

ODIHAM AND NORTH WARNBOROUGH NEIGHBOURHOOD PLAN 2014 – 2032

LOCALLY DERIVED EVIDENCE



July 2016 - Submission Plan

LOCALLY DERIVED EVIDENCE

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Odiham and North Warnborough Neighbourhood Plan

July 2016

SITE ASSESSMENT REPORT

Methodology for assessment and selection of sites for housing development

The Strategic Housing Land Availability Assessment (SHLAA) undertaken by Hart District Council was initially examined in 2014, by the housing task group of the Neighbourhood Plan Steering Group (NPSG). It was noted that all sites submitted at that time to Hart District Council, as potential housing allocation sites, would be deliverable in the Neighbourhood Plan period with the majority of landowners indicating that their site would be deliverable in the first 5 years. Therefore all SHLAA sites submitted at that time and located in Odiham Parish, together with some other known active sites then going through the planning system, were considered to be deliverable and suitable for assessment.

In order to identify the most appropriate sites for housing development to contribute towards the guide housing target for the parish provided by Hart District Council, at the time, of some 150-200 dwellings, a methodology for assessing the sites was devised. A list of nine criteria was drawn up which was endorsed by the community at the first community engagement (C1) in January 2015.

The first three criteria, (1 to 3 below), comprise more factual and physical sustainability criteria or physical/environmental constraints that might render a site undevelopable or unsuitable for development.

The second group of criteria (4 to 9 below) are more subjective and relate to important and valued local characteristics. Only one criterion that was originally included in the list and put to the community was deleted i.e. new development should be divided in a fair and proportionate way between the settlements of Odiham and North Warnborough. This criterion was dropped because a clear majority of the community that responded to the exhibition in January with feedback thought this to be the least important.

It was also decided not to weight the remaining 9 criteria because in general most people responding to the survey at the community engagement had indicated that all of the 9 criteria below were of high importance.

The 9 criteria used to assess and rank the sites:

1. Known physical/environmental constraints e.g. flood risk (sites located in flood zones 2 and 3), nature conservation designations (e.g. SSSI), preserved trees.
2. Sustainable location i.e. reasonable walking distance to key services and facilities. Two zones were drawn at 0.5 km and 1km distance (as the crow flies) from the King

Street / Odiham High Street junction. This point was chosen as it is a key focal location within the main hub of day to day activity, sitting between the doctor's surgery, Buryfields Infants School and Mayhill Junior School and the Post Office, with most of the High Street shops in between. Figure 1 illustrates the zones.

3. Brownfield/conversions/sites with planning permission or relevant planning history.
4. Potential impact on heritage (Conservation Areas, Listed Buildings, heritage views) and character within the settlements.
5. Potential impact on the wider landscape/setting/important countryside views beyond the settlements.
6. Potential impact on important and valued green spaces and gaps within the settlements.
7. Access feasibility e.g. availability of access to an adopted road/ impact on existing congested route or difficult junction.
8. Relationship of site to existing settlement ie avoiding isolated locations intrusive in open countryside.
9. Impact on established and historic settlement pattern and shape.

Two SHLAA sites in the parish were not included in the assessment. These were Lodge Farm (SHLAA 110) which is a large strategic site being separately assessed by Hart District Council and Queens Road (SHLAA 57) which is reserved by a saved policy in the Hart District Local Plan for future school use.

The remaining SHLAA sites were then assessed and scored by the housing group against each of the 9 criteria. A negative score (-1) was given where major physical constraints to development were identified or where the site is located beyond the 1km zone distance from main facilities (See Fig. 1), a zero score was given where a constraint may be identified but could potentially be mitigated or overcome or where the site is located between 0.5km and 1 km zone distance from main facilities and a positive score (+1) was given, where no overriding constraint to development was identified or the site is located within 0.5km of main facilities. The first three criteria are based on fact and so a consistent score was given by the housing group for these criteria. The remaining more subjective criteria were then assessed and scored individually by members of the housing group, following briefing sessions and site visits, to agree interpretation and understanding of the criteria. The methodology and result were endorsed by the wider NPSG.

Once the sites had been scored - they could be put into rank order according to their total scores. The score sheet and rank order for all sites assessed is illustrated at Figure 2. A line was drawn between those sites ranked with a positive total score and those with a zero or negative score. Approximate housing capacities for the positive scoring sites were then examined. This was undertaken by an independent planning consultant based upon surrounding densities, site constraints and the requirement to make best use of land. To remove uncertainty, it was decided to remove those sites that had a positive score and were located in the settlement area, but whose future use and timing of delivery was unknown. Two of the sites located in the settlement area, at Palace Gate, and Forge Works, were not submitted SHLAA sites and whilst the site at Palace Gate was being marketed as potential office or residential use its future use at that time was uncertain. Forge Works, although partly vacant, was not being marketed and its future

use and timing of delivery was uncertain. Another site in the settlement area, Bury Villas, was a submitted SHLAA site but it is a very small site with a history of planning refusal and again its future use was considered uncertain. No other brownfield sites were identified at the time. It was decided therefore that given these sites are located in the settlement area but the certainty and timing of their delivery is not known, that should planning permission be granted for their residential use in the future, they could be regarded as previously developed sites that have unexpectedly become available. It should also be noted that The Jolly Miller site (SHLAA 61) i.e. not including the public house itself, became combined with the Hook Road/Bridge Road site (SHLAA 58). The site that was originally referred to as Jolly Miller (SHLAA 61) was therefore not referred to in the final selection of sites.

We already knew from our first community engagement that there was a preference, expressed by residents who responded to the survey question, for several smaller sites (up to 30 dwellings), followed by a preference for small and medium sites (up to 60 dwellings) rather than one or two larger sites. Many of the comments refer to smaller sites being easier to integrate and less likely to damage the existing character of the settlements. There was also clear support, from those responding to the survey question, for a residential nursing care home being provided in the Parish. Armed with this information together with the rank order of the sites and the approximate capacity for each site, nine sites were selected from the list for potential housing development. These sites were presented to the community for comment at the second community engagement (C2) in May 2015. The nine sites which were presented together with an indication of housing capacities are shown in Figure 3.

Land next to Crownfields (SHLAA 327) was the largest site selected and this site was also assessed as being the only appropriate location for a residential care home. In order to test the community support for a care home in this location, two options for this site were put to the community for consideration. Either a residential nursing care home and a development of up to 30 dwellings or a development of up to 60 dwellings with no care home. A majority of respondents who responded to the survey question selected the combined use of a care home and 30 dwellings for this site.

Land at Dunleys Hill (SHLAA 65) is an existing important open gap which helps to separate the two settlements of Odiham and North Warnborough. It is currently protected as a Local Gap by the Hart District Local Plan saved policy CON 21. The community felt that this continued protection to prevent coalescence of the two settlements to be important. The community also expressed a desire to have a public open space similar to a village green. The land at Dunleys Hill is in a key focal location between the two villages of Odiham and North Warnborough and is currently not available for public use. As such it was considered to be a good location and opportunity to deliver a public open space for the whole community. To achieve this aim and to ensure the gap function of this site is maintained it was considered that a small part of the site only (up to 1ha) could be proposed for residential development provided the remainder of the site comprised a public open space.

Land at 4 Western Lane (SHLAA 66) and Longwood (SHLAA 119) also partly fall within the adopted Hart District Plan designation of a Local Gap. However, these sites together with land at Dunleys Hill are selected for proposed development above others that do not fall within the Local Gap. This is in part because it is considered that their development would not prejudice the visual integrity and the overall function of the

gap to prevent coalescence of the two settlements and partly because there is benefit to the community in gaining a public open space on this focal site between the two settlements.

The nine sites selected were presented to the community in May 2015 when they received a majority support from those residents who responded to the survey.

