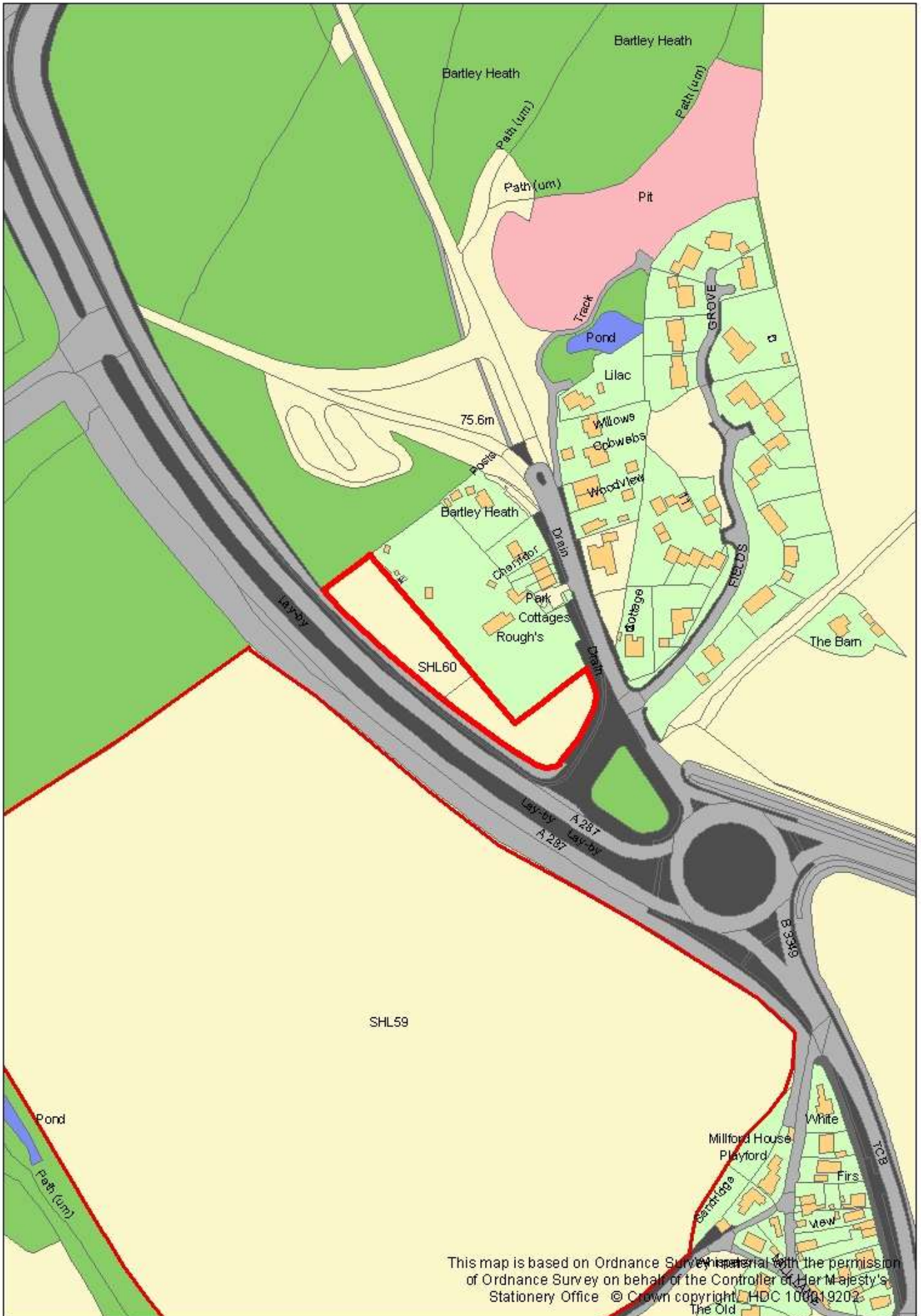
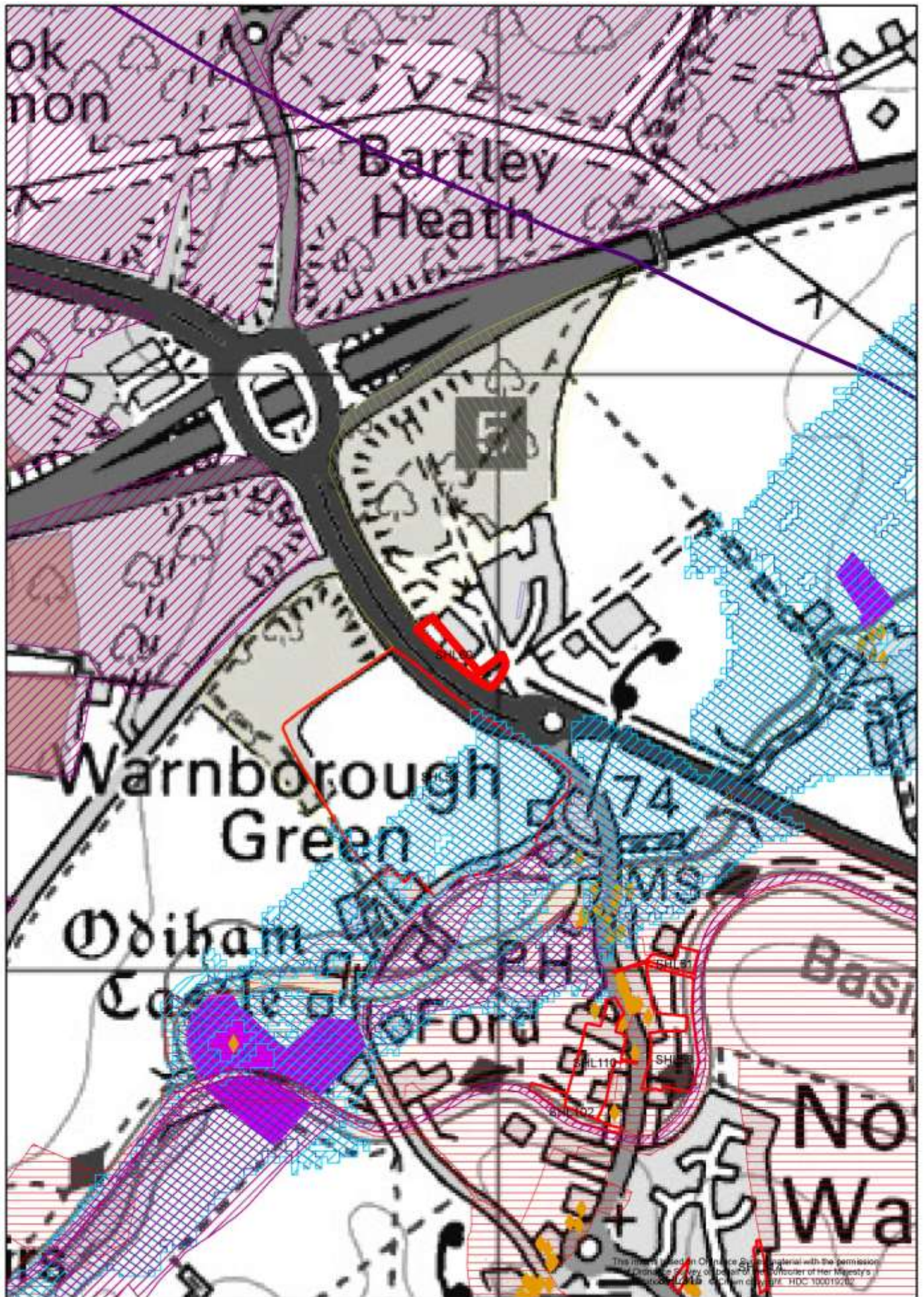


Site Reference	ODIHAM PARISH COUNCIL – SITE C; HART DISTRICT COUNCIL - SHL60
Site Name	Land adjoining Rough's Cottage, North Warnborough
Site Address	Land adjoining Rough's Cottage, Bartley Heath, North Warnborough
Parish	Odiham
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	0.45
Estimate of potential housing capacity	12 (officer estimate)
Current Land Uses	Paddocks
Summary of opportunities	Appropriate topography; Flood zone 1 (lowest risk of fluvial flooding); Low/medium potential likelihood of surface water flooding; No Conservation Areas, 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; Medium/high potential likelihood of groundwater flooding; Several listed buildings nearby; Two Scheduled Ancient Monuments nearby to the 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 nearby; Residential development would not be permitted at this location under current policy.
Recommendations for overcoming constraints	Mitigation relating to groundwater flooding may be advisable. The design of any development should not adversely affect the setting of the nearby listed buildings or scheduled ancient monuments, nor the biodiversity at the nearby SSSIs or SINC. The SINC adjacent to the site should be protected. 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





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