



NEIGHBOURHOOD PLAN 2014 - 2032

MONITORING REPORT
APRIL 2020



Adopted June 2017

Contents

	Page No
Introduction	1
How and why is monitoring undertaken	1
Policy 1 – Spatial Plan for the Parish	3
Policy 2 – Housing Development Sites	3
Policy 3 – Local Gap	4
Policy 4 – Housing Mix	4
Policy 5 – General Design Principles	5
Policy 6 – Odiham Conservation Area	5
Policy 7 – North Warnborough Conservation Area	5
Policy 8 – Basingstoke Canal Conservation Area	6
Policy 9 – High Street	6
Policy 10 – Education	6
Policy 11 – Local Green Spaces	6
Policy 12 – Natural Environment	7
Policy 13 – Assets of Community Value	7
Policy 14 – Public Open Space	7
Aims and Proposals Progress	7
Monitoring Sheet of Applications against Policies	Appendix 1
High Street Monitoring Sheet	Appendix 2

Introduction

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.

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.

The Hart Local Plan is due to be formally adopted in the near future and there may be some differences in their Plan which will need to be looked at in addition to the Neighbourhood Plan when considering planning applications.

How and why is monitoring undertaken?

The purpose of the Monitoring Group is:

- to review the effectiveness of the policies by monitoring their application by the Planning Authority in its determination of planning applications. The Parish Council’s Planning Committee will also be responsible for the detailed review of individual planning applications and their compliance with the Plan’s policies; and
- to monitor whether 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.

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.

The Monitoring Group has met in September 2019 and February 2020 and the notes from these meetings are on the website.

It was decided in September that the following monitoring should take place:

Policy 1 Spatial Plan for the Parish	Any development permitted outside the settlement boundary should be noted, with the reasons for approval A separate spreadsheet of Windfall sites approved should be maintained and cross referenced to Policy 1.
Policy 2 Housing Development Sites	Progress or activity for each site to be noted, including permitted development status and extensions

Policy 3 Local Gap	Any development in the Gap, apart from those monitored in Policy 2, to be noted
Policy 4 Housing Mix	Actual mix of each development site in the Parish to be monitored. All extensions that include additional bedrooms to be monitored. Affordable housing proportions to be monitored.
Policy 5 General Design Principles	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 6 Odiham Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 7 North Warnborough Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 8 Basingstoke Canal Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 9 Odiham High Street	The monitoring table to be expanded to list every commercial property and its use, as well as the totals by use class
Policy 10 Education	To be reported on only when activity occurs on the site in the policy.
Policy 11 Local Green Spaces	To be reported on only when activity occurs on the sites in the policy.
Policy 12 Natural Environment	The provisions of Policy 12 to be monitored for all applications for new development.
Policy 13 Assets of Community Value	To be reported on only when activity occurs on the assets listed in the policy. Keep assets under review with <i>periodic</i> consideration of possible additions.
Policy 14 Dunleys Hill Open Space	To be reported on only when activity occurs on the site in the policy.

Policy 1 Spatial Plan for the Parish

An application has been submitted for a **Rural Exception Site** for 12 houses at Derbyfields (19/01749FUL). This has yet to be decided on by Hart District Council. 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 will be allocated using local connection criteria. They will be available as either affordable rental properties or shared ownership properties.

During this year the only windfall site noted is the change of use and development of Priors Corner, North Warnborough from offices to 16 apartments. This application has been granted but no work has taken place as yet.

Policy 2 Housing Development Sites

Site (i) Land at Longwood

No update.

Sites (ii) Land at 4 Western Lane

An application has been submitted (19/02541/FUL). This was initially withdrawn and has been resubmitted with some changes. The Planning Committee has objected to this application as it goes against Policy 2 ii d and Policy 4. Hart have not yet made a decision on this application

Site (iii) Crumplins Yard

16/00635/FUL This application was submitted before the Neighbourhood Plan became law. This site is nearing completion. Unfortunately, despite objections from OPC this site has been developed contrary to some of the policies in the Plan and no footpath has been provided as specified in the Plan. After permission was granted for the development applications were made to discharge conditions relating to the footpath and the developer submitted a non material minor amendment to Hart District Council which enabled them to build an extra room in the roof space and turn some two bedroomed properties into three bedrooms.

Site (iv) Land at Albion Farm

There have been several applications for development of this site:

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.