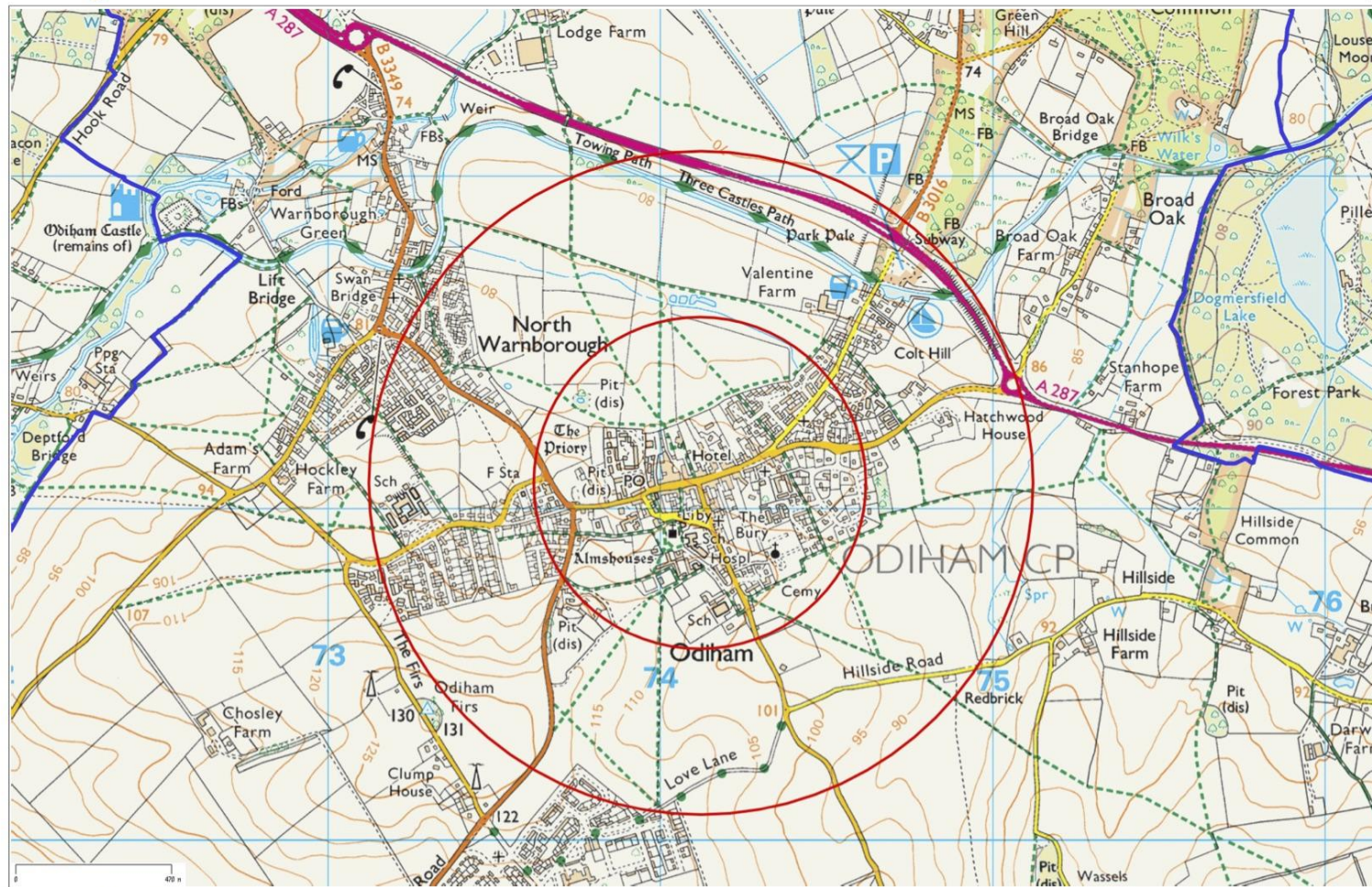
It should be noted that, following receipt of further information and evidence from the Housing Site Assessment and Sustainability Report prepared for Hart District Council by Adams Hendry Consulting, the NPSG agreed to remove two sites from the list of nine originally selected. These were, land adjoining Swan Inn (SHLAA 102) and land at Roughts Cottage (SHLAA 60).

The Swan Inn site is a narrow strip of land alongside the Basingstoke Canal where concerns about the stability of the canal embankment were raised. Roughts Cottage was considered to be the least sustainable site on the list of nine, given its distance from the centre of Odiham and the need to cross a busy roundabout junction. It was also considered likely to be a poor residential environment given its proximity to the motorway and busy dual carriageway. These were both small sites and not likely to impact significantly on housing delivery.

The final seven selected sites were then examined in more detail and indicative sketch layouts together with development principles were drawn up by the planning consultant having regard to the characteristics of each site and the character of the immediate locality and having regard to community feedback. This led to some minor adjustment to appropriate capacities identified in respect of two sites, land at Longwood (site i) and Land at 4 Western Lane (site ii). Policy 2 of the Neighbourhood Plan sets out the final seven sites selected for development and their revised capacities (see Figure 4).

Since the above site assessment and selection of sites was undertaken, Hart District Council has commenced consultation on a "Refined Options for delivering new homes". This revised strategy is currently being assessed by Hart District Council. Whilst a revised and increased guide of 300 new homes has been put forward for possible delivery within the area beyond the Thames Basin Heaths Special Protection Area 5km zone of influence, it is not considered that any amendment is required to the seven sites being put forward in the Neighbourhood Plan, as these have been selected on the basis of being the most suitable and sustainable sites to accommodate and deliver new development in the Plan period (see further explanation in the Neighbourhood Plan at paragraphs 1.11 and 3.14).

FIGURE 1
0.5 km and 1 km zones



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Score Sheet and Rank Order for all sites assessed

Site	HG Member: SHLAA no	Known environmental constraints				Sustainable Location (walking)				Brownfield, Conversion				Character, conservation, planning				Setting, rural views, public footpaths				Green space & gaps				Access Feasibility				Avoiding isolated, intrusive countryside				Impact on settlement pattern shape				Total	Rank
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4		
Palace Gate		0	0	0	0	1	1	1	1	1	1	1	1	-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	30	1		
Bury Villas	282	0	0	0	0	1	1	1	1	1	1	1	1	-1	1	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	28	2		
Forge Works		0	0	0	0	0	0	0	0	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	27	3		
Western Lane	66	0	0	0	0	0	0	1	0	-1	-1	0	-1	1	1	0	1	1	1	1	1	0	1	1	1	0	1	1	1	1	1	1	1	1	1	19	4		
Longwood	119	0	0	0	0	0	0	0	0	-1	-1	-1	-1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1	1	1	19	4		
Jolly Miller	61	0	0	0	0	-1	-1	-1	-1	1	1	1	1	-1	1	-1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	19	4		
Crumplins Yard	233	0	0	0	0	0	0	0	0	-1	-1	-1	-1	-1	1	0	1	1	1	0	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	15	7		
Next to Crownfields	327	0	0	0	0	0	0	0	0	-1	-1	-1	-1	0	1	-1	0	-1	0	0	0	1	-1	0	0	1	1	1	1	0	1	1	1	0	1	1	5	8	
Swann Inn	102	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	0	-1	1	-1	0	0	1	0	1	1	1	0	1	1	1	1	1	1	1	3	9		
R/O Albion Yard	232	0	0	0	0	-1	-1	0	-1	-1	-1	-1	-1	-1	-1	0	1	0	1	-1	1	1	1	0	1	0	1	1	1	1	1	1	0	1	-1	2	10		
Dunleys Hill	65	0	0	0	0	0	0	0	0	-1	-1	-1	-1	0	0	-1	0	0	0	0	0	-1	-1	0	0	1	1	1	1	1	1	1	0	0	0	2	10		
Roughs Cottage	60	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	1	1	1	1	0	1	0	0	1	1	0	1	1	1	1	-1	-1	-1	-1	0	1	0	1	12		
Hook rd/Bridge Rd	58	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	0	0	1	-1	0	-1	1	0	1	1	1	-1	1	1	1	1	1	1	0	1	1	12	
King Street		0	0	0	0	1	1	1	1	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	0	1	0	-1	0	0	0	-1	-1	0	1	1	1	1	1	-1	1	1	0	14
Kitchen Garden	331	0	0	0	0	1	1	1	1	-1	-1	-1	-1	-1	-1	-1	1	-1	-1	0	1	-1	0	1	0	-1	-1	0	1	1	1	1	1	0	0	1	0	14	
Archery Fields	68	0	0	0	0	0	0	0	0	-1	-1	-1	-1	0	-1	0	0	0	0	0	0	0	0	-1	0	0	1	0	1	1	1	0	1	0	0	0	1	0	14
Buryfields school	329	0	0	0	0	1	1	1	1	-1	-1	-1	-1	0	-1	-1	0	-1	-1	-1	0	1	-1	0	1	1	-1	-1	0	0	1	-1	1	0	-1	-1	0	-6	17
Close Meadow	67	0	0	0	0	1	1	1	1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	1	1	1	1	1	1	0	0	-1	-1	-6	17
Down Farm		0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	1	1	1	1	-1	0	-1	-1	0	-1	0	1	1	0	0	-1	1	0	-1	-1	0	0	0	-7	19
Butts End	29	1	1	1	1	1	1	1	1	-1	-1	-1	-1	-1	-1	-1	0	-1	-1	-1	-1	1	-1	1	0	1	-1	0	0	-1	-1	-1	0	0	-1	-1	-1	-8	20
Adams Farm	330	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	0	1	-1	-1	-1	1	-1	-1	1	1	0	0	1	0	0	1	0	1	-1	-1	0	1	0	-1	-8	20
Firs Lane	138	1	1	1	1	-1	-1	-1	-1	-1	-1	-1	-1	0	1	0	-1	-1	0	-1	-1	1	0	0	0	1	1	-1	0	-1	1	-1	-1	-1	-1	-1	-1	-9	22
Adj Tennis Courts	328	0	0	0	0	1	1	1	1	-1	-1	-1	-1	-1	-1	0	-1	-1	-1	0	1	-1	0	1	-1	-1	-1	-1	0	1	-1	0	0	-1	-1	0	-11	23	
Mill Corner	59	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	0	-1	0	1	0	1	-1	0	0	-1	0	1	1	1	1	1	0	-1	-1	-1	-1	1	-1	-12	24	
Broad Oak	79	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	0	1	-1	-1	-1	-1	1	-1	0	-1	1	-1	1	1	-1	-1	-1	-1	-1	-1	-1	-1	-18	25
Hillside rd	228	0	0	0	0	0	0	0	0	-1	-1	-1	-1	0	-1	-1	0	-1	-1	-1	-1	1	-1	0	0	1	-1	-1	0	-1	-1	-1	-1	-1	-1	-1	-1	-19	26
Adjacent A287	139	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	0	-1	0	0	-1	-1	-1	-1	0	-1	-1	-1	1	1	1	0	-1	0	-1	-1	-1	-1	-1	-1	-22	27
Bagwell Fields	78	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	0	1	-1	0	1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-24	28
Deptford Lane	108	0	0	0	0	-1	-1	-1	-1	-1	-1	-1	-1	0	-1	-1	-1	-1	-1	-1	-1	-1	-1	1	-1	-1	-1	0	-1	0	-1	-1	-1	-1	-1	-1	-1	-25	29
Queens Rd	57	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-36	30
Lodge Farm	110	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-36	30

