



NEIGHBOURHOOD PLAN 2014 - 2032

MONITORING REPORT
APRIL 2022



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>

The Neighbourhood Plan has now been adopted for almost 5 years and the monitoring group discussed whether a review of the Plan was needed. The decision was made that it was not necessary at this time as there had been no new major changes in either Hart’s policies or government policies. However the need for a review would be revisited every year.

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Moving forwards, the Monitoring Group may be required to look at areas where the Plan may become outdated or consider any omissions in the Plan which should be addressed in any review of the documentation.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 February 2022 and the notes from this meeting are on the website.

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

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

Policy 11 Local Green Spaces	To be reported on only when activity occurs on the sites in the policy.
Policy 12 Natural Environment	The provisions of Policy 12 to be monitored for all applications for new development.
Policy 13 Assets of Community Value	To be reported on only when activity occurs on the assets listed in the policy. Keep assets under review with <i>periodic</i> consideration of possible additions.
Policy 14 Dunleys Hill Open Space	To be reported on only when activity occurs on the site in the policy.

Policy 1 Spatial Plan for the Parish

Building is nearing completion of a **Rural Exception Site** for 12 dwellings at Derbyfields. They will be available as either affordable rental properties or shared ownership properties.

During this year 4 windfall sites have been granted permission:

Crownfields – 3 bedroomed house

121 and 123 High Street – change of use from restaurant and office to 2 dwellings

90 – 98 High Street – change of use from office to flat on first floor.

One application for a new property at Down Farm, Alton Road was refused quoting Policy 1 as one of the reasons for refusal.

Enforcement is ongoing for a rural dwelling at Five Acres, Broad Oak which was refused. The owners have gone to appeal.

Policy 2 Housing Development Sites

Site (i) Land at Longwood

No update.

Sites (ii) Land at 4 Western Lane

Building is well under way at this site.

Site (iii) Crumplins Yard

These properties are now occupied.

Site (iv) Land at Albion Farm

No further applications have been submitted for this site.

Sites (v) Land at Dunleys Hill

No further contact received regarding this site.

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 refused in June 2021. The developer has gone to Appeal which has not yet been determined.

Site (vii) Land next to Crownfields

19/02257/OUT – An outline planning application was submitted for this site in October 2019. This has now been granted subject to approval of the S106 agreement between the developer, Hart District Council and the Parish Council.

Policy 3 Local Gap

An application to change the conditions to the permission granted in 2001 and 2003 for the land south of Queens Road to allow part of the open space to be used as playing fields has been submitted by Hampshire County Council to add Education (Playing Fields) so that it reads: Use to be added to the condition wording as follows;- The land identified to the Concept Plan to the south of the housing development hereby approved, shall be retained as open space OR AS PLAYING FIELDS FOR EDUCATION AND COMMUNITY USE. Many residents have objected to this, however OPC supported it as it would provide more sporting facilities to village clubs.

Policy 4 Housing Mix

The Housing mix in the Neighbourhood Plan has now been superceded by that adopted by the Hart Local Plan.

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)

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

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).

Policy 8 Basingstoke Canal Conservation Area

OPC objected to the latest application for Site 2(vi) Land at Hook Road which has been refused and has gone to Appeal.

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.

OPC has developed a **Village Centre Area Action Plan** for the Odiham village centre area. It has consulted the community and local businesses. 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.

The WhatsApp group of High Street businesses has continued to be well used as a way of sharing information between the Council and businesses. There has recently been another face to face meeting of business owners and the Council in order to share concerns and give updates.

Since last year's monitoring report Danetree House has now been extensively repaired and altered to provide residential use. Its appearance has greatly improved and added to the attraction of the High Street.

Permission was granted to 121 and 123 High Street for conversion to two residential properties. A planning application for 108 High Street was refused 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 reasons for refusal were mainly on conservation issues and parking guidelines

An application to convert an office into a flat in the upper floor of 90 - 98 High Street Odiham (the back of Fountains Mall) has been granted.

Appendix 2 shows High Street uses.

Policy 10 Education

Robert May's school has completed their building extensions. As reported under Policy 3, an application to change the wording of permission for new playing fields is being determined by Hart Council.

Policy 11 Local Green Spaces

No further news.

Policy 12 Environment

OPC has now adopted an Environment and Climate Change Policy and Action Plan. These are available to see on the OPC website.

