

<b>Site Reference</b>	<b>ODIHAM PARISH COUNCIL – SITE B; HART DISTRICT COUNCIL - SHL59</b>
<b>Site Name</b>	Land at Mill Corner, North Warnborough
<b>Site Address</b>	Land at Mill Corner, North Warnborough
<b>Parish</b>	Odiham
<b>Source of Site</b>	1 (Sites submitted to the Council by developers / landowners / agents)
<b>Site Size (ha)</b>	11.61
<b>Estimate of potential housing capacity</b>	25+
<b>Current Land Uses</b>	Agricultural field
<b>Summary of opportunities</b>	Appropriate topography; 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; Site is considered to be available.
<b>Summary of Constraints</b>	Outside, but adjacent to the settlement boundary of North Warnborough; The southern part of the site (area nearest the settlement boundary) is within flood zones 2 and 3 (highest risk of fluvial flooding); Site of historic surface water flooding incident; Medium/high potential likelihood of groundwater flooding; Lots of listed buildings nearby; Adjacent to a Conservation Area to the south of the site; Two Scheduled Ancient Monuments nearby to the north east and south west of the site; Several Sites of Special Scientific Interest nearby; Site of Importance for Nature Conservation adjacent to the north west of the site, and others in the vicinity; Potentially some high grade agricultural land (best and most versatile land) within the site; Residential development would not be permitted at this location under current policy; Site is not considered suitable given the coverage of a large part of the site by flood zone 2 and 3, particularly given that this is the part of the site adjacent to the settlement boundary; Given the lack of suitability the site is not considered to be achievable.
<b>Recommendations for overcoming constraints</b>	The area of the site in flood zones 2 and 3 should not be built upon, and mitigation relating to fluvial, surface water and groundwater flooding may be advisable if this site is developed. The design of any development should not adversely affect the setting of the nearby listed buildings or scheduled ancient monuments nor the character of the nearby Conservation Area. Impacts on the nearby SSSIs and the adjacent SINC should also be avoided. Policy would need to be changed for this development to be permitted by way of extending the settlement boundary for North Warnborough. Unless the flooding issues can be overcome at this site then the site is unlikely to be considered suitable or achievable in the future.

**Assessment of  
Deliverability /  
Developability**

**Not currently developable**



