

Site Reference	ODIHAM PARISH COUNCIL – SITE E; HART DISTRICT COUNCIL - SHL65
Site Name	Land at Dunley's Hill, Odiham
Site Address	Land at Dunley's Hill, Odiham
Parish	Odiham
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	4.48
Estimate of potential housing capacity	50
Current Land Uses	Agricultural land
Summary of opportunities	Flood zone 1 (lowest risk of fluvial flooding); Low/medium potential likelihood of surface water flooding; No Historic Parks and Gardens, Sites of Importance for Nature Conservation, 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 considered to be available.
Summary of Constraints	Outside, but adjacent to the settlement boundaries of Odiham and North Warnborough; Site is located on the side of Dunley's Hill with a downhill gradient to the north; Medium potential likelihood of groundwater flooding; Lots of listed buildings nearby; Site is adjacent to the Odiham Conservation Area; Scheduled Ancient Monument nearby to the north west; Basingstoke Canal Site of Special Scientific Interest nearby to the north of the site; 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; The site could only be considered suitable if the policy requirement for the site to be used for public open space can be revoked, and the coalescence of Odiham and North Warnborough is accepted; The achievability of the site depends on establishing the site as suitable.
Recommendations for overcoming constraints	The topography of the site will need to be considered when designing development on this site, and mitigation relating to groundwater flooding may be advisable. Any development would need to be in character with the adjacent Conservation Area and should not adversely affect the setting of any nearby listed buildings or Scheduled Ancient Monument. Any impacts on the nearby SSSI should be avoided, and the public right of way running through the site should either be included in the design of the site, or re-directed. Policy would need to be changed for this development to be permitted by way of extending the settlement boundary for Odiham and North Warnborough, removing the allocation for public open space from Local Plan site DEV19, and removing the Local Gap allocation from

	this location. For the site to be considered suitable and achievable the policy requirement for the site to be used as public open space would need to be revoked.
Assessment of Deliverability / Developability	Not currently developable



