

## SHL108 Deptford Lane, North Warnborough

Site Information	
Site Reference	SHL108
Site Name	Deptford Lane
Grid Reference for centre of site (if known)	SU726514
Site Area (hectares)	21.5ha
Current land use(s)	One large field, a playing field which is currently leased to North Warnborough Football Club, and some open space.
Surrounding land uses	<p>Tunnel Lane forms the north eastern boundary of the site and existing residential development in North Warnborough Street bounds the eastern side of the site.</p> <p>Deptford Lane, linking North Warnborough village to the nearby village of Greywell forms the southern boundary of the site and part of the northern boundary is formed of the Basingstoke Canal.</p> <p>A public footpath forms the western boundary of the site. Two further public footpaths cross the site from the south west corner to Adams Farm and across the centre of the site, linking to footpaths on the north eastern boundary.</p>
Planning History (please include any relevant application numbers)	No relevant planning history
Indication of potential dwelling capacity and density	Owner comment: Exact figure to be determined through future discussion.
Most likely timescale for land to be available for development (tick as appropriate)	0-5 years <input checked="" type="checkbox"/>
	6-10 years <input type="checkbox"/>
	11-15 years <input type="checkbox"/>
Constraints	
Any known constraints to development <b>on site</b> (physical, environmental, legal etc)	Owner comments: Bisected by public footpaths
Any known constraints to development <b>off site</b> (physical, environmental, legal etc)	Owner comments: Adjacent to North Warnborough Conservation Area. SSSI and Basingstoke Canal to the west
Any proposals to overcome known constraints	
Any other relevant information	<p>Owner comments: The proposal will deliver -</p> <ul style="list-style-type: none"> <li>• A bespoke, high quality development which is firmly integrated with the existing North Warnborough</li> </ul>

	<p>community through sustainable transport links (pedestrian / cycle routes) and well-designed onsite facilities (e.g. open space) for use by future and existing North Warnborough residents.</p> <ul style="list-style-type: none"><li>• New, accessible public open space and recreational space which could include allotments, children’s play areas, a village parkland and associated walks, all to the benefits of its future residents and those already living nearby.</li><li>• An attractive development which maintains the rurality of North Warnborough and which responds to local character and context.</li><li>• A sensitive layout which conserves the historic setting of local assets and surrounding environmental connections, e.g. by improving accessibility to the neighbouring SSSI and protecting views of Odiham Castle to the north-west.</li><li>• Support for existing local facilities and in addition to new communal facilities on site in the form of new green infrastructure, including sustainable transport links.</li><li>• New employment opportunities including during the construction phase;</li><li>• New local facilities and open space for North Warnborough Football Club, either on-site or off-site.</li><li>• High quality and energy efficient homes to match the District’s high quality of life and meet Building for Life standards.</li></ul>
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## SHL108 Deptford Lane – Boundary map



# SHL108 Deptford Lane – Constraints map

