



NEIGHBOURHOOD PLAN 2014 - 2032

MONITORING REPORT
MARCH 2019



Adopted June 2017

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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 that 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 Executive Officer. OPC's Full Council also agreed the Monitoring Group's 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.

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).

The Monitoring Group last met in March of this year and the notes from this meeting will be added to the website once prepared. All meeting notes from previous Monitoring Group meetings can be found on our website under the heading of the Neighbourhood Plan.

Progress against the Plan's Vision and Goals

The Neighbourhood Plan sets out a vision for the Parish. The following section of this report summarises progress against this vision and its associated goals.

Growth of the Parish

While only one of the sites put forward in our Neighbourhood Plan has been granted planning permission so far, our Parish continues to grow while ensuring that our community continues to have access to the housing and services required. In addition to windfall developments that have been built, but were not listed in the Plan, several large scale developments such as Montfort

Place, Palace Gate and Oak View which had been approved prior to the Plan being made, have now been delivered, also providing affordable housing and s106 investment funds.

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 has been working with HARA to deliver a Rural Exception site in the parish. Since the last NH Plan Monitoring Report in 2018, the site at Rough's Cottage in North Warnborough has been progressing, with consultation and design work moving ahead, towards a planning application being submitted. As outlined in the housing section of this report, this scheme will also contribute to our windfall housing numbers, in this case potentially up to 12 affordable units.

The High Street

The Plan sets out a clear vision that the character and vitality of Odiham's village centre will be maintained or enhanced, providing an attractive and interesting place for people to meet. While Policy 9 sets out planning proposals/policies for the High Street, the Plan also states a goal to seek to strengthen and support the economic activity of retail units and commercial premises in and around the High Street.

The High Street has seen some significant changes since the Plan was made, including the loss of both banks. The Dress Agency has also sadly left the High Street, while the old Co-op building still remains unoccupied after several years, despite reported interest from a couple of businesses. Both of the old banks and the Co-op buildings are now offered for sale. As with Danetree House, that is being converted from an office to residential, at the time of writing an application to convert office buildings at Priors Corner (not on the High Street, but still an indication of the decisions being made) is under consideration with the Local Planning Authority. The Monitoring Group notes with some alarm that change of use applications within Odiham and North Warnborough continue to come forward, as the regulatory environment and economic considerations make such change from commercial to residential use attractive.

We note the intention of Originals to withdraw their popular Jewellers and Gallery from the High Street. While a new businesses, Little Play Town, which by its nature also attracted footfall to our High Street, was unable to continue trading due to issues with their premises and noise impact.

More positively, Odiham High Street continues to provide an attractive environment and a good place for residents and visitors to eat, drink and socialise. The Red Lion has been a popular vibrant addition and the Monitoring Group notes the fabulous investment and refurbishment of El Castello.

While the loss of retail and business premises from the Parish directly impacts the vitality of our High Street, there is also concern that if new businesses are not being attracted the goal of strengthening and supporting the economic activity of retail units and commercial premises is not being achieved.

While the Plan does not define a strategy to achieve its vision for the High Street, OPC has focused time, energy and resources on supporting and promoting the High Street. This includes the RAF100 spectacular High Street party, visitor maps, leaflets and a visitor website, village calendar and even using the Old Co-op windows to promote events.

The Parish Council has also initiated a plan to modernise the public toilets, in the effort to provide a more acceptable amenity/convenience to residents and visiting shoppers. A project that has consistently received strong support and a goal in its own right within our Plan. Work is due to start in March 2019.

The Monitoring Group also recognise the superb efforts of our retailers and other groups, such as InOdiham, who OPC continues to support financially.

However, the Monitoring Group believes that the High Street faces an ongoing challenge to maintain its retail offering and there are concerns that for the Parish to enhance its High Street as intended, OPC will need to develop a bold strategy. The Monitoring Group notes that OPC's support of plans to restore the Deer Park directly behind the High Street was in part based on the potential additional parking and on the land and managed Deer herd in maintained parkland providing an attractive amenity to bring footfall to our High Street. Although this application did not progress, OPC will need to consider future opportunities that could be a positive game changer for our High Street.