A community orchard has been planted in the cemetery meadow and will be designated as part of the Queen's Green Canopy to mark the Platinum Jubilee.

An application has been approved for a large solar farm south of the village despite many objections from local residents. Within the site will be a small biodiversity area.

Policy 13 Assets of Community Value

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
The Bell Public House	June 2021

Policy 14 Dunleys Hill Open Space

No further development as yet.

Progress against the Plan's aims and proposals

Rural Exception Sites

The construction of a **Rural Exception Site** for 12 houses at Derbyfields is nearing completion. All houses will be allocated using local connection criteria.

Parking

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

Traffic Management

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

The speed of traffic continues to be a cause of concern. A Speedwatch team has been set up and usually monitors one of two locations once a week. From May last year to January 169 first warning letters have been sent to drivers and 11 second time letters. If drivers speed a third time they receive a visit from the police.

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.

On commencement of the Crownfields development site it is expected to receive some benefit to the community which will be finally agreed on completion of the S106 agreement.

Hart District Council are beginning to start work on implementing the Community Infrastructure Levy (CIL) contributions which will mean more contributions coming to the Parish Council.

Possible projects include:

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

Sports and Recreation Facilities

An application to change the conditions to the permission granted in 2001 and 2003 for the land south of Queens Road to allow part of the open space to be used as playing fields has been submitted by Hampshire County Council to add Education (Playing Fields) so that it reads: Use to be added to the condition wording as follows;- The land identified to the Concept Plan to the south of the housing development hereby approved, shall be retained as open space OR AS PLAYING FIELDS FOR EDUCATION AND COMMUNITY USE

Appendix 1 – Monitoring Sheet of planning applications

	Application No	Address	Description	Comments due	OPC Meeting	OPC Comment	Hart Decision
204/21	21/00319/HOU	7 Crownfields, Odiham RG29 1PL	Demolition of existing garage and timber porch and erection of a two storey side and rear extension and single storey front porch extension	20-Apr-21	30-Mar-21	Objection. OPC considers this application to be contrary to NP Policy 5, Design Principles and contrary to Hart DC Parking guidelines.	Refuse, Policy 5
212/20	21/00969/FUL	Roughs Cottage, Bartley Heath, North Warnborough RG29 1HD	Erection of two new dwellings	12-May-21	21-Apr-21	No objection. OPC asks Hart DC to note and consider the Rural Exception Site development adjacent to this site.	Refuse, Policy 12
212/21	21/00891/HOU	6 Nursery Terrace, Hook Road, North Warnborough RG29 1ER	Erection of a single storey rear extension and insertion of a obscure glass window to the side elevation	12-May-21	21-Apr-21	Neutral. OPC requests similar building materials and painted, in keeping with the current property	Refuse, Policy 5
13/21	21/01111/HOU	4 Dunleys Hill, North Warnborough RG29 1DY	Demolition of conservatory and shed and erection of a single storey side and rear extension with covered seating area, removal of porch and alterations to windows and doors	03-Jun-21	01-Jun-21	No objection	Refuse, Policy 5
27/21	21/01594/HOU	Farmhouse, Palace Gate Farm, Odiham RG29 1JX	Erection of a freestanding orangery	21-Jul-21	13-Jul-21	Objection. OPC considers the proposals to be overbearing in height.	Refuse, Policies 5 and 6
28/21	21/01595/LBC	Farmhouse, Palace Gate Farm, Odiham RG29 1JX	Erection of a freestanding orangery	21-Jul-21	13-Jul-21	Objection. OPC considers the proposals to be overbearing in height.	Refuse, Policies 5 and 6

36/21	21/01694/HOU	9 De Montfort Square, Odiham RG29 1FR	Erection of a single storey side extension, erection of dormer window to front to facilitate the conversion of the loft to habitable accommodation, alterations to doors to ground floor rear and insertion of window to first floor side	09-Aug-21	03-Aug-21	This application does not comply with Hart's parking guidance.	Refuse, Parking guidance, went to appeal and granted
44/21	21/01817/FUL	Bel & Dragon At The George,	Erection of an oak framed pergola to existing terraced area with a temporary roof covering during the winter months.	10-Sep-21	24-Aug-21	Objection. OPC considers the proposals to be an overdevelopment to the rear of this ^{L1} _{SEP} Grade II* listed building. There are no details of the materials used for the roof and the length of time it will be in place. Its size and the large number of uprights would dominate the much-viewed garden area behind this listed buildings and it is not of a quality of design commensurate with the building.	Refuse, Policies 5 and 6
45/21	21/01818/LBC	Bel & Dragon At The George,	Erection of an oak framed pergola to existing terraced area with a temporary roof covering during the winter months.	10-Sep-21	24-Aug-21	Objection. OPC considers the proposals to be an overdevelopment to the rear of this ^{L1} _{SEP} Grade II* listed building. There are no details of the materials used for the roof and the length of time it will be in place. Its size and the large number of uprights would dominate the much-viewed garden area behind this listed buildings and it is not of a quality of design commensurate with the building.	Refuse, Policies 5 and 6

