

# NEIGHBOURHOOD PLAN 2014 - 2032



## MONITORING REPORT MAY 2018



Adopted June 2017

## **Introduction - An overview of Neighbourhood Planning**

In April 2012, local communities were given legal powers under the Localism Act 2011 to develop Neighbourhood Plans which hold as much weight as a material consideration in planning terms as the Local Planning Authorities own development plan. Hundreds of Neighbourhood Plans have come into force since 2012.

In June 2014, Odiham Parish Council resolved to proceed with the Neighbourhood Plan and over the next 3 years worked with community volunteers who formed a Steering Group with Cllrs to produce the first ever statutory planning document for the Parish of Odiham.

Our Neighbourhood Plan outlines a bold vision for our Parish, provides the Parish Council with a variety of aims and objectives and means that Hart DC, as the Local Planning Authority are required to take the policies contained within the Plan as material considerations when determining whether to grant or refuse planning permission for new development.

The Odiham and North Warnborough Plan was independently examined in autumn 2016 and was subsequently approved by the residents of Odiham, North Warnborough and RAF Odiham in a referendum held on the 4 May 2017. 38.6% of electors voted and 87.9% of those who voted (valid votes) were in favour of the Plan. Following this positive referendum, Hart DC “made” the Plan part of the Development Plan at a Council meeting on 29 June 2017.

**Neighbourhood planning is about shaping development of a local area in a positive manner. It is not a tool to be used to prevent development proposals from taking place.**

Neighbourhood Plans can:

- Shape and influence where development will go in the local area and propose what development should look like.
- Include detailed planning policies for the local area.
- Set Aims and Objectives for the community to aspire to.

Neighbourhood Plans cannot:

- Conflict with the policies within the Local Plan or Core Strategy.
- Block development.
- Provide less development than the adopted Local Plan.

Neighbourhood Plans must be:

- In general conformity with the strategic policies of adopted Local Plans.
- In general conformity with national planning policy e.g. National Planning Policy Framework (NPPF).
- In line with the other laws and EU Directives/legislation and Human Rights obligations.

Once made our Neighbourhood Plan became part of the development Plan for the area; this means the policies and proposals contained within the Plan are now a consideration in determining planning applications, including appeals.

### **How and why is monitoring undertaken?**

Following the making of the Odiham and North Warnborough Neighbourhood Plan, as the body responsible, Odiham Parish Council made the decision to create a Neighbourhood Plan Monitoring Group. With the objective of monitoring the Plan's progress over the 18 years it is intended to last.

To ensure that the Monitoring Group would survive in perpetuity over the life of the Plan and represent the core functions of the Council, OPC's Full Council voted that the group should be formed from the Chairman of the Council, Chairs of Committees and the Clerk. OPC's Full Council also agreed the Monitoring Groups Terms of Reference which are available on our website.

The purpose of the Monitoring Group is:

- to ensure that the Aims and Proposals contained within the Neighbourhood Plan are being delivered by the Parish Council, working alongside a variety of partners if necessary, in a coordinated, cohesive manner and in a timely fashion; and
- to review the application of the policies by the Planning Authority in their determination of planning applications. The Parish Council's Planning and Development Committee will however remain responsible for the detailed review of individual planning applications and their compliance with the Plan's policies.

The Monitoring Group met for the first time on 22 January 2018 to consider and agree on the list of policies and aims and proposals in the Plan that require monitoring by OPC and the planning authority and agreed how this should be carried out. The notes from this meeting can be found on our website on the Neighbourhood Plan page and were reported to the Full Council during the meeting on 5 March 2018.

The second meeting of the Monitoring Group was held on 6 April 2018 where further policies were reviewed and the detail of the annual review of the Plan was agreed. This report will detail a summary of the progress on the delivery of the Neighbourhood Plan over its first year.

Moving forwards, the Monitoring Group may be required to look at areas where the Plan may become outdated or consider any omissions in the Plan which should be addressed in any review of the documentation.

In view of the content of the proposed Neighbourhood Planning Bill, the group in future will make recommendations back to the Parish Council as the qualifying body and Hart DC as the Local Planning Authority if any modifications are required to address specific areas. The proposed process for this will enable minor modifications which do not materially affect policies in a Neighbourhood Plan to be made at any time without consultation. More significant changes will be made through a streamlined "paper-based" independent examination procedure. Major changes will require the making of a new Neighbourhood Plan (including consultation, examination and referendum as before).