Figure 2

**FIGURE 3:
SITES PRESENTED AT C2 IN MAY 2015
WITH HOUSING CAPACITIES**

Policy No.	Site Name	SHLAA Ref No.	Approximate Housing Capacity
i	Land at Longwood, Odiham	119	10
ii	Land at 4 Western Lane, Odiham	66	20
iii	Land at Crumplins Yard, Odiham	233	8
iv	Land at Swan Inn, North Warnborough	147	4
v	Land at Albion Yard, North Warnborough	232	12
vi	Part Land at Dunleys Hill, North Warnborough	65	TBA *
vii	Land at Hook Road, North Warnborough	58	15
viii	Land at Roughts Cottage, North Warnborough	60	12
ix	Land adjacent to Crownfields, Odiham	327	30+ care home OR 60**

* subject to agreeing an acceptable minimum to allow for the remainder to be designated as a public open space or a Local Green Space.

** subject to which development option is chosen by the community.

**FIGURE 4:
SITES SELECTED FOR DEVELOPMENT IN THE NEIGHBOURHOOD PLAN
WITH HOUSING CAPACITIES**

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

Odiham and North Warnborough Neighbourhood Plan July 2016

LOCAL GREEN SPACE - ASSESSMENT REPORT

The Neighbourhood Plan Steering Group (NPSG) identified valued open spaces within the parish that might qualify as Local Green Spaces. These included open spaces which residents had identified at a consultation event held in January 2015 (C1) as being of most value to them. Some of these were subsequently excluded because they were already protected as follows:

- Basingstoke Canal: Site of Special Scientific Interest
- Beacon Field: Owned by Odiham Parish Council
- Broad Oak Common: Common Land
- Odiham Common: Common Land
- Warnborough Green: Site of Special Scientific Interest

The remaining open areas identified by the community were then assessed by members of the Steering Group against the NPPF LGS criteria (paragraph 77), with some spaces being removed from potential consideration for LGS designation for the following reasons:

- Mill Corner (SHLAA 59) – not proximate, rural
- Fire Show field (SHLAA 139) – not proximate, rural
- Chamberlain Gardens owned by Odiham Parish Council

The following six spaces were identified as being of value to the community and meeting the NPPF criteria. These were included in the Draft Plan as proposed Local Green Spaces and residents were asked to consider the following:

- Close Meadow
- Dunleys Hill
- Hockleys Farm
- Kitchen Garden
- Land behind Beech Cottage
- Land east of Archery Fields

A consultation (C2) was undertaken on the Draft Plan in May 2015 which provided an opportunity to obtain the further views of residents and gauge the level of relative support for each proposed Local Green Space.

In the C2 consultation survey, residents were asked to rank any of the above six areas of land that they agreed should ideally be designated as potential Local Green Spaces.

The Deer Park was not included in the above list as it was considered that it could potentially be regarded in examination as too large to qualify as a Local Green Space. A separate question was therefore included in the C2 survey specific to a smaller area of the Deer Park.

A smaller area relates to a clearly defined and enclosed part of the Deer Park which immediately adjoins the settlement boundaries of Odiham and North Warnborough and is crossed by several footpaths. This part of the Deer Park is the area most used by the community for informal recreation and dog walking.

There were a large number of comments from residents requesting that an area of the Deer Park should be included as a candidate for LGS designation. Furthermore, evidence arising from other Neighbourhood Plans showed that some large site areas were being put forward and approved as Local Green Spaces by their Examiner.

As a consequence and in response to residents' wishes, the smaller and well defined part of the Deer Park which immediately abuts the settlement boundary was included in the Pre-Submission Plan to give seven Local Green Spaces in total.

The Pre-Submission Plan was published with the seven areas put forward for LGS designation. Subsequently, one of the LGS candidate sites has been removed – this is the Land east of Archery Fields; due to the granting by Hart District Council of outline planning permission for up to 35 dwellings on that site. The Submission Plan therefore contains six spaces for LGS designation.

ONW Neighbourhood Plan – July 2016

LOCAL GREEN SPACE DESIGNATION BY SITE/AREA

The criteria for designating a Local Green Space (LGS), taken from the National Planning Policy Framework (NPPF) section 77, are 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.

Hart's document Odiham Area Assessment of Setting July 2014 states on page 5:

"The open green spaces that form the setting of Odiham Conservation Area make a positive contribution to the character and appearance of the town. The pattern of development along the margins of the Conservation Area is dispersed, predominantly characterised by large buildings in spacious grounds. The boundaries of these properties are predominantly hedges which reinforce the rural edge and transition from the historic core to the surrounding countryside. Open green spaces within the Conservation Area are also an important element that contribute to Odiham's special character."

The six areas of land proposed below are considered to meet all three NPPF criteria for potential LGS designation as follows:

Close Meadow (approx 2.5 ha) – also known historically as Crown Fields

Meeting NPPF criteria

NPPF Criteria	Comments
Where the green space is in reasonably close proximity to the community it serves	This space immediately adjoins the settlement boundary of Odiham and is within a short walking distance of the established residential area to the North and West, and the historic core and High Street (see site 11.i on the Policies Map)

<p>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</p>	<p>This space is of particular local significance as it provides an important setting to the historic settlement of Odiham. It affords particularly good views towards the Grade 1 listed Church and other listed buildings close-by which adds to the beauty of this part of Odiham. The historic importance of this space is recognised by its designation as part of the Odiham Conservation Area. It provides a tranquil green space which can be appreciated by users of the adjoining public footpaths. Its tranquil beauty is also widely appreciated by the community both by users of the two adjoining public footpaths and also when viewed from the main Alton Road which adjoins the space. Views across Close Meadows to All Saints Church are particularly valued and are enjoyed by not only the local community but also the many visitors drawn to Odiham's heritage and by drivers on Alton Road.</p>
<p>Where the green area concerned is local in character and is not an extensive tract of land</p>	<p>The space is approximately 2.5 ha in area and is clearly defined by hedgerows, fencing and the main Alton Road (B3349) to the West. The space also provides an important landscape feature for the setting of the village.</p>

Further Evidence of Local Significance

Close Meadow lies within the Odiham Conservation Area. The Hart District Council Conservation Area Character Appraisal (December 2008) highlighted the key contribution the Meadow makes to the historic character of the area, noting in its Introduction "*Many views into and out of the town, from the Deer Park and Crown Fields particularly*", adding on page 22 "*Odiham is surrounded by attractive countryside on its northern and southern perimeters with many important views into and out of the town, the most notable of which are shown on the Townscape Appraisal map. Of these, the most significant are..... Across Crown Fields in several directions, but particularly from The Close and towards All Saints' Church from Alton Road*".