18/02172/FUL A second application, including a proposal for 7 houses of which 3 (43%) classify as affordable was submitted in October 2018 but also withdrawn

19/00543/FUL was submitted in March 2019. This was for 10 dwellings. This was refused by Hart for the following reasons and has now gone to Appeal:

“The proposed development would not preserve or enhance the character or appearance of the North Warnborough Conservation Area and would result in harm to the North Warnborough Conservation Area and the setting of the Listed Buildings in the vicinity of the site (Albion, The Cat, The Swan PH and The Thatched Cottage), through the proposed siting, location and scale of the proposed dwellings within the application site, the awkward and contrived layout of the site and the loss of openness and perception of openness Whilst this harm may be characterised as 'less than substantial' in National Planning Policy Framework terms, the proposal would not deliver any significant public benefits of such weight that they would outweigh the harm caused to the character and appearance of the

conservation area. As such, the proposal would be contrary to the requirements of saved policy CON13 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006, policies 2, 5, 7 and 8 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and relevant Government guidance.”

Although at the time the application was first submitted, the Parish Council had no objection to the proposed development, the OPC Planning Committee has since submitted further comments to the Inspector at the Appeal in December 2019 giving more details of how the proposal did not comply with the policies of the Plan.

Sites (v) Land at Dunleys Hill

17/02920/PREAPP - A Pre-Application Consultation has been filed, and responded to by Hart DC,. The proposal was for 42 houses and Hart responded that this number was not appropriate for the site, only 30 was indicated in the Neighbourhood Plan. The size of the proposed development site was also not in accordance with the Plan.

The developer has recently attended a Parish Planning Committee meeting and presented a new proposal for the site but no formal application has yet been submitted.

Site (vi) Land at Hook Road

19/00069/FUL was submitted in January 2019. The proposal was for 21 new dwellings and a roadway close to the canal which is contrary to both the approximately 15 dwellings and the site layout specified in the Neighbourhood Plan. This application has now been withdrawn.

Site (vii) Land next to Crownfields

19/02257/OUT – An outline planning application was submitted for this site in October 2019. The Parish Planning committee objected to this proposal because it contravened Policy 2 vii c, f and j, Policy 4 and Policy 5 i and iii. It is understood that the developer is going to submit further plans for consideration following objections submitted by residents and the Parish Council.

Policy 3 Local Gap

The Planning Committee will continue to monitor closely any proposals for Site iv Dunleys Hill. This site was allocated on the basis that 3.48 ha of the site would be conveyed to the community to be used as a public open space. By bringing the most part of the site into community ownership this would ensure that the important gap between the two settlements was secured.

Policy 4 Housing Mix

OPC has quoted Policy 4 in its comments to Hart on submitted applications. See Appendix 1 for detailed information.

Hart's Local Plan is nearing adoption. A summary of its policies is below and any variation in their housing mix must be justified. It differs to Policy 4 of the NP in the number of 4 bedroomed (20% in NP, 21% Hart), 3 bedroomed (30% in NP, 44% Hart), 1 / 2 bedroomed (50% in NP, 35% Hart)

Market and affordable housing will now be assessed separately:

Market housing Policy H1 - on new development sites will be required to:

- a) provide an appropriate mix of dwelling types and sizes to reflect the most up to date evidence of housing need and size for an area.

- b) on sites of 5 or more dwellings at least 15% are to be accessible and adaptable to meet the needs of the elderly.
- c) make provision for specialist/supported accommodation where appropriate and having regard to need.
- d) provide 5% of plots for self and custom build houses subject to evidence of need and site suitability (will be applied flexibly and recognition that this will be more appropriate on larger sites).

Housing mix for a particular site is to be based on evidence of need, viability, site characteristics, location and density and character of surrounding neighbourhood. Current evidence from 2016 SHMA identifies following need across the district:

7% - 1 bed
 28% - 2 bed
 44% - 3 bed
 21% - 4 bed

There is also an identified need across the district for sheltered, extra care and care/ nursing accommodation and smaller homes suitable for people to downsize to - so an expectation that this will be provided on appropriate (larger) sites.

Affordable housing:

Minimum of 40% affordable housing to be provided on sites of 10 or more dwellings or on a site area greater than 0.5 ha.

The affordable dwellings should be:

- a) interspersed throughout site and mixed with the market houses.
- b) of a size and type to meet needs (Hart will assess this against the housing register)
- c) 65% of houses to be rented and 35% to be shared ownership
- d) 15 % to be accessible and adaptable
- e) if 40 % calculation provides a part dwelling a financial contribution in lieu of dwelling will be sought.