The Monitoring Group recommends that the Parish Council:

- Work with the District Council to develop a plan to enhance the economic appeal of our High Street.
- Continue the work undertaken by the Council's Community Committee to promote the village.
- Continue its commitment to support and collaborate with other village organisations.
- Consider new parking options (noted as a key issue for businesses in the NP research).
- Establish a High Street sub-committee with other interested parties.
- Consider innovations such a free Wi-Fi for the High Street.

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 notes the opportunity provided by the Deer Park restoration to provide potential additional parking, which was refused permission. Should this application return then the opportunity for parking should be an ongoing consideration.

The Monitoring Group also notes the consistent feedback from OPC's 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 provided by OPC to planning applications such as Danetree House on the High Street in 2018.

Recreation

The Neighbourhood Plan outlines that the Parish will flourish as a place for both residents and visitors. Noting that recreational facilities will be sustained with green space preserved both within and adjoining the settlement areas and enhanced for everyone to enjoy.

OPC has risen to the objective of protecting and extending the provision of recreational opportunities and sporting facilities over the last year, providing a new youth hub at the recreation ground. This includes a junior (aged) recreation area sorely missing from the Parish, a Multi-Use Games Area (MUGA) and fitness trail. This investment was undertaken following significant research with the target users and the wider community.

In addition to this OPC has completed the allotment site as well as creating a Peace Garden to mark the Centenary of WW1 that also gives our residents a new communal garden to enjoy.

OPC has worked to support our local clubs. There is a lease in place between OPC and the Bowls Club and support has been given via grants. A lease for the tennis club is a work in progress, while work has been undertaken to trim the trees around the courts and provide grant support for the provision of a defibrillator. Furthermore, OPC has provided support to the Baker Hall, which provides a valued venue for the Scouts, Guides, Cubs, Brownies and Rainbows.

Footpaths

A further goal OPC has been working on is to sustain and where possible, improve and extend footpaths in the Parish for all residents, including those with limited mobility; and where possible to provide cycleways between Odiham and North Warnborough and RAF Odiham. The Parish Council continues to guide efforts as part of the Plan's aim for the ongoing maintenance of key footpaths.

To achieve this OPC has invested significant s106 contributions in improving a section of Footpath 21 as well as lobbying for improvements to Footpath 31, both of which were completed this year. OPC continues to subscribe to the Lengthmans scheme, where vital improvement work is undertaken at sites we identify. The Monitoring Group notes with disappointment that the planned development behind the Bel and Dragon, which included significant improvements to Footpath 18 which leads to the Deer Park has again been turned down. It is also noted that the restoration of the Deer Park was supported by OPC as it would have significantly delivered against the goals of improved access, including for those with mobility issues, to the Deer Park.

The Monitoring Group has noted the plans from HCC to introduce a safe walking route to Robert May's School from Hook. However, OPC have provided input to HCC that the proposal is not seen as safe and at the time of writing alternatives to the provision of free buses will contribute to significant traffic congestion in the Parish.

OPC has also worked towards assisting those in the community, who relied on the popular path between Mildmay Court and King Street, which has been fenced off. OPC has collected circa 100 letters of support from within the community to progress a Definitive Map Modification Order (DMMO) to have this path established as a right of way as believed to be intended when Mildmay Court was built.

Cycleways

The Neighbourhood Plan outlines the desire for cycleways.

It is also noted that the restoration of the Deer Park which was supported by OPC, would have provided significant investment in a desirable safe cycle path between Odiham and North Warnborough. Should this application return, then realising this objective should be a consideration as the cost for such an amenity will be extremely expensive.

Education

Our Plan identifies the need for our schools to thrive and expand, to provide the required excellent educational facilities. This is also covered in Policy 10 of our Plan.

Over the last year OPC had worked with Robert May's School as a consultee on their expansion project. It is also noted the OPC have been an active voice of concern with regards to the issue of safety and congestions within our Parish if the school bus service from Hook is withdrawn for many families.

Concern has been reported by parents regarding the additional use of King Street by school children since the closure of the popular path at Mildmay Court. While the DMMO is being considered OPC has escalated the safety risk to pedestrians heading to Buryfields and Mayhill School to HCC.

