

# ODIHAM AND NORTH WARNBOROUGH NEIGHBOURHOOD PLAN 2014 - 2032



Adopted June 2017

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## FOREWORD

As the Chairman of Odiham Parish Council, it is my honour and pleasure to present you with a copy of this Neighbourhood Plan that covers Odiham, North Warnborough and RAF Odiham.

The Neighbourhood Plan stems from the Government's determination to provide the opportunity for local communities to become closely involved in the decisions which affect them. In the formal process of developing a Neighbourhood Plan that must be followed, the Parish Council has to bring the Neighbourhood Plan to the attention of the people who live, work or carry on business within the Parish as well as any qualifying body that might be affected by the proposed Neighbourhood Plan.

Following consideration by an Independent Examiner (appointed by Hart District Council), the Plan was subject to a successful local Parish referendum. Hart District Council formally made the Neighbourhood Plan part of the Hart Development Plan on 29 June 2017. The Neighbourhood Plan will be used by Hart District Council to help determine future planning applications made during the 2014-2032 period covered by the Plan.

Personally I can think of no better place to live than within our Parish. Odiham and North Warnborough are not only beautiful villages, with a wonderful community, but also both have a unique heritage and important place in history. Support for this Plan will help to safeguard what we all love about where we live and ensure that any development and change in the years ahead will be worthwhile, and so help make a positive difference to the lives of local people and the future of our community.

On behalf of Odiham Parish Council and everyone within our community, I wish to thank the members of the Steering Group who have driven this Plan. These are local people who have volunteered for this task and have been acting under the auspices of the Parish Council. The Steering Group members have worked tirelessly to generate and analyse detailed information upon which the Neighbourhood Plan is based. I have seen at first-hand the dedication and passion, not to mention thousands of hours that the members of the Group have given over the last 2 years. It has been an incredible commitment that will hugely benefit our Parish.

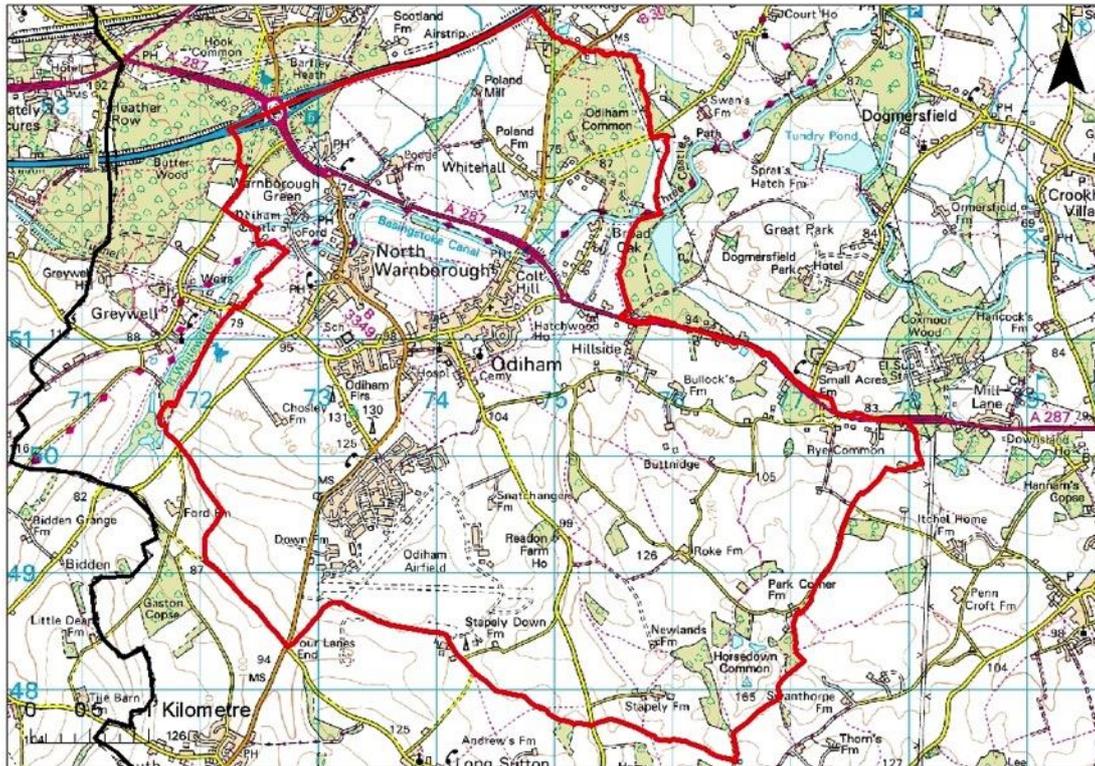
Additionally, my thanks to everyone in our Parish who has contributed to this process via the public consultations and by providing comments and feedback.

Jonathan Hale  
Chairman, Odiham Parish Council

# 1. INTRODUCTION AND BACKGROUND

## The Odiham and North Warnborough Neighbourhood Plan

1.1 Odiham Parish Council has prepared a Neighbourhood Plan for the area designated by Hart District Council on 7 August 2014 under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 ("Regulations"). The designated area, comprising the whole of the Parish, is shown in Plan A below.



**Plan A: Odiham and North Warnborough Neighbourhood Plan Area**

1.2 The purpose of the Odiham and North Warnborough Neighbourhood Plan ("Neighbourhood Plan") is to make planning policies that can be used to determine planning applications in the Parish. In some cases, its policies will encourage development proposals for the benefit of the local community. In others, its policies will aim to protect the special character of the Parish.

1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum and adopted by Hart District Council, the Neighbourhood Plan becomes a statutory part of the development plan for the relevant area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan as they are not directly related to planning. That said, the Neighbourhood Plan may nevertheless identify proposals that relate to other matters not directly related

to planning applications. These are set out in the Neighbourhood Plan as 'Aims and Proposals' in Section 4.

1.4 Although there is considerable scope for the local community to decide on its planning policies, Plans must meet some 'basic conditions'. These are:

- Does the Neighbourhood Plan have regard to national policies and advice contained in guidance issued by the Secretary of State?;
- Does the Neighbourhood Plan contribute to the achievement of sustainable development?;
- Is the Neighbourhood Plan in general conformity with the strategic policies contained in the relevant Local Plan for the area (or any part of that area)?;
- The Neighbourhood Plan does not breach, and is otherwise compatible with, EU regulations – including the SEA Directive of 2001/42/EC; and
- The Neighbourhood Plan is not likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012).

1.5 In addition, the Neighbourhood Plan must be able to show that it has properly consulted local people and other relevant organisations during the process of making the Neighbourhood Plan and has followed the Regulations.

### **The Planning Policy Context**

1.6 The Neighbourhood Plan must be in line with national and local planning policies. At the national level, these are set by the National Planning Policy Framework (NPPF) of 2012, which is complemented by the Planning Practice Guidance. These documents set out the key national planning principles that apply to preparing plans and managing development proposals across the country.

1.7 At the local level, the key documents are the Hart District Local Plan (Replacement) 1996-2006 and First Alterations – Saved Policies ("Adopted Hart District Local Plan") and the emerging Hart District Local Plan (2011-2032). The District Council is now working towards a new Local Plan (Strategy & Sites) document and a Development Management document. The first document will contain the strategic policies for the District; the second will establish the detailed planning policies for the District. Both will gradually replace the policies of the Adopted Hart District Local Plan.

1.8 The Neighbourhood Plan originally proceeded from the basis of the Housing Development Options Consultation Paper ("HDOCP") produced by Hart District Council in August 2014. The HDOCP provided for a preferred housing distribution strategy to deliver 7,500 new homes in Hart District in the period 2011 to 2032. By May 2014, 3,500 of the expected 7,500 had been built or planning permission granted, leaving a balance of approximately 4,000 to be delivered. The HDOCP indicated that 150-200 of the outstanding balance of 4,000 should come from land in Hart District that lies beyond the Thames

Basin Heaths Special Protection Area 5 km zone of influence ("Area beyond the 5 km TBHSPA zone") – an area of ecological importance as designated under European Law (see Plan C in 1.39). Odiham and North Warnborough are both situated in the Area beyond the 5km TBHSPA zone (as are Greywell, Long Sutton, South Warnborough and part of the western side of Hook). At the time the Pre-Submission version of the Neighbourhood Plan was published, it was expected that a significant proportion of the projected 150-200 new homes would have to be delivered by Odiham and North Warnborough but that the 150-200 new dwellings figure might be increased by Hart District Council in due course, following further evidence gathering and consultation testing.

Hart District Council has yet to finalise its District Local Plan (now expected in 2017) but recently (February 2016) produced a further consultation paper entitled Preferred Options for Delivery of New Homes for the Period 2011-2032 ("Hart's Preferred Options Paper 2016"). Paragraphs 18 to 23 of Hart's Preferred Options Paper 2016 states that by October 2015 the 4,000 outstanding balance of new homes to be built in the Hart District had reduced to 2,500 but nevertheless suggested (at paragraph 48) a new working assumption that the Area beyond the 5km TBHSPA zone could deliver an increased number of approximately 300 new dwellings on greenfield sites.

Hart's Preferred Options Paper 2016 also warned (at paragraph 26) that the District might be obliged to take some of the "overspill" new homes from Rushmoor and Surrey Heath and that Hart's housing needs might have to be further revised.

At this stage therefore, the number of new houses to be built in the Area beyond the 5km TBHSPA zone (which includes Odiham and North Warnborough) remains uncertain. It could be higher or lower than the 300 figure suggested in Hart's Preferred Options Paper 2016. It is also quite possible that the Neighbourhood Plan may need to be adjusted in future years to cater, amongst other things, for further increases in the numbers of new homes which may need to be built in the Hart District.

Notwithstanding the ongoing uncertainty as to the eventual number of houses that Odiham and North Warnborough will be obliged to accept, the Neighbourhood Plan will deliver a substantial number of new dwellings as a result of the development of the selected sites. It will therefore make a material and positive contribution towards Hart District Council's requirements for the Area beyond the 5km TBHSPA zone in terms of new housing. Furthermore, as is explained in Paragraph 3.14 below, Odiham and North Warnborough have since the summer of 2014 (when the Neighbourhood Plan process began) seen a very significant amount of new housing development in the Parish; and further additional development (i.e. in addition to the development from the selected sites) over the Neighbourhood Plan Period may be expected through additional "windfalls", brownfield site development and as a result of other planning decisions.

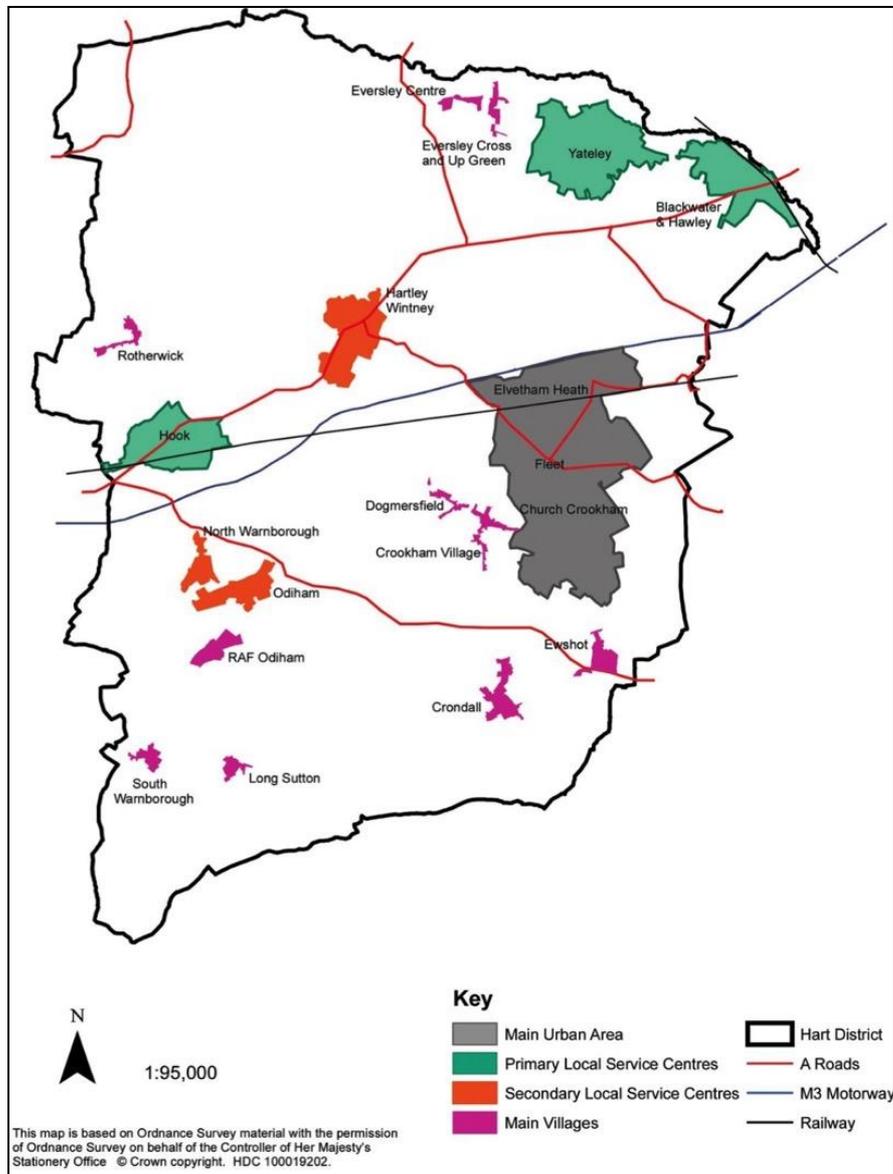
1.9 The Neighbourhood Plan was submitted for its examination during 2016 ahead of the Hart District Local Plan. The Neighbourhood Plan has therefore been tested against the relevant saved strategic policies of the Adopted Hart District Local Plan and drawn on the reasoning and evidence of the emerging Hart District Local Plan 2011 – 2032 to support its proposed policies.

1.10 Hart District Council has defined which of its saved policies are 'strategic' for the purpose of guiding the preparation of Neighbourhood Plans (see Appendix 1 Schedule of Evidence - Strategic Policies of the Hart District Local Plan April 2016). Those strategic policies considered by Hart to be relevant for Neighbourhood Plans are listed below:

- GEN1 General Policy for Development
- GEN3 General Policy for Landscape Character Areas
- ALT GEN13 Affordable Housing
- CON1 European Designations (see reference to South East Plan Policy NRM6) in para 1.39
- CON2 National Designations (Nature Conservation)
- CON3 Local Designations (Nature Conservation)
- CON7 Riverine Environments
- CON11 Archaeological Sites and Scheduled Monuments
- CON12 Historic Parks and Gardens
- CON13 Conservation Areas – general policy
- CON19 Strategic Gaps – general policy
- CON21 Local Gaps
- CON22 Setting of Settlements and Recreation
- RUR1 Definition of Rural Settlements
- RUR2 Development in the open countryside – general
- RUR20 Housing in rural settlements
- RUR22 Affordable Housing
- RUR32 Basingstoke Canal
- RUR35 Social Infrastructure and Services
- URB1 Definition of areas covered by URB policies
- URB12 Residential Development Criteria
- ALTURB14 Sheltered and Supported Accommodation
- URB15 Town, district and local centres
- T1 Land use and Transport
- T5 Highway Network
- T14 Transport Development
- T15 Access

1.11 Hart District Council's saved rural policy RUR 1 "Definition of areas covered by RUR policies" states that North Warnborough, Broad Oak, Bartley Heath and RAF Odiham are to be regarded as rural settlements to which any of its saved Rural Policies must be applied. Its policy URB 1 "Definition of areas covered by URB policies" says Odiham is to be regarded as a "rural centre" to which its' saved Urban Policies must be applied. The Neighbourhood Plan's consultation found preservation of the rural nature of the Parish is a major priority for residents. Odiham and North Warnborough are together identified as a Secondary Local Service Centre in Hart District Council's Settlement Hierarchy ("Tier 3"), but they are separate settlements, each with its own

settlement boundary. This hierarchy also identifies RAF Odiham as a “Main Village” (see Plan B). The majority of the Parish lies outside the Thames Basin Heaths Special Protection Area beyond the 5km zone (see Plan C).



**Plan B: Map of Hart District Council's Settlement Hierarchy (at January 2016)**

1.12 The Adopted Hart District Local Plan also has two site-specific, non-strategic policies in the area (DEV18 and DEV19) covering RAF Odiham and Land between Dunleys Hill and Robert May's School respectively.

**History and Parish Profile**

1.13 The Parish of Odiham in Hampshire falls within Hart District. It includes the villages of Odiham and North Warnborough, the hamlets of Broad Oak, Bartley Heath, Hillside, Rye Common and Potbridge and an operational airfield with supporting facilities and housing for personnel at RAF Odiham

which is home to the RAF Chinook Helicopter Force. Odiham and North Warnborough are special historic Hampshire villages, each with its own distinctive character defined principally by natural, built and heritage assets. These assets include the whole or part of four Sites of Special Scientific Interest (SSSIs), three Conservation Areas, 241 listed structures, chalk downlands and riverine environments. Other interesting Parish profile facts can be found at Appendix 2.

1.14 The Parish is essentially rural in character and most of it falls within the North Hampshire Downs National Character Area, an area characterised in Natural England's 2014 Area profile as "an elevated, open, rolling landscape dominated by large arable fields with low hedgerows on thin chalk soils, scattered woodland blocks (mostly on clay with flint caps) and shelterbelts".

1.15 The earliest known significant development in the Parish is at Lodge Farm where a Roman villa lies buried, the remains of a rural estate linked to Silchester to the north west.

1.16 Geologically, Odiham and North Warnborough lie on the spring line created where the chalk downlands to the south meet the London clays and Bagshot beds (gravel and sand) to the north: water was readily available here, and many High Street houses to this day retain their wells. The chalk downland in the south of the Parish rises to a height of 130 metres, and is said to have been the site of one of the Armada beacons. From here the land falls northwards into the valley of the River Whitewater.

1.17 Land around Odiham, including a royal deer park whose boundaries are still identifiable to this day, was owned by Anglo Saxon and then Norman kings and Odiham was one of the Minster churches established after 600 AD to bring Christianity to Wessex. As a large and important royal manor, Odiham is the first entry in the Domesday Book in Hampshire, its population second only to Winchester. It was on the direct route from Winchester to Windsor and there is understood to have been a royal palace in The Bury. This was superseded by a castle at North Warnborough. King John stayed at the castle in June 1215 both before and after the sealing of the Magna Carta at Runnymede; and the Anglo Norman (vernacular) translation of the Magna Carta was issued from Odiham at the end of June 1215. In 1216, when the Dauphin invaded England at the invitation of the barons, Odiham Castle, manned by just thirteen men, famously resisted a siege by the French army of some three weeks, before surrendering with honour intact.

1.18 In 1303 a parliament was held at the Castle. Odiham became a small organic market town, though never a chartered borough due to the cost to the residents of the town. By about 1500 it had slipped in size and importance compared with its neighbouring market towns of Basingstoke, Farnham and Alton. With the growth of stage coaching in the early 19<sup>th</sup> century Odiham was bypassed, as the main coaching route from Basingstoke to London ran through Hook to the north. Meanwhile North Warnborough, on the River Whitewater, hosted tanneries and eight mills.

1.19 In the 18<sup>th</sup> and 19<sup>th</sup> centuries Odiham became a centre of minor importance locally, as witnessed by the building of several high status buildings in and near the centre of the village such as the Assembly Rooms, shops in the High Street<sup>1</sup>, and in 1831 twelve licensed premises. High Street houses of late medieval origin were updated and given Georgian frontages. In 1801 the population of the Parish of Odiham, at that time encompassing the modern Parish of Greywell, the southern part of Hook and eastwards as far as Murrell Green and Borough Court, was 1,500 compared with 2,500 in Basingstoke. The 19<sup>th</sup> century saw a continuing relative downturn, when Odiham's population grew by 82% from 1801 to 1901 as the population of England grew by 287%. This will have been partly due to the further bypassing of the village by the railway which in 1839 came to nearby Winchfield. The downturn evidenced by the very few Victorian buildings in the Parish.

1.20 Odiham Parish has been described as depressed until the Second World War, with cottages semi-derelict. For example, in the 1920s cattle could be seen wandering through the Castlebridge Cottages in North Warnborough. Expansion began just pre-war with private ribbon development down the southern side of Colt Hill and the start of Linden Avenue, council building at Crownfields and Recreation and Salmons Roads to the west of Odiham, and the Whitewater estate in North Warnborough. RAF Odiham was formally opened by the German Secretary of State for Air in 1937. Public transport, which had so far largely bypassed the Parish, was the means of an increase in prosperity. Buses taking war workers into Basingstoke continued to run post war, giving improved employment prospects for ordinary people, and the continuation of local authority building at Buffins Road and the Whitewater estate provided further homes. By 1951 the population was 3,500, though the geographical size of the Parish was reduced to close to its modern boundaries.

1.21 The planned M3 motorway, which opened in 1971, began a sustained level of private development, starting with Archery Fields in Odiham in the late 1960s and Laurel Close in North Warnborough. Greater car ownership saw the Parish increasingly become an affluent dormitory for Basingstoke, with Heathrow and London also readily commutable by car or train.

1.22 Private development has continued to expand the boundaries of both North Warnborough and Odiham at their respective extremities, keeping the essentially medieval linear shape of both villages.

1.23 The population at 2011 stood at 5,616, including residents of RAF Odiham. Odiham and North Warnborough retain their rural character to this day. It was only in the late 1980s/early 1990s that the High Street lost its last working farm at Palace Gate, its blacksmith and its slaughterhouse; but a working farm remains in The Street, North Warnborough and most of the countryside in the Parish is working farmland. Medieval burgage plots are still identifiable behind a number of High Street properties. There are ten areas of common land in the Parish, most notably Odiham Common and Broad Oak Common to the east and Bartley Heath and Warnborough Greens to the

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<sup>1</sup> 1784 Trade directory

north west. North Warnborough Greens, most of Odiham Common and part of Butter Wood are Sites of Special Scientific Interest, as is the Basingstoke Canal. Many of the other areas of common land are locally listed as Sites of Importance for Nature Conservation (SINC), and a number of the SINC are private woods.

1.24 The opening of the Odiham bypass in 1981 helped to maintain the attractive character of the High Street with its almost unbroken run of listed buildings between the Farnham Road/London Road junction and Western Cross. The oldest known building is Monk's Cottage dating to 1300; the village retains its medieval street pattern.