The Planning committee will monitor whether the housing mix policy in the Hart Local Plan is being complied with and whether the NP housing mix policy becomes superseded.

Policy 5 General Design Principles

OPC has used Policy 5 to object to applications and Hart has also quoted this policy in its considerations and reasons for refusal for many applications. (See Appendix 1)

Policy 6 Odiham Conservation Area

OPC has used this policy to object to applications and Hart has used it in their reasons for refusing applications. See Appendix 1 for details

Policy 7 North Warnborough Conservation Area

OPC has used this policy to object to applications and Hart has used it in their reasons for refusing applications. See Appendix 1 for details

Policy 8 Basingstoke Canal Conservation Area

OPC has not yet used this policy to object to applications but if another application for Site iv Land at Hook Road is submitted, it will be carefully looked at when considering the application.

Policy 9 Odiham High Street

See Appendix 2 for an updated list of property uses as at January 2020.

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.

One of OPC's priorities following consultation in the October 2019 Newsletter is to assist with re-energising the High Street. Firstly all business owners were invited to a meeting in February to give the Parish Council their views on what could be improved, changed, stopped to help them continue trading. The Economic Development Officer and Head of Place from Hart District Council also attended this meeting. OPC will continue to consult residents, Hart District Council and other organisations to work towards keeping the High Street successful for all.

Since last year's monitoring report McColls newsagents has closed, Moutan has moved back to the High Street, Odiham Antiques has become the Pickled Pepper, a delicatessen and the Grapevine restaurant has become Pan Y Vino, a tapas bar. Following a dismissed appeal planning permission has still not been granted to Danetree House to convert from offices to residential use.

Pre-application advice is being sought for the old Co-op building to become two shops. Hopefully planning permission will be given so that this long empty building can become an attractive asset to the High Street.

Pre-application advice is also being sought for the Lloyds Bank building for either commercial or residential use.

Policy 10 Education

Robert May's school has completed their building extensions. Hampshire County Council has recently run consultations about a proposal to create additional school playing fields adjacent to Robert May's School. The consultation period ended 5 March 2020 and the result of the consultation is not yet known.

OPC welcomes the news that that the Hampshire County Council (HCC) proposal to withdraw buses and create the Safe Walking Route for children living in Hook who attend Robert May's School will not go ahead at present.

Leapfrogs Pre-school is considering expansion due to increased need. Their staff parking and drop-off area could be moved into the Crownfields development site if the application for that site is approved.

Policy 11 Local Green Spaces

There has been no development or issues regarding the two nominated local green spaces at Close Meadow and Kitchen Garden.

Policy 12 Environment

OPC has agreed a strategic priority to increase biodiversity through “meadow” or tree planting but this is still in the planning stage due to the almost complete change of councillors in May 2019 and new office staff appointed in November 2019.

Policy 13 Assets of Community Value

This policy 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 following assets of community value have now been designated by Hart DC:

The Cross Barn	September 2018
North Warnborough Village Hall	November 2018
The Baker Hall	November 2019
The Bridewell	June 2019

Part of the Deer Park was proposed as an Asset but was turned down by Hart DC in May 2019 on the grounds of insufficient evidence provided to support the case. OPC will consider the case put forward for its inclusion and will consult on whether further evidence can be put forward to justify its designation as a community asset. If such evidence is forthcoming, OPC will submit a revised application.

Policy 14 Dunleys Hill Open Space

In January 2020 a developer presented a proposal for the land at Policy 2v which did not make clear that the delivery of the 1 ha housing site is dependent upon the delivery of the Public Open Space. OPC is now in discussions with both the developer and Hart DC to ensure that the delivery of the Public Open Space is brought forward at the same time as the development of the houses.

Progress against the Plan’s aims and proposals

Rural Exception Sites

An application has been submitted for a **Rural Exception Site** for 12 houses at Derbyfields (19/01749FUL). This has yet to be decided on by Hart District Council. 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 will be allocated using local connection criteria.

Parking

OPC has consistently commented on the need to adhere to Hart’s Interim Parking Guidance when commenting on planning applications.

Traffic Management

OPC continues to hold multi agency Traffic Partnership meetings to address traffic issues where they arise.

The Speed Indicator Device (SID) has recently been in action in The Street in North Warnborough and on the Hook Road near the Swan Bridge. In both locations it has shown that a significant number of motorists exceeded the speed limit although the value of the 85th percentile (85% of vehicles were travelling below this speed) is not high enough to trigger action by the police or Hampshire Highways.