Hart District Council's Conservation Area Assessment of Setting document dated 15 July 2014 (page 25, section 4.1.3) describes in more detail the value and importance of the visual attractiveness of the space and its setting within the historic settlement of Odiham:

"This site is located within the Conservation Area, to the west of All Saints Church. It is in close proximity to listed buildings on the northern side of The Close (western end of the

High Street) and on the western side of The Bury, including All Saints Church and The Bury House. Crown Fields (now known as Close Meadow) rises southwards from The Close and rises from the Alton Road before sloping gently away towards The Bury (from west to east). The open character of this field and the rising topography affords important views onto the listed buildings of The Bury as well as views across the site.

Crown Fields cuts into the historic core of the Conservation Area and provides a strong link to Odiham's historic rural setting. Development of this site would sever this link and would have harmful impacts on important views across the Conservation Area. There are important views within the Conservation Area across Crown Fields a relatively large area of open space on the eastern side of the Alton Road. Views across this field are considered to be among the more significant within the Conservation Area."

In the Odiham Conservation Area Character Appraisal (December 2008, page 43 section 9.1.2.) the importance of this green space is recognised as follows:

"Because of the location of the town on a slightly north-facing slope, largely surrounded by countryside, the views into and out of the town to this rural setting, with its many mature trees, are a major component in the positive features which contribute to Odiham's special character. The areas round the Deer Park and Crown Fields (now known as Close Meadow) are particularly sensitive and the protection of the rural qualities of Odiham's immediate surroundings, which in places "infiltrate" into the town centre (such as Chamberlain Gardens and the churchyard), is therefore extremely important".



Close Meadow



Close Meadow

Dunleys Hill (approx 3.5 ha)

Meeting NPPF criteria

NPPF Criteria	Comments
Where the green space is in reasonably close proximity to the community it serves	This space immediately adjoins the settlement boundaries, located between the 2 settlements of Odiham and North Warnborough (see site 11.ii on the Policies Map). It is therefore in close proximity to much of the residential areas of both settlements.
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	The land is a visually prominent and valued green space which physically separates the two villages and provides a green break in the built frontage. The space provides informal recreational value to the local community who regularly use the permissive footpath routes crossing the land both for walking and exercising dogs and also as a short-cut to/from Robert May's Secondary School. Its siting between the two villages makes it a natural focal point within the parish and helps to maintain a rural feel to the two villages. In the past the space has been used for various community events such as the church fete, fairs and circuses. This historical mix of uses gives the space special meaning to the community. <i>Key views: Towards the Conservation Area - The open character of the field and sloping topography provides important views onto the Conservation Area along Dunleys Hill and Western Lane. Mature trees and hedgerows define the edge of the Odiham Conservation Area and the open cultivated character of the field contributes to the rural setting on the approaches to Odiham from</i>

	<i>the north. Away from the Conservation Area - There are important views northwards from the Western Lane and the junction with Dunley's Hill. Mature trees and the hedgerow boundary to the field beyond reinforce the rural setting of the Conservation Area and allow glimpses onto the wider valley floor landscape beyond. This includes views onto the North Warnborough Conservation Area".</i>
Where the green area concerned is local in character and is not an extensive tract of land	The area proposed to be designated as Local Green Space is approximately 3.5 ha in area. It is strongly defined by hedge and tree boundaries and the adjoining roads, Dunleys Hill and Western Avenue. The space is in a prominent focal position physically separating the two villages.

Further Evidence of Local Significance

Hart District Council's Conservation Area Assessment of Setting document dated 15 July 2014 (page 25, section 4.1.1) includes the following:

"The site is located adjacent to the Conservation Area along the eastern end of West Street and its junction with Dunley's Hill. Dunley's Hill forms the edge of the chalk downland as it slopes down to the valley floor around North Warnborough. The open character of the large open field to the west of Dunley's Hill provides important views to and from the Odiham Conservation Area and is a significant space between Odiham and North Warnborough. The field to the west of Dunley's Hill provides an important space that provides definition between Odiham and North Warnborough. Development of the site would physically blur the definition between Odiham and North Warnborough and would visually divorce this part of Odiham from its rural setting.





Dunleys Hill

Hockleys Farm (approx 5.8 ha)

Meeting NPPF criteria

NPPF Criteria	Comments
Where the green space is in reasonably close proximity to the community it serves	This space immediately adjoins the settlement boundaries of North Warnborough and Odiham (see site 11.iii on the Policies Map) and immediately adjoins Robert May's Secondary School.
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	This space provides a valued and attractive green edge to the settlement with footpaths which link the settlement to the open countryside beyond to provide the community and visiting ramblers with important informal recreational opportunities. The space also establishes the rural character and setting of the villages with their adjacent farmland. There are views of special note from this green space towards Odiham and across the Whitewater Valley towards Greywell which are much valued by the community.
Where the green area concerned is local in character and is not an extensive tract of land	The space proposed to be designated as Local Green Space is approximately 5.8 ha in area. It is an enclosed space well defined by field boundary hedgerows, fencing and the adjoining West Street.

Further Evidence of Local Significance

This site is on the boundary of the Conservation Area and is mentioned in the North Warnborough Conservation Area document (March 2009) (pg 6):

"..... the fields behind Hockley Farm and Laurel Close perform a very important role in preserving the distinction between the two settlements and also allow views between the two."

(pg 14):

The small field to the north of Hockley in The Street is significant as it allows important views from the otherwise enclosed area of the street across to Odiham in the south-east. In this area the buildings sit closer together leaving little open space and opportunity for views, making this field particularly important.



Hockleys Farm



Kitchen Garden (approx 0.35 ha)

Meeting NPPF criteria

NPPF Criteria	Comments
Where the green space is in reasonably close proximity to the community it serves	This space immediately adjoins the settlement boundary, (see site 11.iv on the Policies Map). It is in close proximity to the village business centre, the central residential area of Odiham, and the Grade 1 listed All Saints' Church.
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	This space contributes to the visual attractiveness and setting of the historic settlement of Odiham. It affords particularly good views of the Grade 1 listed Church and other listed buildings close by. The historic importance of this space is recognised by its designation as part of the Odiham Conservation Area. It provides a tranquil green space which can be appreciated by users of the adjoining public footpaths. It holds a particular local significance due to its history, tranquillity and contribution to the character of an area that is regarded by residents as not simply the heart of the village but the physical embodiment of what makes Odiham special. The Bury, which is closely linked to the Kitchen Garden, is generally regarded as forming the heart and historic core of Odiham. It is the place which, through its combination of listed buildings, tranquillity, charm, character, combination of greenery and built form, and simple everyday use by people going to and fro on foot to work, shops and schools is considered the real heart of the village. The contribution of the Kitchen Garden is not just through its juxtaposition with other elements of the heart of the village. The absence of development means that, together with the churchyard, Chamberlain Gardens and Close Meadow, it forms a green, visual corridor into the heart of the village from public footpaths and the Alton Road. The countryside which surrounds Odiham thus infiltrates into the heart of the village. There is also a meaningful local historic significance to the Kitchen Garden which helps make this space demonstrably special to the local community. Although it has been in separate ownership from Bury

	House since 2005, the Kitchen Garden is associated locally with the Chamberlain sisters who lived at Bury House for many years. Their brother Neville Chamberlain moved to Highfield Park near Odiham after resigning as Prime Minister in 1940 so as to be near his sisters as his health declined. The Chamberlain sisters donated land to the parish. This land included Chamberlain Gardens, immediately to the south of the Kitchen Garden. The Bury House, the Kitchen Garden and Chamberlain Gardens are thus regarded by residents as a single historical entity which links Odiham both to important benefactors to the parish and to the most significant event of 20 th century world history. This historic connection illustrates the importance of this space to the community.
Where the green area concerned is local in character and is not an extensive tract of land	The space proposed to be designated as Local Green Space is approximately 0.35 ha in area It is an enclosed space defined by hedges, fencing and a brick boundary wall on one side. Its undeveloped nature allows uninterrupted views of the church tower from various vantage points.

Further Evidence of Local Significance

The Odiham Conservation Area Character Appraisal 2008 outlines in its spatial analysis the particular contribution made to the conservation area by what it calls 'Character Area 3: The Bury and All Saints', the area in which the Kitchen Garden is situated. The Kitchen Garden is a key component of character area 3, making an important contribution to the village's layout, street pattern, open spaces, landscape, focal buildings and views.

