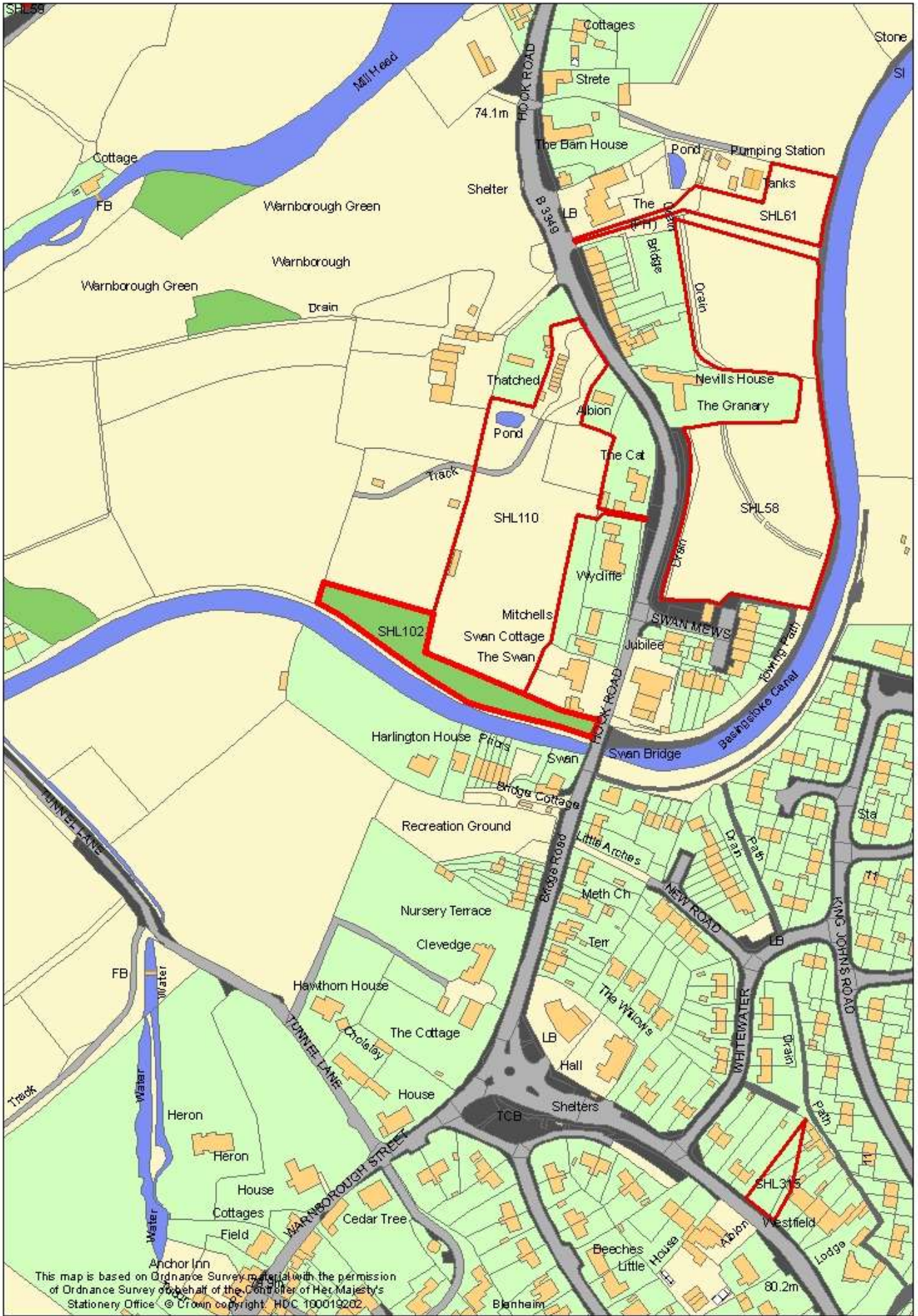


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|--|---|
| Site Reference | ODIHAM PARISH COUNCIL – SITE J; HART DISTRICT COUNCIL - SHL102 |
| Site Name | Land adjacent to Swan Inn, North Warnborough |
| Site Address | Land adjacent to Swan Inn, Bridge Road, North Warnborough |
| Parish | Odiham |
| Source of Site | 1 (Sites submitted to the Council by developers / landowners / agents) |
| Site Size (ha) | 0.26 |
| Estimate of potential housing capacity | 5+ |
| Current Land Uses | Vacant land |
| 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 | Mostly outside the settlement boundary of North Warnborough, but small part within the settlement boundary, and the rest of the site is adjacent to the settlement boundary; High/medium potential likelihood of surface water flooding; Medium potential likelihood of groundwater flooding; Several listed buildings nearby; Within a Conservation Area; Scheduled Ancient Monument nearby to the west of the site; Basingstoke Canal Site of Special Scientific Interest adjacent to the south of the site; Some Sites of Importance for Nature Conservation nearby; The site is long and thin which will constrain the design of development which can go on 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 would have to be in character with the Conservation Area within which it is situated and should not adversely affect the Basingstoke Canal adjacent to the site. Adverse impacts on the setting of the nearby listed buildings and Scheduled Ancient Monument and the biodiversity at the nearby SINCs should be avoided. 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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