1.25 Although Odiham was clearly a market town from medieval times (the Godson map of 1739 shows the market house opposite the George) and was seen as such by the Victorians, today it proudly remains a village which cherishes its rural setting and feel. At the same time, it retains some of the facilities of a town, with its High Street shops and bank, one of only three public libraries in Hart District, and Robert May's secondary school, which predominantly serves the west of Hart, among other facilities still present.

### **The Neighbourhood Plan Preparation Process**

1.26 In line with legislative requirements, the Neighbourhood Plan is supported by the following documents:

- A Basic Conditions Statement showing how the Neighbourhood Plan meets the necessary legal requirements;
- A Consultation Statement, summarising the engagement with residents, businesses and stakeholders, and how their input was used; and
- A map which identifies the area to which the Neighbourhood Plan relates (see Plan A in 1.1).

1.27 Throughout the process, considerable emphasis has been placed on reaching and engaging local people, listening to their views and testing proposals with them.

1.28 This Neighbourhood Plan has been prepared in accordance with all relevant primary and secondary legislation, which is principally Schedule 4B of the Town and Country Planning Act 1990, as amended by the Localism Act 2011, and the Neighbourhood Planning (General) Regulations 2012 (as later amended). This ensures that the Neighbourhood Plan policies meet the 'basic conditions'.

### **Consultation**

1.29 The Neighbourhood Plan Steering Group has consulted the local community extensively. As the Consultation Statement shows, there have been many events, methods and initiatives to solicit views from a wide range of residents and stakeholders at every stage.

## **The Pre-Submission Plan**

1.30 The Pre-Submission Neighbourhood Plan and supporting documents were approved by the Parish Council to be published for a statutory public consultation for a six-week period from 14 October 2015 to 30 November 2015 in accordance with Regulation 14 of the Neighbourhood Planning Regulations.

1.31 The representations received on the Pre-submission Plan have been reviewed by the Neighbourhood Plan Steering Group, with advice from its Planning Consultant, and where appropriate changes have been made for the Submission Plan. In July 2016 Odiham Parish Council approved the Submission Plan for submission to Hart District Council.

## **Submission Plan and Examination**

Hart District Council undertook consultation on the Submission Plan between 26 August and 14 October 2016. The Plan was then submitted for independent Examination. The Examiners Report was received on 22 December 2016. The Examiners Report concluded that subject to modifications, the Plan met the basic conditions and should proceed to referendum.

## **Referendum and Adoption**

A local referendum was held on 4<sup>th</sup> May 2017. 38.6% of electors voted and 88% of those who voted (valid votes) were in favour of the Plan. As more than 50% of those who voted, voted in favour, the referendum was successful and Hart District Council subsequently 'made' the Neighbourhood Plan part of the Hart Development Plan on 29 June 2017.

## **Strategic Environmental Assessment (SEA)**

1.32 Some Neighbourhood Plans must be formally assessed to ensure they will have no significant environmental effects. This is done using a Strategic Environmental Assessment (SEA). Given the many nature conservation and heritage assets and buildings in the Parish, an SEA has been prepared alongside the Neighbourhood Plan.

1.33 The SEA provided a framework to assess the emerging policies of this Neighbourhood Plan. Its conclusions have informed the final choice and wording of the land use policies to ensure the Neighbourhood Plan can avoid or minimise its impacts on the local area.

1.34 The environmental problems in this Parish are no greater than those generally common to rural England, especially in terms of managing growth in historic villages and in meeting local housing needs. A major challenge for this Neighbourhood Plan has been to strike the right balance between meeting those housing needs and protecting the special historic and landscape character of the Parish in a way that will deliver a majority vote at a referendum in due course.

1.35 Despite their environmental constraints, both Odiham and North Warnborough have accommodated housing growth over the last few years, though not all has been of a quality desired by local people. The Neighbourhood Plan must therefore not only identify a spatial plan with technical merits (i.e. deliverable and sustainable development) but it must also demonstrate that it will lead to higher standards in the design of development.

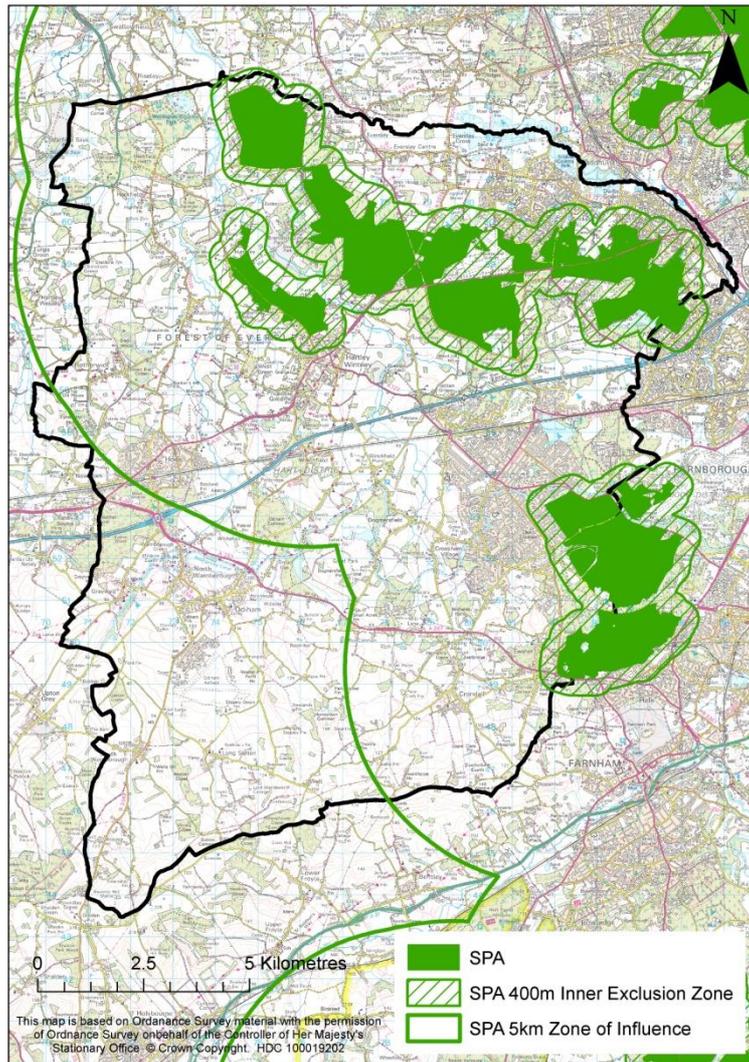
1.36 The SEA framework is set out below. It comprises four objectives, each with a number of measures to help decide if the proposed policies will have any effects:

- To protect and enhance the local historic environment;
- To protect and enhance biodiversity;
- To protect and enhance the local countryside and rural landscape;
- To avoid and mitigate the risks to existing and new development from flooding.

### **Habitats Regulations Assessment (HRA)**

1.37 An HRA is a requirement of the Conservation of Habitats and Species Regulations 2010 (as amended in 2012) – (known as ‘the Habitats Regulations’). This transposed the requirements of the European Directives for the protection of wild birds and flora and fauna (92/43/EEC) into UK law. The assessment focuses on the likely significant effects of qualifying plans or programmes on the nature conservation interests of European-protected areas. It also seeks to establish whether or not there will be any adverse effects on the ecological integrity of these European sites as a result of those plans or programmes.

1.38 Policy NRM6 of the South East Plan and Policy CON1 of the Adopted Hart District Local Plan require that development proposals within 7km of the boundary of the Thames Basin Heaths Special Protection Area (TBHSPA) should be assessed to identify any significant effects on that Area. The extent of the TBHSPA 5km zone within which net additional housing development will have, at least in combination, a significant effect on the TBHSPA is shown on Plan C below. Some large scale residential development between 5km and 7km from the TBHSPA will need to be screened to assess whether development is likely to have a significant effect on the integrity of the TBHSPA, either alone or in combination with other plans or projects. Given that most of the settlements of Odiham and North Warnborough lie within the 7km zone (but not within the 5km zone itself), the Neighbourhood Plan has been screened for a Habitats Regulations Assessment. The conclusion is that the Plan does not have a significant effect on the TBHSPA 5km zone and no Appropriate Assessment is necessary.



### Plan C: Map Showing Extent of Thames Basin Heaths Special Protection Area (TBHSPA) 5km Buffer Zone

#### Monitoring and Review

1.39 The Parish Council has ongoing responsibility for monitoring the Plan on an annual basis to track whether the Neighbourhood Plan's objectives are being met. This is in addition to any statutory monitoring that will be undertaken by Hart District Council.

1.40 There will be a review of this Neighbourhood Plan no less frequently than every five years in line with good practice or if there has been a substantial change to national or local planning policy. The production of the Neighbourhood Plan has involved a significant input from the community and it will continue to have an important ongoing role in ensuring the quality, character and heritage of the Parish are maintained or enhanced.

## 2. VISION AND OBJECTIVES

### Vision

2.1 The proposed vision for the Parish up to 2032 is:

*“Odiham and North Warnborough will remain special historic Hampshire villages but each with their own distinctive character. The villages will remain separated by attractive green spaces that will be more accessible for recreational use.*

*Both villages will grow and ensure their communities continue to have access to the housing and services required. This will include housing that is as affordable as possible for younger families, local people and downsizers and suitable accommodation for the elderly. The quality of design will be high and be in keeping with the established character of the area.*

*A key consideration in managing development will be to secure the preservation of the many special and significant views both within, from and towards the settlements and consequently retaining the essentially rural nature of the villages' location and surrounding landscape.*

*The character and vitality of Odiham's village centre will be maintained or enhanced, providing an attractive and interesting place for people to meet. Existing and new businesses and services will be encouraged, whilst retaining the special historic and rural character of the area but with traffic and car parking managed more effectively.*

*The Parish will have improved footpaths and cycleways that connect settlements, amenities, green space and historic attractions in an environmentally sustainable way. The Parish will flourish as a place for both residents and visitors*

*Recreational facilities will be sustained with green space preserved both within and adjoining the settlement areas and enhanced for everyone to enjoy.*

*The schools of the villages will continue to thrive and expand to provide excellent educational facilities but without compromising the historic and rural character of the area.*

*An effective and close community partnership with RAF Odiham will continue, with local residents able to make use of available RAF sporting facilities and with military personnel and their dependants encouraged to continue to utilise the many services and facilities available within the Parish.”*

## Goals and Objectives

2.2. The goals and objectives for the Neighbourhood Plan are as follows:

- i) To support future growth, whilst retaining the distinctive historic character of the respective villages, together with respecting the rural setting and views. The objectives of this goal are as follows:
  - To ensure new development is sustainable and helps to protect the distinctiveness, character and historic assets of the Parish including the Odiham, North Warnborough and Basingstoke Canal Conservation Areas;
  - To deliver a housing growth strategy focused on the development of small sites (up to 30 dwellings) or small/medium sites (up to 60 dwellings), rather than large sites, but avoiding isolated and/or intrusive sites;
  - To ensure that, as far as possible, development does not harm the heritage significance of the Conservation Areas and other designated heritage assets; preserves valued views and green spaces and is within reasonable walking distance of village facilities;
  - To allocate new development to sites immediately adjacent to existing settlement boundaries;
  - To identify any brownfield sites within the settlement boundary for suitable re-development;
  - To ensure an adequate supply of pre-school places in the Parish; and
  - To provide a residential nursing care home.
  
- ii) To ensure new housing is of high quality design, in keeping with the established character of the area and that meets the needs of the community. The objectives of this goal are as follows:
  - To require a high quality of design that is in keeping with the scale and established character of the area surrounding development sites;
  - To provide an appropriate mix of housing types that meets the needs of the existing and future community; and
  - To provide affordable homes and more small market houses and flats and accommodation suitable for the elderly.
  
- iii) To maintain and enhance the character and vitality of Odiham High Street, and the Parish's ability to attract visitors. The objectives of this goal are as follows:
  - To seek to strengthen and support the economic activity of retail units and commercial premises in and around the High Street;
  - To encourage Odiham High Street to continue to provide an attractive environment and a good place for residents and visitors to shop, eat, drink and socialise;
  - To investigate the use of appropriate traffic calming measures where this will not detract unduly from the visual amenity of the Odiham Conservation Area; and

- To continue to provide visitors with an attractive destination to visit and explore the villages and the surrounding countryside including the Basingstoke Canal.
- iv) To maintain and ideally improve recreational and sporting facilities and other community amenities including footpaths and cycleways. The objectives of this goal are as follows:
- To protect and ideally extend the provision of recreational opportunities and sporting facilities for community use;
  - 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, within key development sites and to key amenities such as the schools.
- v) To maintain and protect the natural environment and the open/green spaces within and adjoining the villages and the wider surrounding rural areas. The objectives of this goal are as follows:
- To establish a public open space as both an amenity and a gathering place for residents and visitors;
  - To protect the natural environment of the villages, their ecosystems, SSSIs and to conserve or enhance biodiversity;
  - To protect and enhance open/green spaces in or adjoining the villages and the wider surrounding rural areas; and
  - To improve, where possible, public access to the green spaces most valued by the community.

## 3. LAND USE PLANNING POLICIES

### Policy Issues

3.1 The planning policy context and the community engagement work undertaken raised a number of issues for the Neighbourhood Plan to address:

- Taking account of housing that has already been delivered, what sites are either available or may become available for development to deliver the new homes that are required?
- Which sites are suitable for development and will be supported by the local community?
- What types of houses and other residential accommodation are most needed in the area in terms of their function, size and affordability?
- Can the Neighbourhood Plan deliver a residential nursing care home?
- How can the Plan help secure community benefits as a result of this new development?
- How can the Plan raise the design standards of new development to conserve the special character of the two villages?
- How can the Plan assist the long-term viability and vitality of Odiham Village Centre?
- Should the Plan continue to safeguard land for possible expansion of Robert May's School in the future?
- How should the Neighbourhood Plan ensure adequate car parking is provided by new development and facilitate improvements to the network of footpaths and cycleways in the Parish?
- Which open spaces within and between the villages deserve special protection to retain their special character?
- How can the Neighbourhood Plan protect other environmental areas that may not already be protected?

3.2 The Pre-Submission Neighbourhood Plan took into account the opinions of the community and others on how to address these issues. The Submission Plan took the Pre-Submission consultation feedback into account.

### Land Use Policies

3.3 Land use policies are used to determine planning applications made for development proposals. They establish the principles for retaining or changing the use of land in settlements and in the countryside. They also set out the conditions against which development proposals will be judged in terms of their design, access and other considerations relevant to individual sites.

3.4 The purpose of these policies is either to encourage planning applications to be made for things the local community wants to see happen or to discourage planning applications for developments that it does not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

3.5 The Neighbourhood Plan seeks to avoid re-stating existing national or local planning policies. The policies proposed in the Neighbourhood Plan therefore focus on a relatively small number of key development issues. For all other planning matters, the national and local policies – the National Planning Policy Framework and the Hart District Council Local Plan (both current, saved policies and the emerging Local Plan) – will continue to be used.

3.6 Set out below are the policies of the Neighbourhood Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and other relevant background information.

3.7 At the end of this document is the Policies Map. Where a policy refers to a specific site or area it is shown on the Policies Map.

### **Policy 1: Spatial Plan for the Parish**

***Over the Neighbourhood Plan period, the focus for growth will be the villages of Odiham and North Warnborough as the two principal settlements in the Parish.***

***The settlement boundaries of Odiham, North Warnborough, RAF Odiham and Broad Oak are defined on the Policies Map. Proposals for development within each of these boundaries will be supported, provided that they accord with National Policy, the relevant applicable Hart District Local Plan and the policies of the Neighbourhood Plan.***

***Development proposals outside settlement boundaries will be required to conform to National Policy, the policies of the relevant applicable Local Plan and the policies of the Neighbourhood Plan in respect of the control of development in the open countryside.***

3.8 This policy directs future growth in the Parish to its two largest settlements of Odiham and North Warnborough and re-defines their settlement boundaries for this purpose. The revised boundaries establish where conventional housing and economic development should take place and where it should be constrained. The principle of development inside the settlement boundaries is accepted provided proposals can demonstrate that they accord with all other relevant National and Local policies and the Neighbourhood Plan.

3.9 Proposals outside the settlement boundaries are by definition regarded as lying within the 'open countryside' as each settlement has a distinct edge with extensive countryside beyond. For the avoidance of doubt proposals for development outside the settlement boundary will only be granted with clear justification as required by policies controlling development in such sensitive locations. For this purpose, the settlement boundaries are shown on the Policies Map as a means of establishing the extent and direction of development growth for the Neighbourhood Plan period (2014-2032).

3.10 The existing settlement boundaries have been redrawn to reflect the preferred directions of growth of each settlement and then to accommodate the proposed site allocations in Policy 2 of the Neighbourhood Plan. They also take account of land where planning permission has already been granted.

3.11 Two types of criteria have been used to decide where the boundaries should be redrawn to allow for new development. The first type of criteria identifies locations where expansion would not be appropriate:

- Land that is not within and does not adjoin an existing settlement boundary of either Odiham or North Warnborough villages;
- Land that undermines the visual integrity of a defined local gap;
- Land that undermines the visual integrity of a valued green space;
- Land within a designated flood risk zone (2 or 3); or
- Land with physical constraints such as a lack of suitable access.

3.12 The second type are positive criteria that identify locations suited to expansion and then allow for the potential sites to be assessed in terms of their comparative appropriateness for development:

- The size of the land parcel, so as to limit the effects of development in any one location - with smaller sites (up to 30 dwellings) being preferred by the community;
- The contribution of the site to establishing heritage value including the historic significance of Listed Buildings and Conservation Areas and their settings;
- The impact of the site on the overall settlement pattern and shape;
- The status of the land and especially whether or not it has been previously developed ('brownfield'), with either redundant buildings still standing or where buildings have been demolished;
- The reasonable walking distance (up to 1km) of the site to the main local services.

3.13 Those locations for growth in Odiham and North Warnborough that are not excluded by the first list of criteria and best meet the criteria of the second list are those that have determined the selection of specific site proposals in Policy 2. Given the community engagement work carried out, they are also locations where the local community is thought more likely to be supportive of new development within the life of the Neighbourhood Plan.

See the Site Assessment Report in the Locally Derived Evidence documents (listed in Appendix 1) for the assessment and selection of sites for housing development.

3.14 As is explained in paragraph 1.8 above, the number of new dwellings that the Parish will eventually be obliged to deliver towards the total commitment under the new Hart District Local Plan is currently uncertain. The pre-submission Neighbourhood Plan as recognised in the Hart Refined Options for Delivering New Homes Paper 2016 provided for the delivery of some 164\* additional dwellings. The selected sites in this Neighbourhood Plan now provide for approximately 119 dwellings (i.e. excluding any contribution

towards housing numbers from the care home). The 119 dwellings is in addition to development still under construction at Hatchwood (89) and also the development for which outline planning permission has been granted at the land adjacent to Archery Fields (up to 35). The eventual adoption of the emerging Local Plan may require a reassessment of the policies set out in this Plan to address the level of growth required.

3.15 At this stage the policies within this Plan have been designed to bring forward future development that is proportionate to the size of the Plan area. They have been designed to have regard to national policy and to the saved policies of the Hart Local Plan.

3.16 In addition to the delivery of houses from the seven sites allocated in this policy residential development is also likely to take place on windfall sites within the Plan area. As part of this process the further conversion of business and office premises to residential use is expected, subject to the provision of policies in the development plan. The yield on these and other sites will be monitored and assessed against the overall housing need for the District eventually to be agreed in the emerging Local Plan and if appropriate against any target set for the Neighbourhood Plan area. Where necessary Neighbourhood Plan policies will be reviewed accordingly.

3.17 Policy 2 sets out the basis on which seven sites will be allocated and developed for residential purposes. For each of the sites a plan showing specific design principles is included. In addition, an indicative yield for each site is identified. The respective figures should be treated with a degree of caution. The yield on each of the sites will be influenced by further technical work that will need to be undertaken. The development management process will ultimately determine the design, layout and yield of each site.

3.18 Strategic Access Management and Monitoring Measures (SAMM) form one of the elements of mitigation to ensure that new residential development avoids likely significant effect upon the Thames Basin Heaths Special Protection Area (as summarised in paragraph 8.10 of the Odiham Neighbourhood Plan Habitat Regulation Assessment). This is set out in the saved South East Plan Policy NRM6, and through the Thames Basin Heaths Special Protection Area Delivery Framework prepared collectively by the affected local authorities and Natural England. The Thames Basin Heaths SPA comprises multiple SSSI sites, owned and managed by many different organisations and some private individuals. In order to ensure that access management implemented in one area does not simply displace visitors onto another part of the SPA, to measure the effects of SANG provision and to monitor visitor and bird numbers, it is necessary to take a strategic approach to visitor access management. Where appropriate direct reference is made to this matter in the relevant housing site in Policy 2.