### **Housing**

The Odiham and North Warnborough Neighbourhood Plan commits to delivering 119 houses from the 7 identified sites detailed within the Plan by 2032. The indications are that this number will be reflected in the Hart Local Plan, which is still to be formed.

As of April 2018, only 1 site outlined in the Plan's identified sites had been granted planning permission which is for 8 houses.

In addition, the Parish of Odiham has had an additional 16 houses granted planning permission since the Plan was started. This counts as windfall and provides numbers above the 119 detailed in the Plan.

From the sites identified in the Neighbourhood Plan, the following planning applications were reviewed and commented on by the Planning Committee:-

**Crumplins Yard** – 16/00635/FUL - Despite being a site identified in the Plan, the subsequent application raised strong objections by the Planning Committee before being amended by the applicant. Concerns raised by the Planning Committee included the loss of an opportunity to increase access to what may become public open space under the guidance of the Neighbourhood Plan. This deviation from the Plan and loss of the planned public benefit was deemed an unacceptable deviation, since rectified.

**Albion Farm** – 17/02532/OUT - This outline application, subsequently withdrawn was also different to the guideline scheme identified in the Plan and offered less houses than detailed in the Plan. Following guidance from Hart DC regarding housing numbers in the Plan being indicative, OPC's Planning committee commented "While we recognise this is an outline application only at this point, Odiham Parish Council has no objections to the layout of the application and defers comment on the number of dwellings and housing density with respect to the Neighbourhood Plan's assessment of this site, to the local planning authority". In this case, the members of the Planning Committee concluded that while the Neighbourhood Plan allocates higher housing density at this site, an outline application at lower density should not automatically raise an objection by the Committee and agreed unanimously that, having flagged in its comments that the case officer, in determining this application, should refer to the policy in the Neighbourhood Plan covering this aspect the point had been succinctly made.

**Dunleys Hill** – 17/02920/PREAPP - A Pre-Application Consultation has been filed, and responded to by Hart DC, on land at the top of Dunleys Hill opposite the Texaco garage. The proposal is for 42 houses on a site approximating to, but not identical to, site (v) in the Neighbourhood Plan list of Housing Development Sites. The proposal includes a slightly greater area of the field from which it would be subdivided than the site envisaged by the NH Plan and looks for a greater number of houses (against 30 included in the NP).

The response from Hart DC recognises that the principle of development is accepted as a result of the site's inclusion in the Neighbourhood Plan, but that the quantum of the development, being larger by area and greater in number of houses than suggested in the Plan, is unnecessary. The Monitoring Group note that it seems very sensible for Hart DC to advise that upwards creep in housing numbers is likely to be resisted.

Of the seven planning applications classed as windfalls, OPC's planning committee objected to one of them, as did Hart DC. This application was granted on appeal.

The Monitoring Group note that Hart is currently demonstrating a supply of land for housing in excess of 8 years. With the number of houses proposed by the Odiham Neighbourhood Plan (119,

by 2032) being neither immediately essential to meet Hart's housing pipeline, nor critical in terms of the overall numbers expected from the emerging Hart Local Plan.

Given:

- The Neighbourhood Plan was progressed ahead of Hart DC's Local Plan.
- Hart's likely housing pipeline.
- The rate of windfall housing currently observed.
- The possible addition of two Rural Exception schemes that would deliver further windfall housing on top of the 119 identified in the Plan.

**The Monitoring Group recommend that to avoid over development in our Parish, the housing numbers within the Neighbourhood Plan are revisited once Hart's Local Plan is made.**

### **Odiham High Street**

The High Street has seen some change since the Plan was made. While Barclays Bank shut shortly before the Plan was made, we have seen the loss of our last remaining High Street Bank, Lloyds. However, the Monitoring Group's audit of the High Street note the same number of A2 Financial Services site's remaining as listed in the Plan, despite this change.

For accurate monitoring of the composition of our High Street, the supporting rationale is required to underpin the numbers included in the Plan, which are not currently available.

**The Monitoring Group recommend that if the supporting rationale cannot be sourced, then fresh benchmark numbers and a rationale that lists businesses /premises are established.**

### **Aims and Proposals**

#### **Rural Exception Site**

A Rural Exception Site allows construction of a small number of houses on land outside of the settlement boundary in places that might not satisfy the normal planning requirement of sustainability. All such houses may be allocated using local connection criteria. The Neighbourhood Plan consultation process and the Housing Needs Survey of 2008, updated in 2015, established that residents favour such local connection criteria.

