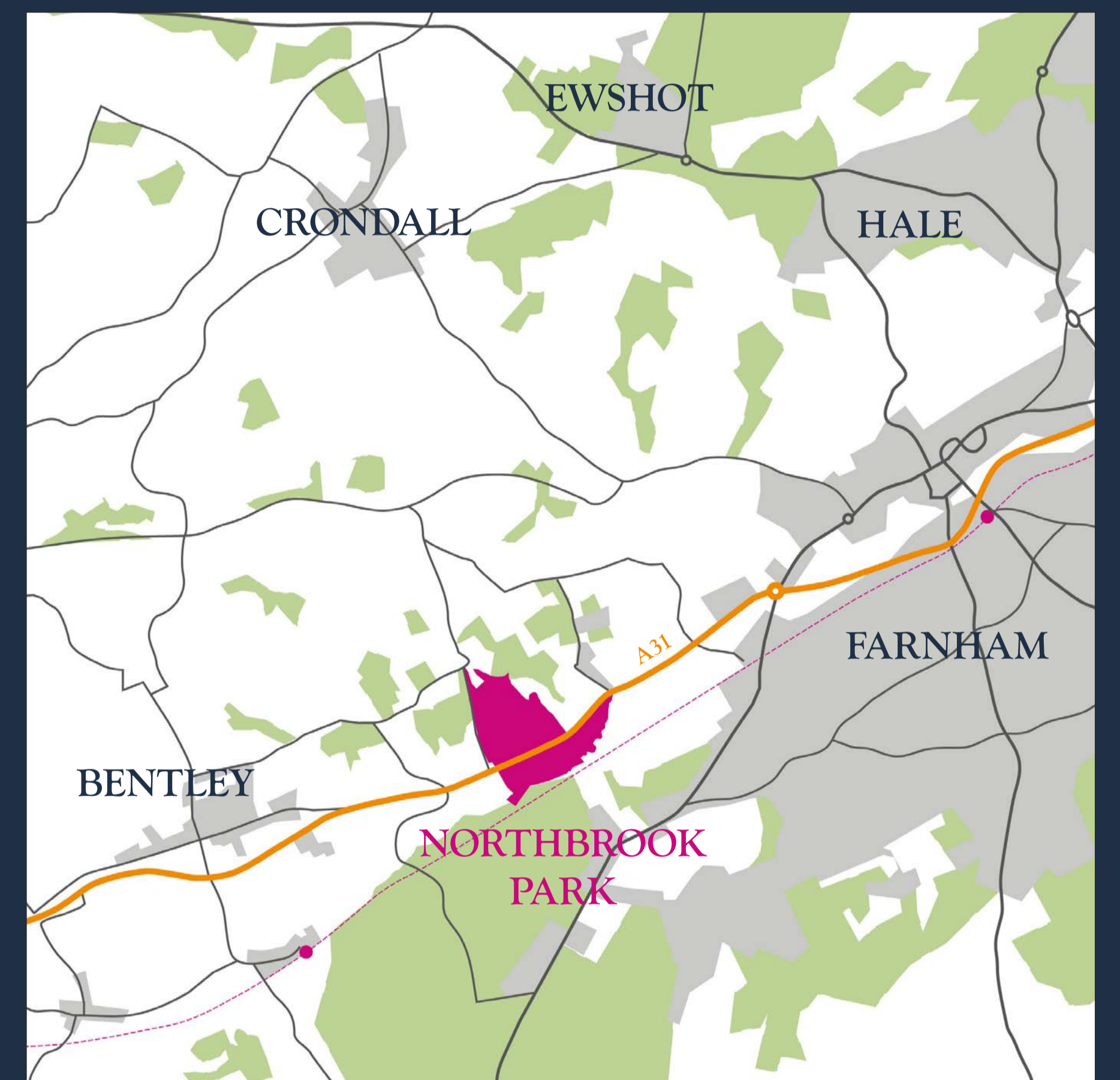
The village trust will be funded by the development, and will administer and manage the community facilities. It will also ensure that development follows a design code to be prepared for the site, which will be subject to extensive and rigorous consultation.