The Appraisal notes (page 20): '*This area retains the character of an early settlement with the irregularly sapped former market place (The Bury) sitting in front of the church. The narrow streets or lanes which lead into or out of The Bury add to its qualities.*'

It goes on to talk of '*the charms of the streetscape*', '*the attractive churchyard*' and the way '*the children's playground and community tennis courts (Chamberlain Gardens) links the almshouses and churchyard with the green open spaces beyond. Again there is the feeling of gradually reducing intensity of development, cascading down in scale as the green perimeter of the town is reached.*'



Kitchen Garden

Land behind Beech Cottage, King Street (approx 1 ha)

Meeting NPPF criteria

NPPF Criteria	Comments
Where the green space is in reasonably close proximity to the community it serves	This space is within the settlement boundary, close to the central business and residential areas of Odiham, and within a short walking distance of the established residential area to the West (see site 11.vi on the Policies Map).
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	This area provides a tranquil natural green space within a generally built up part of the settlement which helps to characterise the skyline of central Odiham as one of old buildings and mature trees within a rural area. This open space is one of the last pieces of land in the centre of the Odiham Conservation Area that remains undeveloped. The soil has remained untouched for centuries. In a Appeal decision dated 3 rd February 2016 the Planning Inspector stated: <i>"Its extensive open and undeveloped nature can be appreciated to a degree in a partial and oblique view from King Street, north of Tudor Cottages, and when walking along the footpath on its eastern side. Moreover a number of local residents have views over it. Listed as a key positive feature of Character Area 3 (in the Odiham Conservation Area Character Appraisal (2008)) it is the open link between the countryside to the south, the gardens of High Street properties to the north, and the neighbouring cemetery. The mature trees are a further significant feature which contribute to views throughout the wider area and are positive contributors to the rural character of the conservation area.</i> This space contributes to the visual attractiveness and setting of the historic settlement of Odiham which is much valued by local residents.
Where the green area concerned is local in character and is not an extensive tract of land	The space is approximately 1 ha in area and is clearly defined on all boundaries by hedgerows, fencing and adjoining properties.

Further Evidence of Local Significance

The Will Godson map 1871 shows no buildings on this land, which was part of "the historic settlement with medieval burgage plots".

"Some individual trees and groups are highly valued in the CA for amenity and space including those in High Street gardens and other residential areas" (see Odiham Village Design Statement 4. Enhancement and Conservation).

The Conservation Area Character Appraisal (CACA) carried out by Hart in 2008 refers to "the area to the east of King Street comprising the large gardens and trees of the houses facing High Street and *reinforcing the rural qualities of the Conservation Area.*



The Deer Park (approx 44 ha)

Meeting NPPF criteria

NPPF Criteria	Comments
Where the green space is in reasonably close proximity to the community it serves	This space immediately adjoins the settlement boundary, is close to the High Street and within a short walking distance of the established residential areas to the east, west and south (see site 11.vii on the Policies Map)
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	<p>The earliest mention of the Deer Park occurs in 1216 when the park and Odiham castle were retained for the king. The Deer Park has been used for agriculture for the last 400 years and the formal field boundaries reflect the introduction of Parliamentary enclosures in the 18th century. The outline of the park is still of vital importance in influencing the layout of the settlements of Odiham and North Warnborough. The Deer Park lies on the eastern side of Dunleys Hill, forming the eastern boundary to North Warnborough, and provides a very important open green space for both villages.</p> <p>Most of this open space is used for grazing; mature trees mark boundaries but are not generally particularly dense in that there are no clumps of woodland. The open spaces of the Deer Park contrast with the tightly concentrated Odiham village centre, with its busy traffic, commercial uses, and other activities. As such it provides residents with a nearby tranquil escape to the countryside where activities such as blackberrying and walking on the five public footpaths which cross the Park can be enjoyed by all.</p> <p>The historic importance of this space and its contribution to the character of the two villages is recognised by its designation as part of the Odiham Conservation Area. It is an area of open countryside with gently undulating grazing land and fields surrounded by ancient ditches and hedgerows. There are five public footpaths crossing this area used by many ramblers and dog-walkers. These footpaths provide access to the Basingstoke Canal and provide a circular route around the area. The Park is also used by local residents as a short-cut and traffic-free way from North Warnborough to Odiham following the public footpath along the settlement boundary. There are</p>

	<p>several public access points into the Park from the settlement boundary enabling good access to a wide number of the community thus providing valuable informal recreation to the local community. There are important views across the Deer Park both into Odiham (as identified in Appendix 1 Townscape Appraisal Map in the Odiham Conservation Area Appraisal of 2008), North Warnborough and out into the countryside to the north. There is a range of different habitats from fish ponds to established hedgerows, ancient oaks and rough grassland. There is an abundance of wild life which is often spotted in the Park. All of these elements contribute to this space being demonstrably special and particularly valued by the community.</p>
<p>Where the green area concerned is local in character and is not an extensive tract of land</p>	<p>The space is approximately 44 ha in area and is clearly defined by long-established field boundary hedgerows, the settlement boundary and, in parts, walls including a listed section of brick wall on the southern side. These walls and boundaries on the southern side mark the end of medieval burgage plots and established the historic curved, linear settlement shape of Odiham. The Deer Park has also been a strong influence on the development of North Warnborough.</p>

Further Evidence of Local Significance

The Odiham Conservation Area Character Appraisal (2008) notes that two of the key positive characteristics of the Odiham Conservation Area are '*(the) Survival of (the) medieval Deer Park intact, cut by the Basingstoke Canal, on the northern edge*' and also '*Many views into and out of the town, from the Deer Park and Crown Fields particularly*'. It further notes on page 19: '*Although the deer park has been used for agriculture for at least 400 years its outline is still of vital importance in influencing the layout of settlement today.*'

Furthermore, more recently, Historic England stated the following in their response to the Pre-Submission Plan:

"We agree with the assessment of the historic interest of the Deer Park in considering its merits as a potential Local Green Space. Along with the castle ruins, the Deer Park illustrates Odiham's historic royal connections, being part of the landscape that would have been used for entertainment and patronage by the many monarchs who visited Odiham's royal palace. To this might also be added that it contributes to the setting of the

Basingstoke Canal Conservation Area, a second designated heritage asset, whilst the openness of the space is an important element in understanding other elements of the Odiham Conservation Area's special historic interest, such as the Deer Park's boundary features and contributes to the green setting of views within both conservation areas. The inclusion of the Deer Park in the conservation area not only acknowledges its historic interest, but also its local character."

In July 2012 whilst English Heritage decided not to list the Deer Park in its National Register of Parks and Gardens it nevertheless recognised the Deer Park "for its strong local impact and high historic significance.' It added: 'Its historical significance is clear as is the manner in which its presence has strongly influenced later landscape character, management and development. It is manifestly of strong local interest".



ONW Neighbourhood Plan – July 2016

SUMMARY OF COMMUNITY VIEWS LOCAL GREEN SPACE

The importance of green space to the Community has been in evidence throughout the Steering Group's engagement and consultation to date.

From the start of the public awareness campaign in 2014 at various village events, the public were asked to consider which green spaces were important to them and why.

In January 2015, 84% of the public (or 348/412) prioritised '*the preservation of our heritage, including conservation areas and views/landscape over the provision of new community/recreation facilities.*'

At the 4 consultation events in January 2015, residents were asked to state their most valued green spaces. Below is a summary of the results:

	All residents' preferences	Total	Odiham	NW	RAF/Other
1	Canal	100	59	39	2
2	Deer Park	69	52	17	
3	Footpaths	67	39	28	
4	Odiham Common	64	52	12	
5	Broad Oak Common	55	44	11	
6	Odiham & North Warnborough Gap	41	23	16	2
7	Whitewater Ford	35	13	22	
8	North Warnborough Greens	30	10	20	
9	Odiham Recreation Field	26	22	4	
10	Close Meadow	25	18	7	
11	Bartley Heath	19	8	11	
12	Beacon Field	13	12	1	
13	Land behind Beech Cottage	6	5	1	
14	North Warnborough Football field	3	0	3	

In March 2015, twenty-six Year 10 and 11 Geography students from Odiham and North Warnborough took part in workshops and a survey at Robert May's School facilitated by members of the NP Steering Group. *Natural environment* mattered most to these young people, ranked equal first with *school* and *friends*.