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 preschool 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.

The Monitoring Group can also report that OPC has been consulted on the Crownfields development, a site identified within the Plan that includes the provision of land to enable the improvement of pre-school provision in the Parish. This will help reduce the burden caused by closure of Puddleducks Montessori Nursery School based in North Warnborough and additional pressure for places as the community grows.

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

RAF Odiham

The Plan sets out the importance of an effective and close community partnership with RAF Odiham. The Monitoring Group notes that OPC's Community Committee continues to invest considerable time and resources into the relationship with RAF Odiham to achieve that.

In addition to Armed Forces Day, Odiham's celebration of RAF 100 was noted as the biggest community organised celebration of the RAF across the country. RAF Odiham was also central to our WW1 centenary plans and the Community Committee arranged for Christmas care packages to be sent to RAF Odiham personnel deployed in Mali.

Parish residents continue to be able to make use of available RAF sporting facilities. OPC produced an information leaflet to encourage military personnel and their dependents to continue to utilise the many services and facilities available within the Parish.

RAF Odiham and the wider community continue to share resources. Organised via the Community Committee, RAF Odiham played superb hosts to our twinned town visit from Sourdeval. RAF Odiham used All Saints Church to undertake a presentation by the Station Commander to the community to give advanced warning of increased flying, in preparation for their deployment to Mali.

Traffic Calming/ Management

The Plan identifies the need to investigate the use of appropriate traffic calming measures where this will not detract unduly from the visual amenity of the Odiham Conservation Area. To achieve this OPC continues to deploy its Speed Indicator Device (after a period of absence for repair), as a tool for traffic calming.

The Traffic and Transport Committee continue to host the Traffic Partnership meetings attended by representatives from HCC, Hart DC, local schools and the RAF. The committee has also supported the initiative for a safer crossroads at the RAF Station junction, which is now being looked into by Hart DC.

Canal

OPC has supported the desire to create a boat basin at Montfort Place. In addition, grant funding from Tesco was sourced by OPC to make improvements to canal signage and a bespoke bench for disabled access.

The plans for a boat basin have undergone public consultation via the Canal Society and OPC waits to see the feedback from this.

Public Open Space

OPC has provided an additional green space in the form of a Peace Garden off Dunleys Hill to mark the WW1 centenary.

OPC has expressed a desire to adopt the green space at Montfort Place - and is also monitoring the opportunity to adopt additional green space on Dunleys Hill linked to the proposed development site.

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.

Planning Considerations

OPC's Planning Committee consistently refers Hart DC, as the Local Planning Authority to the Neighbourhood Plan and its policies.

In 2018, Hart DC provided the Parish Council with clear advice on how it should approach its role as a consultee on complex planning proposals, especially where policy needs to be carefully balanced against public benefit.

In these situations the District Council have made it clear that as the Local Planning Authority, it must determine planning applications in accordance with the statutory Development Plan, unless

material considerations indicate otherwise. Hart has outlined that where there are other material considerations (such as amenities or investment that would benefit the community), the Plan should be the starting point and other material considerations should be taken into account in reaching a decision.

This was emphasised with the recent Deer Park application where the Deer Park lies within the countryside (i.e. beyond defined settlement boundaries) and also within a defined Local Gap where, save for certain exemptions, development is to be restricted. Separately, the Deer Park is designated as a Conservation Area wherein development should preserve or enhance the character and appearance of the area as a whole. The latter is an important consideration which the District Council made clear to OPC that they would be fully considering as part of their wider planning decision-making process.

The District Council outlined that an important contribution to assessing possible other benefits must come from the Parish Council and the Neighbourhood Plan's goals and objectives represent a good starting point.

In this respect, OPC's role was guided when making a consultee contribution, to consider how a planning application may contribute to our Plan's aims, objectives and visions. However, ultimately it is for the District Council alone to determine the overall planning balance.

The District Council emphasised that they have a good collaborative working relationship with the Parish Council which they expect to continue.