## **Policy 2: Housing Development Sites**

**The Neighbourhood Plan allocates the following sites for housing development, as shown on the Policies Map, where development will be supported, provided it adheres to other statutory, Local Plan and Neighbourhood Plan policies and the following development principles:**

- i. 0.3 ha - Land at Longwood, Odiham – approx. 9 dwellings (Site i)\*:**
  - a. Vehicular access to the site shall be from West Street only and is to be shared with Land at 4 Western Lane (Site ii);**
  - b. Existing boundary trees and hedgerows shall be retained, (other than those required to achieve site access) and shall be reinforced with native species;**
  - c. The layout shall include trees, in both the communal and private amenity areas, to reflect the green rural character of this part of the village;**
  - d. The layout, building forms and design shall have regard to nearby dwellings and the buildings shall be no more than two storeys high;**
  - e. The proposals shall include satisfactory mitigation of any ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps;**
  - f. A financial contribution will be sought from the developer towards the maintenance and upkeep of the public open space on Dunleys Hill (Policy 14); and**
  - g. A financial contribution (in accordance with SAMM principles in force at that time) will be sought from the developer towards monitoring measures across the Thames Basin Heaths Special Protection Area (TBHSPA) in the event that Site i, Site ii and Site v in combination deliver more than 50 new dwellings.**

**\* See indicative sketch plan overleaf**

- ii. 0.64 ha - Land at 4 Western Lane, Odiham- approx. 15 dwellings (Site ii)\***
  - a. Vehicular access to the site shall be via a shared access with the adjoining site, Land at Longwood (Site i);**
  - b. Existing boundary trees and hedgerows shall be retained (other than those required to achieve site access) and shall be reinforced with native species;**
  - c. The layout shall include trees, in both the communal and private amenity areas, to reflect the green rural character of this part of the village;**
  - d. The layout, building forms and design shall have regard to nearby dwellings and shall include a mix of dwelling types, to include some single storey dwellings adjacent to existing single storey dwellings on West Street and no more than two storeys high on the remainder of the site;**

- e. The proposals shall include satisfactory mitigation of any ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps;**
- f. A footpath shall be provided between the development and the open space on Dunleys Hill (Policy 14);**
- g. A financial contribution will be sought from the developer, towards the maintenance and upkeep of the public open space on Dunleys Hill (Policy 14); and**
- h. A financial contribution (in accordance with SAMM principles in force at that time) will be sought from the developer towards monitoring measures across the Thames Basin Heaths Special protection Area (TBHSPA) in the event that Site i, Site ii and Site v in combination deliver more than 50 new dwellings.**

**\* See indicative sketch plan overleaf**

# Odiham Neighbourhood Plan

## Site i & ii: Land at Longwood and 4 Western Lane - Design Principles



### KEY

- A Vehicle access and entrance off West Street
- B Open space as a focus to entrance and setting for development
- C Built form fronting onto open space to provide surveillance
- D Built form providing a gateway into the settlement and framing the entrance into the site
- E Existing landscape surrounding site reinforced to maintain buffer
- F Pedestrian and cycle access to the proposed open green space
- G Existing Public Footpath linking the School and North Warnborough
- H Existing hedge line reinforced to protect privacy and amenity between back gardens, footpath and school
- I Single storey layout to protect amenity of existing houses along West Street

 Built form to be avoided on area liable to 1:100 Surface Water Flooding

- iii. **0.28 ha - Land at Crumplins Yard – approx. 8 dwellings (Site iii)\*:**
- a. **Vehicular access shall be via a shared access from Dunleys Hill to serve both this development and a public car and bicycle park for users of the adjoining public open space (Policy 14);**
  - b. **Existing boundary trees and hedgerows shall be retained (other than those required to achieve site access and the public footpath) and shall be reinforced with native species;**
  - c. **The layout shall include trees, in both the communal and private amenity areas, to reflect the green rural character of this part of the village;**
  - d. **The layout shall include dwellings overlooking the adjoining open space to create an active frontage and a soft landscaped boundary shall be retained and supplemented on the boundary with Dunleys Hill;**
  - e. **The layout shall comprise small dwellings of no more than two storeys high and shall take design cues from the traditional buildings in the locality;**
  - f. **The proposals shall include satisfactory mitigation of any ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps;**
  - g. **A footpath shall be provided along the site frontage adjoining Dunleys Hill to facilitate safe pedestrian and cycle access to the public open space from the west of Dunleys Hill; and**
  - h. **A financial contribution (in accordance with SAMM principles in force at that time) will be sought from the developer towards the maintenance and upkeep of the public open space on Dunleys Hill (Site v).**

**\* See indicative sketch plan overleaf**

## Odiham Neighbourhood Plan

### Site iii: Land at Crumplins Yard (& Part v - Land at Dunleys Hill) - Design Principles



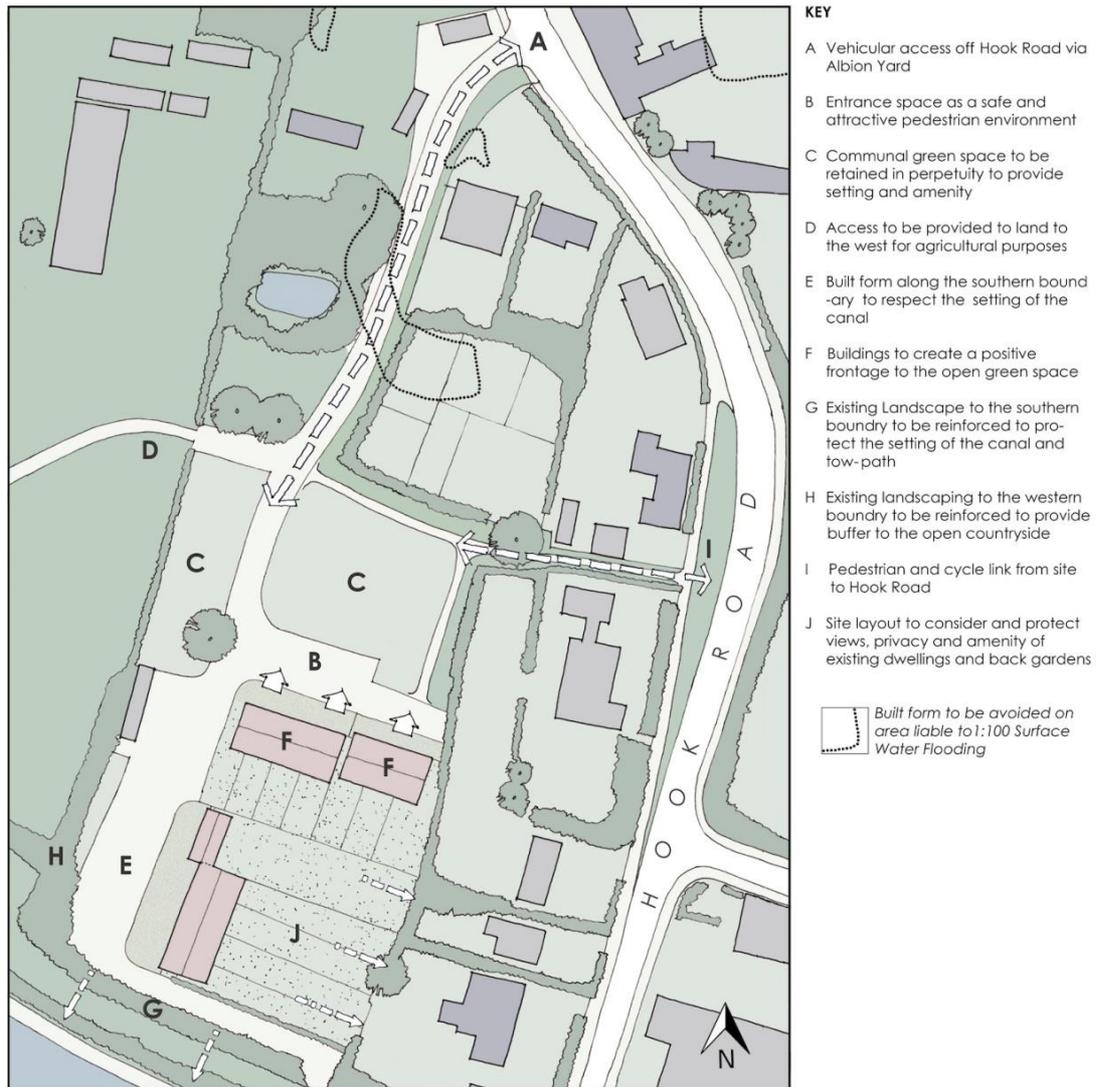
#### iv. 0.96 ha - Land at Albion Yard, North Warnborough – approx. 12 dwellings (Site iv)\*:

- a. Vehicular access shall be via Albion Yard;
- b. The building forms, design and materials shall respect the scale, design and materials of the adjacent traditional and listed buildings and shall be no more than two storeys high;
- c. The development layout shall include green open spaces to reflect the rural and open character of the North Warnborough Conservation Area and surrounding countryside;
- d. A maintenance access is to be provided through the site to the land to the west for agricultural purposes;
- e. The layout shall include trees, both in private and communal amenity areas, to reflect the rural edge-of-village location of the site;
- f. The landscape scheme shall include a buffer to the countryside to the west of the site to comprise planting of native species;
- g. The proposals shall include satisfactory mitigation of any ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps;

- h. Development must take account of the geotechnical and drainage conditions affecting the Basingstoke Canal and the stability of the canal embankment;**
- i. Development must provide necessary upgrades to the existing wastewater system; and**
- j. Pedestrian and bicycle access shall be provided from the site onto Hook Road between Wycliffe House and The Cat.**

**\* See indicative sketch plan below**

Odiham Neighbourhood Plan  
 Site iv: Land at Albion Yard - Design Principles



- v. 1.00 ha - Land at Dunleys Hill, Odiham – approx. 30 dwellings (Site v)\*:
- Vehicular access to the residential development shall be from Western Lane;
  - The residential layout shall include a mix of individual house size, type and design fronting onto the public open space to create an active frontage to the public open space and to represent organic growth. The buildings, including any apartments, shall be no more than two storeys high;
  - The residential layout shall retain open views into and out of the Odiham Conservation Area (including but without limitation relevant views as referred to in Policy 6);
  - The layout shall include trees, in both the communal and private amenity areas, to reflect the green rural character of this part of the village and a row of trees shall be retained and supplemented where required alongside the Dunleys Hill frontage;
  - The proposals shall include satisfactory mitigation of any ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps, and to neighbouring and to any off-site properties;
  - A financial contribution will be sought from the developer towards the maintenance and upkeep of the public open space; and
  - A financial contribution will be sought from the developer (in accordance with SAMM principles in force at that time) towards monitoring measures across the Thames Basin Heaths Special Protection Area in the event that Site i, Site ii and Site v in combination deliver more than 50 new dwellings.

\* See indicative sketch plan below

#### Odiham Neighbourhood Plan

Site v: Land at Dunleys Hill - Design Principles

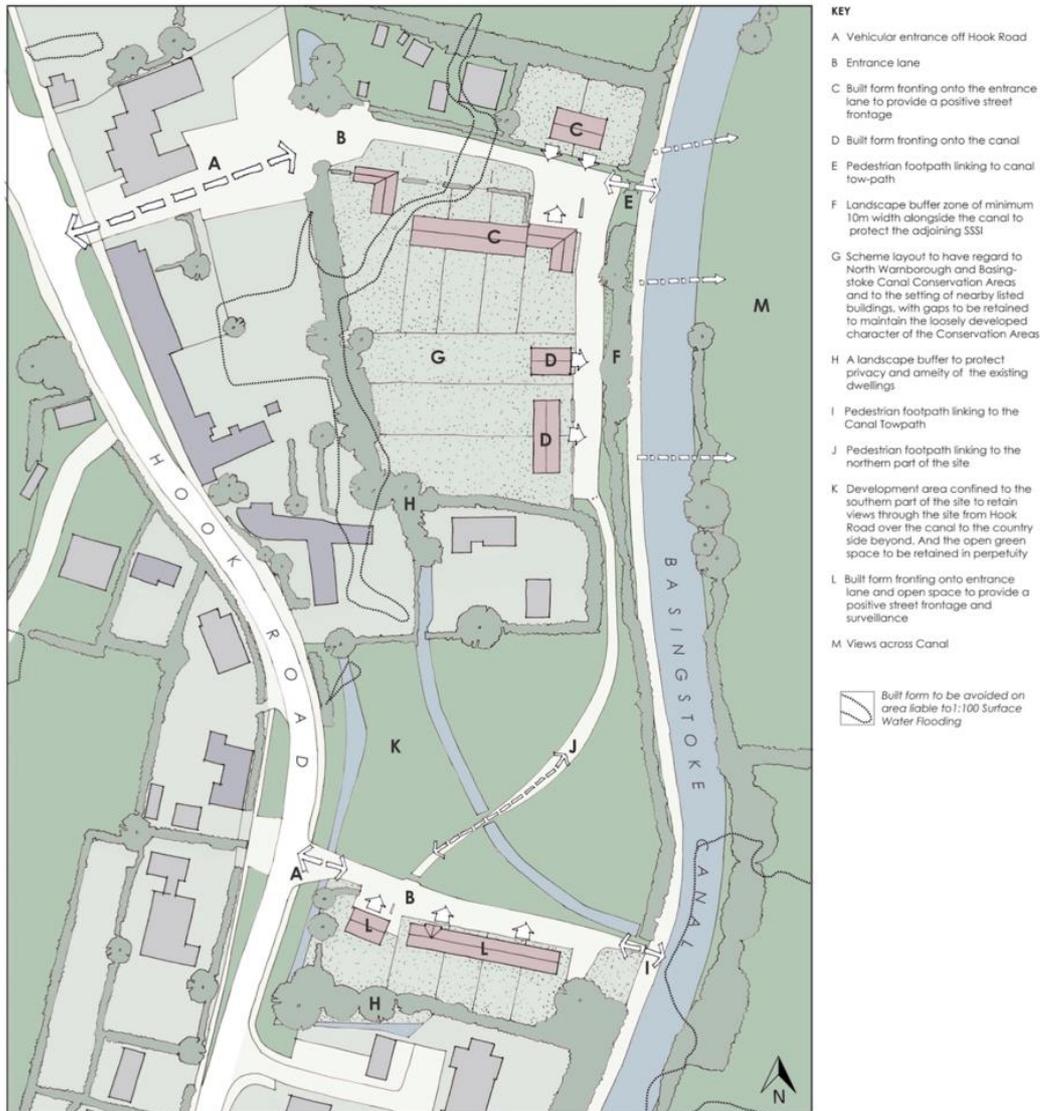
(to be read in conjunction with sketch for site iii Land at Crumplins Yard)



- vi. **1.52 ha - Land at Hook Road, North Warnborough – approx. 15 dwellings (Site vi)\*:**
- a. **A satisfactory access or access points are provided onto Hook Road and which will provide appropriate linkage between the two component parts of the site;**
  - b. **The building forms, design and materials shall respect the scale, design and materials of the nearby traditional and listed buildings in the North Warnborough Conservation Area and shall be no more than two storeys high;**
  - c. **The layout shall incorporate open spaces to retain views through the site from Hook Road towards the Basingstoke Canal Conservation Area and the countryside beyond and vice versa to reflect the loosely developed character and the rural setting of this part of the North Warnborough Conservation Area;**
  - d. **The siting and orientation of buildings should respect the character of the North Warnborough and Basingstoke Canal Conservation Areas;**
  - e. **All boundary treatment shall be in keeping with that of the traditional buildings in the North Warnborough Conservation Area. Fencing fronting onto Hook Road or the Basingstoke Canal will not be supported;**
  - f. **All development, including roads, footways and paths shall take account of the raised canal embankment in order not to jeopardise its stability;**
  - g. **The layout shall include a conservation margin alongside the Canal as measured from the top of the embankment and which is designed in order to protect the adjoining Basingstoke Canal Site of Special Scientific Interest, provide natural habitat and safeguard the stability of the canal embankment; Any canal-side planting shall comprise low-growing native species to minimise shading of the Canal SSSI and to protect views to the countryside beyond and vice versa;**
  - h. **The layout shall include trees, in both the communal and private amenity areas, to reflect the rural edge-of-village location of the site;**
  - i. **A natural, undeveloped 5m buffer zone shall be provided alongside all other water courses crossing the site to provide natural habitat;**
  - j. **A landscape buffer shall be provided between existing adjoining properties and the site to protect the amenity and privacy of existing residents;**
  - k. **The proposals shall include satisfactory mitigation of any ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps; and**
  - l. **A footpath shall be provided between the development and the Basingstoke Canal.**

**\* See indicative sketch plan overleaf.**

Odiham Neighbourhood Plan  
 Site vi: Land at Hook Road - Design Principles



**vii. 2.58 ha - Land next to Crownfields, Odiham – approx. 30 dwellings (Site vii)\*:**

- a. The development shall comprise a mix of residential dwellings, a residential nursing care home (C2 use) and land for pre-school use;**
- b. Vehicular access to the site shall be from Alton Road only;**
- c. The layout and building forms shall have regard to adjoining dwellings and shall ensure views across the site are retained. Building heights shall be no more than two storeys. The existing views up Recreation Road, across the site towards The Firs and in an easterly direction from within the site towards the Odiham Conservation Area shall be retained;**
- d. The residential nursing care home is to be sited in the eastern half of the site adjacent to the Recreation Ground and is to be no more than two storeys high. The building should be well articulated to break up**

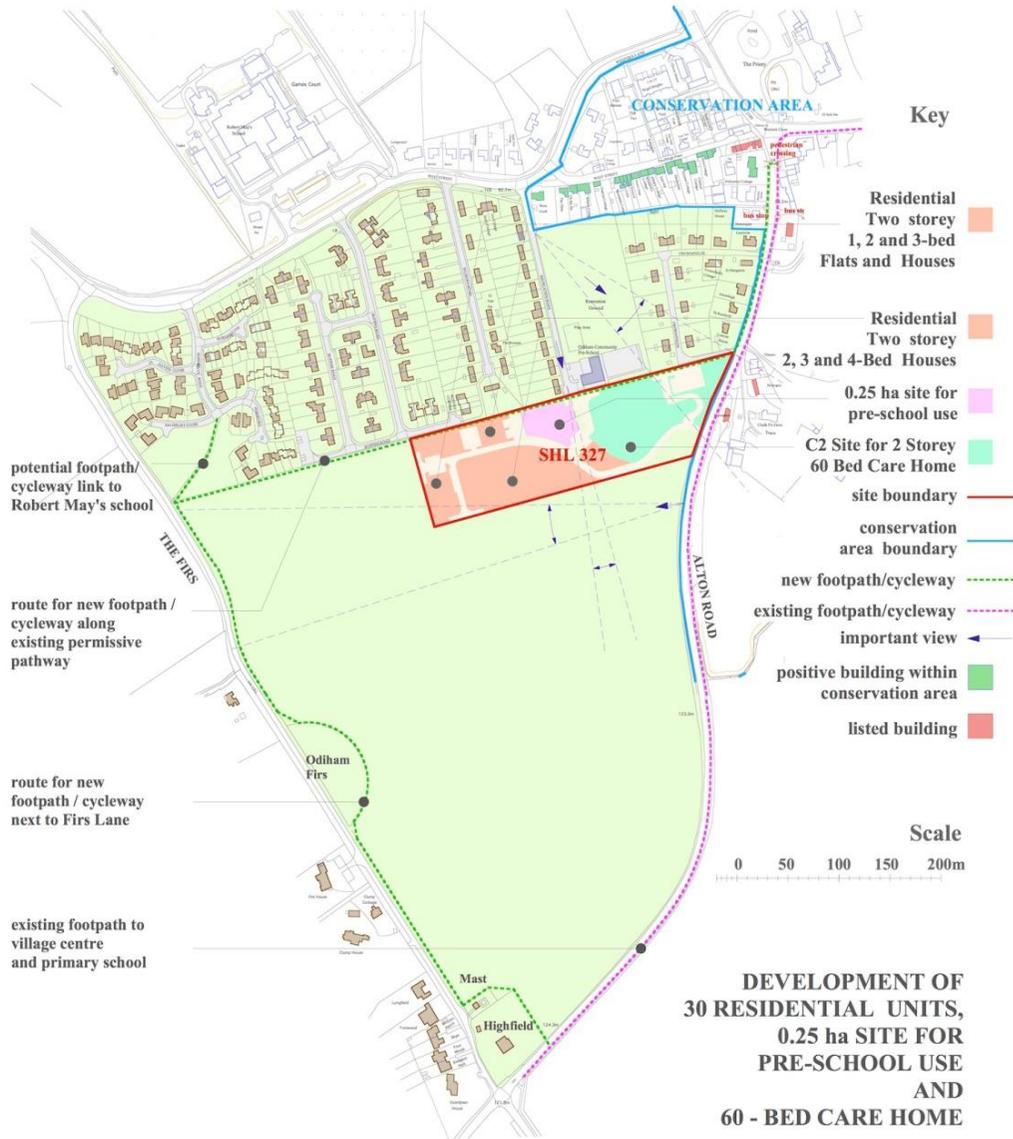
*its bulk and roofscape and the design and materials should complement its rural setting;*

- e. 0.25 ha of land is to be provided within the site to enable the improvement of pre-school provision in the Parish;*
- f. A significant landscape buffer comprising trees and hedging of native species shall be provided along the southern and western boundaries of the site to safeguard the setting and integrity of Odiham and to provide a clear distinction between the settlement boundary and the countryside beyond.*
- g. Existing boundary trees and hedgerows shall be retained on the Alton Road frontage of the site (other than those required to achieve site access) and shall be reinforced with native species;*
- h. A car parking/drop-off area together with bicycle parking shall be provided within the site to serve, via pedestrian access only, the existing pre-school building in Recreation Road;*
- i. A footpath for pedestrians and cyclists shall be provided along the northern boundary of the site between Alton Road and Firs Lane. The path surface should be of an appropriate natural material; and*
- j. A footpath for pedestrians and cyclists shall be provided within the site alongside Firs Lane, from its junction with Alton Road to the public open space at Hereford Close, to provide a pedestrian route between RAF Odiham to Robert May's School.*

*\* See indicative sketch plans overleaf*

**2.58 - Land next to Crownfields, Odiham (Site vii) :**





3.19 This policy allocates seven sites for new housing development during the Neighbourhood Plan period to 2032 and establishes the key development principles for each site. All the sites adjoin the current settlement boundary on the edge of the villages. As such they lie in those locations defined in Policy 1 of the Neighbourhood Plan as having the fewest environmental effects and best meeting the site selection criteria considered as acceptable to the local community to grow the villages and provide new homes in the Parish.

3.20 The housing capacities and sketch plans of site layouts in this document are indicative only. They are based on an initial assessment of the net developable area of each site and an average density of houses that reflects both the prevailing density of housing and the character of the locality and the need to make an efficient use of scarce land on the edge of the settlements. The Site Assessment Report (in Locally Derived Evidence documents listed in Appendix 1) provides justification for the development sites and forms part of the evidence base (see – Locally Derived Evidence).

3.21 The policy identifies the key development principles which in turn reflect the characteristics of the site and the character of the local area. It is the applicant's consideration of those principles that should determine the eventual number of houses proposed in a planning application.

3.22 However, the number of dwellings for each site should closely reflect the housing capacities identified in the table below.

Sites	Approximate Number of Dwellings
Site i Land at Longwood	9
Site ii Land at 4 Western Lane	15
Site iii Land at Crumplins Yard	8
Site iv Land at Albion Yard	12
Site v Land at Dunleys Hill	30
Site vi Land at Hook Road	15
Site vii Land next to Crownfields*	30
	TOTAL 119

*\* At the time of the preparation of the Pre-Submission Neighbourhood Plan NPP Guidance indicated that a care home (C2 use) would contribute towards housing need allocation. Hart District Council subsequently indicated that this may no longer be the case.*

3.23 The Habitat Regulations Assessment which was prepared in conjunction with and with regard to Natural England comments at Pre-Submission, was undertaken to ensure that the Neighbourhood Plan does not adversely affect the integrity of the Thames Basin Heaths Special Protection Area. It should be noted that notwithstanding that the housing capacities and sketches set out above are indicative only, there is potential for three of the sites that physically adjoin i.e. land at Longwood (Site i), land at 4 Western Lane (Site ii) and land at Dunleys Hill (Site v), to deliver more than 50 dwellings in total. Given that these sites are located within the 5km to 7km zone from the Thames Basin Heaths Special Protection Area and that these sites in combination could deliver 50 dwellings in total there will be a

requirement for a partial Strategic Access Management and Monitoring (SAMM) financial contribution to be paid towards mitigation and avoidance of impacts on the TBHSPA. The contribution will be paid by the developer towards monitoring in the event that all three of the sites come forward and in combination would deliver 50+ new dwellings. In the event that the 50 dwelling total is not breached then a SAMM contribution is not likely to be required. The additional mitigation requirement for open green space is to be provided in any event in the form of public open space on land adjoining Site v (Dunleys Hill).

