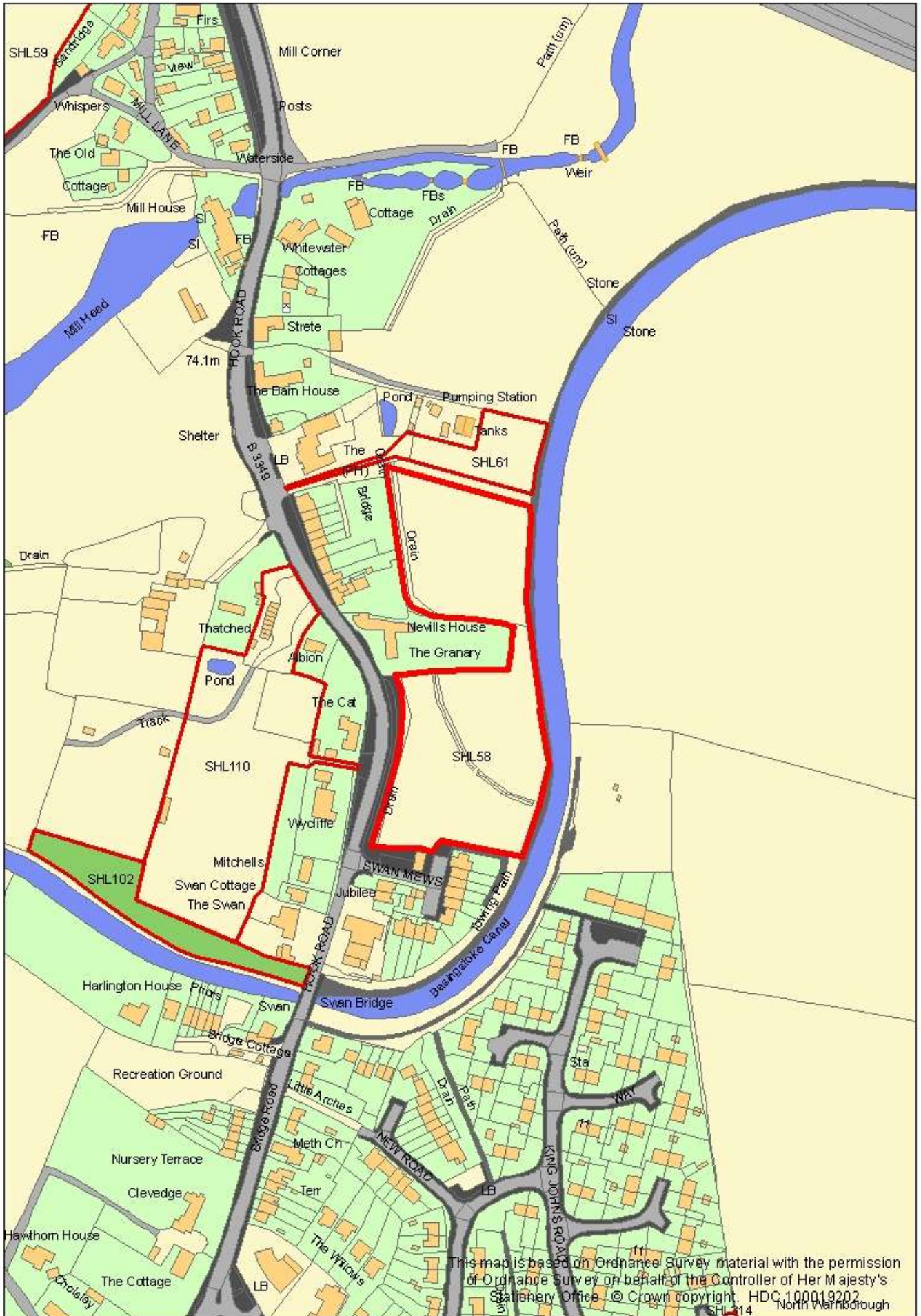


Site Reference	ODIHAM PARISH COUNCIL – SITE A; HART DISTRICT COUNCIL – SHL58
Site Name	Land at Hook Road & Bridge Road, North Warnborough
Site Address	Land at Hook Road & Bridge Road, North Warnborough
Parish	Odiham
Source of Site	1 (sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	1.32
Estimate of potential housing capacity	40 (agent estimate)
Current Land Uses	Fields
Summary of opportunities	Appropriate topography; Flood zone 1 (lowest risk of fluvial flooding); No Historic Parks and Gardens, National Nature Reserves, Local Nature Reserves, Common Land, or Tree Preservation Orders in the vicinity of the site or close enough to be affected by development at this site; More than 5km from the SPA; No high grade agricultural land (best and most versatile land) within the site; Site considered to be suitable, available and achievable.
Summary of Constraints	Outside, but adjacent to the settlement boundary of North Warnborough; Potential likelihood of surface water flooding varies across the site; Medium/high potential likelihood of groundwater flooding; Lots of listed buildings nearby; Site is entirely within a Conservation Area; Two Scheduled Ancient Monuments nearby to north east and west of the site; Basingstoke Canal Site of Special Scientific Interest adjacent to the east of the site; Site of Importance for Nature Conservation nearby to the north of the site; Residential development would not be permitted at this location under current policy.
Recommendations for overcoming constraints	Mitigation relating to surface water and groundwater flooding may be advisable. The design of the development will need to be in keeping with the character of the Conservation Area within which the site is situated and should not adversely affect the setting of the nearby listed buildings or scheduled ancient monuments. Any impacts on the adjacent Basingstoke Canal SSSI should also be avoided, as should impacts on the nearby SINC. Policy would need to be changed for this development to be permitted by way of extending the settlement boundary for North Warnborough.
Assessment of Deliverability / Developability	Not currently developable



SHL 314

North Warwickshire

