

<b>Site Reference</b>	<b>ODIHAM PARISH COUNCIL – SITE F; HART DISTRICT COUNCIL - SHL66</b>
<b>Site Name</b>	Rear garden of 4 Western Lane, Odiham
<b>Site Address</b>	Rear garden of 4 Western Lane, Odiham, Hampshire
<b>Parish</b>	Odiham
<b>Source of Site</b>	1 (Sites submitted to the Council by developers / landowners / agents)
<b>Site Size (ha)</b>	0.64
<b>Estimate of potential housing capacity</b>	15
<b>Current Land Uses</b>	Single dwelling and garden and field to rear
<b>Summary of opportunities</b>	Appropriate topography; Flood zone 1 (lowest risk of fluvial flooding); No Scheduled Ancient Monuments, 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 is considered available.
<b>Summary of Constraints</b>	Outside, but adjacent to the settlement boundary of Odiham; Potential likelihood of surface water flooding varies across the site; Medium potential likelihood of groundwater flooding; Lots of listed buildings nearby; Odiham Conservation Area nearby; Basingstoke Canal Site of Special Scientific Interest nearby; 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 would only be considered suitable if the S106 requirement for the site to be used for public open space can be revoked; The achievability of the site depends on establishing the site as suitable.
<b>Recommendations for overcoming constraints</b>	Mitigation relating to surface water and groundwater flooding may be advisable. The development should not adversely affect the setting or character of the nearby listed buildings and Conservation Area. Any impacts on the Basingstoke Canal SSSI should also be avoided. Policy would need to be changed for this development to be permitted by way of extending the settlement boundary for Odiham, 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 S106 requirement for the site to be used as public open space would need to be revoked. This may or may not be possible, but requires negotiation with the Council to ascertain this.
<b>Assessment of Deliverability / Developability</b>	<b>Not currently developable</b>



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