



NEIGHBOURHOOD PLAN 2014 - 2032

MONITORING REPORT
APRIL 2021



Adopted June 2017

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Introduction

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

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

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

The Hart Local Plan has now been adopted and can be viewed on their website:
<https://www.hart.gov.uk/plans-and-policies>

How and why is monitoring undertaken?

The purpose of the Monitoring Group is:

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

Moving forwards, the Monitoring Group may be required to look at areas where the Plan may become outdated or consider any omissions in the Plan which should be addressed in any review of the documentation.

The Monitoring Group has met in September 2020 and March 2021 and the notes from these meetings are on the website.

It has been decided that the following monitoring should take place:

Policy 1 Spatial Plan for the Parish	<p>Any development permitted outside the settlement boundary should be noted, with the reasons for approval</p> <p>A separate spreadsheet of Windfall sites approved should be maintained and cross referenced to Policy 1.</p>
Policy 2 Housing Development Sites	Progress or activity for each site to be noted, including permitted development status and extensions
Policy 3 Local Gap	Any development in the Gap, apart from those monitored in Policy 2, to be noted
Policy 4 Housing Mix	<p>Actual mix of each development site in the Parish to be monitored.</p> <p>All extensions that include additional bedrooms to be monitored.</p> <p>Affordable housing proportions to be monitored.</p>
Policy 5 General Design Principles	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 6 Odiham Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 7 North Warnborough Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 8 Basingstoke Canal Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 9 Odiham High Street	The monitoring table to be expanded to list every commercial property and its use, as well as the totals by use class
Policy 10 Education	To be reported on only when activity occurs on the site in the policy.
Policy 11 Local Green Spaces	To be reported on only when activity occurs on the sites in the policy.
Policy 12 Natural Environment	The provisions of Policy 12 to be monitored for all applications for new development.

Policy 13 Assets of Community Value	To be reported on only when activity occurs on the assets listed in the policy. Keep assets under review with <i>periodic</i> consideration of possible additions.
Policy 14 Dunleys Hill Open Space	To be reported on only when activity occurs on the site in the policy.

Policy 1 Spatial Plan for the Parish

Planning permission for a **Rural Exception Site** for 12 houses at Derbyfields (19/01749FUL) has been granted. A Rural Exception Site allows construction of a small number of houses on land outside of the settlement boundary in places that might not satisfy the normal planning requirement of sustainability. All such houses will be allocated using local connection criteria. They will be available as either affordable rental properties or shared ownership properties. To register interest in these properties residents should register with Hart District Council at www.harthomes.org.uk for social rented properties and www.helptobuyagent3.org.uk for shared ownership properties.

During this year the only windfall site noted is permission for change of use from a barn to a residential property at Waytes, High Street, Odiham.

There has been an application for a rural dwelling at Five Acres, Broad Oak which was refused (20/00233). However this dwelling is still in place and Enforcement at Hart District Council have been contacted several times.

Policy 2 Housing Development Sites

Site (i) Land at Longwood

No update.

Sites (ii) Land at 4 Western Lane

Permission has been granted for the construction of 16 dwellings (8 x 2-bedroom, 6 x 3-bedroom and 2 x 4-bedroom as specified in the Plan. The Planning Committee objected to this application as it went against Policy 2 ii d which states that there should be single storey dwellings adjacent to the existing single storey dwellings in West Street. The plans for Plots 2 and 5 were designed as 2 storey dwellings. We also requested that permitted development rights for extending into the roof spaces to provide an extra room were removed for this site to ensure that the 2 bed roomed and 3 bed roomed properties remain as designed. This application went to full HDC Planning Committee who granted

permission and only removed permitted development rights for Plots 2, 3, 4 and 5 and not the remaining properties. This is disappointing.

Site (iii) Crumplins Yard

16/00635/FUL This site is very nearly completed, with all houses being finished and only landscaping and roadways to be completed. This application was submitted before the Neighbourhood Plan became law. Unfortunately, despite objections from OPC this site has been developed contrary to some of the policies in the Plan. After permission was granted for the development applications were made to discharge conditions relating to the footpath and the developer submitted a non material minor amendment to Hart District Council which enabled them to build an extra room in the roof space and turn some two bedroomed properties into three bedrooms. This year the developer applied to change Condition 5 of the planning permission:

Condition 5 states:

"Prior to the occupation of the development the access and proposed footpath connection to the east, shown in Drawing No. 2A.02 revision C (as approved under planning application reference number 16/00635/FUL) shall be secured via agreement under Section 257 of The Town and Country Planning Act (1990) and fully implemented prior to first occupation.

Reason

To provide residents of the new development with safe access and pedestrian route from the site to North Warnborough's local facilities, including bus stops in accordance with Policy T14 of the Hart District Local Plan 1996-2006 (Saved Policies)."

The application sought to amend the wording to:

"Prior to the occupation of the development the access and proposed footpath connection to the east, shown in Drawing No. 2A.02 revision C (as approved under planning application reference number 16/00635/FUL) shall be secured via agreement under Section 278 of the Highways Act or other appropriate legal agreement."