3.24 In the case of Site vii (the Land next to Crownfields), a residential nursing care home will be provided. The need for a residential nursing care home in the Parish reflects a rise in dementia and poor mobility in the ageing population nationally and in the District, the lack of such a home in the Parish and the evidence of support for such a home that was gathered during the Neighbourhood Plan consultation.

3.25 A residential nursing care home will be able to accommodate residents with limited mobility and with a range of needs for care and/or nursing. The Habitats Regulation Assessment recognises that the occupants of the care home are unlikely to be able to visit the Thames Basin Heaths Special Protection Area (TBHSPA) for recreational purposes and consequently the impacts from the residential nursing care home can be reasonably excluded in terms of any impact on the fragile habitat of the TBHSPA.

### **Policy 3: Local Gap**

***The Neighbourhood Plan designates a Local Gap, as shown on the Policies Map, at:***

- ***Odiham to North Warnborough***

***Development proposals within the Local Gap that will lead to the visual coalescence or will damage the integrity and distinctive identity of the adjoining settlements (Odiham to North Warnborough) will not be supported.***

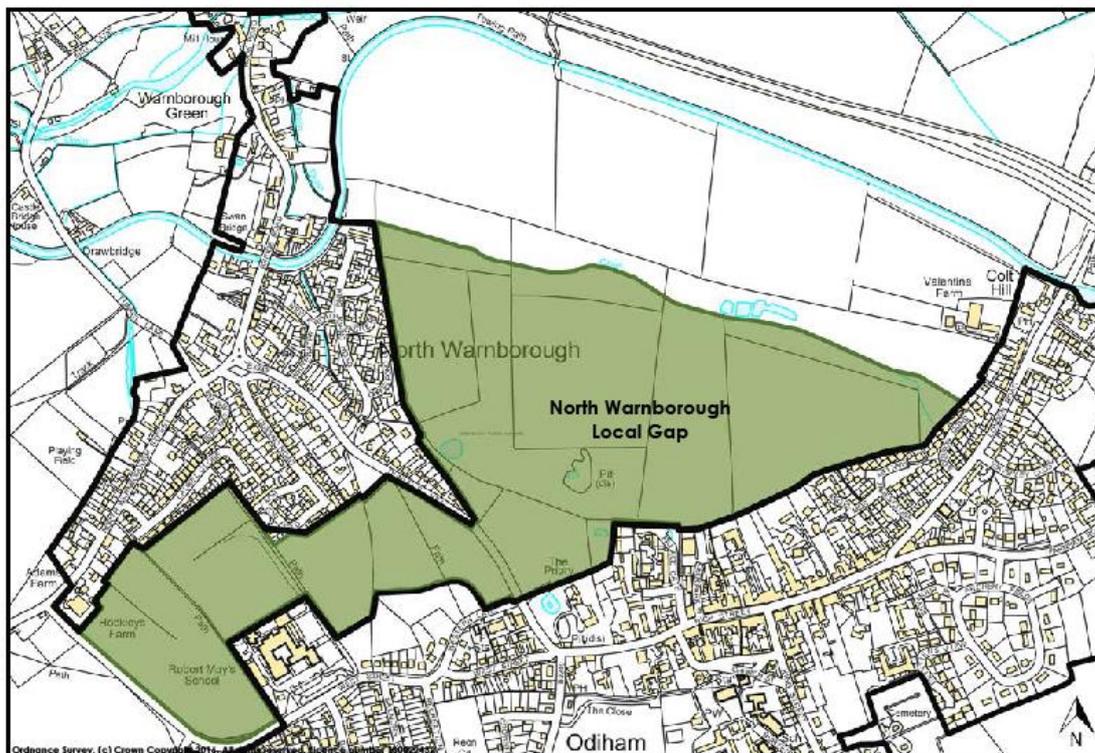
3.26 This policy replaces saved Policy CON 21 of the Adopted Hart District Local Plan as it applies in the Parish. All the settlements identified in the policy are defined as such in the Adopted Hart District Local Plan. The existing Local Gap between Odiham and North Warnborough is identified in Hart's Policy CON21. Its boundaries have been indicated on the Policies Map to take account of Policy 2 of this Neighbourhood Plan.

### **Odiham to North Warnborough Local Gap**

3.27 Adopted Hart District Local Plan policy CON 21 identifies a number of Local Gaps in the District, including that between Odiham and North Warnborough settlements. The primary function of a Local Gap is to prevent the coalescence of settlements. Three of the allocated housing sites in the Neighbourhood Plan are located in the Odiham/North Warnborough Gap, namely land at Western Lane (Site ii), Longwood (Site i) and Dunleys Hill (Site v). Notwithstanding the small proposed reduction of the Local Gap that would be brought about by the residential development of these sites at Longwood and Western Lane and a part at Dunleys Hill (1 hectare of the total site area is selected for housing development and the

remaining 3.48 ha will be retained as Local Gap and Public Open Space), the function of the Local Gap would not be prejudiced. As shown on the Policies Map the 1 ha site selected for housing on Dunleys Hill is confined mostly to the southern boundary on a low lying piece of land adjoining houses fronting Western Lane. One of the main vista points across the site from the south-eastern corner at the junction of Western Lane and Dunleys Hill would remain open and outside the proposed development area. This policy has the benefit to the community of preserving a very substantial proportion of the land as a local gap, creating a Public Open Space and at the same time delivering some land use for new dwellings.

3.28 Furthermore, the entire frontage of the Dunleys Hill site, which adjoins the main spinal route through the settlements, would be kept free from development and so continue to allow the principal open views across the Gap which create the sense of separation between the two settlements of Odiham and North Warnborough. The development site on Land at 4 Western Lane (Site ii) is surrounded by a tall dense tree screen and Land at Longwood (Site i) is concealed from view beyond. As such these two sites contribute very little to the views and openness that help reinforce, when viewed on the ground, the physical separation and gap between the two settlements. In addition, the importance to the community of securing a Public Open Space on land at Dunleys Hill which would be secured through the limited development of immediately adjoining sites, gives added weight to the selection of these sites, notwithstanding the existing Local Gap designation. Policy 3 of the Plan is intended to replace Hart District Council Saved Policy CON21 as it applies in this Parish and redefines this Local Gap accordingly.



**North Warnborough local gap**  
Policies Map Inset 2



#### **Policy 4: Housing Mix**

**Proposals for housing development will be supported, provided they accord with other statutory, local and Neighbourhood Plan policies and make provision for:**

- i. A mix of dwelling sizes and types on development sites of 5 or more dwellings; and**
- ii. A mix that reflects the requirements set out in the table in paragraph 3.26 below, or more up to date evidence of needs adopted by the District Council; and**
- iii. Affordable housing in accordance with the relevant adopted Hart District Council policy at the time.**

3.29 This policy requires housing schemes to consider providing specific types and sizes of homes to meet local housing needs as evidenced in the Odiham and North Warnborough Housing Need Survey Report by Action Hampshire (December 2015) and the December 2014 SHMA for Hart, Rushmoor and Surrey Heath. In particular, there is a need for small, less-expensive market and small affordable homes (1/2 bed) for young people, single households and also homes suitable for older people wishing to downsize. Policy 4 is designed to take account of the most recent housing needs surveys. Throughout the lifetime of the Plan these needs may change and further studies may be published.

The Parish shows the same ageing trend in population as the rest of the District. In order to sustain a mix of age groups and a more sustainable community there is a need for greater emphasis on provision for single people, couples and appropriate housing for the elderly.

3.30

Market Housing Mix			
	1/2 bedrooms	3 bedrooms	4+ bedrooms
Policy Objective	50%	30%	20%
Hart stock	26%	36%	38%
Odiham stock	31%	38%	30%

3.31 The appropriate affordable housing tenure, size and mix will be advised by Hart District Council housing department on a site-by-site basis at the time of the planning application, and will be informed by the prevailing Strategic Housing Market Assessment (SHMA), the housing need identified by the District Council's housing register, the Hart Housing Needs Survey and the Odiham and North Warnborough Housing Need Survey Report 2015 or subsequent updated evidence.

3.32 The requirement for affordable housing on new development sites in the Parish should accord with the relevant adopted Hart District Local Plan policy at the time.

Priority for people with a local connection to the Parish can only currently be given where a rural exception site is proposed. It is an aim of the Parish Council to identify such a site (see Section 4 Aims and Proposals).

### **Policy 5: General Design Principles**

**Development, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with other statutory, local and Neighbourhood Plan policies and the following general design principles:**

- i. Development shall complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials and access;***
- ii. Architectural design shall reflect high quality local design references in both the natural and built environment and reflect and reinforce local distinctiveness;***
- iii. The height of new buildings shall be in keeping with neighbouring properties and roofscapes shall be well articulated to avoid bulky, featureless appearance. Proposals shall demonstrate how heights of development will not be over-bearing or dominant in the existing street scene;***
- iv. Strong building lines shall be respected and soft landscaped front gardens and landscaped front boundaries should be retained or enhanced;***
- v. Development shall seek to retain existing mature hedging and established trees and to enhance landscaping to provide for biodiversity. Any existing mature trees or hedging that are unavoidably removed should be replaced elsewhere on the site;***
- vi. Development shall consider and where possible retain or enhance views both within settlements and out towards the countryside and proposals shall explain how this is achieved;***
- vii. Development affecting the transitional edges between a settlement and countryside shall be softened by landscaping to complement the character of the adjacent or surrounding countryside;***
- viii. Parking on development sites shall be well integrated so as not to dominate the public realm and shall adhere to Hart District Council's adopted parking standard or guidelines;***
- ix. Development which affects any heritage asset shall respect the significance of the asset and shall demonstrate how local distinctiveness is reinforced;***
- x. Development shall be designed to incorporate appropriate energy saving measures; and***
- xi. Development shall integrate wherever possible with existing pathways and cycleways and should not restrict transit for cyclists or pedestrians, including those with limited mobility.***

3.33 This policy establishes important design principles for all new development across the Parish. The Hart District Council Urban Characterisation and Density Study 2010, and the Odiham Village Design Statement adopted by Hart District Council in 2008 and the three Conservation Area appraisals recognise and describe the distinct character of different parts of the Parish and its valued features. These documents provide an invaluable reference in understanding the local design context of different parts of the Parish.

3.34 The policy requires development proposals to demonstrate that they have acknowledged their location in relation to their surroundings and how they have responded positively to the design references prevailing in adjacent parts of the settlements. This need not mean that the design of all proposals should replicate what is already there, nor does it require uniformity in design. However, where proposals intend to depart from the established character of the area, the onus will be on the applicant to demonstrate how this will be successful and how they will contribute to the overall quality of the area and reflect and reinforce local distinctiveness. This supports the NPPF's requirement to establish a "strong sense of place" and to "respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation".

#### **Policy 6: Odiham Conservation Area**

***Development within the Odiham Conservation Area and its setting, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with other statutory, local and Neighbourhood Plan policies and the following principles:***

- i. Development shall be designed so as to sustain significant views that contribute to the character and appearance of the Conservation Area. These views include (but are not limited to) the "Important Views" shown in Plan D below, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;***
- ii. Development shall:***
  - a) respect historic plot boundaries, e.g. burgage plots;***
  - b) be sited so as to respect relevant building-to-plot ratios; and***
  - c) follow historic precedent as to traditional forms and grain of development;***
- iii. Development shall reduce in scale from the main streets, following historic precedent and shall reflect the mix of single and two storey traditional buildings for variety and character;***
- iv. Existing open green space, including private gardens, should be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;***
- v. Development in the High Street shall respect common building lines, long and narrow plot shapes, narrow openings and alleyways;***

- vi. Development in the High Street shall respect its gentle curve and shall ensure that a wide mix of traditional shopfronts is retained;**
- vii. Development shall respect the significance of heritage assets in the Conservation Area street scene. Particular consideration shall be given to maintaining their role in framing, punctuating or terminating key views through, out of and into the village;**
- viii. The distinct setting that the Deer Park and Crown Field (also known as Close Meadow) provide to the Conservation Area and the important views that they afford from the village to the countryside, shall be respected and protected from unsympathetic development;**
- ix. Development in The Bury shall respect the existing mix of scale of buildings surrounding The Bury and the strong sense of enclosure that adjoining buildings provide to the public open space;**
- x. Development in Church Street shall sustain and enhance its character formed by its small scale cottages and modest town houses;**
- xi. The linear nature of the settlement of Odiham shall be respected;**
- xii. The form and proportions of spacing of windows between ground and upper floors, including dormers and their relative sizes, shall reflect those in the existing street scene in order to reinforce local distinctiveness;**
- xiii. Development in the High Street should position front doors on the High Street frontage of the building;**
- xiv. Development should use a common palette of locally distinctive vernacular building forms and materials, comprising:**
  - a. Red brick, painted brick or stucco walls;**
  - b. Reddish/brown handmade clay or slate roof tiles;**
  - c. Steeply-pitched roof forms of a domestic scale with a variety of eave heights and chimney stacks and use of jettied gables and barge boards;**
  - d. Vertically sliding timber sash windows or side-hung timber casement windows of timber; and**
  - e. Locally distinctive high quality architectural detailing to public facades and fenestration.**
- xv. Boundary treatments shall reflect locally distinctive forms and materials, comprising:**
  - a. Predominantly low red brick walls with occasional use of flint; or**
  - b. Cast or wrought iron railings and hand rails; or**
  - c. Hedges, such as beech or other native species.**

**xvi. Development that affects positive buildings (as identified on Plan D below) and their positive contribution to the street scene must not undermine the significance of that contribution; and**

**xvii. Proposals to demolish positive buildings (as identified on Plan D below) will be resisted.**

3.35 This policy establishes design principles for development in the Conservation Area derived from Hart District Council's Odiham Conservation Area Character Appraisal and Management Proposals (OCACAMP) of 2008. This document defines the character of the Area and provides an important source of evidence that should inform the design rationale of development in the Conservation Area or its setting. This policy uses the existing historic environment evidence base to incorporate the guidance from the OCACAMP to provide locally distinctive policies that supplement national and local policy.

3.36 The Odiham Conservation Area was first designated by Hart District Council in 1979 and was reviewed and updated in 1987 and in 2008. The 2008 character appraisal begins: "The town of Odiham in north Hampshire contains one of the most outstanding collections of historic buildings in the county, and with its neighbour, North Warnborough, it also encompasses a beautiful landscape comprising the valley of the River Whitewater, the Basingstoke Canal and an ancient deer park associated with both Saxon and Norman Kings".

3.37 Hart District Council adopted the Odiham Village Design Statement in 2008. This provides further useful and detailed character and design analysis and should be used as an additional resource to inform proposals for development in the Conservation Area.

3.38 In this policy, "heritage assets" includes designated assets and non-designated assets, such as locally listed and positive buildings as identified in the OCACAMP and on the Townscape Appraisal map (Plan D below).

3.39 There are many significant views into, out of, and within the Conservation Area which contribute strongly to the character of the Conservation Area. The "Important views" as identified in Hart District Council's OCACAMP (and shown on Plan D below) relate in almost all instances to views into and out of the village at the countryside edges of the settlement, comprising the open rural setting of the Conservation Area or views back towards groups of mainly historic buildings among substantial trees. There are also many fortuitous or unplanned views within the Conservation Area, too numerous to be indicated on a plan, but which remain important to the significance and character of the Conservation Area. Many of these views are valued for their historic and aesthetic significance, comprising for example:

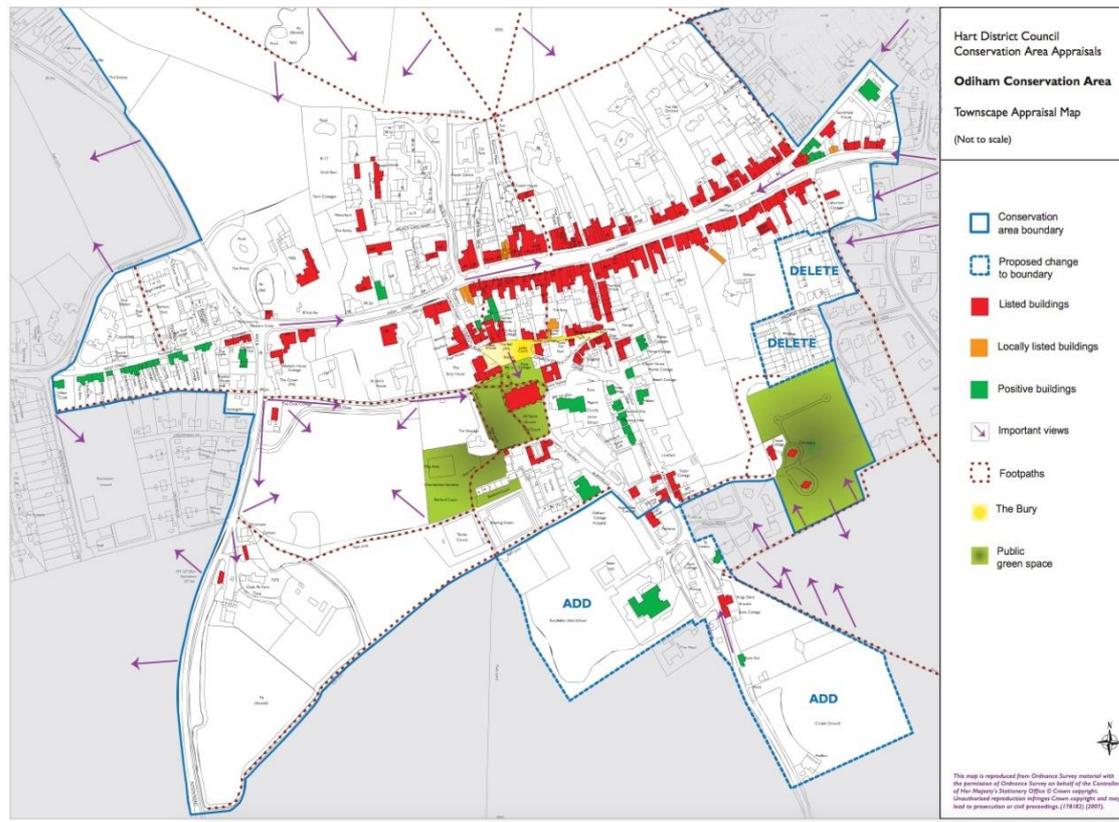
- the gradual unplanned development of the village with its groups of historic buildings in their variety of styles and sizes, materials and roofs;
- the intervening spaces including gardens which are often glimpsed over walls, through hedges or between buildings; and

- the informal and varied presence of greenery: especially the many large trees visible above the houses, adding green to the skyline even in the centre of the village and giving evidence of the presence of open spaces and gardens in which the trees are growing.

The views embody values not always readily articulated or understood but which are nevertheless important and which should be retained and, where possible, enhanced.

The first criterion of Policy 6 only applies to planning applications likely to have an impact on these important views.

**Plan D: Odiham Conservation Area Townscape Appraisal**



Source: Hart District Council Odiham Conservation Area Character Appraisal and Management Proposal, 2008.

## **Policy 7: North Warnborough Conservation Area**

**Development within the North Warnborough Conservation Area and its setting, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with other statutory, local and Neighbourhood Plan policies and the following principles:**

- i. Development shall be designed so as to sustain significant views that contribute to the character and appearance of the Conservation Area. These views include (but are not limited to) the “Important views” shown in Plan E below, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;**
- ii. Development shall sustain or enhance the characteristic and historic locally distinctive grain of development with its mix of form, layout and size;**
- iii. Development shall demonstrate that it sustains or enhances locally distinctive characteristics of the Conservation Area, including:**
  - a) Notable green spaces interwoven with natural water features and views to and from the Basingstoke Canal and the Whitewater valley;**
  - b) The significance and role of heritage assets and their setting in framing, punctuating or terminating key views through, out of and/or into the village;**
  - c) In The Street, retention of open spaces and gaps between buildings to sustain the historic form and pattern of development and the setting of heritage assets;**
  - d) At the northern end of the village, the historic layout with its loose development interspersed with closely packed cottages;**
  - e) The presence of barns and farm-related outbuildings that establish a distinct rural pattern and character of development; and**
  - f) The linear nature of development through the Conservation Area.**
- iv. Development should use a common palette of locally distinctive vernacular building forms and materials, comprising:**
  - a) Red brick, painted brick, rendered, timber framed or handmade clay tiled walls;**
  - b) Red brick and reddish/brown handmade clay roof tiles;**
  - c) Steeply-pitched and hipped roof forms of a domestic scale with a variety of eave heights and chimney stacks;**
  - d) Vertically sliding timber sash windows or side-hung timber casement windows; and**
  - e) Locally distinctive high quality architectural detailing to public facades and fenestration.**
- v. Boundary treatments shall reflect locally distinctive forms and materials, consisting of:**
  - a) Predominance of red brick but also occasional use of flint for boundary walls; or**
  - b) Hedges, such as beech or other native species**

- vi. Development that affects positive buildings (as identified on Plan E below) and their positive contribution to the street scene shall not undermine the significance of that contribution; and**
- vii. Proposals to demolish positive buildings (as identified on Plan E below) will be resisted.**

3.40 This policy establishes design principles for development in the Conservation Area derived from Hart District Council's North Warnborough Conservation Area Character Appraisal and Management Proposals (NWCACAMP) of 2009. This document defines the character of the Area and provides an important source of evidence that should inform the design rationale of new development in the Conservation Area or its setting. This policy uses the existing historic environment evidence base to incorporate the guidance from the NWCACAMP to provide locally distinctive policies that supplement national and local policy.

3.41 The North Warnborough Conservation Area was first designated by Hart District Council in 1978 and was reviewed and extended in 1992. The introduction to the 2009 character appraisal says: "North Warnborough is an attractive, very linear village, loosely arranged along the line of the River Whitewater which shaped its development ... The Conservation Area is large and encompasses both buildings and extensive areas of open land...".