KEY CONSTRAINTS

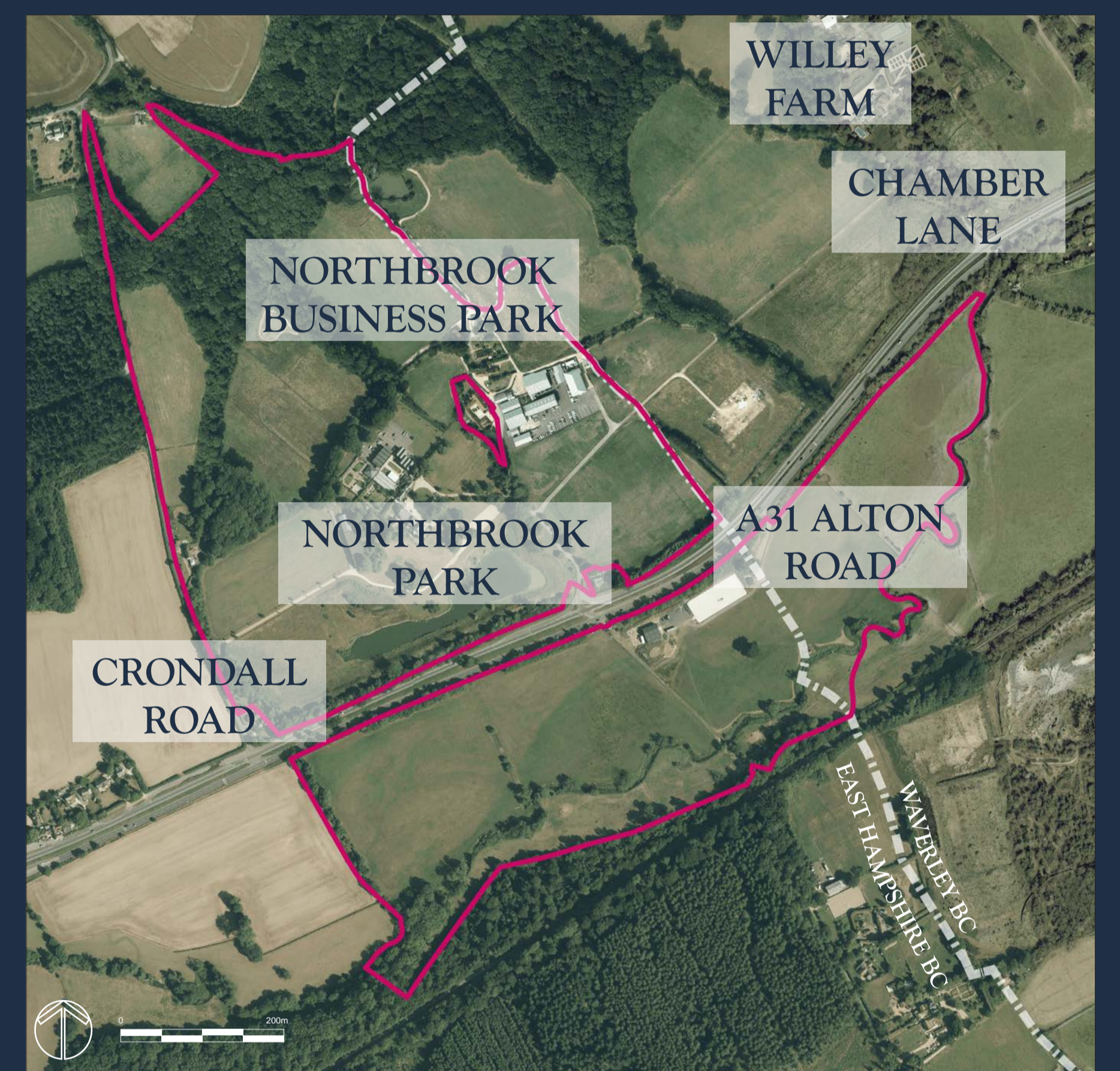
There are no significant physical, environmental or social constraints at Northbrook Park that would prevent development being delivered successfully and viably on the site. The site is not within an area of designated high landscape value, such as Green Belt, and is well-enclosed by existing bunding and mature landscape, such that the scheme will be well-screened from public view, particularly from the south.