51/21	21/01990/FUL	75 High Street Odiham Hook RG29 1LB	Internal alterations and single storey rear extension to create 2 bedroom dwelling. Replacement shop front and replacement glass to ground floor windows on front elevation.	30.09.21	05.10.21	Objection. OPC's considers this application to be contrary to NP Policy 9 Odiham High Street as it would leave the remaining retail space unviable as a retail unit with no space for storage or essential services. Any loss of retail units could adversely affect the success of the High Street.	Refuse, Policy 9
52/21	21/01991/LBC	75 High Street Odiham Hook RG29 1LB	Internal alterations and single storey rear extension to create 2 bedroom dwelling. Replacement shop front and replacement glass to ground floor windows on front elevation.	30.09.21	05.10.21	Objection. OPC's considers this application to be contrary to NP Policy 9 Odiham High Street as it would leave the remaining retail space unviable as a retail unit with no space for storage or essential services. Any loss of retail units could adversely affect the success of the High Street.	Refuse, Policy 9
53/21	21/02313/HOU	11 Farnham Road Odiham Hook RG29 1AA	Conversion of garage into habitable accommodation and erection of a single storey bay window to side elevation of garage, replacing door and window. Insertion of doors ground floor rear.	01.10.21	05.10.21	Objection. OPC supports Hart's Conservation Officer's comments. The permanent loss of the garage, which would result in the ad-hoc parking on the small gravel area immediately to the back of pavement remaining highly visible in the street scene, continues to be a concern. The current parking arrangements are out of character with this part of the conservation area and fail to preserve its character and appearance. The application would result in a permanent loss of a garage for the property	Refuse, Policy 6. Appeal ongoing

54/21	21/02314/LBC	11 Farnham Road Odiham Hook RG29 1AA	Conversion of garage into habitable accommodation and erection of a single storey bay window to side elevation of garage, replacing door and window. Insertion of doors ground floor rear.	01.10.21	05.10.21	Objection. OPC supports Hart's Conservation Officer's comments. The permanent loss of the garage, which would result in the ad-hoc parking on the small gravel area immediately to the back of pavement remaining highly visible in the street scene, continues to be a concern. The current parking arrangements are out of character with this part of the conservation area and fail to preserve its character and appearance. The application would result in a permanent loss of a garage for the property	Refuse, Policy 6. Appeal ongoing
57/21	21/02369/HOU	Highfield , The Firs, Odiham, Hook, RG29 1PP	Erection of a detached pitched roof oak frame carport and stores.	06.10.21	05.10.21	No objection	Refuse, Policy 5
69/21	21/02246/FUL	5 Down Farm Cottage, Alton Road, Odiham, Hook, Hampshire RG29 1QY	Erection of a new dwelling.	19.11.21	17.11.21	Objection and supports the comments made by the case officer in the pre application: The site is outside of any defined settlement boundary, is not allocated for development but is previously developed land. The principle of a new dwelling at the site in relation to the relevant development plan policies is therefore dependent upon its relative sustainability. Concern is raised in this respect in relation to access to day-to-day facilities and likely reliance on unsustainable transport modes such that compliance with relevant spatial strategy policies has not been demonstrated, namely HLP32 Policies SD1, SS1 and NBE1 and ONWNP Policy 1. The	Refuse, Policies 1, 5 and 12