3.42 In 2008, Hart District Council adopted the Odiham Village Design Statement, which covers the entire Parish of Odiham, thus including North Warnborough. This provides further useful and detailed character and design analysis, and should be used as an additional resource to inform proposals for development in the Conservation Area.

3.43 In this policy, "heritage assets" include designated and non-designated assets, such as locally listed and positive buildings as identified in the NWCACAMP and on the Townscape Appraisal map (Plan E below).

3.44 There are many significant views into, out of, and through the Conservation Area which contribute strongly to the character of the Conservation Area. The "Important views" as identified in Hart District Council's NWCACAMP and shown on Plan E below relate in almost all instances to views into and out of the village at the countryside edges of the settlement, comprising the open rural setting of the Conservation Area or views back towards groups of mainly historic buildings. There are other fortuitous or unplanned views within the Conservation Area which remain important to the significance and character of the Conservation Area. These views are valued for their historic and aesthetic significance, comprising for example:-

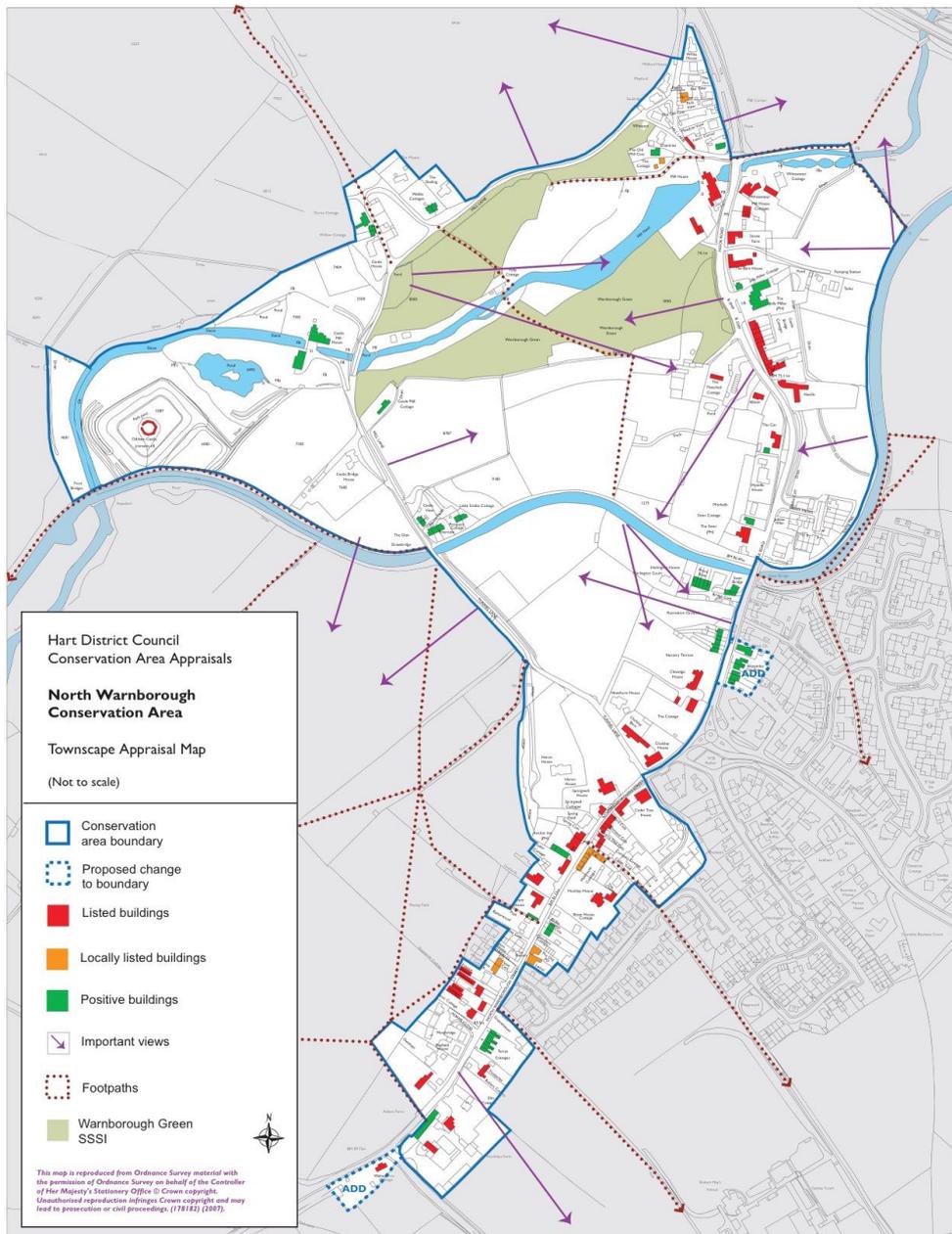
- the gradual unplanned development of the village with its attractive buildings in their variety of styles and sizes, materials and roofs; and
- the intervening spaces and views out to open countryside.

3.45 The views embody values not always readily articulated or understood but which are nevertheless important and which should be retained and, where possible, enhanced.

3.46 The first criterion of Policy 7 only applies to planning applications likely to have an impact on these important views.

### Plan E: North Warnborough Conservation Appraisal Map

See below.



Source: Hart District Council North Warnborough Conservation Area Character Appraisal and Management Proposal, 2009.

## **Policy 8: Basingstoke Canal Conservation Area**

**Development within the Basingstoke Canal Conservation Area and its setting, including alterations and extensions to existing buildings, will be supported, provided that it is in accordance with other statutory, local and Neighbourhood Plan Policies and the following principles:**

- i. Development which affects the Conservation Area and its setting shall be of a scale and design to reinforce the locally distinctive character of the area;***
- ii. Development shall be designed so as to sustain significant views that contribute to the character and appearance of the Conservation Area. These views include (but are not limited to) the “Significant Views” shown in Plan F, G and H below, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;***
- iii. Development shall be designed so as to sustain significant open spaces that contribute to the character and appearance of the Conservation Area. Development proposals shall identify such open spaces, which include but are not limited to the Significant Open Spaces shown in Plans F, G and H below, and shall include an assessment of the impact of the proposal on the positive qualities of the open spaces, explaining the rationale of design choices used;***
- iv. Development shall have regard to:***
  - a) The contribution of the canal side cottages in North Warnborough to the significance of the canal setting;***
  - b) The contribution of the historic bridge crossings to the historic significance of the canal;***
  - c) The contribution of the openness of the canal’s sides to the surrounding field, and to the historic Deer Park;***
  - d) The contribution of the landscaping alongside the water’s edge;***
  - e) The area of historic townscape at Colt Hill that forms an area of historic and architectural interest leading up from the canal towards London Road and marking the original course of the road from Odiham to London;***
- v. Development shall use a common palette of locally distinctive vernacular building forms and materials, comprising:***
  - a. Red brick, painted brick, rendered, timber framed or handmade clay tiled walls;***
  - b. Red brick and reddish/brown handmade clay roof tiles;***
  - c. Steeply-pitched and hipped roof forms of a domestic scale with a variety of eave heights and chimney stacks;***
  - d. Vertically sliding timber sash windows or side-hung timber casement windows; and***
  - e. Locally distinctive high quality architectural detailing to public facades.***

- vi. Boundary treatments shall use locally distinctive traditional materials or hedging comprising native species;**
- vii. Development that affects positive buildings (as identified on Plans F, G and H below) and their positive contribution to the Conservation Area shall not undermine the significance of that contribution;**
- viii. Proposals to demolish positive buildings (as identified on Plans F, G and H below) will be resisted; and**
- ix. Any mature trees removed from the banks of the waterway for conservation or engineering reasons should not be replaced, unless the tree is of major significance from a landscape perspective.**

3.47 This policy establishes design principles for development in the Conservation Area derived from Hart District Council's Basingstoke Canal Conservation Area Character Appraisal and Management Proposals (BCCACAMP) of 2009. This document defines the character of the Area and provides an important source of evidence that should inform the design rationale of development in the Conservation Area or its setting. This policy uses the existing historic environment evidence base to incorporate the guidance from the BCCACAMP to provide locally distinctive policies that supplement national and local policy.

3.48 The Basingstoke Canal Conservation Area was first designated by Hampshire County Council in 1977 and was reviewed and extended by Hart District Council in 1987 to include land and buildings within the setting of the Conservation Area.

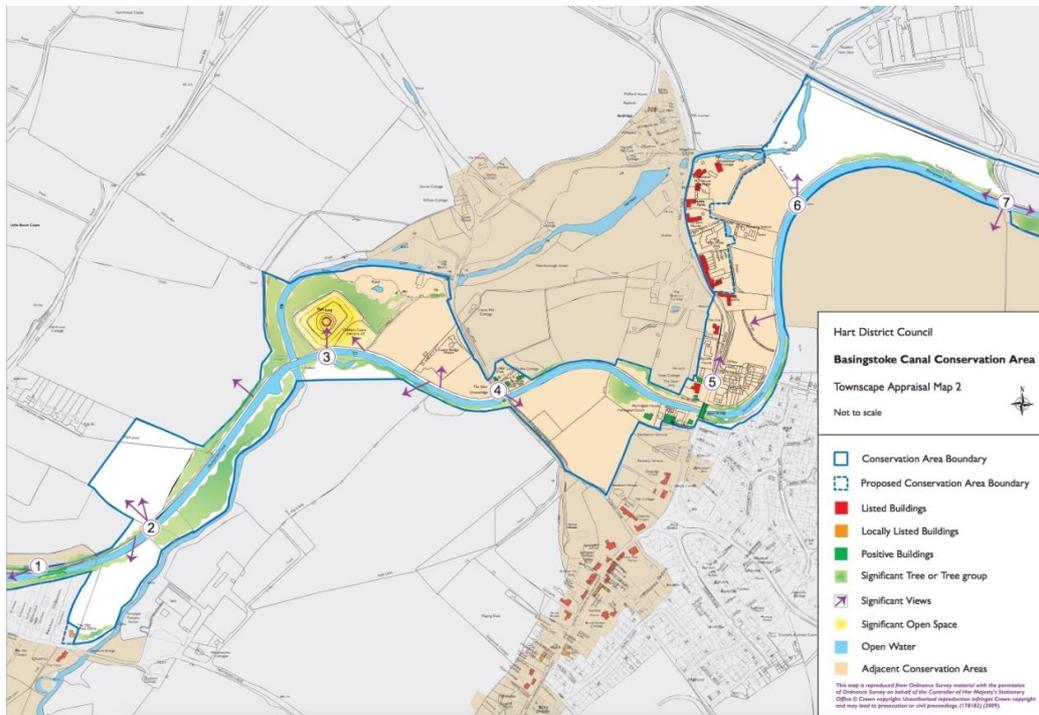
3.49 In 2008, Hart District Council adopted the Odiham Village Design Statement, which covers the entire Parish of Odiham, thus including that section of the canal and its banks and nearby land and buildings that lie in the Parish. This provides further useful and detailed character and design analysis and should be used as an additional resource to inform proposals for locally distinctive development in the Conservation Area.

3.50 In this policy, "heritage assets" include designated and non-designated assets, and locally listed and positive buildings as identified in the BCCACAMP and on the Townscape Appraisal maps (Plan F, G and H below).

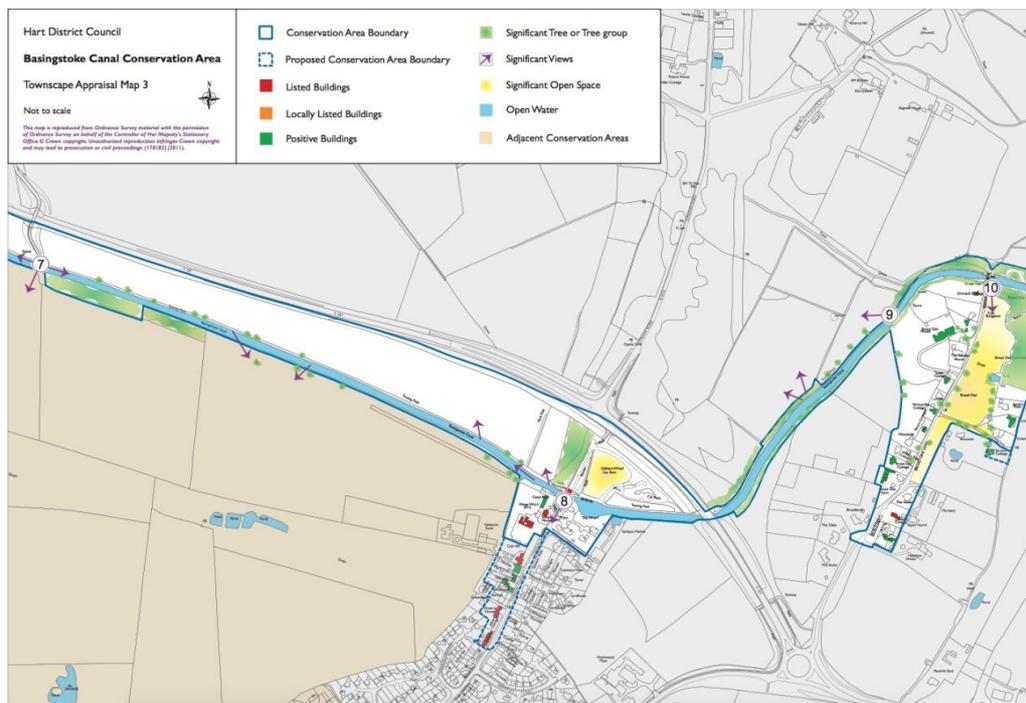
3.51 There are many significant views into, out of, and through the Canal Conservation Area and open spaces which contribute strongly to the character of the Conservation Area. The "Significant views" identified in Hart District Council's BCCACAMP and shown on Plans F, G and H above relate in almost all instances to views from the canal towards the surrounding countryside and noted Significant Open Spaces. Some of these views are numbered and described in the relevant sections of the BCCACAMP. There are other fortuitous and unplanned views and open spaces particularly within the built areas of the Conservation Area which remain important to the significance and character of the Conservation Area. These views are valued for their historic and aesthetic significance, comprising for example the gradual unplanned development of attractive buildings in their

variety of styles and sizes, materials and roofs, as well as other views into the open countryside. The views embody values not always readily articulated or understood but which are nevertheless important and which should be retained, and where possible, enhanced.

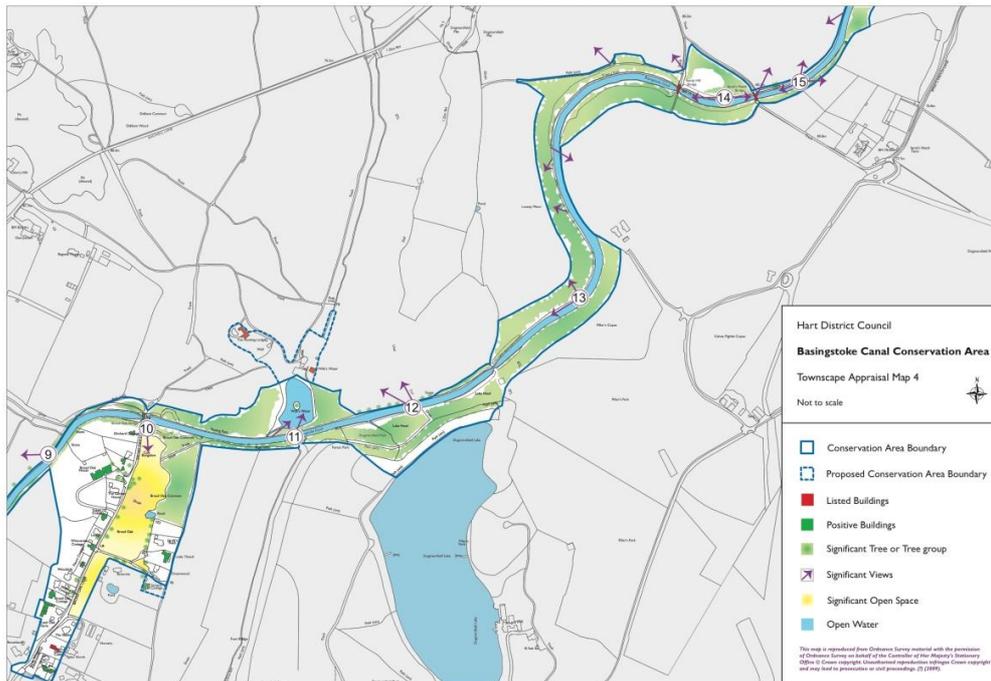
### Plan F: Basingstoke Canal Townscape Appraisal, North Warnborough



### Plan G: Basingstoke Canal Townscape Appraisal, Odiham



## Plan H: Basingstoke Canal Townscape Appraisal, Odiham to the Parish boundary



Source: Hart District Council Basingstoke Canal Conservation Area Character Appraisal and Management Proposals, 2009.

### **Policy 9: Odiham High Street**

***Proposals for new or extended A1 retail development in Odiham High Street, (as shown on the Policies Map), will be supported if they accord with other statutory, local and Neighbourhood Plan policies.***

***Development proposals for a change of use from Retail (A1) to non-retail use at ground floor level in the High Street of Odiham Village Centre will not be supported, unless either:***

- i. It can be demonstrated that the premises are no longer suited to, or are not commercially viable, for retail (A1) use;***
- ii. The change of use will be to a restaurant/café (A3) use or drinking establishment (A4) use and provided the change of use will not lead to the number of retail A1 uses at ground floor level in the High Street falling below one third of the total number of ground floor uses.***

***Development proposals for the provision, alteration or replacement of shop fronts and signs in the High Street of Odiham Village Centre will be supported provided:***

- i. They do not require the loss of an existing shop front of heritage value; and***

- ii. **The design, colour, materials and details of alterations to and replacements of shop fronts and signage sustain or enhance the character of the building and surrounding shop frontages and are in keeping with the Odiham Conservation Area; and**
- iii. **Separate access to upper floors is preserved where this exists.**

3.52 This policy applies where planning permission is required to change the use of ground floor shop units within the High Street of Odiham Village Centre. It firstly supports proposals for new retail development or the improvement of existing retail premises provided they take full account of other policies, notably those managing change in the Conservation Area. Many buildings in the High Street are also designated heritage assets (Listed Buildings) and new proposals will therefore have to be satisfactory in terms of sustaining or enhancing those assets.

3.53 Secondly, the policy seeks to manage the mix of Village Centre uses to ensure that there remains a critical mass of at least one-third of retail (A1) uses for the High Street to continue to serve as a viable local centre. The current mix of retail, service and restaurant/pub uses (see table below) is deemed by the business community as suitable to sustaining the vitality and viability of the High Street.

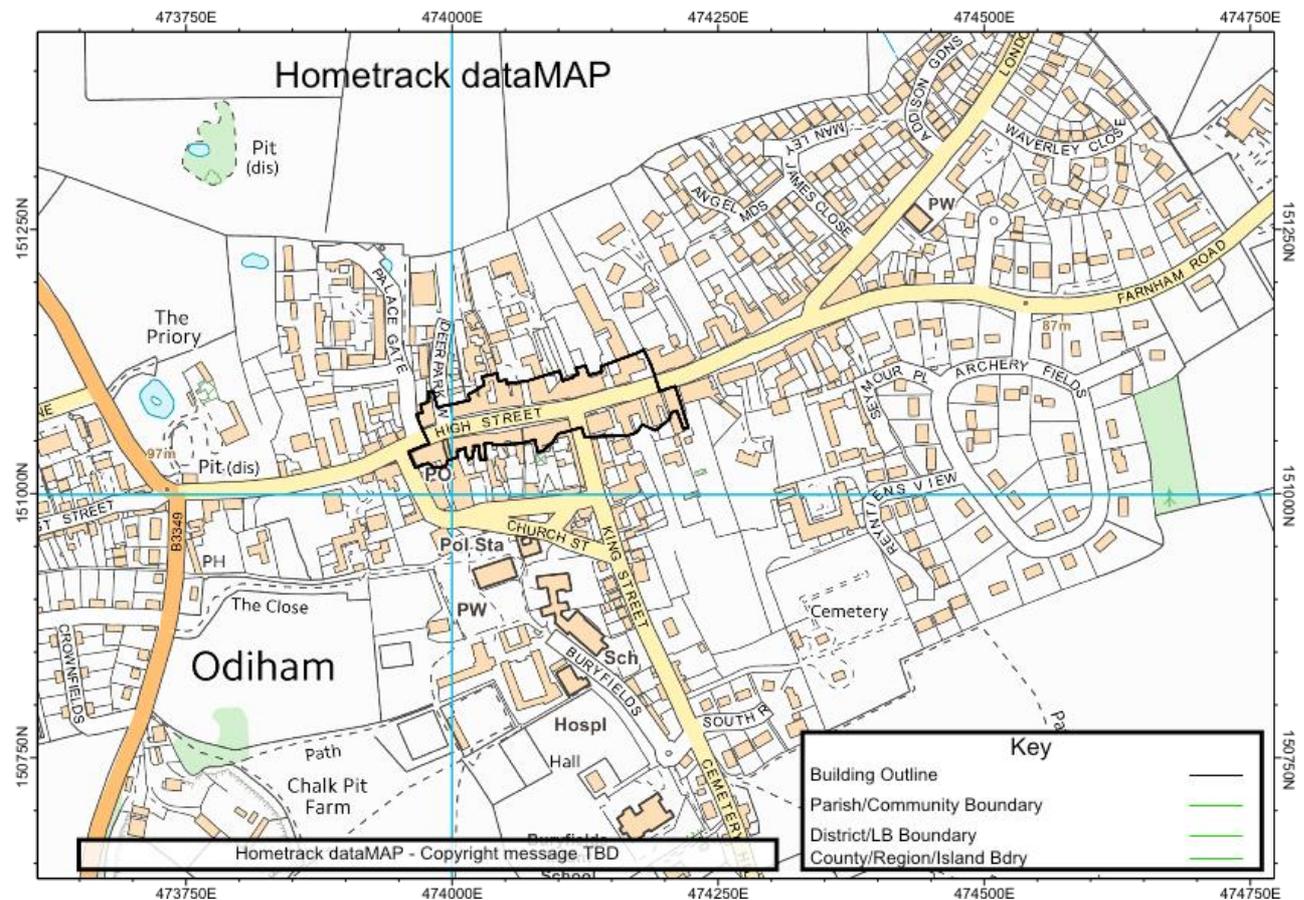
3.54 Thirdly, it establishes the key principles by which changes to shop fronts and signage in the High Street will be managed to sustain or enhance the historic and architectural significance of the Conservation Area. The Odiham Conservation Area Appraisal highlighted the significance of the High Street in terms of its special character, which is not only cherished by the local community but is also an attraction to tourists and visitors. In turn, this footfall supports the continuing viability of the High Street.