Pre-School Provision

Leapfrogs Pre-school is considering expansion due to increased need. Their staff parking and drop-off area may be able to be moved into the Crownfields development site if the application for that site is approved.

Infrastructure Projects

The refurbishment of the toilets was finally completed in June 2019.

Other infrastructure projects are being considered but are still in the planning stage due to the almost complete change of councillors in May 2019 and new office staff appointed in November 2019.

As the Safe Walking Route from Hook to Robert May's will not now go ahead, OPC will liaise with the HCC Footpaths Ranger to investigate the possibility of creating a leisure cycleway through Bartley Heath to the Bridleway Bridge that crosses the M3.

Other possible projects include:

Cycleways, other footpaths, electric vehicle charging points
Increasing biodiversity through "meadow" or tree planting
Protection, enhancement of and access to local heritage
Canal basin project

Sports and Recreation Facilities

Odiham Tennis Club now leases the courts from the Parish Council with one court being available for public use at most times apart from coaching and club sessions. They can be booked and paid for online.

OPC has given grants this year to Odiham Town Scouts, Life Education Wessex and Thames Valley, Victim Support and Odiham Tennis Club.

ODIHAM AND NORTH WARNBOROUGH NEIGHBOURHOOD PLAN MONITORING SHEET – MARCH 2020

At a meeting of the Monitoring Group on 3rd September it was decided the purpose of monitoring the plan is to see how robustly the policies are being used by Hart in determining planning applications and to see how effective the policies are in achieving the objectives set out in the NP. The objectives of the Plan are set out on pages 16 and 17 of the Plan ([Odiham NH plan adopted June 2017.pdf](#)). The Group decided to begin monitoring from 1st April 2019 as the previous Councillors had monitored to 31st March 2019.

Policy	Description	Applications	HDC	OPC comments
1. Spatial Plan for the Parish	Any development permitted outside the settlement boundary should be noted with reasons for approval. Should include windfall sites	19/01749 Land at Roughs Cottage – Rural Exception Site	No decision as yet	No objection
2. Housing Development Sites	Progress or activity for each site to be noted, including permitted development status and extensions	19/00543 Albion Yard 19/00068 Land at Hook Road 19/02541 Burford, West Street 19/02257/OUT Land at Crownfields	Refuse – appeal in progress Withdrawn No decision as yet No decision as yet	OPC commented to Appeal Inspector OPC objected OPC objected OPC objected
3. Local Gap	Any development in the Gap, apart from those monitored in Policy 2 should be noted.			
4. Housing Mix	Actual mix of each development site to be monitored. All extensions that include additional bedrooms to be monitored. Affordable	19/02541 Burford West Street 16/00365/ Crumplins Yard	No decision as yet Granted	OPC objected OPC objected.

	housing proportions to be monitored			
5. General Design Principles	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).	<p>19/00543 Albion Yard (11/03/2019)</p> <p>19/00644 11 De Montfort Square (22/03/2019)</p> <p>19/00747 19 De Montfort Square</p> <p>19/00941 Cholsley House (24/04/2019)</p> <p>19/01121 3 London Road</p> <p>19/02057 Priors Corner, Dunleys Hill</p> <p>19/02847 Priors Corner, Dunleys Hill</p> <p>19/02025 11 Clevedge Way, NW</p> <p>19/02473 12 High Street</p> <p>18/01528 Danetree House - change of use to residential</p>	<p>Refuse</p> <p>Refuse</p> <p>Refuse</p> <p>Refuse</p> <p>Refuse</p> <p>Refuse Grant</p> <p>Refuse</p> <p>Refuse</p> <p>Refuse, appeal dismissed</p>	<p>No objection</p> <p>No comment</p> <p>Commented on density, precedent and parking</p> <p>No comment</p> <p>Objected</p> <p>Commented on contrary to 5.1, 5.2, 5.3</p> <p>No objection</p> <p>Endorsed Conservation Officer's comments</p> <p>No objection but drew attention to policy 5</p>
6. Odiham Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).	19/00747 19 De Montfort Square	<p>Refuse</p> <p>Refuse</p>	<p>Commented on density, precedent and parking</p> <p>Objected and commented</p>