A total of 165 pupils took part in this survey, including students from the school's wider catchment area, who are also stakeholders. Among this group, *natural environment* came a close third (114/165) after *school* (136) and *friends* (115).

In May 2015, there was a letter box survey and a series of public consultation events which offered the opportunity to feedback complete a survey on various aspects of the Draft Plan, including specific questions on potential Local Green Spaces.

666 of the 711 respondents to the survey questionnaire answered Question 6 (see below for the question), ranking any sites that they agreed should ideally be designated as Local Green Spaces. The sites offered in the question were:

- Close Meadow
- Dunleys Hill
- Hockleys Farm
- Kitchen Garden
- Land to the East of Archery Fields
- Land behind Beech Cottage, King Street

Q6. GREEN SPACES “We are currently giving consideration to the possibility of designating any one or more of the following 6 sites as Local Green Spaces (LGS) if they are capable of qualifying as such. If they do qualify, it affords them a higher level of protection from development. You can see these sites on the Proposals Map. These open spaces are believed to be valued by the community for reasons such as their beauty, views, historic importance or recreational use and consequently are where future development should be resisted. Please note that designation as LGS does not create rights of public access in addition to any that might already exist (e.g. a public footpath), nor impose any obligation on the landowner to maintain the land for public benefit. Please rank any sites that you agree should ideally be designated as Local Green Spaces, ticking 1 for your highest priority down to 6 for your lowest priority”

Most respondents (95%) ranked all sites as contenders for LGS designation; a minority were selective and ranked fewer. This report includes quantitative data from this May 2015 survey:

Close Meadow: 618 members of the Community endorsed Close Meadow as a contender for LGS. It was the top priority for 92 people and a top three candidate for 398 (60% of those who answered Q6).

Dunleys Hill: 622 members of the Community endorsed the space at Dunleys Hill as a candidate for LGS. 211 placed it first, and 432 considered it one of their top three (65% of those who answered Q6).

Hockleys Farm: 618 members of the Community endorsed Hockley's Farm as a contender for LGS. 98 people ranked it first, and 324 people included it in their top three (49% of those who answered Q6).

Kitchen Garden: 594 members of the Community supported the Kitchen Garden as a contender for LGS designation. 29 people placed it first, while it was a top three priority for 228 (34% of those who answered Q6).

Land behind Beech Cottage: 609 members of the Community endorsed the land behind Beech Cottage as a contender for LGS designation. For 121 people, it was their first choice; and a top three candidate for 266 (40% of those who answered Q6).

Deer Park: In January 2015, when the community was asked in an open question which green spaces they valued most, the Deer Park came second after the Basingstoke Canal. The importance of the Deer Park to the community was further evidenced in the May 2015 NP survey by the total number of comments made relating to this land (more than 300). This was a larger number of comments in the survey than those relating to Housing Sites (232) or Q10 General Comments (284).

In the Pre-Submission Draft Plan, the Deer Park was included as a candidate for LGS designation. This reflected the strength of community feedback in consultation: 678 of the 711 responses to Q7 of the May 2015 questionnaire wished the Deer Park to remain an important open space with the parish. Several respondents to Q6 also commented that it should have been included in the list of land put forward for potential LGS designation.

Results of Pre-Submission Consultation:

During the Pre-Submission consultation (14 October – 30 November 2015) there were 333 representations of which 236 came from residents of Odiham and North Warnborough. Of these 136 made unprompted comments supporting the plan in its entirety, thereby endorsing all suggested LGS sites. There were 61 comments from residents of villages nearby which have not been included in this analysis.

Of those endorsing the NP in full, 37 made special mention of the importance of Local Green Space in the parish. Individual comments both for and against with regard to designation of specific LGS sites were made as follows:

- Close Meadow: 6 comments
- Kitchen Garden: 9 comments
- Dunleys Hill: 4 comments
- Hockleys Farm: 3 comments
- Land behind Beech Cottage: 19 comments
- Land east of Archery Fields: 14 comments
- Kitchen Garden: 9 comments
- Deer Park: 69 comments

All the individual comments can be found in Appendix 5 to the Consultation Statement that accompanies the Odiham and North Warnborough Submission Plan provided to Hart District Council.

ODIHAM HIGH STREET – USE CLASS BENCHMARK

Odiham High Street "Uses" Survey - Ground Floor units - April 2016

Address	Business Name (Ground Floor)	Primary Activity	Use Class April 2016	Notes
56 High Street	The Co-operative Odiham	Retail	A1	New development
58-60 High Street	Lets Face It Hair & Beauty	Hair and Beauty	A1	
Ivied Cottage, 64 High Street		Residential	C3	
Orchard House, 68 High Street		Residential	C3	
70, High Street		Residential	C3	Residential
Central House, 72 High Street		Residential	C3	
Central House, 74 High Street	Libelula	Boutique shop	A1	
Central House, 76 High Street	Odiham Dress Agency	Second Hand Clothing	A1	
78 High Street	Walker and Walker	Furnishings & design	A1	
80 High Street	Barclays Bank (closed)	Vacant	A2	
82 High Street	Strutt Parker Estate Agents	Estate agents	A2	
Fountains Mall 90-96	Katharine Jane	Gift Shop	A1	
Fountains Mall 90-96	Odiham Hardware	Hardware & Electrical	A1	

Odiham High Street "Uses" Survey - Ground Floor units - April 2016 (Continued)

Fountains Mall 90-96	Fountains Coffee Shop	Café	A3	
Fountains Mall 90-96	Beautique	Beauty salon	sui generis	
Fountains Mall 90-96	Transformations	Hair & Beauty	A1	
100 High Street	Bel and Dragon	Hotel and Restaurant	C1	In 2010 George Hotel - Hotel & Restaurant
102 High Street	Next Door	Public House	A4	
108 High Street	McColl	Newsagent	A1	
112 High Street	Peregrine Travel	Travel Agency	A1	
Kingston House, 126-132 High Street		Residential	C3	
138 High Street	Lloyds Pharmacy	Chemist	A1	
Queensmead, 140 High Street		Residential	C3	
45a High Street	Post Office and Charlies Barbers		A1	In 2010 Soloman's Seal - Kitchens showroom
45b High Street	Odiham Dental Care	Dentist	D1	
49 High Street		Residential	C3	In 2010 Originals - Jewellery
Angus Cottage, 51 High Street		Residential	C3	
57 High Street	Neolab Limited	Pharmaceuticals	B1	
Old Bank House, 59 High Street	Mud	Beauty Salon	sui generis	

Odiham High Street "Uses" Survey Ground Floor units - April 2016 (Continued)				
Old Bank House, 59 High Street	Abacus Solutions		B1	
61 High Street	Lloyds Bank	Banking	A2	
Bank House, 63 High Street		Residential	C3	
63 High Street	Kings Restaurant	Restaurant	A3	
67 High Street		Residential	A2	In 2010 McCarthy Holden - Estate Agent
69 High Street		Residential	C3	
71 High Street	Cottage Hospital Shop	Charity	A1	
73 High Street	Odiham Spice Restaurant	Restaurant	A3	
75 High Street	Allsorts @75	Miscellaneous goods	A1	
77 High Street	Antiques of Odiham	Antiques Shop	A1	
79 High Street		Residential	C3	
81 High Street	The Frame	Gallery/shop	Vacant	
83 High Street	El Castello	Restaurant	A3	St John - Restaurant
85 High Street	Hair for Men	Hairdressing	A1	
95 High Street	McCarthy Holden	Estate Agent	A1	
99 High Street	Originals	Jewellery shop/workshop	A1	
101 High Street	The Snug	Café	A3	
103 High Street	Mary of Odiham	Hairdressing	A1	

Odiham High Street "Uses" Survey		Ground Floor units - April 2016		(Continued)	
109 High Street	Moutan	Flower shop	A1		
Monks Cottage, 111 High Street		Residential	C3		
Old White Hart, 113a High Street	The Opticians Odiham	Optician	A1	Was Richard Ward - Opticians	
Old White Hart, 113 High Street		Residential	C3		
Old White Hart, 113 High Street	RHC Creative Strategy	Marketing	A1		
115 High Street	Odiham Card Shop	Card Shop	A1	In 2010 Odiham Post Office Post Office	
117-119 High Street	Old CWS Co-op (vacant)		A1		
121 High Street	Grapevine Bistro	Restaurant	A3		
123 High Street	123 Bates NVH	Solicitors	B1		
125 High Street	125 Peter Goddard & Co	Accountants/Financial Advisors	A2	Change of Use to Residential in progress	
Total units at ground floor - 64					
Total units at first floor - 61					
Total number of units -125					

Odiham and North Warnborough Neighbourhood Plan
July 2016

FINAL ODIHAM AND NORTH WARNBOROUGH
HOUSING NEED SURVEY REPORT

NOVEMBER 2015

ACTION HAMPSHIRE

ODIHAM AND NORTH WARNBOROUGH HOUSING NEED SURVEY REPORT

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Appendix IA Residents Views on Future Affordable Housing

Appendix IB Residents Views on Potential Site Options

Appendix 2 Questionnaire results (summarised)

Appendix 3 Copy of Survey Questionnaire

EXECUTIVE SUMMARY:

ODIHAM AND NORTH WARNBOROUGH PARISH HOUSING NEED SURVEY REPORT

Key Features and Main Outcomes

- Odiham and North Warnborough housing need survey was conducted in June/July 2015. 2104 surveys were sent out to all households in the parish. 439 were returned, which is a 21% response rate. This is a typical response rate for postal surveys.