The site is relatively close to existing facilities, and our proposals include for a package of measures designed to enhance accessibility including:

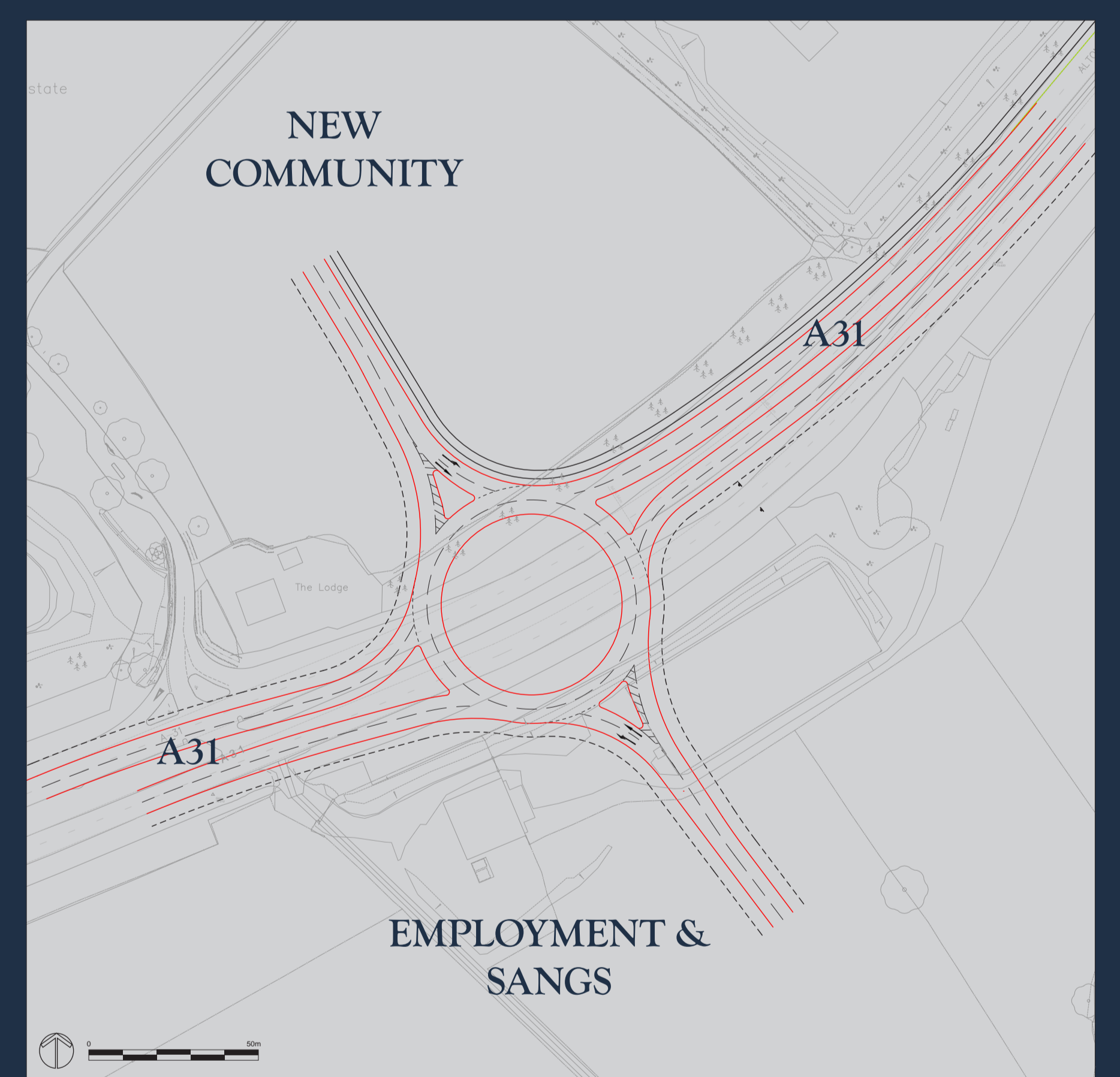
- Contributions to existing bus services
- Funding and provision of a new village trust bus service
- Upgrades to existing footpaths and cycleways
- Provision of residents daily needs within Northbrook Park itself.