		19/01121 3 London Road 12/02473 12 High Street 18/01528 Danetree House - change of use to residential 19/02523 Maplecroft, King Street	Refuse Refuse, appeal dismissed Withdrawn	Endorsed Conservation Officer's comments No objection but drew attention to policy 6 Objected – impact on views and character of Conservation Area
7, North Warnborough Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).	19/00543 Albion Yard (11/03/2019) 19/02057 Priors Corner, Dunleys Hill	Refuse Refuse	No objection Contrary to 5.1, 5.2, 5.3
8. Basingstoke Canal Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).	19/00543 Albion Yard (11/03/2019)	Refuse	No objection
9. Odiham High Street	The monitoring table to be expanded to list every commercial property and its use, as well as the totals by use class	18/01528 Danetree House - change of use to residential	Refuse, appeal dismissed	No objection
10. Education	To be reported on only when activity occurs on the site in the policy.	Consultation on extension to playing fields for Robert May's School		No objection, request use by community of new sport facilities

11. Local Green Spaces	To be reported on only when activity occurs on the sites in the policy.			
12. Natural Environment	The provisions of Policy 12 to be monitored for all applications for new development.			
13. Assets of Community Value	To be reported on only when activity occurs on the assets listed in the policy. Keep assets under review with <i>periodic</i> consideration of possible additions.	The Bridewell, The Bury Adopted 10 June 2019 Part of the Deer Park Refused 13 May 2019		
14. Dunleys Hill Open Space	To be reported on only when activity occurs on the site in the policy.	Discussions with HDC and developer to ensure link between Housing site in Policy 2 v is linked to grant of public open space.		

HIGH STREET

Area defined in Neighbourhood Plan

March 2020

- A1 Shops
- A2 Finance & Professional
- A3 Restaurant & Café
- A4 Drinking Establishment
- B1 Business
- C1 Hotels
- C3 Residential
- D1 Dentist/Chiropractor

Business Name	Address	Primary Activity	Use class							
			A1	A2	A3	B1	C1	C3	D1	
Post Office & barbers	45 High Street	Retail	A1							
Odiham Dental Care	45 High Street	Dentist								D1
	49 High Street									C3
	51 High Street									C3
	57 High Street	Vacant					B1			
Old Bank House	59 High Street	Businesses					B1			
	61 High Street	Vacant					B1			
	63 High Street									C3
King's Restaurant	65 High Street	Restaurant				A3				
	67 High Street									C3
	69 High Street									C3
	71a High Street									C3
Cottage Hospital Shop	71 High Street	Retail	A1							
Odiham Spice	73 High Street	Restaurant				A3				
Allsorts@75	75 High Street	Antique shop	A1							
Pickled Pepper	77 High Street	Delicatessen	A1							
The Frame	81 High Street	Gallery/shop	A1							
El Castello	83 High Street	Restaurant				A3				
Strand	85 High Street	Barbers	A1							
McCarthy & Holden	95 High Street	Estate agents		A2						
	97 High Street									C3

Moutan	99 High Street	Flower shop	A1			
La Creperie	101 High Street	Café		A3		
Hadley Simmons	103 High Street	Hairdressing	A1			
	105 High Street	Vacant	A1			
	111 High Street					C3
Optician	113 High Street	Optician	A1			
	113a High Street					C3
	113b High Street					C3
Odiham Card Shop	115 High Street	Retail	A1			
	117-119 High Street	Vacant	A1			
Pan Y Vino	121 High Street	Restaurant		A3		
	123 High Street	Vacant			B1	
	125 High Street					
	140 High Street					C3
Lloyds Pharmacy	138 High Street	Shop	A1			
	126 High Street					C3
Peregrine Travel	112 High Street	Travel Agency	A1			
	108 High Street	Vacant	A1			
Red Lion	102 High Street	Hotel/Restaurant		A3		C1
Bel & Dragon	100 High Street	Hotel				C1
Fountains Coffee shop	90 - 96 High Street	Cafe		A3		
Katherine Jane	90 - 96 High Street	Gift shop	A1			
P&K Electrical	90 - 96 High Street	Hardware shop	A1			
Beautique Beauty	90 - 96 High Street	Beauty salon	A1			
Transformations	90 - 96 High Street	Hairdressing	A1			
Strutt & Parker	82 High Street	Estate agent		A2		
	80 High Street					C3
Walker & Walker	78 High Street	Furnishings	A1			
Sophie Rose	76 High Street	Cloths shop	A1			
Cockatoo Boutique	76 High Street		A1			
Libelula	74 High Street	Boutique	A1			
	72 High Street					C3
	70 High Street					C3
	68 High Street					C3
	64 High Street					C3

Let's Face It	60 High Street	Beauty salon	A1							
Co-op	56 High Street	Retail	A1							
Odiham Clinic	2 High Street	Chiropractor							D1	
TOTAL			25	2	7	4	2	17	2	