Support for an affordable housing scheme

- 91% of survey respondents overall would support a small affordable housing scheme for local people in the parish, 9% would not support a scheme.

Local Housing Need Survey Results

- 55 households stated a need for housing locally within the next three years.
- Of these 75% currently live in the parish and more than half have a strong local connection to the parish of more than 10 years.
- Shared ownership (part buy/part rent) with a housing association was chosen as the most popular tenure option and two bedroomed accommodation was the most frequently asked for bedroom size.
- 10 households who responded to the survey confirmed they are already registered for affordable housing on the Hart District Council's Housing Register. 3 households are registered with 'Help to Buy South' for shared ownership housing.
- Almost half (46%) of those giving income details earned below the national average.
- The main reasons given for needing a new home in the parish included wanting to start a first home, to be closer to family living in the parish, the need for a larger home and the inability to afford the high cost of mortgage and rent levels locally.

Future housing requirements for the parish.

- Survey respondents identified housing for first time buyers, affordable housing to rent and part buy(shared ownership) for local people, housing for families and housing for older people to downsize as the priority groups for future housing growth in the parish.
- More than 80% of survey respondents currently own their own home and most live in 3 and 4 bedroom houses or bungalows, with much fewer 1 and 2 bedroom homes available in the parish. With the demographic trend moving towards smaller households, this lack of 1 and 2 bedroom homes will make it difficult for many groups, such as single people and couples, first time buyers and those on low income to enter the local housing market. This imbalance should be considered in discussions on any new housing planned for the parish in the future.

Adequacy of existing home

- 55 survey respondents stated their current homes were not adequate for their future needs. Most wanted larger or small homes or required repair or improvement to their current home to make it fit to remain.
- Buying on the open market was seen as the preferred tenure for those seeking a move from this group
- 94% wanted to remain in the parish

The survey recommendations

- The survey has identified the need for a mix of new homes both market and affordable to meet the needs of local residents of the parish.

SECTION ONE: BACKGROUND INFORMATION

1. Rural affordable housing for local people

1. Access to affordable housing is a real concern for many residents living in rural areas; they are often some of the least affordable places to live in the country.
2. House prices in rural areas have nearly doubled in the last ten years, up 82% from £126,016 to £228,742. However, wages have not kept pace, rising 17% slower in rural areas than in urban areas over the last five years.' (Source: National Housing Federation- '*Thirty-something's abandon villages as rural housing prices soar*' (June 2013))
3. Rising house prices and few homes for affordable rent often result in some members of the community having to leave their village. The number of affordable rented council properties has reduced considerably since the introduction of the government's 'Right to Buy' scheme, particularly in rural areas. This has resulted in demand outstripping supply.
4. When people move elsewhere the result can be the closure of village schools, shops, pubs, bus routes, post offices and local businesses. It is important for community sustainability that they remain vibrant and made up of people from all ages and social groups.
5. The affordable housing built by the Hampshire Alliance for Rural Affordable Housing (HARAH) will be specifically for people with a local connection to their parish. Before a household is offered an affordable property, they will be asked to provide documentary evidence of their local connection.
6. The local connection criteria and length of connection are written into the Section 106 agreement, a legal document which sets out planning conditions for the housing.
7. The HARAH Affordable Housing projects help those who do not have the financial means for a mortgage, by offering them the chance to have a home, which they rent or part own. The freehold will remain with Hyde Housing, so that such houses will not be available on the open market.
8. The waiting list for affordable accommodation has increased in recent years as more and more people are unable to afford properties on the open market, due to increasing house prices and falling incomes. The current climate means that many people are struggling to find an affordable property.

Hart

- The average house price in the Hart District is £374,000 compared to £288,000 in the South East and £252,000 in England. (Source: Home track 2014)
- The average gross household income required to buy a 2 bed property in Hart District area was £50,000. The gross income required to privately rent a similar sized property was £41,000 (Source Home track 2014)
- The gross income required to buy a 2 bed Low Cost Shared Ownership property was £32,000. (Source Home track 2014)
- Hart District has also seen a decline in the percentage of the working age population from 66.6% to 63.6% between the years 2001 and 2011. There has also been a particularly large decline amongst young adults aged 25 – 39 years (from 22.4% to 18.5%).
- The population of Hart District has increased by 9% between 2001 and 2011. The 2011 Census population of Hart District shows most growth in the older age groups, 65+. This group has increased by just over +41% between 2001-2011. There was also an increase in children aged 0-4 during that period of +11.5%

Source: Statistics from 2011 Census and Hart DC Review of 'Homelessness and Housing Strategy Evidence Base' June 2014.

ODIHAM AND NORTH WARNBOROUGH

Housing Need Survey

OCTOBER 2015

SURVEY REPORT

BACKGROUND AND GENERAL INFORMATION

2. Introduction

1. Following discussions with Odiham and North Warnborough Parish Neighbourhood Plan Group in 2015, it was agreed that the Rural Housing Enabler at Action Hampshire would carry out a Housing Need Survey of the parish. The survey would form part of the evidence gathering process for the Neighbourhood Plan. In addition, Hart District Council as the housing authority will use the results from the survey to explore the need for affordable housing for local people in the parish.
2. The survey and this report has been conducted and produced by Action Hampshire. Thus, the report and the findings are an independent and impartial commentary based on the evidence collected.
3. The survey has been jointly funded by Odiham Parish Council and Hart District Council.
4. This survey is the most recent comprehensive study of housing need undertaken in the parish. Whilst some households will already be on Hart's Housing Register, many may not be included on existing records of need. This survey also raises awareness of housing issues facing local people and gives respondents space to express their views on local housing issues.
5. The findings in this report are based on the survey only. They should be read in conjunction with other district-wide housing needs surveys, the housing market assessment, affordable housing and planning policies to place the conclusions in a district-wide, sub-regional and regional context.

3. Survey Purpose and Methodology

1. The purpose of the survey was to gain a better understanding of the current households in the parish and of their housing requirements over the next 3-5 years. It also gave households the opportunity to express an opinion on what future housing development was needed.
2. Based on a core questionnaire, the survey form (a copy is appended to the report) was agreed by Odiham Parish Council and Hart District Council in its final form before distribution. The survey form was divided into two parts: Part One collected general information about the respondent's household and Part Two for completion by those households needing a new home in the parish within the next 3 years.
3. An important element in the design of the form was to reveal what is called hidden or concealed households, people who cannot afford to be in the housing market and are living within another household.
4. The forms were posted out and returned in pre-paid envelopes to the Rural Housing Enabler at Action Hampshire.
5. The data processing was carried out by the Rural Housing Enabler.
6. As the questionnaires went to 100% of households, this is a total or census survey rather than a sample survey. This methodology is that recommended* as being appropriate for rural areas. The results are presented as found (no figures have been 'grossed up').

***Assessing Housing Need in the South East – A Good Practice Guide (SEERA 2004)**

7. It should be noted that some respondents did not answer all the questions asked.
8. Some information has also been cross-referenced to the 2001 Census, 2011 Census, and the HM Land Registry parish-based data from web-based sites, the Office of National Statistics. (ONS) and Rural Community profile Odiham (Parish) Action with Communities in Rural England (ACRE) Rural evidence project 2013
9. The terms 'house' and 'housing' used in this report refers to all types of residential property including flats, bungalows, sheltered accommodation etc. unless otherwise stated.

