

Former Travis Perkins Site, Albion Place, Hartley Wintney



The site entrance looking south

Frequently Asked Questions

What is the purpose of this newsletter?

The newsletter has been written as a means to inform local residents that following Stratfield Homes' purchase of the Former Travis Perkins yard in December last year, the Hartley Wintney based house builder is preparing plans to submit a detailed planning application to demolish the existing builders yard and erect 9 new homes on the site and we hope that this newsletter will be of benefit to your understanding of the proposals.

Where is the site?

The Former Travis Perkins Builders Yard lies south of Albion Place, London Road, Hartley Wintney. It is surrounded by residential properties on all sides including Albion Terrace to the north west, dwellings fronting London Road and Holmwood Terrace to the west and north east respectively and by Oakwood Court and Southern Hays to the east and south.

Who are Stratfield Homes?

Locally based in Hartley Wintney, Stratfield Homes is run by a team of seasoned professionals with a passion for excellence, and a combined wealth of experience in residential development and housebuilding. The whole team shares a desire to create beautiful bespoke homes in locations where people will aspire to live, homes that will leave a positive legacy for the generations to come.



STRATFIELD
HOMES

What are Stratfield Homes' proposals and what will this deliver for Hartley Wintney?

Stratfield Homes specialise in bringing forward housing developments that meet local needs. They have recently acquired an interest in the former Travis Perkins site (as shown on the plan above) and believe that the site has the potential to help Hartley Wintney sustainably meet its housing needs.

- ❖ The proposals include the demolition of the existing builders yard and the erection of 9, predominately 2 storey houses (see site plan opposite).
- ❖ The mix currently includes 4 two bed, 3 three bed and 2 four bedroom semi-detached and detached houses.
- ❖ each house will have between two or three parking spaces each, plus additional visitor parking spaces.
- ❖ The existing vehicular access off Albion Place /Holmwood Terrace will be retained in its current location. The gated entrance will be altered to a sliding gate ensuring the vehicular access and egress is slowed to a crawl. The front wall will be lowered with railings installed on top to ensure visibility to pedestrians using the footpath is improved.
- ❖ The site is partially located within the village Conservation Area, with Grade II Listed and Locally Listed Buildings in proximity. A heritage study has been prepared and has influenced the design of the scheme to reflect high quality bespoke traditional homes. It is hoped that a high-quality residential scheme will be considered a significant improvement to the amenity of neighbouring residents, in lieu of the existing office, sheds and yard.
- ❖ Many of the existing buildings sit on or very close to the existing boundaries. These buildings will be demolished and the new houses set further away from the existing boundaries. Existing boundary walls will be retained where possible, or rebuilt to reflect the domestic nature of the site.
- ❖ The site currently benefits from very little landscape quality and so new boundary planting will be installed around boundaries where appropriate with new trees planted in strategic locations. Mature landscaping will be provided to new frontages.

Illustrative elevation A-A

Plot 1
3 Bedroom, detached house



Illustrative elevation B-B

Plot 2
3/4 Bedroom, detached house

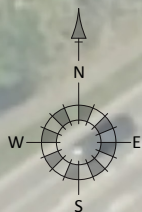
Plot 3
4 Bedroom, detached house



Illustrative elevation C-C

Plots 6 - 9
2/3 Bedroom, semi-detached houses





A30 - London Road

KEY FEATURES:

1. Gated site access
2. Paved arrival space
3. 2 storey homes reflecting surrounding domestic building scale
4. 2 storey homes with rooms in the roof
5. Mews style car barns and garages
6. Destination courtyard
7. Private frontages planted with mature plants and trees
8. Green buffers to boundaries



Oakwood Court



How will local residents benefit from the proposed development?

The proposals will deliver a number of benefits to the wider community. These benefits include:

- ❖ Demolition of existing builders yard and permanent eradication of noises and visual impact of builder's yard deliveries.
- ❖ High quality scheme and placemaking befitting of Hartley Wintney.
- ❖ Provision of appropriate mix of private homes of varying sizes to meet local market needs.
- ❖ Off-street provision of 25 car parking spaces to include between 2-3 spaces for each dwelling plus additional visitor spaces to reduce car parking impact on the Common.
- ❖ Improved pedestrian visibility and safety following reduction in height of front boundary wall and installation of gates.
- ❖ Opportunity for improved ecology and net biodiversity gain pursuant to demolition of the builders yard, hard-stand and replacement with enhanced landscaping.
- ❖ In addition to these physical benefits, Stratfield Homes will be responsible for paying Section 106 / CIL commuted sums to Hart District Council towards local infrastructure improvements.
- ❖ Through the redevelopment of this site, Stratfield Homes will principally be utilising local businesses and suppliers which will support the employment of 27 people according to the HBF housing calculator.

What are the next steps and how can I keep up to date with the proposals?

Please feel free to monitor our website for the most up to date news or contact us at info@stratfieldhomes.co.uk if you have any specific questions. To date we have submitted our draft proposals for pre-application feedback from both Hart District Council Planning as well as from Hartley Wintney Parish Council. We hope to be in a position to review feedback received to inform our scheme and formally submit a detailed planning application to Hart District Council in April/May. Once the application has been registered as valid, it will be publicly accessible and all documentation submitted available online to view through HDC's website www.hart.gov.uk. Representations can be made directly to HDC through a variety of different methods, by post, email, and directly through the website.

Once formally registered, HDC will carry out a period of statutory public consultation and will, in the fullness of time, be reviewing the submitted application.

How will the application be determined?

Once the Planning Officer has considered the application, the Head of Planning may delegate a decision or refer it to the Planning Committee for further consideration.



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