Housing Sites identified in the Plan

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 February 2019, only site (iii) land at Crumplins Yard 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:-

Site (i) Land at Longwood

No update.

Sites (ii) Land at 4 Western Lane

The Monitoring Group notes that the developer has carried out a local consultation on this site, based on the 15 houses outlined in the Plan. The developer shared their consultation detail with OPC at a public planning meeting on 11 February 2019. At the time of writing, this application has not come forward.

Site (iii) Crumplins Yard

16/00635/FUL - Despite being a site identified in the Plan, the subsequent application raised strong objections from 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 as an unacceptable deviation, since rectified.

More recently the developer has submitted (July 2018) an application (18/01597) to vary a condition of the original granted permission with respect to providing a footpath along the front of the site and running up Dunleys Hill. It would appear that there will now be no footpath connecting to the exiting footpath which runs up as far as the entrance to the Crumplins Yard entrance as envisaged and documented in the Neighbourhood Plan guidance for the site.

Site (iv) Land at Albion Farm

17/02532/OUT - This outline application, submitted in October 2017 but subsequently withdrawn differed from the guidelines for the site contained in the Plan and offered fewer houses than had been 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.

A second application 18/02172, including a proposal for 7 houses of which 3 (43%) classify as affordable was submitted in October 2018 but also withdrawn prior to the LPA's decision deadline. OPC's Planning Committee agreed by majority that, while this proposal requires compromise on several of the Neighbourhood Plan's policies, on balance the committee did not object to the content of the application. It is becoming quite clear that as the Neighbourhood Plan matures (and the first formal review point is looming) the guidance for each of the sites that the Plan identifies proactively for development must be considered in the round, against the context of the whole Plan. It is impossible to expect that housing numbers for each site will come forward exactly in line with the cursory lay assessment for each site that was undertaken in the drafting of the Plan.

It must be expected that the target of the Neighbourhood Plan – to provide an additional 119 houses in total – will be delivered in a variety of shapes, differing as specific site undergo the rigour of full site assessments.

Sites (v) Land at 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). NP sites (i) and (ii) have not been subject to formal applications at this date.

The response from Hart DC recognises that the principle of development is accepted across sites (i), (ii) and (v) as a result of the sites' inclusion in the Neighbourhood Plan, but that the quantum of the development proposed under application 17/02920, being larger by area and greater in number of houses than suggested in the Plan, is unnecessary. Although the Monitoring Group notes that it seems very sensible for Hart DC to advise that upwards creep in housing numbers is likely to be resisted at a local level, but that over time the balance of more housing density on a particular site is likely to be balanced by lower density on another site brought forward for development by the NH Plan.

Site (vi) Land at Hook Road

An application for 21 new dwellings on this site was lodged under application reference 19/00069 in January 2019. The applicant has undertaken some consultation and at this date the LPA is considering its response. The NH Plan outline for the site suggested approximately 15 new dwellings and suggested that in keeping with surrounding structures, a limit of 2 storey development should be adhered to on this site. OPC's Planning Committee raised this point, amongst others, in its comment on application 19/00069 to the LPA. We await further developments on the proposal.

Site (vii) Land next to Crownfields

No formal application has come forward for this site although a potential developer has approached the Parish Council in search of some detail on the OPC stance on the site. As is consistent in OPC's communication with developers prior to submission of a detailed application neither the full council nor the Planning Committee is able to give opinion or conclusion on any proposal prior to submission as it is clearly not in the Parish Council's brief to guide proposals prior to them being received by the LPA. OPC is not in the business of drafting third party proposals.

The response that OPC has given to the potential developer of this site is that: the site is a site identified in the Neighbourhood Plan as suitable for 30 houses and a care home. The NP outline assessment of the site contains guidance on the possible features of development at this location. However, OPC has expressed concern that the developer is proposing a care home higher than the Plan prescribes and has also guided the developer (as would be the case with other developers) that it is the duty of the developer to fully engage with the community ahead of submission of a proposal to satisfy themselves that the guidance contained within the Neighbourhood Plan remains aligned with community feedback.

OPC has identified the feedback from the doctor's surgery that the care home would negatively impact the service that they offer. As the surgery's input was not collected as part of the Plans research, OPC has asked the developer to ensure that they are included as part of the developers consultation process.