3.55 In Spring 2016 the ground floor uses in the High Street were assessed by the Neighbourhood Plan Steering Group and were recorded as follows:

**Village Centre Uses as at Spring 2016**

<b>Type/Class of Use</b>	<b>No. of Units 2016</b>
A1 Retail	24
A2 Financial Services	4
A3 Café/restaurant	7
B Offices	3
C1 Hotel	1
C3 Residential	13
D1 Health Services	1
Sui generis	2
Vacant	2

A map below defines the High Street:



### **Policy 10: Education**

***The Neighbourhood Plan safeguards land adjoining Robert May's School, as shown on the Policies Map for educational purposes. Development proposals for educational uses of the land will be supported, provided that:***

- i. The use is confined to outdoor recreational facilities; and***
- ii. A legal obligation is made to secure the shared use of such facilities with the local community.***

3.56 This policy consolidates Policy DEV19 of the Adopted Hart District Local Plan with a similar intent of safeguarding the land for future use by the school.

3.57 The policy confines the use of the land to allow for outdoor recreation facilities only, as the site occupies an important location within the local gap that separates Odiham from North Warnborough. It also requires that such facilities should be shared by the school and the local community, in accordance with the schools funding agreement and Articles of Association as this public benefit will help justify appropriate development in the Odiham and North Warnborough Local Gap (see Policy 3).

3.58 This policy has been drawn up in liaison with Hampshire County Council acting in their role as Local Education Authority.

**Policy 11: Local Green Spaces**

***The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Policies Map:***

<b>Site 11.i</b>	<b>Close Meadow</b>	<b>2.9 ha – Land at Close Meadow</b>
<b>Site 11.ii</b>	<b>Kitchen Garden</b>	<b>0.35 ha – Land at Kitchen Garden</b>

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

3.59 This policy designates two Local Green Spaces which are demonstrably special to the local community. It does not change existing rights of public access (or lack of) nor does it change the ownership or management of the land. This designation has the same status as Green Belt land.

3.60 National Planning Policy Framework section 77 sets out the criteria for designating a Local Green Space as follows:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

The key qualities of the sites selected are as follows:

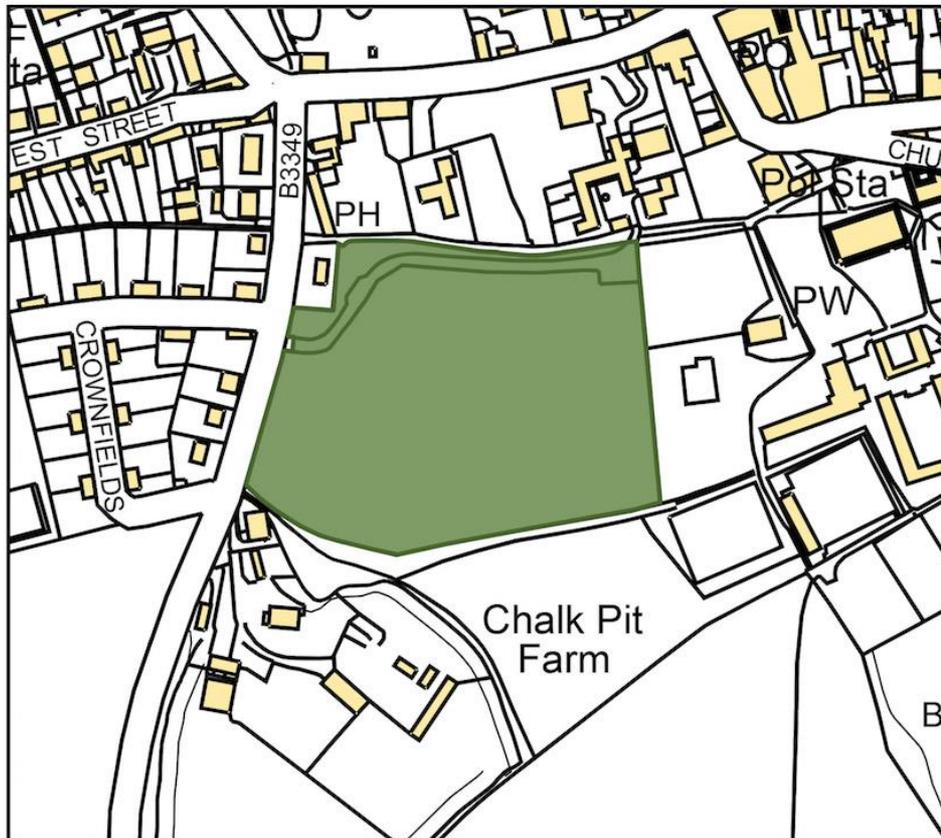
**11i. Land at Close Meadow (2.9 ha)**

3.61 The beauty, historic significance and tranquility of this land make it an important open space that contributes to the locally distinctive character of the area. The land is sited in the Odiham Conservation Area and provides striking views towards the Grade 1 listed church and other listed buildings in the historic core of Odiham, from one of the main roads into the village and from two adjoining public footpaths. In addition to its heritage value and Conservation Area status, it has particular local significance. The views across the land into and out of the village, with its many mature trees, are positive features which contribute to Odiham's special character.

3.62 Close Meadow is adjacent to Close Walk, a well-used historic thoroughfare that connects the western part of Odiham with the village centre and is used and enjoyed by many adults and children on a daily basis, and adjacency to this green space is of importance to that experience. Views across the Close Meadow area are uplifting and help contribute towards community wellbeing. The land is in a

prominent position, adjoining the main Odiham to Alton Road, where it provides a beautiful landscape setting sloping down towards the historic core and can be enjoyed by all who pass by.

### 11i. Land at Close Meadow



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### 11ii. Land at Kitchen Garden (0.35 ha)

3.63 This area of land, which is located in the Odiham Conservation Area, is of particular local significance due to its history, tranquility and, most importantly, its contribution to the character of an area that is regarded as the heart of the village and the distinctive, physical embodiment of what makes Odiham special. It provides an attractive setting to the adjoining vicarage and Grade 1 listed church. It is an enclosed, undeveloped and tranquil space which together with the churchyard, Chamberlain Gardens and Close Meadow, helps form a green, visual corridor into the heart of the village which can be seen from public footpaths and the Alton Road. The countryside which surrounds Odiham thus infiltrates into the very centre of the village.

### 11ii. Land at Kitchen Garden



### **Policy 12: The Natural Environment**

*Development proposals will be supported provided they comply with other statutory, local and Neighbourhood Plan Policies and the following principles:*

- i. They protect and enhance wildlife areas, including Sites of Special Scientific Interest and locally designated Sites of Importance to Nature Conservation, and contain measures to sustain and improve biodiversity;*
- ii. They do not adversely affect the distinctive local character of the open landscapes of the Parish or harm valued public views and vistas;*
- iii. They protect and where possible enhance footpaths and public rights of way;*
- iv. They contain measures that will help to mitigate the impacts of, and adapt to, climate change;*
- v. It can be demonstrated that they include sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the Parish;*

- vi. **Where applicable, they include mitigation measures where flooding from any source could occur on the site to ensure that any development on that site is safe from flooding and surface water retention and shall not increase the flood risk elsewhere from that site, including:**
  - a. **Sites should be developed so as not to increase or be likely to increase surface water run off rates and discharge volumes leaving the site;**
  - b. **Any development must employ a suitable range of Sustainable Drainage Systems (SuDs) measures in a SuDs treatment train;**
  - c. **High flood or surface water areas of sites must be avoided for development in accordance with the sequential approach;**
  - d. **Measures must be employed to prevent internal flooding and the diversion of flood waters and surface water away from the development site itself; and**
  - e. **Internal areas shall be designed to incorporate raised finished floor levels and under floor voids where appropriate;**
  
- vii. **Development affecting land alongside watercourses should ensure the following:**
  - a. **There must be no adverse effects from increased runoff or access causing bank erosion and increased sedimentation;**
  - b. **Nothing should be done to impact adversely on the quality of the water;**
  - c. **Any adjoining development must provide a minimum 10 metre buffer zone alongside the Basingstoke Canal and the River Whitewater which buffer zones must be free from built development including artificial lighting, hard-surfacing, domestic gardens and formal landscaping; and**
  - d. **Avoidance of increased access, especially by dogs.**

3.64 This policy sets out some key principles to which proposals affecting the natural environment of the Parish must have regard.

#### Wildlife Areas

3.65 Land alongside watercourses is particularly valuable for wildlife and it is essential it is protected. Development that encroaches on watercourses has a potentially severe impact on their ecological value. Such development should therefore avoid the impact of disturbance both from increased access, especially by dogs, and from artificial lighting, which disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat.

3.66 Impacts on water quality also need to be taken fully into account. For example, development should ensure no adverse effects from increased runoff or access causing bank erosion and increased sedimentation and that the quality of water is preserved if not enhanced. In addition, proposals will be expected to provide and manage a minimum 10 metre wide buffer zone alongside the Basingstoke Canal and River Whitewater. The buffer zone scheme should be free from built development including lighting, hard-surfacing, domestic gardens and formal landscaping.

3.67 Sites of Special Scientific Interest, which contain valuable habitats and rich biological diversity in the Parish, include the Basingstoke Canal, Odiham Common and Warnborough Greens. Development proposals should wherever possible provide habitat linkages and permeability for wildlife through effective incorporation of

green space and wildlife corridors, use of native plantings, and habitat features such as ponds and areas of meadow. There are many Sites of Importance for Nature Conservation (SINC) in the Parish. Due regard should be paid to protection of these sites when considering any development proposal.

#### Landscapes

3.68 The Whitewater Valley character area contains the channel and flood-plain of the River Whitewater. Its boundary is defined by the fringing farmland that clothes the valley sides or is associated with, and provides a setting for, the valley floor. The River Whitewater is defined as a chalk stream and as such is a rare and important habitat type at a European level. The Hart Downs Character Area is a typical chalk landscape, with strongly rolling landforms, smooth hilltops and dry valleys.

#### Footpaths and public rights of way

3.69 Odiham Parish has a good network of footpaths and bridleways, with opportunities for circular routes within easy reach of main settlements which are of particular value and amenity to local residents. Development that would have an adverse impact on views from such routes, or which would suburbanise their surroundings, will therefore normally be resisted.

#### Climate change impacts

3.70 Development shall encourage the efficient use of energy and where appropriate micro-scale onsite/distributed renewable energy generation.

#### Flooding mitigation

3.71 Development shall include sustainable drainage design features, including permeable driveways and parking areas, water harvesting and storage, green roofs and soakaways. Riparian owners, both public and private, upstream and downstream, are responsible for maintaining drainage pipes, ditches and culverts in perpetuity. Ideally the high risk locations identified within development sites should be left as open space in line with the sequential approach. However, if properties have to be located in these areas mitigation measures such as raised finished floor levels and underfloor voids should be incorporated to minimise the risk of internal flooding and prevent an increased flood risk elsewhere.

### **Policy 13: Assets of Community Value**

***Development proposals that will result in either the loss of, or significant harm to, an Asset of 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.***

3.72 This policy seeks to protect designated Assets of Community Value from unnecessary loss. For clarity, the policy does not seek to designate assets. That is done through another legal process; this policy only applies to assets once they have been designated.

3.73 A building is an asset of Community Value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act 2011 states that "social interests" include cultural, recreational and sporting interests.

3.74 Once designated, the inclusion of a site on the register of Assets of Community Value will provide the Parish Council or other community organisations within the Parish with a six-month opportunity to bid to acquire on behalf of the local community the asset once placed for sale on the open market. In addition, the inclusion will enable the asset to benefit from the protection of this planning policy.

3.75 The following properties are examples of important community buildings which are considered to meet the criteria for designation and Odiham Parish Council will consider these (and others as appropriate) for submission to Hart District Council for formal designation:

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

3.76 The assets above are considered to comprise some of the buildings that are valued by the community and with which local people have a strong affinity. However, they will not benefit from this policy until and unless they are formally designated by the District Council.

## **Policy 14: Dunleys Hill Open Space**

***Land at Dunleys Hill as shown on the Proposals Map is allocated for public open space.***

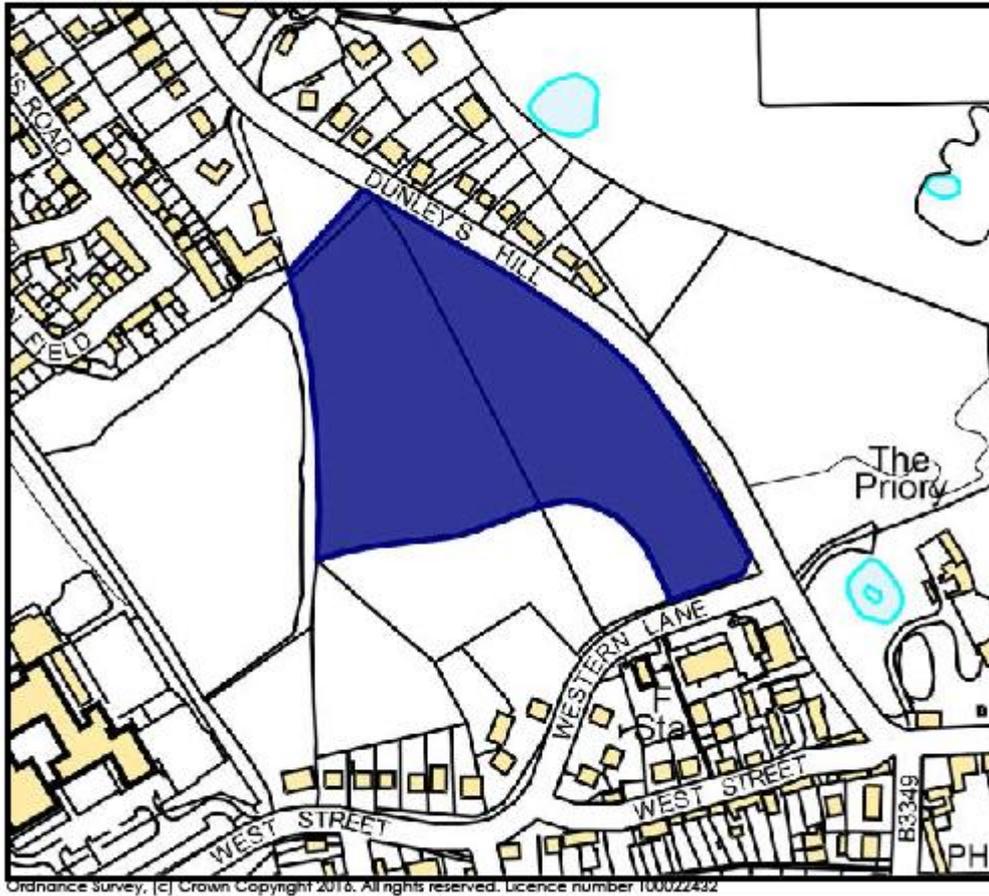
***Proposals for the layout and construction of the public open space will be supported subject to the following criteria:***

- i. Vehicular access into the site should be off Dunleys Hill and shall be consistent with the principles set out for the development of the proposed housing site to the north in Policy 2 iii of this Plan; and***
- ii. Associated car parking spaces should be sensitively designed and surfaced to respect the location of the site within the designated local gap; and***
- iii. Any associated recreational or maintenance buildings or structures should be essential to the operation of the open space and should comply with the design principles set out in Policy 5 of this Plan.***

3.77 Land at Dunleys Hill is designated as part of a larger Local Gap by Policy Con 21 of the Adopted Hart District Local Plan (as redefined by Policy 3 of this Neighbourhood Plan). The function of the gap is to avoid the coalescence between the two settlements of Odiham and North Warnborough. In addition to this important gap function, the land has an intrinsic local character that is particularly valued by the local community. Over the years, this prominent open area has served to soften and bring visual relief to the built up frontage alongside the main road that runs through the heart of the two settlements. It brings an open aspect into the area between the two settlements, which is a particular characteristic of the locality and one which helps to define the distinctive local and rural character of Odiham and North Warnborough.

3.78 The land is served by a permissive footpath which is well-used by the local community both for informal recreation and to provide a short-cut towards Robert May's School. In the past the land was regularly used to hold various events such as circuses and fun fairs. Its central location between the two settlements of Odiham and North Warnborough makes it an ideal focal site to accommodate community events. It is for this reason that the community considers the land would be an ideal location for a public open space to serve as a destination for social interaction and to bring the community together. In order to deliver and secure public ownership of the land for this purpose, the Neighbourhood Plan designates a 1ha area of land to the southern side of the site for housing, leaving the remaining 3.48 ha of the site as an open space to be transferred to community ownership under Policy 2 (v) of this Neighbourhood Plan. This would be in addition to the Local Gap designation of the 3.48 ha site under Policy 3 of the Neighbourhood Plan.

## 14. Dunleys Hill Open Space



## 4. AIMS AND PROPOSALS

4.1 The Neighbourhood Plan can only contain land use policies that can be used by Hart District Council to determine planning applications. However, during its consultation process the Neighbourhood Plan may identify proposals that relate to other matters listed below that are not directly related to planning applications. The Neighbourhood Plan has no role in delivering these proposals but will make the Parish Council aware that these issues have been raised during the consultation process. Delivery of all or any such proposals will be a matter for the Parish Council to consider in due course through the democratic process governing its activities.

### Rural Exception Sites

4.2 Odiham Parish Council is keen to identify a Rural Exception Site after the Neighbourhood Plan has been made. A Rural Exception Site allows construction of a small number of houses on land outside 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, have established that residents favour such local connection criteria.

4.3 In the event of a Rural Exception Site being identified by the Parish Council and the landowner's agreement secured, the opportunity will be given to Odiham Consolidated Charities to work with HARA Partnership/Hyde Housing (Hart District Council's chosen Exception Scheme provider) and the Rural Housing Enabler to take ownership of a proportion of the houses built, subject to the funds that the Charity can provide at the time. The mix of homes will be determined by the Housing Needs Survey of the Parish applicable at the time.

### Parking

4.4 Odiham Parish Council has worked with Hart District Council to deliver amendments to parking orders on Odiham High Street and is likely to continue to monitor parking capacity with a view to proposing to Hart District Council changes to the existing arrangements where they can be justified. Neighbourhood Plan consultation shows support for further work being undertaken to reflect ongoing concerns raised by the community.

4.5 Although a site for a new car park is not being proposed due to the current lack of evidence to provide a justification, the Neighbourhood Plan is nevertheless proposing additional parking capacity in conjunction with specific sites. New car parks within the selected sites are being proposed to serve the existing pre-school at Recreation Road, the proposed care home and the public open space at Dunleys Hill.

### Traffic Management

4.6 Odiham Parish Council monitors and addresses safety concerns relating to traffic management expressed by residents, working within the Traffic Partnership Group that it sponsors with Hart District Council, Hampshire County Council and other stakeholders.

4.7 The Neighbourhood Plan consultation responses identified concerns raised by the community regarding speed and volumes of traffic. These concerns will be communicated by the Neighbourhood Plan to the Traffic Partnership.

4.8 Other locations of concern and opportunity identified during the 2015 Neighbourhood Planning consultations for further investigation include:

- Dunleys Hill – crossing near the top of West Street
- Odiham High Street – the possibility of a crossing near the Post Office and across to/from the Co-op
- Hook Road – section either side of the bridge over the canal
- The approaches to Robert May's School

4.9 The Neighbourhood Plan consultation responses included views that traffic management signage should be kept to a minimum and be located at the extremities/entrances to the villages to preserve the character and appearance of the villages.

#### Pre-School Provision

4.10 Odiham Parish Council believes that there is a shortfall in the provision of pre-school places in the Parish and has indicated that it intends to give further consideration to its role in that regard.

4.11 There are currently three Pre-school providers in the Parish:

- Little Wings – based at RAF Odiham and open 51 weeks of the year
- The Puddleducks Montessori Nursery School based in North Warnborough Village Hall during Hampshire school terms (38 weeks)
- Leapfrogs based at Recreation Road, Odiham during Hampshire school terms (38 weeks)

4.12 Between them they currently provide up to 125 daily places (number of children in the school at one time). Collectively, if demand increased this could be expanded to 157 places. 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. In addition, from 2017 the government will introduce its new 30 hours pre-school policy for working parents.

4.13 To address any future shortage of pre-school places within the Parish, a 0.25 ha plot of land has been secured within Site vii (Land next to Crownfields) to improve and expand pre-school provision in the Parish.

#### Infrastructure Projects

4.14 In addition, it is possible that Odiham Parish Council will secure funding from planning obligations and the Hart Community Infrastructure Levy once in place in order to make financial contributions to a number of infrastructure projects during the life of the Neighbourhood Plan. Projects suggested during the course of the Neighbourhood Plan's consultation process included:

- The creation of cycleways to provide safe transit between Odiham and North Warnborough and access to key amenities such as the schools. This may also include the use of multipurpose pathways for pedestrians and cyclists. Where possible, pedestrians and cyclists should be segregated from main carriageways.
- The provision of cycle routes to the neighbouring villages of Hook and Hartley Wintney to provide safer cycle routes for commuters, school children and recreational cyclists and as an alternative to car use.
- The creation of a cycling initiative group, potentially composed of representatives from Odiham, Hook and Hartley Wintney Parish Councils, Hart District Council, Hampshire County Council and members of the local community in order to progress these cycle routes and any others.
- Ongoing maintenance of some of the most used public footpaths. It should be noted that as part of the designation of housing sites, additional public footpaths are created, either permissive or permanent, at Site v (Land at Dunleys Hill), Site vii (Land next to Crownfields) and Site iii (Land at Crumplins Yard).
- The canal is highly valued as a recreational amenity in addition to its status as a Conservation Area and SSSI. The Neighbourhood Plan's consultation process identified support for proposals to maintain and develop the canal's use for recreation, for example the adaptation of towpaths where feasible to accommodate the needs of both cyclists and walkers and proposals such as a boat basin at Hatchwood or a visitor centre.
- If land is made available for the provision of a public open space, CIL (Community Infrastructure Levy) money is likely to be needed to maintain and enhance the site.
- The public toilets in King Street, owned by Odiham Parish Council, require refurbishment and upgrading. The Neighbourhood Plan's consultation has found that such a project is favoured by many in the Parish.

4.15 The Neighbourhood Plan consultation responses have indicated that improved, heritage-style signs highlighting historic features of the Parish would be welcomed by residents. Such signs should not however detract from the visual amenity of the Conservation Areas. Improved public footpath signage would also be welcomed, as would heritage style street furniture (e.g. litter bins, benches).

