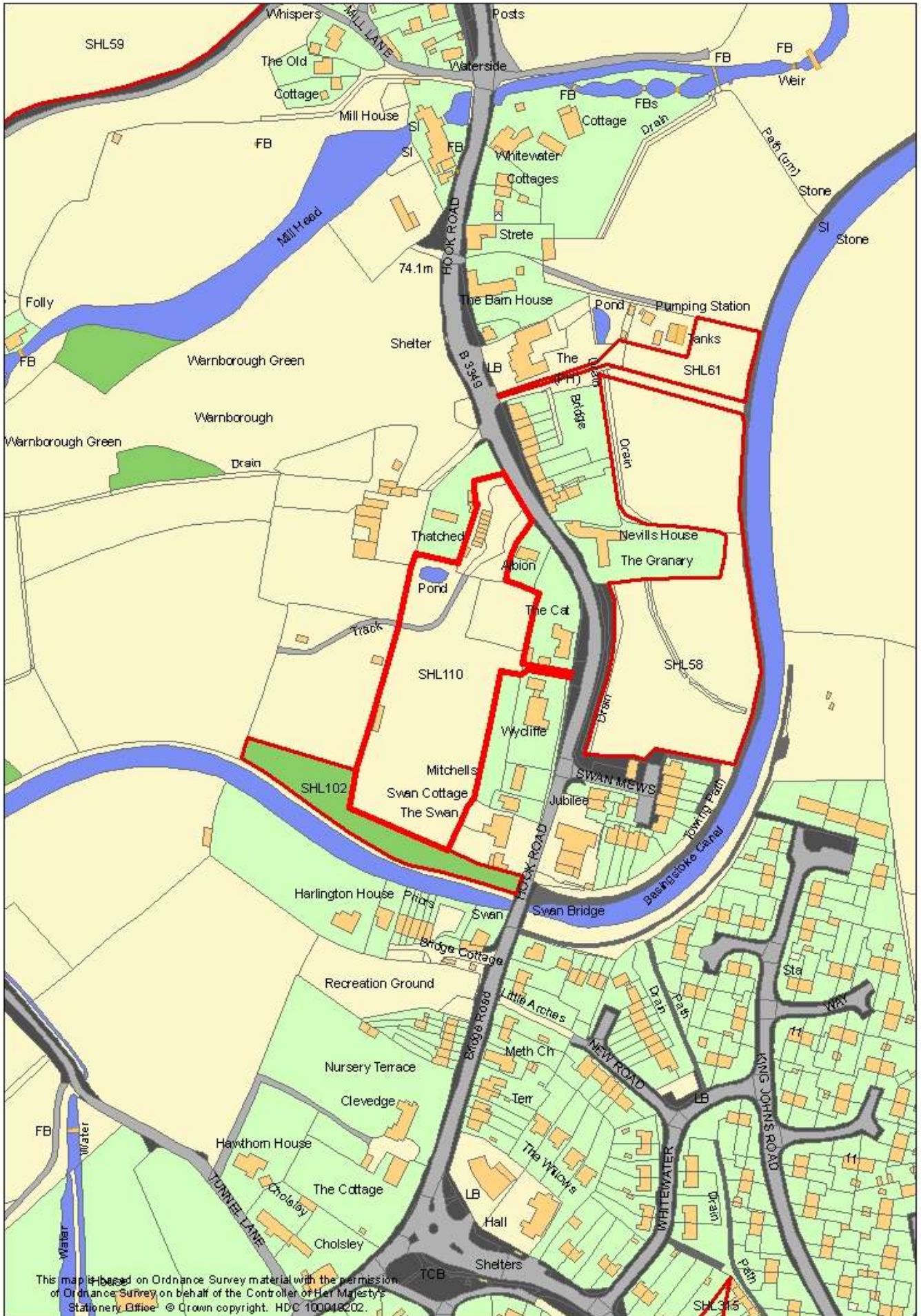


Site Reference	ODIHAM PARISH COUNCIL – SITE K; HART DISTRICT COUNCIL - SHL110
Site Name	Albion Yard & rear field, North Warnborough
Site Address	Albion Yard & rear field, Hook Road, North Warnborough, Hook, RG29 1EU
Parish	Odiham
Source of Site	1 (Sites submitted to the Council by developers / landowners / agents)
Site Size (ha)	1.10
Estimate of potential housing capacity	12 (owner estimate)
Current Land Uses	Yard used for garages, parking, paddocks and sheds.
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	Site is mostly outside the settlement boundary of North Warnborough, but northern part of the site is within the settlement boundary, and the rest is adjacent to it; Medium/high 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; Basingstoke Canal Site of Special Scientific Interest near to southern boundary of the site; A few Sites of Importance for Nature Conservation nearby; 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 any development would need to be in character with the Conservation Area within which it is situated, and should not adversely affect the setting of the nearby listed buildings or Scheduled Ancient Monument. The Basingstoke Canal should be protected from any impacts, and impacts on the nearby SINC 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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