OPC were also advised that RAF Odiham were consulted on the care home as part of the Plan's consultation. However, OPC has noted the recent concern expressed by representatives of RAF Odiham that the proposed care home will negatively impact their flight path and as such could detrimentally impact the RAF Station. Whilst RAF Odiham should have been robustly consulted on this element of the NH Plan, their input is absent from the evidence base. As such, the developers

have been directed to consult directly with RAF Odiham, specifically with regards to the height and impact of the care home to the Chinook flight path.

Housing Site Summary

The Monitoring Group notes that Hart is currently demonstrating a supply of land for housing in excess of 5 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.

Local Gap

Policy 3 of the NH Plan designates a Local Gap between Odiham to North Warnborough. The existing Local Gap between Odiham and North Warnborough is identified in Hart's Policy CON21.

Three of the housing sites in the NH Plan are located in the Odiham to North Warnborough gap, namely land at Western Lane (Site ii), Longwood site (Site i) and Dunleys Hill (Site v). The development of these sites will create a small reduction of the Local Gap which is acknowledged in the NH Plan (3.27) but the function of the Local Gap would not be prejudiced.

The Monitoring Group notes that two of the sites that the Plan designates as acceptably encroaching on the gap, have now come forward.

The Monitoring Group also notes the refused Deer Park restoration took a similar approach to the above sites, in that it created a small reduction of the Local Gap, while also offering to gift a significant amount of land into community ownership and elevate the protection of the remaining green space for the Community to enjoy.

Proposed action: Planning Committee to refer to NH Plan when these applications are submitted and to be aware of the policy for other relevant applications.

Local Green Space

Policy 11 of the NH Plan designates the following locations as Local Green Spaces:-

- Close Meadow
- Kitchen Garden

Proposals for any development on the land will not be supported other than in very special circumstances.

Note - the Pre-Submission Plan was published with 7 areas put forward for LGS designation:- Close Meadow, Dunleys Hill, Hockleys Farm, Kitchen Garden, Land behind Beech Cottage, Land east of Archery Fields and part of the Deer Park. The Submission Plan contained six spaces as land at east of Archery Fields had to be removed due to Hart DC granting outline planning permission.

Assets of Community Value

Policy 13 of the NH Plan states that development proposals that will result in either the loss of or significant harm to an asset of a community value, will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

Once designated, the inclusion of a site on the register of assets of community value will provide OPC or other community organisations within the parish with a 6 month opportunity to bid to acquire them on behalf of the local community once the asset is placed for sale on the open market.

The NH Plan gives examples as follows of important community buildings which are considered to meet the criteria for designation for submission to Hart DC:-

- Baker Hall
- Cross Barn
- North Warnborough Village Hall
- The Bridewell (Library building)

OPC has also agreed to include a section of the Deer Park on the list.

The update as of March 2019 is:-

Baker Hall – Hart DC have added this to the ACV register.

Cross Barn – Hart DC have added this to the ACV register.

North Warnborough Village Hall – Hart DC have added this to the ACV register.

The Bridewell (Library) – As HCC have not registered the building at Land Registry they have been asked to provide written confirmation that they believe that they own the property/land even though they have not registered their interest and that they believe that no other person/company has a registered interest or holds a charge over the property/land.

Hart DC received confirmation from HCC on 14 February 2019 that they are the owners of the Bridewell.

OPC signed a lease in 2016 for the parish offices for a period of 10 years and the title has been registered under HP796326.

Part of the Deer Park – OPC’s first nomination was withdrawn on 13 November 2018. A new application was submitted to Hart DC on 15 February 2019. Hart DC have confirmed that the application is valid and the Council is now considering the application.

Odiham and North Warnborough Plan Overview

It is clear that there has been significant momentum in progressing the vision and goals of the Neighbourhood Plan since the initial consultation and adoption phase, however the Monitoring Group now believe that the objective of maintaining/enhancing the vitality of the High Street warrants special attention and effort by the Parish Council.

The Monitoring Group also need to continue maintaining 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.