						principle of an additional dwelling in this location is not therefore supported.	
83/21	21/02519/HOU	11 Jolly Miller Close, North Warnborough, Hook, RG29 1GA	Erection of an oak framed open sided carport	21.12.21	07.12.21	Objection on the grounds of being outside the curtilage of the property.. It would be overbearing and detrimental to the open aspect of the development which is in the Conservation Area. There are concerns about the impact on the healthy Ash tree and impact on flooding from rainwater drainage from the structure. We request that the Conservation officer be consulted on this application.	Refuse, Policies 5 and 7
84/21	21/02977/HOU	Terry's Alley, The Foundry The Bury Odiham Hook RG29 1LZ	Conversion of garage to habitable accommodation, replacement of garage door, brick up opening to ground floor front and internal alterations	22.12.21	07.12.21	Objection on the grounds that removing the parking space in a property that currently does not meet the PPIG.	Refusing, parking guidance
87/21	21/03117/HOU	Hockleys House , The Street, North Warnborough, Hook, RG29 1BE	Erection of a porch to include the blocking up of a door and window and insertion of a door and window.	31.12.21	By email	No objection	Refuse, Policy 5
88/21	21/03118/LBC	Hockleys House , The Street, North Warnborough, Hook, RG29 1BE	Erection of a porch to include the blocking up of a door and window and insertion of a door and window.	31.12.21	By email	No objection	Refuse, Policy 5

Appendix 2 – High Street

HIGH STREET		March 2022				
Area defined in Neighbourhood Plan			E	Shops		
			E	Finance & Professional		
			E	Restaurant & Café		
Since September 2020 use classes have been amended.			E	Drinking Establishment		
Use classes A to B1 have now been amalgamated into E			E	Business		
			C1	Hotels		
			C3	Residential		
			D1	Dentist/Chiropractor		
Business Name	Address	Primary Activity	Use class			
			E	C1	C3	D1
Post Office & barbers	45 High Street	Retail	E			
Odiham Dental Care	45 High Street	Dentist	E			D1
	49 High Street				C3	
	51 High Street				C3	
	57 High Street				C3	
Old Bank House	59 High Street	Businesses	E			
	61 High Street	Vacant				
	63 High Street				C3	
King's Restaurant	65 High Street	Restaurant	E			
	67 High Street				C3	
	69 High Street				C3	
	71a High Street				C3	
Cottage Hospital Shop	71 High Street	Retail	E			
Odiham Spice	73 High Street	Restaurant	E			
Allsorts@75	75 High Street	Antique shop	E			
Pickled Pepper	77 High Street	Delicatessen	E			
The Frame	81 High Street	Gallery/shop	E			
El Castello	83 High Street	Restaurant	E			
Backstreet Barbers	85 High Street	Barbers	E			
McCarthy & Holden	95 High Street	Estate agents	E			
	97 High Street				C3	
Moutan	99 High Street	Flower shop	E			
La Creperie	101 High Street	Café	E			
Hadley Simmons	103 High Street	Hairdressing	E			
Hadley Simmons	105 High Street	Hairdressing	E			
	111 High Street				C3	
Optician	113 High Street	Optician	E			
	113a High Street				C3	
	113b High Street				C3	
Odiham Card Shop	115 High Street	Retail	E			

	117-119 High Street	Vacant	E			
	121 High Street	Vacant			C3	Planning permission for residential
	123 High Street	Vacant			C3	Planning permission for residential
	125 High Street				C3	
	140 High Street				C3	
Lloyds Pharmacy	138 High Street	Shop	E			
	126 High Street				C3	
Trees Newsagents	112 High Street	Shop	E			
	108 High Street	Vacant	E			
Red Lion	102 High Street	Hotel/Restaurant	C1			
Bel & Dragon	100 High Street	Hotel		C1		
Fountains Coffee shop	90 - 96 High Street	Cafe	E			
Katherine Jane	90 - 96 High Street	Gift shop	E			
P&K Electrical	90 - 96 High Street	Hardware shop	E			
Beautique Beauty	90 - 96 High Street	Beauty salon	E			
Transformations	90 - 96 High Street	Hairdressing	E			
Strutt & Parker	82 High Street	Estate agent	E			
	80 High Street				C3	
Walker & Walker	78 High Street	Furnishings	E			
Sophie Rose	76 High Street	Clothes shop	E			
Stitching Room	76 High Street	Shop	E			
Libelula	74 High Street	Boutique	E			
	72 High Street				C3	
	70 High Street				C3	
	68 High Street				C3	
	64 High Street				C3	
Let's Face It	60 High Street	Beauty salon	E			
Co-op	56 High Street	Retail	E			
Odiham Clinic	2 High Street	Chiropractor				D1
TOTAL			34	2	21	2