This application was refused for the following reason:

"The proposed variation of the wording of the condition would remove any requirement for the access and footpath to be provided in relation to the development leading to safety concerns. The proposal would not integrate the development with local facilities and would not provide safe, suitable and convenient access for all potential users. The proposed change of wording is therefore contrary to Hart Local Plan (Strategy & Sites) 2032 Policy INF3, Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1(vii) and Odiham and North Warnborough Neighbourhood Plan Policies 2iii and 5xi. "

Site (iv) Land at Albion Farm

There have been several applications for development of this site:

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

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

19/00543/FUL was submitted in March 2019. This was for 10 dwellings. This was refused by Hart and went to an Appeal which was subsequently dismissed.

Sites (v) Land at Dunleys Hill

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

The developer has recently attended another Parish Planning Committee meeting and presented a new proposal for the site which included a larger number of houses but also plans for the public open space. No application has yet been submitted.

Site (vi) Land at Hook Road

20/02219/FUL for erection of 17 dwellings (4 x two bed, 7 x three bed, 4 x four bed and 2 x five bed), access, landscaping, boundary treatments and associated infrastructure was submitted in October 2020 and has yet to be determined. The Planning committee submitted a strong objection to this application as did the Basingstoke Canal Society and the Canal Authority who expressed concerns relating to the safety of the canal bank and the impact on the conservation area if the development goes ahead as indicated in the application. Many residents also submitted objections to the application.

Site (vii) Land next to Crownfields

19/02257/OUT – An outline planning application was submitted for this site in October 2019. Revised drawings were submitted in August 2020. The Parish Planning committee objected to this proposal because it contravened Policy 2 vii c, f and j, Policy 4 and Policy 5 i and iii. Planning permission was refused for the following reasons:

- *The proposed development does not make adequate provision for the provision of affordable housing. As such, the proposal is contrary to Policy H2 of the Hart Local Plan (Strategy and Sites) 2032, Policy 4 of the Odiham and North Warnborough Neighbourhood Plan and the aims of the National Planning Policy Framework.*
- *The proposed development does not make adequate provision for the provision of pre-school land. As such, the proposal is contrary to Policy 2vii (criteria e) of the Odiham and North Warnborough Neighbourhood Plan.*
- *In the absence of sufficient information or justification in relation to flood risk and drainage, it has not been demonstrated that the proposal would manage flood risk such that over its lifetime the development would not increase the risk of flooding elsewhere and would be safe from flooding. As such, the proposal is contrary to Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2032 and the aims of the National Planning Policy Framework.*

Policy 3 Local Gap

The Planning Committee will continue to monitor closely any proposals for Site iv Dunleys Hill. This site was allocated on the basis that 3.48 ha of the site would be conveyed to the community to be used as a public open space. By bringing the most part of the site into community ownership this would ensure that the important gap between the two settlements was secured. A developer has presented a proposal to the Planning Committee for the Public Open Space but it is contingent on the development site at 2(v) for which no application has yet been submitted.

Policy 4 Housing Mix

OPC has quoted Policy 4 in its comments to Hart on submitted applications.

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

Market and affordable housing will now be assessed separately:

Market housing Policy H1 in the Hart Local Plan - on new development sites will be required to:

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

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

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

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

Affordable housing:

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

The affordable dwellings should be :

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

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

Policy 5 General Design Principles

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

Policy 6 Odiham Conservation Area

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

Policy 7 North Warnborough Conservation Area

OPC has used this policy to object to applications and Hart has used it in their reasons for refusing applications. (See Appendix 1). OPC objected to the latest applications for Site 2(vi) Land at Hook Road which has been submitted but not yet determined.

Policy 8 Basingstoke Canal Conservation Area

OPC objected to the latest applications for Site 2(vi) Land at Hook Road which has been submitted but not yet determined.

Policy 9 Odiham High Street

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

It is more important than ever for communities to have clear policy plans in place which will help protect and enhance valued resources and provide a clear vision of what local people want. In turn, this will assist in securing income and influencing strategic spending.

As suggested by Hart District Council, OPC has resolved to develop a **Village Centre Area Action Plan** for the Odiham village centre area. The purpose of the Plan is to set out a vision for the centre of Odiham, capturing what is important to the community (existing and future) which can be used as a guiding policy for a co-ordinated delivery of projects.

We have set up a Steering Group comprising of representatives from local organisations who will be drawing up a questionnaire to seek your views on the Odiham Village Centre area.

Unfortunately due to Covid many of the High Street businesses have had to close for many months. OPC has kept in touch with many of them via WhatsApp and passed on any information about business grants available from Hart District Council.

Since last year's monitoring report Pan Y Vino has now closed as has Strand, the barbers. Moutan has moved back to the High Street. Planning permission has been granted to Danetree House to convert from offices to residential use and extensive repairs and alterations are ongoing at the present time.

