

NORTHBROOK PARK

LARGE DEVELOPMENT SITE

THE SITE

Approximately two miles south-west of Farnham town centre and approximately two miles 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).

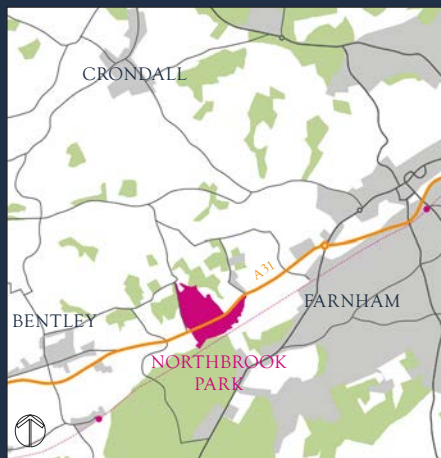
A village trust, fully funded in perpetuity upfront by the landowner, will manage community assets including village bus services, village hall, work hub, local pub, villages stores and shops, playground, outdoor gym, village green and a village management team to support the community, making this a uniquely sustainable village.



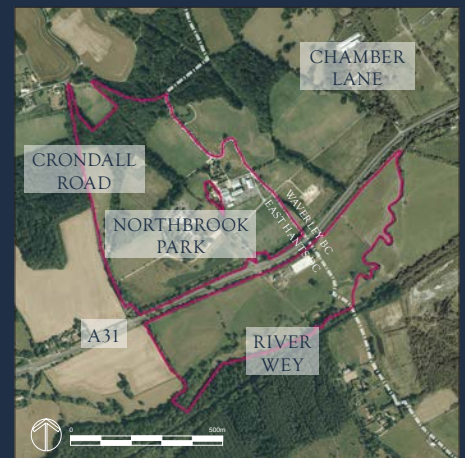
ARTIST'S IMPRESSION OF THE VILLAGE SQUARE

THE OPPORTUNITY

Northbrook Park presents the opportunity to provide a significant proportion of the housing and employment needs of East Hampshire's new Local Plan in a sustainable manner, without causing harm to character or immediate setting of existing villages and settlements, by creating a new settlement with its own facilities in a location close to Farnham and with direct access from the A31.



SITE LOCATION



SITE BOUNDARY



ARTIST'S IMPRESSION OF THE MAIN HOUSE



ARTIST'S IMPRESSION OF A TYPICAL STREET SCENE



ARTIST'S IMPRESSION OF NEW HOMES OVERLOOKING THE VILLAGE GREEN

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THE PROPOSALS

- 800 new energy efficient homes at a gross density of 32 dwellings per hectare, including 40% affordable housing and dedicated care home provision
- 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
- Provision for gypsy, traveller and travelling showpeople plots/pitches
- A new two-form entry primary school
- Extensive new community and commercial infrastructure, including a village hall, village pub, village shops and a village work hub, providing a coffee shop, meeting rooms, conference facilities, computer workstations/broadband for use by village residents and business
- Substantial green infrastructure, including:
 - Large areas of public open space with recreational and play facilities (approximately 2.5 ha)
 - Approximately 15.4 ha of SANGS
- Wildlife ponds and other enhancements, promoting biodiversity gain
- Improvements to Northbrook House to provide additional hotel accommodation and potential spa
- Northbrook Park village charter, outlining key assets and their future funding, secured by a village trust
- A commitment to the highest quality of design which reflects the site's location within rural East Hampshire, based on a Design Code to be subject of local consultation.



ILLUSTRATIVE MASTERPLAN