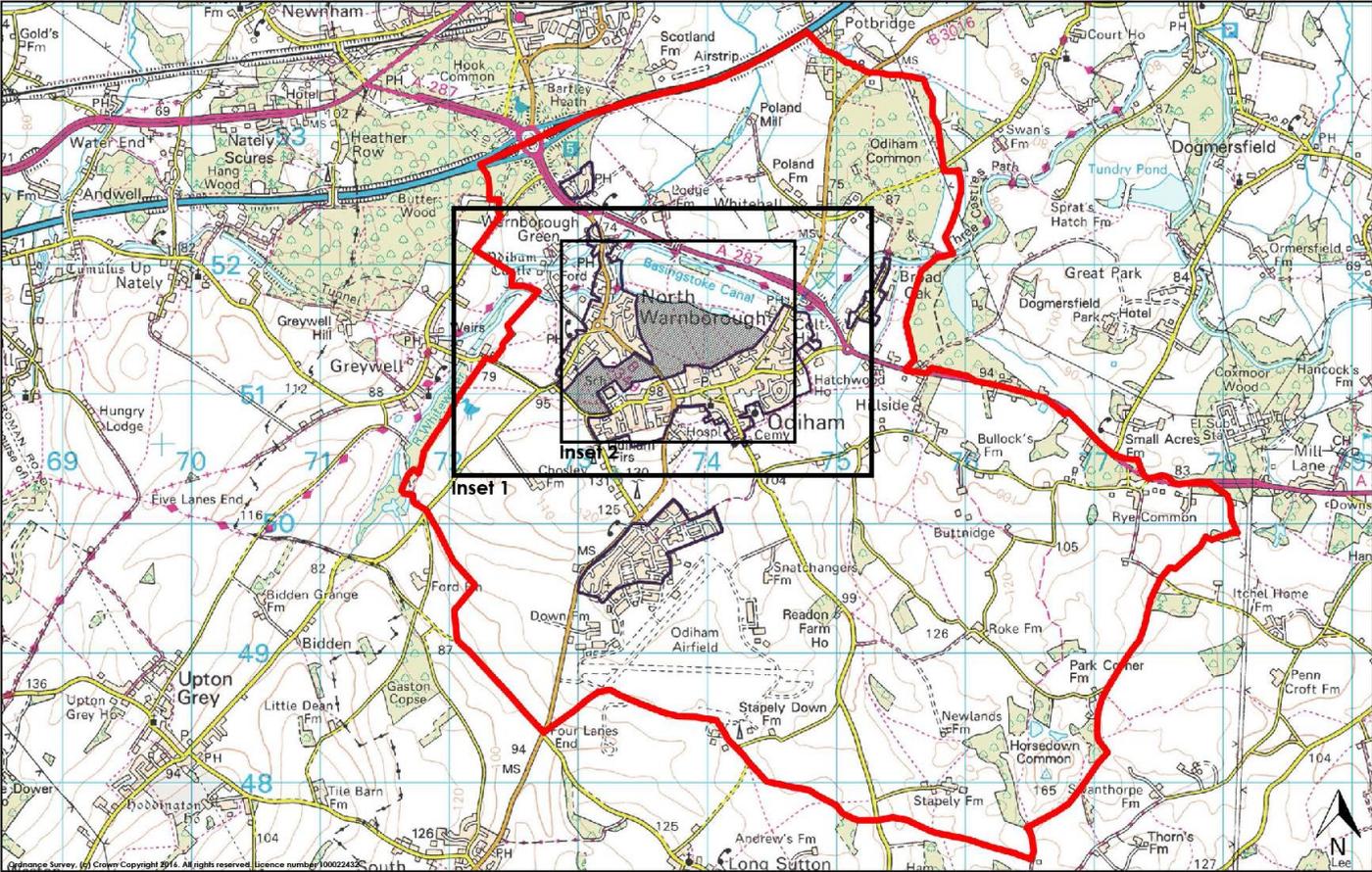
#### Sports & Recreation Facilities

4.16 The following sports clubs are also considered important to the quality of life in the Parish:

- North Warnborough Football Club
- Odiham & Greywell Cricket Club
- Odiham & North Warnborough Bowls Club
- Odiham Tennis Club

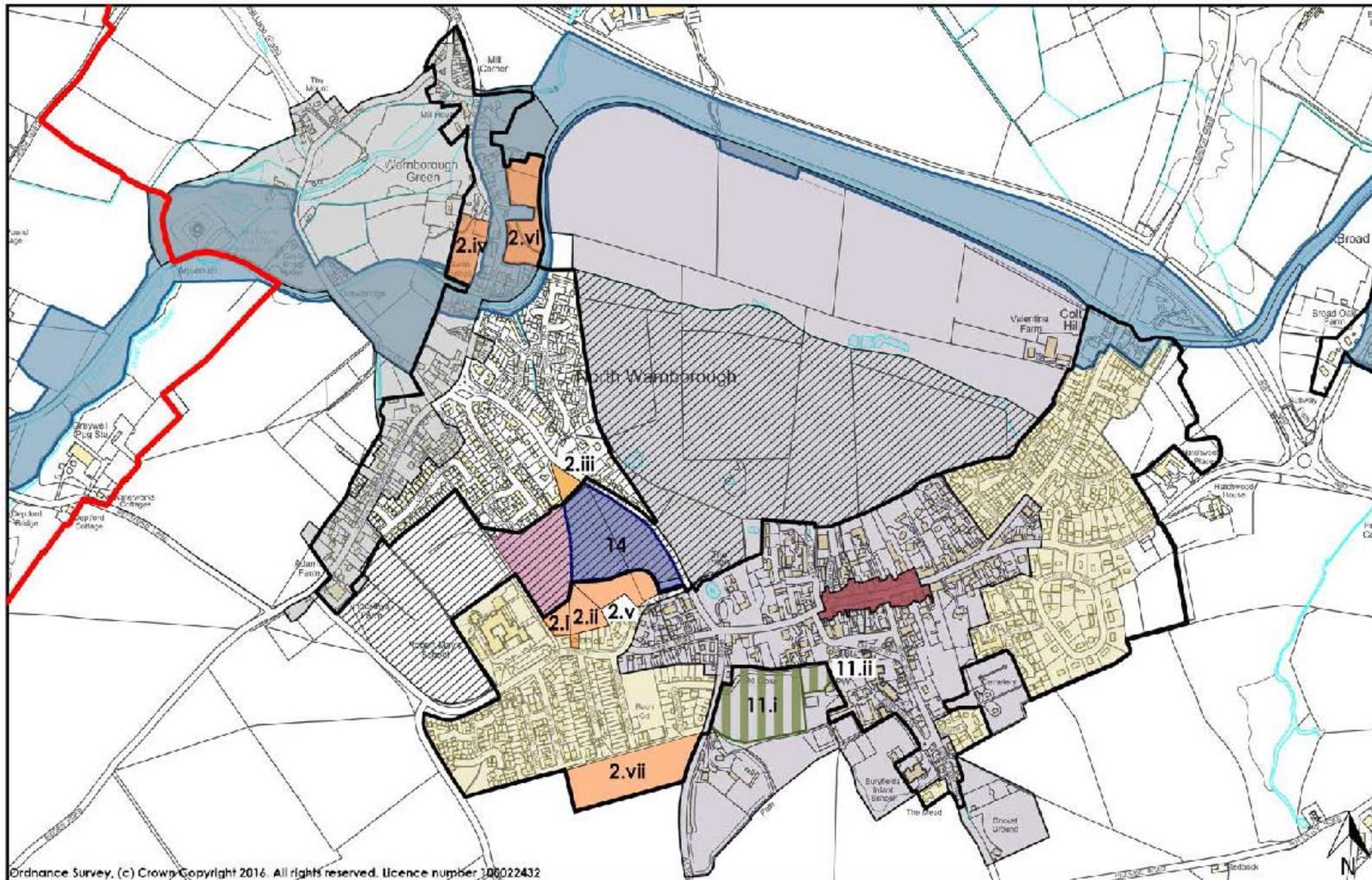
Odiham Parish Council will encourage and facilitate the operation and use of these assets and clubs.

5. POLICIES MAP (WITH INSETS)



**Odiham and North Warnborough Neighbourhood Plan**  
Policies Map

- |   |                         |   |                                   |
|---|-------------------------|---|-----------------------------------|
|  | Neighbourhood Plan Area |  | Policy 1: Spatial Plan for Parish |
|  | Insets 1, 2 & 3         |  | Policy 3: Local Gaps              |

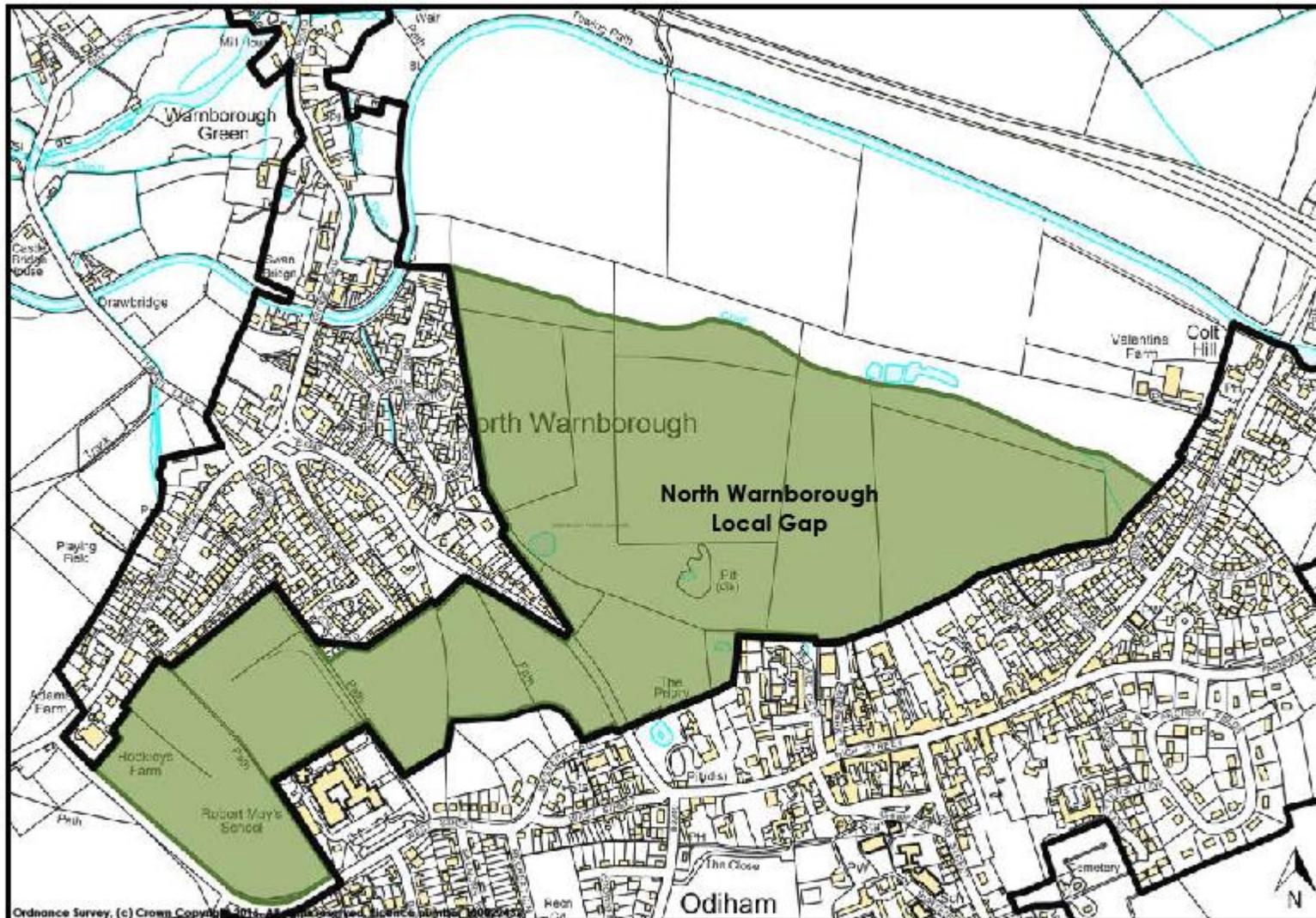


## Odiham and North Warnborough Neighbourhood Plan

### Policies Map Inset 1



## POLICIES MAP INSET 2 - ODIHAM TO NORTH WARNBOROUGH LOCAL GAP



### North Warnborough local gap

Policies Map Inset 2

**Key**



Policy 1:  
Spatial Plan for Parish



Policy 3:  
Local Gaps

## APPENDIX 1 SCHEDULE OF EVIDENCE

### Documents used to inform preparation of the Plan:

Village design statement

[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Odiham\\_Village\\_Design\\_Statement.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Odiham_Village_Design_Statement.pdf)

Basingstoke Canal Conservation Area text

[http://www.hart.gov.uk/sites/default/files/2\\_Businesses/Planning\\_for\\_businesses/Conservation\\_and\\_listed\\_buildings/Bas\\_Canal\\_appraisal\\_and\\_character.pdf](http://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/Bas_Canal_appraisal_and_character.pdf)

Basingstoke Canal Conservation Area maps

[http://www.hart.gov.uk/sites/default/files/2\\_Businesses/Planning\\_for\\_businesses/Conservation\\_and\\_listed\\_buildings/Bas\\_Canal\\_Maps.pdf](http://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/Bas_Canal_Maps.pdf)

North Warnborough Conservation Area

[http://www.hart.gov.uk/sites/default/files/2\\_Businesses/Planning\\_for\\_businesses/Conservation\\_and\\_listed\\_buildings/North\\_Warnborough.pdf](http://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/North_Warnborough.pdf)

Odiham Conservation Area

[http://www.hart.gov.uk/sites/default/files/2\\_Businesses/Planning\\_for\\_businesses/Conservation\\_and\\_listed\\_buildings/Odiham.pdf](http://www.hart.gov.uk/sites/default/files/2_Businesses/Planning_for_businesses/Conservation_and_listed_buildings/Odiham.pdf)

Urban Characterisation and Density Study

[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/UCDS\\_Odiham\\_Text\\_-\\_2010.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/UCDS_Odiham_Text_-_2010.pdf)

[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/UCDS\\_Odiham\\_Neighbourhood\\_Boundaries\\_Map\\_-\\_2010.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/UCDS_Odiham_Neighbourhood_Boundaries_Map_-_2010.pdf)

[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/UCDS\\_Odiham\\_Legibility\\_and\\_Movement\\_Map\\_-\\_2010.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/UCDS_Odiham_Legibility_and_Movement_Map_-_2010.pdf)

[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/UCDS\\_Odiham\\_East\\_and\\_South\\_Neighbourhood\\_Area\\_Map\\_-\\_2010.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/UCDS_Odiham_East_and_South_Neighbourhood_Area_Map_-_2010.pdf)

and

[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/UCDS\\_Odiham\\_West\\_Neighbourhood\\_Area\\_Map\\_-\\_2010.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/UCDS_Odiham_West_Neighbourhood_Area_Map_-_2010.pdf)

Hart Landscape assessment

[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Landscape\\_Assessment\\_Merged.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Landscape_Assessment_Merged.pdf)

Hampshire County Council Integrated Landscape Character Assessment  
<http://www3.hants.gov.uk/landscape-and-heritage/hampshire-integrated-character-assessment.htm>

Documents relating to Thames Basin Heath Special Protection Area via:  
<http://www.hart.gov.uk/Current-planning-policy-guidance>

Local Plan Saved Policies  
[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Local\\_Plan\\_-\\_Saved\\_Policies.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan_-_Saved_Policies.pdf)

Interactive map re Saved Local Plan  
<http://maps.easthants.gov.uk/hart/map/ui/>

Policy NRM6: Thames Basin Heaths Special Protection Area of the South East Plan  
[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Policy-NRM6.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Policy-NRM6.pdf)

SHMA  
[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/HRSH\\_SHMA\\_Final\\_Report\\_141219.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/HRSH_SHMA_Final_Report_141219.pdf)

SHLAA Odiham sites  
[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Appendix\\_20\\_Odiham.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Appendix_20_Odiham.pdf)

Hart Sustainable Community Strategy  
[https://www.hart.gov.uk/sites/default/files/1\\_Residents/Housing/Hart\\_Housing\\_Strategy\\_2015-2020\\_FINAL.pdf](https://www.hart.gov.uk/sites/default/files/1_Residents/Housing/Hart_Housing_Strategy_2015-2020_FINAL.pdf)

Hart Sustainability Appraisals  
[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Local\\_Plan/HDC\\_Development\\_Options\\_SA-SEA\\_Report.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Local_Plan/HDC_Development_Options_SA-SEA_Report.pdf)

Hart Habitat Regulations  
[https://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Developer\\_Contributions\\_Leisure\\_and\\_Open\\_Space\\_Habitat\\_Regulations\\_Assessment\\_-\\_July\\_2012.pdf](https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Developer_Contributions_Leisure_and_Open_Space_Habitat_Regulations_Assessment_-_July_2012.pdf)

Affordable Housing guidance  
[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Affordable\\_Housing\\_Requirements\\_based\\_on\\_the\\_2014\\_SHMA\\_table\\_28129.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Affordable_Housing_Requirements_based_on_the_2014_SHMA_table_28129.pdf)

Parking Interim Guidance  
[http://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/Parking\\_Provision\\_Interim\\_Guidance.pdf](http://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/Parking_Provision_Interim_Guidance.pdf)

Hampshire County Council Early Years Planning Document (pdf)  
<http://onwardplan.com/wp-content/uploads/2015/10/Early-Years-Places-Planning-Documents-2013.pdf>

Retail assessments, town centre uses via:

<http://www.hart.gov.uk/Evidence-base>

Previous consultations on housing sites

<http://www.odiham.org.uk/planning/residents-survey/>

Further evidence documents relating to OnwardPlan

<http://onwardplan.com/library/evidence-documents/>

Strategic Policies of the Hart Development Plan for Neighbourhood Planning purposes

[http://www.hart.gov.uk/sites/default/files/1\\_Residents/Hart District Strategic policies April16.pdf](http://www.hart.gov.uk/sites/default/files/1_Residents/Hart_District_Strategic_policies_April16.pdf)

### **Locally Derived Evidence**

<https://www.dropbox.com/sh/5rlnw5cjxsltofh/AADVqGjoHAX7ulpk9S4hH58Ra?dl=0>

- Site Assessment Report
- LGS – Methodology
- LGS – Designation Evidence
- LGS – Community Evidence
- Odiham High Street – Use Class Benchmark
- ONW Housing Need Summary Report November 2015
- Settlement Boundary Summary Report July 2016

## APPENDIX 2 Parish Profile

The Parish of Odiham is in Hampshire and falls within the Hart District Council unitary authority. It includes the villages of Odiham and North Warnborough, the hamlets of Broad Oak, Derbyfields and Whitehall, and an operational airfield with supporting facilities and housing for personnel at RAF Odiham which is home to the RAF's Chinook helicopter squadrons. It is predominantly a rural Parish and is classified by Hart District Council as a Rural Area to which any of its saved Rural Policies must be applied. The Neighbourhood Plan's consultation found preservation of the rural nature of the Parish is a major priority for residents.

Odiham and North Warnborough are both identified as Secondary Local Service Centres in Hart District Council's Settlement Hierarchy ('Tier3'). This Hierarchy also identifies RAF Odiham as a 'Main Village'. The majority of the Parish lies outside the 5km Thames Basin Heath Basin Special Protection Area buffer zone.

Total number of residents 5,616

Males: 3,025  
Females: 2,591

Total number of households 1,929  
Area in Hectares 2,342.06  
Density (number of persons per hectare) 2.4

Electors as at May 2015 - 3,771 (North Warnborough ward 991, Odiham ward 1,980, RAF ward 800)

### Age profile

#### Age structure

<b>Age range</b>	<b>No.</b>	<b>%</b>
0-19	1,297	23%
20-44	2,320	41%
45-64	1,197	21%
65-85	702	13%
85+	100	2%

#### Household Tenure

Owned outright: 610 32%  
Owned with a mortgage or loan 505 26%  
Shared ownership 7 0%  
Social rented 253 13%  
Private rented 520 27%  
Living rent free 34 2%

### **Method of travel to work**

Work from home	6%	(245)
Train	3%	(140)
Bus, minibus or coach	1%	(38)
Driving a car or van	38%	(1,581)
Passenger in a car or van	2%	(81)
On foot	21%	(874)

### **Car or van availability**

Total number of cars or vans in the area - 3,099

### **Households with:**

No cars or vans 161  
1 car/van 759  
2 cars/vans 778  
3 or more cars/vans 231

### **Household composition**

1 person	22%	(428)
(of which, over 65)	54%	(233)
2 people	37%	(718)
3 people	17%	(326)
4 people	18%	(339)
5 people	5%	(88)
6 people	1%	(24)
7 people	0%	(3)
8 or more people	0%	(3)

### **General health**

Very good health: 58%  
Good health: 32%  
Fair health: 8%  
Bad health: 2%  
Very bad health: 1%

### **Long term health**

Day-to-day activities limited a lot: 3%  
Day-to-day activities limited a little: 7%  
Day-to-day activities not limited: 90%

## **Provision of unpaid care because of long-term physical or mental ill health or disability, or problems related to old age.**

Provides no unpaid care: 93%  
Provides 1 to 19 hours a week: 6%  
Provides 20 to 49 hours a week: 1%  
Provides 50 or more hours a week: 1%

## **Economic Activity**

4,148 people are aged between 16 and 74 in the Parish. This represents 74% of the population in Odiham

### **Economically active**

All economically active: 81% (3,356)  
Employee: Part-time: 12% (494)  
Employee: Full-time: 56% (2313)  
Self-employed All: 9% (394)  
Unemployed: 2% (76)  
Full-time student: 2% (79)

All economically inactive: 19% (792)  
Retired: 11% (451)  
Student (including full-time students): 2% (82)  
Looking after home or family: 4% (179)  
Long-term sick or disabled: 1% (40)  
Other: 1% (40)

87.7% of people living in Odiham were born in England. 1.9% Wales, 1.7% Scotland, 0.8% South Africa, 0.6% Ireland, 0.6% Northern Ireland, 0.5% India, 0.4% Australia, 0.3% United States, 0.2% Pakistan

98.3% of people living in Odiham speak English. The other top languages spoken are 0.2% Polish, 0.2% German, 0.1% Nepalese, 0.1% Hungarian, 0.1% Slovak, 0.1% all other Chinese, 0.1% French, 0.1% Dutch, 0.1% Romanian.