Pre-application advice has been sought for the 121 and 123 High Street for conversion to two residential properties. A planning application for 108 High Street has been submitted for subdivision of existing ground floor retail unit to provide a total of 2 x retail units and a 1 bed unit and existing first floor flat subdivided (1 x 1 bed and 1 x 3 bed). The Planning Committee objected to this application but a decision by HDC has not yet been announced.

An application (20/02783) for permitted development to change the use of 90 - 98 High Street Odiham (the back of Fountains Mall) was made in November 2020. OPC objected to this application and HDC refused it stating:

The proposed development is not considered to comprise permitted development under Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the proposal has failed to demonstrate the building is not within the curtilage of the Listed Building known as Fountains Mall contrary to paragraph O.1(f) of Class O of Part 3 of the Order.

There have been some recent amendments to the Use Classes Order which are designed to help town centres adjust to changes in current and future retail needs and demands. This will now need to be taken into account when considering proposals for shops. Parts of Policy 9 may now become superseded

Appendix 2 shows High Street uses.

Policy 10 Education

Robert May's school has completed their building extensions. Hampshire County Council submitted an application (20/01082/HCC) to create additional school playing fields adjacent to Robert May's School. This has been granted with many conditions, one of which is:

Prior to occupation of the development hereby permitted, a Community Use Plan shall be submitted to the Local Planning Authority for approval in writing. The Plan shall include details of how and when the pitches will be made available for use by the community. The development shall subsequently be implemented in accordance with the approved details. Reason: To ensure that consideration is given to the provision of the enclosed pitch for community use in accordance with Policy 10 (Education) of the Odiham and North Warnborough Neighbourhood Plan (2014 - 2032).

Policy 11 Local Green Spaces

An application was submitted 20/00708/FUL for construction of a timber framed store, post and rail fence, restoration of existing glasshouse and repairs to boundary wall in the Kitchen Garden (11.ii). The Planning Committee objected to this giving Policies 6 and 11 as reasons. HDC granted permission.

Policy 12 Environment

OPC has agreed a strategic priority to increase biodiversity through “meadow” or tree planting but due to Covid restrictions it has not been possible to progress this at present. Hart’s tree officer has imposed Tree Preservation Orders on the hedges and trees on the southern edge of West Street just beyond Robert May’s School to ensure that the rural appearance at the entrance to the village is maintained.

OPC is working with HDC to provide public electric charging points for vehicles in the public car parks.

Policy 13 Assets of Community Value

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

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

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

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

Part of the Deer Park was proposed as an Asset but was turned down by Hart DC in May 2019 on the grounds of insufficient evidence provided to support the case. OPC has not to date been provided with further evidence of usage of this important area.

An application for Galleon Marine was submitted in August 2020 but was turned down by Hart District Council who stated:

“The definition of an ACV is that is the “actual current use ... that is not ancillary”. This logically means that the community use must be the primary use of the land. Here the primary use of the land is as a commercial boatyard, providing various services to those using its facilities - boat hire, repairs etc.

The land and its use therefore does not comply with the requirements in the Act and consequently should not be included within the list of Assets of Community Value.”

Policy 14 Dunleys Hill Open Space

A developer has twice presented to OPC proposals for the housing site at Dunleys Hill Policy 2v. The first proposal did not include the public open space required by Policy 14, as they stated that the Plan did not make clear that the delivery of the 1 ha housing site is dependent upon the delivery of the remainder of the site (3.48 has) as Public Open Space. The developer has subsequently presented a second proposal to OPC which includes the provision of a larger housing site than that designated by Policy 2v and a smaller area of public open space than is allocated in the Plan for this purpose. No application has yet been submitted.

Progress against the Plan's aims and proposals

Rural Exception Sites

An application has been granted for a **Rural Exception Site** for 12 houses at Derbyfields (19/01749FUL). A Rural Exception Site allows construction of a small number of houses on land outside of the settlement boundary in places that might not satisfy the normal planning requirement of sustainability. All such houses will be allocated using local connection criteria. (see Policy 1 above)

Parking

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

Traffic Management

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

The speed of traffic on Dunley's Hill continues to be a cause of concern. Plans to set up a community Speedwatch team are in progress and a number of volunteers have stepped forward but Police training is on hold due to Covid.

Pre-School Provision

No change

Infrastructure Projects

As there have been no completed developments this year OPC has not received any money from Hart District Council either by way of S106 conditions or a Community Infrastructure Levy. This means that no major infrastructure projects have been progressed.

Possible projects include:

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

OPC have been in contact with the HCC Ranger to suggest several areas on footpaths which require ground surfacing improvements.

The canal basin project has not been able to progress as the land for the public open space has not yet been ready for hand over in a suitable condition.

Sports and Recreation Facilities

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

OPC has given a grant this year to Buryfields Infant School for the building of a synthetic running track to encourage fitness at the school.

Planning permission has been granted to Robert May's school for the construction of additional playing fields and they will be able to be used for community purposes by agreement with the school