The Parish Council are working with HARA to deliver 2 Rural Exception sites. While these sites are currently confidential, once the project is at a suitable stage, a full community consultation will be conducted. As outlined in the housing section of this report, this scheme will also contribute to our housing numbers.

#### **Parking**

The Neighbourhood Plan consultation highlighted the ongoing concerns of the community and local businesses regarding the need for additional parking.

OPC has recently worked with Hart DC to ensure that additional parking is secured for the Cross Barn and made available to the community in Palace Gate.

The Monitoring Group also note the consistent feedback from the Planning Committee with regards to the need to maintain the required parking standards, to ensure that additional pressure

is not added to the village's limited parking. This is evident in feedback to planning applications such as Dantree House.

### **Traffic Management**

OPC's Speed Indicator Device (SID) continues to provide information regarding issues of safety.

The Traffic and Transport Committee continue to provide a community voice at Traffic Partnership meetings and have also supported the initiative for a safer crossroads at the RAF Station junction, which is now being looked into by Hart DC.

Additionally OPC endorsed the inclusion of a footpath along The Firs, which has significantly improved the safety of children walking to school.

### **Pre-school Provision**

The importance of helping to facilitate an adequate pre-school provision was an important addition to the Neighbourhood Plan by the Parish Council. Hampshire County Council's guideline for pre-school places is that there should be 80 per 1,000 houses. Recent legislative changes are also encouraging pre-school for 2 year olds that will require additional capacity from providers.

The closure of Puddleducks Montessori Nursery School based in North Warnborough reduces the level of places available in the Parish from 125 to 109.

While the Crownfields site within the Neighbourhood Plan is yet to come forward, the inclusion of land within that scheme was planned to provide additional pre-school capacity within the Parish.

The Parish Council has recently provided two grants to help support our community pre-schools.

### **Infrastructure Projects**

**Cycleways** - The Neighbourhood Plan outlines the desire for cycleways. The Parish Council have explored the principle of establishing a cycleway between Odiham and Hook which will be a significant project.

In addition, a recent planning proposal for the land behind the High Street, known as the Deer Park was supported by the Parish Council in part due to the opportunity it presents to meet the Plan's aim of the creation of a cycleway to provide safe transit between Odiham and North Warnborough and access to key amenities such as schools. This planning application is currently with the Local Plan Authority.

**Footpaths** - The Parish Council continue to guide efforts as part of the Plan's aim for the ongoing maintenance of key footpaths. In addition to work undertaken by Cllrs, volunteers and the Lengthsman scheme, OPC has directed additional funds for work to be undertaken on key paths. The previously mentioned Deer Park planning application was also supported by the Council due to the public benefit of the identified footpath improvements.

**Canal** - OPC have supported the desire to create a canal marina. In addition, grant funding from Tesco was sourced by OPC to make improvements to canal signage and a bespoke bench for disabled access.

Public Open Space - Support for the Deer Park planning application was provided in part due to the provision of a new public open space as part of the restoration and the hugely improved access to the land noted by Historic England.

Public toilets - Following additional research, the Amenity Committee are progressing the clearly identified aim within the Plan to refurbish and upgrade the King Street public toilets. The next step being a project scope and specification.

Sports and Recreation facilities - The Parish Council have supported the Bowls Club with two grant applications recently. Significant maintenance work has also been undertaken by the Parish Council around the tennis courts to ensure that the courts are well preserved.

In addition, the Bowls Club have a 25 year lease in place and the Tennis Club have been consulted on a lease to ensure that their facilities on land that the Council is the sole trustee of can be maintained.

The Neighbourhood Plan also outlines a goal and objective to protect and ideally extend the provision of recreational opportunities and sporting facilities for community use. With this in mind, the Parish Council have also undertaken two significant youth projects. One to improve the recreation facilities at Recreation Road. The second to provide a Multi- Use Games Area (MUGA) and fitness equipment aimed at teens. Both of the projects are underway.

### **Odiham and North Warnborough Plan Overview**

It is clear that there has been significant momentum in progressing a number of actions within the Neighbourhood Plan since the initial consultation and adoption phase.

The Monitoring Group need to maintain a close eye on the numbers of houses - with consideration of reviewing the level of housing should the rate of windfall continue and the Local Plan does not require the level of housing anticipated during the Plan's formation.