The religious make up of Odiham is 69.0% Christian, 21.9% no religion, 0.3% Muslim, 0.3% Buddhist, 0.2% Hindu, 0.2% Sikh, 0.2% Jewish.

331 people did not state a religion. 14 people identified as a Jedi Knight.

58.1% of people are married, 10.2% cohabit with a member of the opposite sex, 0.9% live with a partner of the same sex, 17.0% are single and have never married or been in a registered same sex partnership, 6.4% are separated or divorced. There are 188 widowed people.

The top occupations listed by people in Odiham are Professional 22.2%, Managers, directors and senior officials 18.6%, Associate professional and technical 15.6%, Corporate managers and directors 13.0%, Administrative and secretarial 10.7%, Skilled trades 10.5%, Business and public service associate professionals 9.7%,

Elementary 7.4%, Business, media and public service professionals 7.2%, Administrative 6.9%.

**Data sources: census 2011 and Hart District Council**

Median earnings of both residents (£647) and workers (£576) in Hart exceed the county (£509 and £484 respectively), regional (£521 and £498) and England (£481 and £480) figures. The residents' median weekly earnings of over £647 are around one-third higher than the overall England figure, and over 5% higher than the county and regional averages. This largely reflects the higher salary levels of workplaces outside Hart, especially London. The median full-time workplace earnings, £576, are around 20% higher than the England figure and more similar to the county and regional figures. Given that the resident earnings are also higher than the North Hampshire average (£552), the implication is relatively high net out commuting beyond Hampshire by those with the highest salaries (who – coupled with the findings above – generally work in managerial, professional and associate professional jobs). Workplace earnings in Hart are marginally lower than the average for North Hampshire (£581)

Source: *Hart District Profile 2011*

**House Prices to Earnings Ratio**

	<b>2013 ratio of median house prices to median earnings</b>	<b>2013 ratio of lower quartile house prices to lower quartile earnings</b>
Hart	9.07	11.16
Hampshire	8.04	8.50
England	6.72	6.45

Source: HM Land Registry

**Education**

There are three pre-school establishments in the Parish (Little Wings at RAF Odiham, Puddleducks Montessori Nursery School based in North Warnborough Village Hall, and Leapfrogs based in Recreation Road). There is one infants' school (Buryfields), one junior school (Mayhill) and one secondary school (Robert May's).

**Economy**

The central section of Odiham High Street has been designated by Hart District Council as a District Centre.

**Sites of Special Scientific Interest in the Parish**

**The entire length of the Basingstoke Canal within the Parish**

Natural England states the reason for SSSI designation is as follows: The Basingstoke Canal, together with associated flashes and heathland, is nationally important for aquatic plants and invertebrates. The transition from calcareous spring water to

slightly acidic conditions produces an extremely diverse flora, containing approximately half (87) of Britain's native aquatic higher plant species, including 5 nationally scarce\* species. The Basingstoke Canal is botanically the most species-rich aquatic system in England. Twenty-four species of dragonfly occur on the Canal and other insects, including two nationally rare\*\* (Red Data Book) species, are well represented. [http://www.english-nature.org.uk/citation/citation\\_photo/1006588.pdf](http://www.english-nature.org.uk/citation/citation_photo/1006588.pdf)

### **Warnborough Green**

Natural England states the reason for designation is as follows: The meadows are an example of a rare and declining grassland habitat: being both species-rich with numerous plants characteristic of unimproved wet grassland and containing several species which are regionally uncommon. The diverse flora also supports an outstanding assemblage of invertebrates, including two national rarities. <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1000392&SiteName=Warnb&countyCode=19&responsiblePerson=>

### **The major portion of Odiham Common**

Natural England states a number of reasons for designation including 'The SSSI supports a number of nationally rare flies; of these *Xylota abiens* and *Callicera aenea* are strongly associated with the dead wood habitat. In addition the notable beetle *Phyllobrotica quadrimaculata* occurs within the site. At least 28 invertebrate species of a restricted national distribution have been recorded'. <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1000392&SiteName=&countyCode=&responsiblePerson=DAVID%20LE%20GRICE>

### **An area of Butter Wood to the south-west of Junction 5 of the M3**

This site is noted by Natural England as 'an outstanding example of ancient wood pasture' <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1003529&SiteName=&countyCode=&responsiblePerson=DAVID%20LE%20GRICE>

### **Sites of interest for Nature Conservation**

- River Whitewater (riverine environment)
- Land south of Hook Road, Greywell and west of the A287
- Land south of the M3 and east of the A287 north of The Derby Inn
- Land between Hillside Road and Hatchwood House
- Land between Broad Oak and Dogmersfield Park
- Land east of Wilk's Water (part in Winchfield Parish)
- Wassels Copse in Roke Lane
- Readon and Payne's Peak copses in Long Lane
- Roke Copse in Roke Lane
- Varndell's Copse south of Farnham Road
- Rye Common (part in Crondall)
- Clay's, Horsepond, Twelve, Hilly Close, Stapeley, Lyons and Fincham's copses near Park Corner
- Odiham Castle bailey

## Registered common land

The following sites are registered as common land:

Name	Description
Land near Odiham Common	Sited on west boundary of Odiham Common, 1.5 kms NNE of Odiham.
Odiham Common	Area of woodland located north of Odiham both sides of B3016
Land at Odiham Common	Woodland located 2.5 kms NNE of Odiham
Land near Broad Oak and Little/Great Rye Farm	Area in four parts located east of Odiham
Rye and Hillside Commons	4.62 ha/11.42 acre south of A287 managed by Hampshire County Council
Land near Broad Oak	Located at Broad Oak, NE of Odiham
Land at Little Rye Farm	Located near Little Rye Farm, 3 kms east of Odiham.
Hook Common and Bartley Heath	Woodland between Hook and North Warnborough
Land at Warnborough Green	Adjacent to River Whitewater at Warnborough Green
Land in Warnborough Green	Located at Warnborough Green between North Warnborough and Hook

Source: [www.common-land.com/Hampshire County Council](http://www.common-land.com/Hampshire%20County%20Council)

## Nationally protected historic buildings and sites

The National Heritage List for England lists 240 nationally protected historic buildings and sites within the Parish (Dogmersfield Park is erroneously included). This represents 26% of such buildings and sites in Hart (source: Hart District Local Plan Core Strategy SA (incorporating SEA): Scoping Report, April 2014 Appendix 3 page 16). Two are Grade 1 (Odiham Castle and All Saints' Church) and eight are Grade 2 \* (The Almshouses, The George, Marycourt, Lodge Farmhouse, The White House, King's Barn, The Priory and The Old House)

### GRADE I

- CHURCH OF ALL SAINTS
- ODIHAM CASTLE

## GRADE II

- 82, HIGH STREET, Odiham, Hart, Hampshire
- CHERRY TREE, 84 AND 86, HIGH STREET, Odiham, Hart, Hampshire
- THE GEORGE HOTEL, 100, HIGH STREET, Odiham, Hart, Hampshire
- 102, HIGH STREET, Odiham, Hart, Hampshire
- KINGSTON HOUSE, 126-132 HIGH STREET, Odiham, Hart, Hampshire
- MANCHESTER HOUSE, 138, HIGH STREET, Odiham, Hart, Hampshire
- GREENWAY COTTAGE, HIGH STREET, Odiham, Hart, Hampshire
- GRANARY AT PALACE GATE FARM, HIGH STREET, Odiham
- THE VICARAGE, HIGH STREET, Odiham, Hart, Hampshire
- THE PRIORY, HIGH STREET
- VICARYS, 5, HIGH STREET
- BARN AT HATCHWOOD TO SOUTH WEST OF HOUSE, FARNHAM ROAD
- FISHER'S COTTAGE, FARNHAM ROAD
- CHURCH OF ALL SAINTS
- GRANARY AT DOWN FARM
- KING JOHN'S HUNTING LODGE
- LODGE FARMHOUSE
- BARN AT LODGE FARM TO SOUTH OF FARMHOUSE
- PARK CORNER FARMHOUSE
- ROKE FARMHOUSE
- GRANARY AT ROKE FARM
- SNATCHHANGERS FARMHOUSE
- COTTAGE/UTILITY BUILDING AT SNATCHHANGERS FARM
- CHARLTONS, 2, HIGH STREET, Odiham, Hart, Hampshire
- FERNLEIGH, 18, HIGH STREET, Odiham, Hart, Hampshire
- THE BARN, 26, HIGH STREET, Odiham, Hart, Hampshire
- THE WHITE HOUSE, 36, HIGH STREET, Odiham, Hart, Hampshire
- CHRISTMAS COTTAGE, 52, HIGH STREET, Odiham, Hart, Hampshire
- BERISFORD, 58, HIGH STREET, Odiham, Hart, Hampshire
- BLACK KETTLE ANTIQUES, 76, HIGH STREET, Odiham, Hart, Hampshire
- ALBION HOUSE, BRIDGE ROAD, NORTH WARNBOROUGH
- THE THATCHED COTTAGE, BRIDGE ROAD, NORTH WARNBOROUGH
- SMALL BARN TO MILL HOUSE RESTAURANT, BRIDGE ROAD, NORTH
- MILESTONE, BRIDGE ROAD, NORTH WARNBOROUGH
- LANE'S CORNER, BRIDGE ROAD, NORTH WARNBOROUGH
- CASTLE BRIDGE COTTAGES, 1-12, BRIDGE ROAD, NORTH
- QUEEN'S BARN, BRIDGE ROAD, NORTH WARNBOROUGH
- WHITE WATER HOUSE, BRIDGE ROAD, NORTH WARNBOROUGH
- DAMSON COTTAGE, BROAD OAK LANE, BROAD OAK
- VILLAGE STOCKS AND WHIPPING POST, THE BURY
- THE BELL INN, THE BURY, Odiham, Hart, Hampshire
- THE BURY COTTAGE, THE BURY
- PEAR TREE COTTAGE

- CORNER COTTAGE, THE BURY
- ALMSHOUSES, BURYFIELDS
- BURYFIELD HOUSE, BURYFIELDS
- HEATHERS, CHURCH STREET, Odiham, Hart, Hampshire
- 2, CHURCH STREET, Odiham, Hart, Hampshire
- LIBRARY, CHURCH STREET, Odiham, Hart, Hampshire
- LABURNUM COTTAGE, FARNHAM ROAD, Odiham, Hart, Hampshire
- HATCHWOOD HOUSE, FARNHAM ROAD, Odiham, Hart, Hampshire
- THE COTTAGE, BRIDGE ROAD, NORTH WARNBOROUGH
- BURLEIGH, BRIDGE ROAD, NORTH WARNBOROUGH
- THE CLOSE COTTAGE, ALTON ROAD
- SWAN INN, BRIDGE ROAD, NORTH WARNBOROUGH
- MILL HOUSE COTTAGES, BRIDGE ROAD, NORTH WARNBOROUGH
- WHITE WATER COTTAGE, BARN, BRIDGE ROAD, NORTH
- WEBB HOUSE, 1, 2 AND 3, THE BURY
- WALL BETWEEN THE BELL INN AND BURY COTTAGE, THE BURY
- THE COTTAGE IN THE BURY
- FORGE HOUSE
- CHARNEL HOUSE (REST HOUSE), BURYFIELDS
- KINGS COTTAGE, BURYFIELDS
- BESSELLS, CHURCH STREET
- LAMB, BROOKS AND BULLOCK, CHURCH STREET
- LITTLE COURT, CHURCH STREET
- 10 AND 11, FARNHAM ROAD
- GRANARY AT LODGE FARM, NORTH WARNBOROUGH
- CART SHED AT LODGE FARM TO SOUTH OF FARMHOUSE
- NEWLANDS FARMHOUSE, ODIHAM
- BARN AT ROKE FARM TO SOUTH EAST OF GRANARY
- STAPELY FARMHOUSE
- ANGEL HOUSE, 4, HIGH STREET
- THE GREY HOUSE, 16, HIGH STREET
- 22, HIGH STREET
- WHITE HOUSE COTTAGE, 32, HIGH STREET
- QUEEN ANNE HOUSE, 46, HIGH STREET
- 50, HIGH STREET
- SALAMANDER, 54, HIGH STREET
- THE IVIED COTTAGE, 64, HIGH STREET
- PALACE GATE FARMHOUSE, HIGH STREET
- BARN AT PALACE GATE FARM TO WEST OF FARMHOUSE, HIGH
- BARN, SOUTH, HIGH STREET
- BOUNDARY WALL OF THE PRIORY, HIGH STREET
- THE FORGE, 3, HIGH STREET
- GATEWAY TO ALL SAINTS CHURCH CENTRE, AND PATH, HIGH STREET
- ALL SAINT'S CHURCH CENTRE, 11, HIGH STREET

- MANISTY COTTAGE, 19, HIGH STREET
- GATE PIERS TO NO 31 AND 33, HIGH STREET
- MARY COURT INCLUDING AND ATTACHED GATE PIER, 43, HIGH
- THE LONG HOUSE, 41, HIGH STREET
- ODIHAM ANTIQUES, 45, HIGH STREET
- DIBRELL HOUSE, 57, HIGH STREET
- 61 AND 63, HIGH STREET
- PEARSONS, 67, HIGH STREET
- 75, HIGH STREET
- THE LITTLE GOURMET, 83, HIGH STREET
- ROBERT G MAGES, 95 AND 97, HIGH STREET
- MARY OF ODIHAM, 103, HIGH STREET
- POST OFFICE, 115, HIGH STREET
- KING'S BARN, 129, HIGH STREET
- WYETH HOUSE, 139, HIGH STREET
- EDEFIELD, 127, HIGH STREET
- WESTERN HOUSE, 141, HIGH STREET
- GRANARY AT HILLSIDE FARM, HILLSIDE ROAD
- BARN AT HILLSIDE FARM TO SOUTH WEST OF FARMHOUSE, HILLSIDE
- FULMARS COTTAGE, HILLSIDE ROAD
- GRANARY AT BULLOCKS FARM, HILLSIDE ROAD
- OAST HOUSES, KING STREET
- OAST COTTAGES, 1 AND 2, KING STREET
- FARTHINGS, KING STREET
- PROPERTY ADJACENT TO TUDOR COTTAGES ON EAST SIDE OF KING
- CEMETERY CHAPELS, CHAPEL (A) EAST OF LODGE AND CHAPEL (B)
- CEMETERY LODGE, KING STREET
- OAST HOUSE AT HILLSIDE FARM, HILLSIDE ROAD
- WAREHOUSE, KING STREET
- TUDOR COTTAGES, 1 AND 5, KING STREET
- ENTRANCE GATEWAY, KING STREET
- COACHMAN'S COTTAGE, KING STREET
- 4 COTTAGE AND JASMINE COTTAGE, KING STREET
- ALBERT COTTAGES, 1, 2, 3 AND 4, LONDON ROAD
- WISTERIA HOUSE, LONDON ROAD
- WHARF HOUSE, LONDON ROAD
- WHARF OFFICE, OR TALLY HOUSE, LONDON ROAD
- MILESTONE, LONDON ROAD
- CEDAR TREE HOUSE, NORTH WARNBOROUGH
- BRAIN'S COTTAGES, 1 AND 3, NORTH WARNBOROUGH STREET
- COMPASS COTTAGE, NORTH WARNBOROUGH
- TIMBERLEA, NORTH WARNBOROUGH
- BARN AT HOCKLEY FARM TO SOUTH WEST OF FARMHOUSE
- WALNUT TREE COTTAGE, NORTH WARNBOROUGH

- CHOSELEY HOUSE, NORTH WARNBOROUGH
- SPRINGWELL HOUSE, NORTH WARNBOROUGH
- WALL, GATEPIERS AND GATE TO SPRINGWELL HOUSE, NORTH
- THE ANCHOR INN, NORTH WARNBOROUGH
- ORCHARDS, NORTH WARNBOROUGH
- BRENT HOUSE, NORTH WARNBOROUGH
- THE THATCHED COTTAGE, NORTH WARNBOROUGH
- POLAND FARMHOUSE, POLAND LANE
- STORE AT POLAND FARM TO NORTH EAST OF FARMHOUSE, POLAND
- POLAND MILL, POLAND LANE
- STORE SHED AT POLAND MILL, POLAND LANE
- POLAND MILL HOUSE, POLAND LANE
- POTBRIDGE FARM HOUSE, POTBRIDGE
- GREAT RYE FARMHOUSE, RYE COMMON
- BARN AND CART SHED AT GREAT RYE FARM TO WEST OF FARMHOU
- WILLOW COTTAGE, RYE COMMON
- LITTLE RYE FARMHOUSE, RYE COMMON
- GRANARY AT LITTLE RYE FARM, RYE COMMON
- STABLE AT LITTLE RYE FARM TO WEST OF FARMHOUSE, RYE
- 1 AND 2, WEST STREET
- 3, WEST STREET
- 4, WEST STREET
- BARN AT HATCHWOOD FARM TO SOUTH EAST OF FARMHOUSE,
- 65, HIGH STREET
- CHALK PIT COTTAGES, ALTON ROAD, Odiham, Hart, Hampshire
- FORMER COWHOUSE AT HATCHWOOD FARM TO SOUTH OF
- LITTLE RYE HOUSE, RYE COMMON
- ADAM'S FARMHOUSE, NORTH WARNBOROUGH
- GARDEN COTTAGE, POLAND LANE
- WOODSIDE
- BARN AT GREAT RYE FARM TO NORTH WEST OF FARMHOUSE, RYE
- OAKAPPLES, RYE COMMON
- BARN AT CHOSELEY HOUSE, NORTH WARNBOROUGH
- SPRINGWELL COTTAGE, NORTH WARNBOROUGH
- TUDOR COTTAGE, NORTH WARNBOROUGH
- OAKHOLME, NORTH WARNBOROUGH
- PUBLIC CONVENIENCES, AND PREMISES OF LONGLEY AND COMPANY
- WATER WITCH PUBLIC HOUSE, LONDON ROAD
- CANAL BRIDGE, LONDON ROAD
- NORTHFIELD HOUSE, LONDON ROAD
- BRAIN'S COTTAGES, 4 AND 5, NORTH WARNBOROUGH
- HOCKLEY HOUSE, NORTH WARNBOROUGH
- HOCKLEY FARMHOUSE, NORTH WARNBOROUGH STREET
- 1, KING STREET

- THE CLOSE, HIGH STREET
- BARN AT HILLSIDE FARM TO SOUTH OF FARMHOUSE, HILLSIDE ROAD
- BULLOCKS FARMHOUSE, HILLSIDE ROAD
- DANETREE HOUSE, 59, HIGH STREET
- PENNYWORTH BOUTIQUE, 71 AND 73, HIGH STREET
- NOS 77, 79 (LAUREL HOUSE-E AND C DUKE) AND 81, 77,79 AND 81 HIGH
- SHOP OF M AND S MONK, 99, HIGH STREET
- 113, HIGH STREET
- BOUNDARY WALL FROM THE CLOSE TO WYETH HOUSE, HIGH STREET
- HILLSIDE FARMHOUSE, HILLSIDE ROAD
- NO 31 (FRENCHMAN'S COTTAGE) AND NO 33 (FRENCHMANS) ONE
- OAK COTTAGE, 27, HIGH STREET,
- PRIORY LODGE, 182, HIGH STREET
- CORNER HOUSE, 9, HIGH STREET
- TITCHENERS, 15, HIGH STREET
- CENTRAL HOUSE, 70, 72 AND 74, HIGH STREET
- BARN AT STAPELY FARM TO SOUTH WEST OF FARMHOUSE
- PARK CORNER COTTAGE
- OUTBUILDING AT ROKE FARM TO NORTH WEST OF FARMHOUSE
- BARN AT SNATCHHANGERS FARM, SOUTH WEST OF FARMHOUSE
- STABLE BLOCK AT HATCHWOOD, FARNHAM ROAD
- BURY VILLAS, 1 AND 2, CHURCH STREET
- STRATFORD LODGE, DUNLEY'S HILL
- 6, 7 AND 8, FARNHAM ROAD
- STONEY COTTAGE, THE BURY
- PARISH ROOM, THE BURY
- STREET (STRETE) FARMHOUSE, BRIDGE ROAD
- BURY HOUSE, THE BURY
- CLEVEDGE HOUSE, BRIDGE ROAD, NORTH WARNBOROUGH
- BARN, SOUTH OF CLEVEDGE HOUSE, BRIDGE ROAD, NORTH
- HELLIS HOUSE, 30, HIGH STREET
- THE OLD HOUSE, 48, HIGH STREET
- ORCHARD HOUSE, 68, HIGH STREET
- BARCLAYS BANK, 80, HIGH STREET
- MILL HOUSE RESTAURANT, BRIDGE ROAD
- OUTBUILDINGS TO MILL HOUSE RESTAURANT, BRIDGE ROAD, NORTH
- NEVILLS, BRIDGE ROAD, NORTH WARNBOROUGH
- GRANARY AT STREET FARM, BRIDGE ROAD, NORTH WARNBOROUGH
- FACTORY COTTAGE, THE BURY
- NO 1 AND ORIANA COTTAGE
- BUTTS COTTAGE, 1 AND 2, CEMETERY HILL
- OLD CHURCH HOUSE, CHURCH STREET
- WESTFIELDS, DUNLEY'S HILL
- 9, FARNHAM ROAD

- STABLE BLOCK AT REAR OF GEORGE HOTEL, HIGH STREET
- 108, HIGH STREET
- BOYCE COTTAGE, HIGH STREET
- BARN SOUTH WEST, HIGH STREET
- 1, HIGH STREET
- BEECROFT, 7, HIGH STREET
- KISS COTTAGE, FARNHAM ROAD
- DOWN FARMHOUSE
- BARN AT DOWN FARM TO SOUTH EAST OF FARMHOUSE
- WILK'S WATER
- BARN AT ROKE FARM TO NORTH EAST OF FARMHOUSE
- BARN AT STAPELY FARM TO SOUTH OF FARMHOUSE
- 6-14, HIGH STREET
- HILL VIEW INCLUDING ADJOINING ARCH TO SOUTH, ALTON ROAD

Roman villa at Lodge Farm, North Warnborough

Heritage Category: Scheduling

In addition to these listed buildings and sites, the 2008 Odiham Conservation Area Character Assessment noted there are over 30 'Locally Listed' buildings, mainly of the 19th century, which have been assessed as making a positive contribution to the special character of the conservation area. The 2009 North Warnborough Conservation Area Character Assessment noted over 40 such buildings.