



NEIGHBOURHOOD PLAN 2014 - 2032

MONITORING REPORT
APRIL 2023



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 5 years and the Parish Council has discussed whether a review of the Plan was needed and taken professional advice on the matter. The decision has been made that in order to show that the Plan is still relevant in all areas after 5 years a review should take place during 2023. Professional help will be sought to ensure that any necessary changes are made and that it will be in line with current legislation.

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.

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.
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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 1 windfall site has been granted permission:
St Margaret's, Alton Road – demolition of existing house and erection of 2 replacement dwellings.

One application for a new property at 2 Salmons Road, Odiham was refused quoting Policy 5 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 which has been held but no decision has yet been issued.

Policy 2 Housing Development Sites

Site (i) Land at Longwood

No application has been submitted for this site.

Sites (ii) Land at 4 Western Lane

This site has now been completed and is fully occupied.

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

An outline planning permission was submitted by a developer for this land but the plans were not in accordance with the Neighbourhood Plan and was refused by Hart District Council. An Appeal against this refusal has been lodged.

Site (vi) Land at Hook Road

Planning permission was refused for this site. There is another developer interested and they have attended two Planning Committee meetings to present their ideas. These meetings were attended by nearby residents and were useful for all present. Preliminary discussions were held about community projects. A planning application has not yet been submitted.

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. The many conditions imposed on the outline permission are being submitted for decision. These need to be approved before building can begin.

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. This application was subsequently withdrawn.

Policy 4 Housing Mix

The Housing mix in the Neighbourhood Plan has now been superseded 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 will use this policy if any applications are inside or close to this area.

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.

Appendix 2 shows High Street uses.

Policy 10 Education

No changes

Policy 11 Local Green Spaces

No further news.

Policy 12 Environment

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.

OPC has now adopted an Environment and Climate Change Policy and Action Plan. These are available to see on the OPC website. The policy which committed us, among other things, to join the Greening Campaign. Since then, we have engaged with hundreds of residents – the first campaign was to choose 8 actions we would all take to reduce our carbon emissions and energy bills. As a result, Greening Campaign calculated that together we saved 177.5 tonnes of CO₂ a year.

As well as working with residents we have taken a good look at the sites OPC manages across the community. With the help of the Hampshire and IoW Wildlife Trust we have adopted a 5 year action plan to manage this land differently so that the recreational value

is improved as well as the biodiversity. You will see examples of this across the year as areas next to hedges are left to grow longer at the Recreation Ground, the old section of the Cemetery has a different mowing regime and the western edge of the burial ground gains a new native hedge. The community orchard is now well into its second year and the fruit trees are doing well. A bench kindly donated by Odiham and Hook Rotarians invites people to stop and enjoy the view. The orchard provides a home and food source for a range of pollinating and other beneficial insects and wild flowers as well as a place for quiet contemplation in a green space

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. Priority has been given to those that can satisfy certain 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 February 136 first warning letters have been sent to drivers and 9 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 the benefit to the community agreed in the S106 agreement:

- The transfer of 0.25 ha of land to the Parish Council for the pre-school use which in the short term will be for parking for staff and drop off for parents.
- £5,000 to be paid to the Parish Council as a contribution towards improvements to the Odiham Community Building (The Bridewell Odiham);
- £5,000 to be paid to the Parish Council as a contribution towards the maintenance of the soft landscaping areas around the car parking area to be provided of the Pre-School Land;
- £4,000 to be paid to the Parish Council as a contribution towards the provision and installation of two gates on the approach to Odiham on the B3349 notifying motorists of the upcoming village and to reduce speed

Hart District Council have paused work on implementing the Community Infrastructure Levy (CIL) contributions which will mean more contributions coming to the Parish Council because of expected changes to national planning law.

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. This application has since been withdrawn.

Appendix 1 – Monitoring Sheet of planning applications

	Application No	Address	Description	OPC Meeting	OPC Comment	Hart Decision
131/21	22/00638/HOU	6 Nursery Terrace Hook Road North Wamborough Hook Hampshire RG29 1ER	Erection of a single storey rear extension and insertion of an obscure glass window to the side elevation.	27.04.22	Objection. The proposed materials are not in keeping with the rest of the property.	Refuse Policy 5 (i) Appeal ongoing
133/21	22/00646/HOU	Napier House 10A Coronation Close Odiham Hook Hampshire RG29 1AD	Demolition of conservatory and erection of a single storey rear extension with 3no. rooflights, conversion of loft into habitable accommodation with rear dormer and 3no. rooflights, insertion of door ground floor side and garden office.	28.04.22	No objection	Refuse Policy 5
14/22	22/00146/OUT	Land On The South West Side Of Dunleys Hill Odiham Hook Hampshire	Outline planning permission for up to 33 residential dwellings with all matters reserved except access.	07.07.22 (extension granted)	Objection - see Minutes of 12 July. Is not in accordance with Neighbourhood Plan.	Refused, Policies 1, 2, 3, 12, 14 and many NPPF and Hart Local Plan policies
29/22	22/01283/LBC	107 High Street Odiham Hook Hampshire RG29 1LA	Minor works of refurbishment and improvement including replacement window and roof covering, new porch detail and replacement rainwater goods.	15.08.22	No objection	Refuse Policy 6
44/22	22/01746/FUL	2 Salmons Road Odiham Hook Hampshire RG29 1NY	Erection of a single dwelling house and associated landscape, parking and access.	13.09.22	No objection	Refuse, Policy 5
47/22	22/01626/HOU	Dunleys Dunleys Hill North Wamborough Hook Hampshire RG29 1DZ	Erection of a single storey rear extension, replace flat roof with pitched roof and window to ground floor side element, conversion of garage to habitable accommodation to include replacement of garage doors to front with a door and window, insert window and replace door to rear, alterations to five windows to front elevation, patio, extension of dormer window to rear, internal alterations and creation of vehicular access gates.	16.09.2022 - extension requested.	No objection to the rear extension but objection to the proposed rearrangement of the windows and doors on the existing garage. Converting the existing arrangement of two coach house style doors to have the proposed window and doors set behind would be more appropriate as it would keep the existing appearance. Although the heritage statement assesses these doors as having low significance in terms of the listed building, they do contribute to character of the site and to its development over time	Refuse Policy 5
49/22	22/01877/HOU	113C High Street Odiham Hook Hampshire RG29 1LA	Replacement entrance gates	23.09.2022	No objection, subject to the approval of the Hart Conservation Officer.	Refuse, Policies 5 and 6
67/22	22/02190/HOU	10 Castle Bridge Cottages Hook Road North Wamborough Hook Hampshire RG29	Retention of 0.9m (3ft) high fence and gate, flat decking and natural slate chippings		No objection	Refuse Policy 7
78/22	22/02503/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.	15.11.2022	Neutral, subject to approval by the Hart Conservation Officer that the alterations won't harm the viability of a retail premises or heritage value of the property.	Refuse Policy 6 and 9

HIGH STREET		March 2023					
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	Vacant		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			

Vacant	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			
Kesseler Kitchens	117-119 High Street	Showroom		E			
	121 High Street					C3	
	123 High Street					C3	
	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			
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				33	2	21	2

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