SITE LOCATION



SITE BOUNDARY



ACCESS DESIGN

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ILLUSTRATIVE MASTERPLAN

THE PROPOSALS

Northbrook Park will deliver the following:

- **800 dwellings at a gross density of 32 dwellings per hectare including:**
 - 60% market housing and 40% affordable housing
 - Provision for gypsy, traveller and travelling showpeople plots/pitches
 - Self-build plots, specialist homes for the disabled and warden controlled accommodation for the elderly
- **2.6 ha of employment land providing a range of new employment opportunities including:**
 - Employment floorspace across use classes B1, B2 and B8 respectively
 - Employment through community and commercial facilities

- Improvements to Northbrook House to include additional hotel accommodation and a potential spa
- Construction employment
- **Extensive new community infrastructure, including:**
 - A village hall (5,000 sqft accommodating a range of uses, e.g. health, youth and elderly meeting place)
 - Village pub (5,000 sqft with accommodation above)
 - Village work hub (4,000 sqft) providing meeting rooms, conference facilities, workstations and broadband, alongside a coffee shop
 - 3 village shops (4,000 sqft)
 - A two-form entry village school
- **Substantial green infrastructure including:**
 - Large areas of public open space, providing

- opportunities for healthy living
- Recreational and play facilities including a trim trail, outdoor gym, children's play spaces, connectivity to local footpaths and existing recreational opportunities
- Wildlife ponds and other enhancements, promoting new green infrastructure
- Suitable Alternative Natural Greenspace (SANGS)
- **New transport and highways infrastructure including:**
 - A new A31 roundabout and footbridge and enhanced links to public footpaths and cycleways
 - Improvements to the local highway network
 - Enhanced and new bus services, funded by the village trust.



ARTIST'S IMPRESSION OF A TYPICAL STREET SCENE



ARTIST'S IMPRESSION OF THE RELATIONSHIP BETWEEN THE NEW COMMUNITY AND THE EXISTING WOODLAND

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INFRASTRUCTURE

The proposals include direct improvements to highway and social infrastructure, which will also extend to capacity improvements to the wider strategic network. New transport and highways infrastructure includes:

Access

- Vehicular access will be achieved via a new roundabout onto the A31, to the east of the existing access. The roundabout provides adequate capacity to serve the development and has been the subject of an independent Road Safety Audit
- A new footbridge will link between the proposed development on either side of the A31, to encourage walking and cycling
- A new shared use footway/cycleway will be provided between the proposed development and Farnham. The footway/cycleway will be 2.5m wide and a wide grass verge will provide separation between pedestrians and cyclists using the facility, and vehicles travelling on the A31.

Promoting sustainable transport

- A range of services and facilities will be provided on site to meet new residents everyday needs. These will be located within a comfortable walking distance of all homes
- ‘A new village bus service funded by the development will be introduced between Northbrook Park and Farnham town centre and railway station. This



ARTIST'S IMPRESSION OF THE VILLAGE SQUARE

will provide bus services every circa 30 mins to supplement existing bus services. These existing bus services already provide access to Alton (including Eggar's Secondary School), Farnham and Guildford

- The route of the proposed shared use foot/cycleway to Farnham benefits from being relatively flat, and there are few side road junctions for cyclists to cross between the site and Farnham, enabling residents to cycle into town in 12 minutes

Traffic impacts

A Transport Assessment is being prepared to understand the impact of the development on the highway network

surrounding the site. The scope of the assessment, which covers over 20 junctions, is being discussed with Hampshire and Surrey County Councils. It will test the impact of the development and other planned growth, and identify a package of improvements to mitigate the impact of the development.

DELIVERY

We propose to undertake a thorough consultation exercise to help inform our proposals further, before we commit to the design. Once we have agreed a layout and design that is acceptable, we propose the timescales as shown in the table below.

	YEAR 1-2	YEAR 3	YEAR 4	YEAR 5-10	YEAR 11-16
PHASE 1 INFRASTRUCTURE	ESSENTIAL INFRASTRUCTURE INC. A31 ROUNDABOUT				
PHASE 2		INTERNAL ACCESS ROADS AND PLOT SERVICES			
RESIDENTIAL			50 DWELLINGS	65 DWELLINGS/YEAR	60 DWELLINGS/YEAR
EMPLOYMENT			PHASE 1 COMPLETE	PHASE 1 COMPLETE	PHASE 1 COMPLETE
COMMUNITY FACILITIES/POS		VILLAGE SHOPS, PUB AND VILLAGE HUB COMPLETE		VILLAGE SCHOOL COMPLETE	
SANGS		SANGS COMPLETE			

PROPOSED TIMESCALES



ARTIST'S IMPRESSION OF NEW HOMES OVERLOOKING THE VILLAGE GREEN