4. Response to Survey

1. Of the 2104 questionnaires distributed, 439 were processed, a 21% response. The response rate is good for such a survey and is large enough to have statistical validity. (1)
2. Population figures show that approximately 5616 people live in Odiham Parish (*data is taken from Census 2011 (table KS102EW)*). The 2104 forms distributed equate to the Council Tax Register records for the number of households in the parish, validating this as a 100% survey.
3. The 439 returned survey forms represent a survey population of 998 people, giving an average household size of 2.3 people.
4. The survey was carried out in June/July 2015 for 4 weeks before the questionnaire return date. All forms returned to the Rural Housing Enabler during this period have been included in this analysis. A copy of the Housing Need Survey covering letter and questionnaire can be found at **Appendix 3**
5. A breakdown of the data as compiled from answers to the questions on the survey form is presented in the following sections of the report. A full data analysis of results can be found at **Appendix 2**.
 - (1) At a 95% confidence interval, the margin of error in this survey would be +/- 4.16%. If we take the example of home ownership ... if in this survey 50% of people say they own their own home, if we repeated the survey many times, then 95% of the time between 45.84% and 54.16% of respondents would say that they own their own home.

SECTION TWO: THE SURVEY FINDINGS

5. Current Housing Situation – Key Features

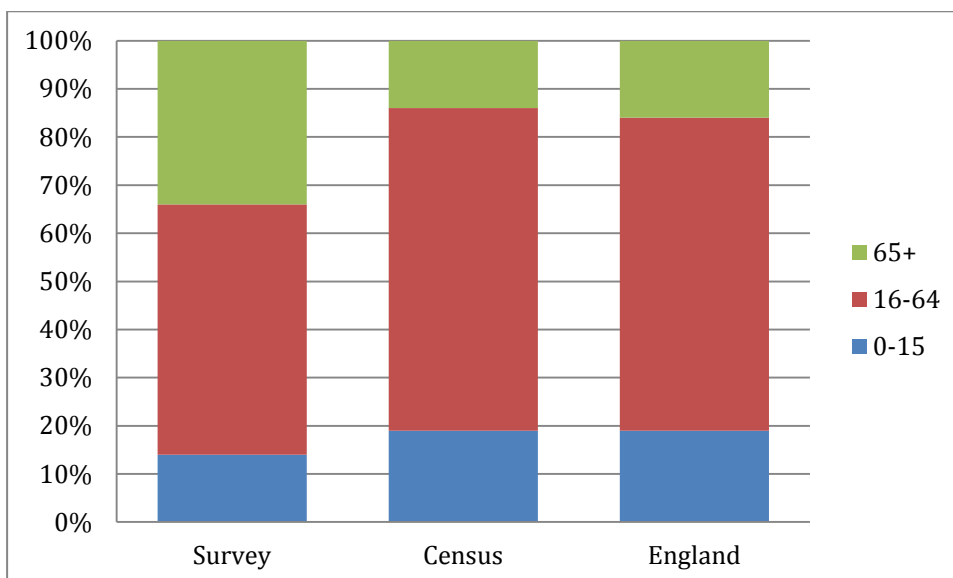
Part 1 of the questionnaire was completed by all households whether or not there was any housing need so as to build up a picture of the current housing situation in the parish.

The Population

1. 439 households replied to the housing need survey, representing 998 people.
2. 14% of the total population of households represented in the survey are under 16 years of age. This is lower than the Census return rates for Odiham parish of 19% and the England average of 19% (1)
3. 52% of respondents are working age adults compared to the Odiham Census return (67%) and England average of (65%). The breakdown of this group is as follows
4. 34% of residents in this survey are aged 65 years and over. The census return for Odiham suggests that 14% of the population is aged 65+. The England average for this group is 16%
5. This tells us that those aged 65+ are over represented in the survey response and working age adults, in particular the 16-24 and 25-44 age groups within the survey are under- represented in comparison to the population rates in the Census return and English mean.

The table below provides a breakdown by age of survey residents compared with Odiham and England population breakdown.

Fig 1: Age profile of Odiham Survey Respondents vs Census vs English Mean



Age range in household	Survey households	Survey %	Census 2011 %	England Pop %
0-15	140	14%	19%	19%
16-24	79	8%	12%	13%
25-44	160	16%	34%	27%
45-64	276	28%	21%	25%
65+	343	34%	14%	16%
Total	998	100%	100%	100%

(1). Census 2011

<http://www.neighbourhood.statistics.gov.uk>

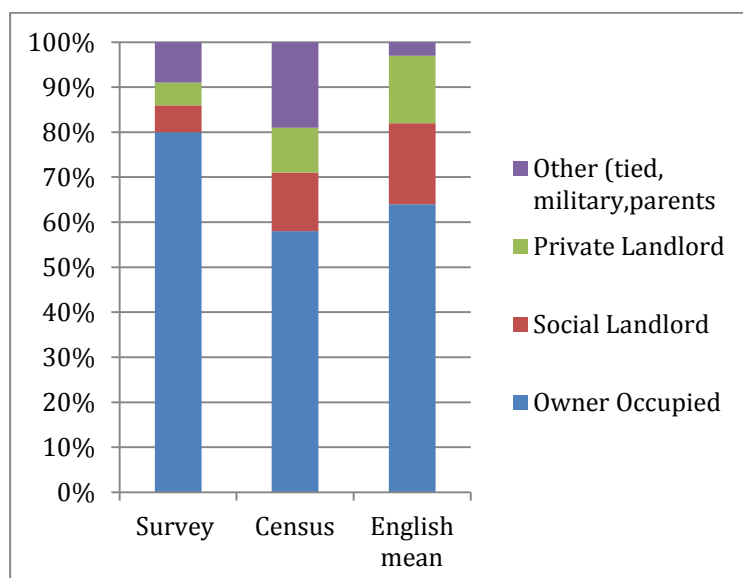
The Housing Stock and Tenure

6. Housing is an important issue in rural communities. Recent increases in house-prices, have far outstripped average increases in earnings, meaning that local people on average incomes are often priced out of the housing market in the area in which they grew up.
7. The 2011 Census data breakdown for Odiham parish showed 58% of housing to be owner occupied, 13% to be rented from a Housing Association or the Council, 10% to be privately rented and 19% to be other. (2)

(2). Census 2011 <http://www.neighbourhood.statistics.gov.uk>

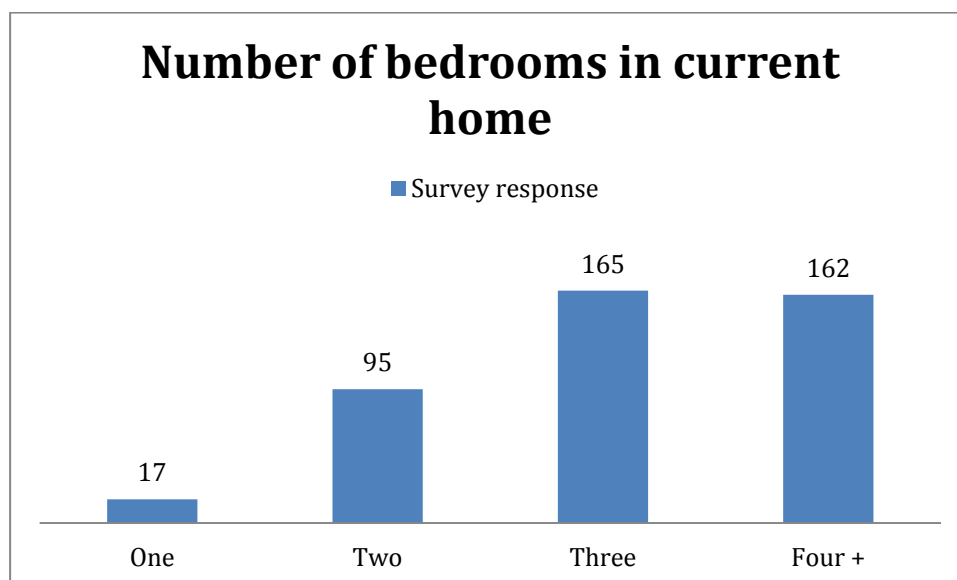
8. The results from those responding to the survey show a much higher rate of owner occupation as compared to census data. 80% of survey respondents own their property. 6% live in housing association accommodation and 5% live in the private rented sector. 5% live in tied accommodation and 2% live with parents. A further 2% stated their homes were owned by either the military or a local charity.

Fig 2 Housing Tenure of Odiham Survey Respondents vs Census 2011 vs English Mean



9. Of these, 94% or (413 households) live in a house or bungalow and only 6% or (26 households) live in a flat or other type of home.
10. 74% (327) live in properties with 3 or 4 bedrooms and only 26% or (112) are 1 or 2 bedroom homes. With the demographic trend towards smaller households, this lack of 1 and 2 bed units will make it difficult for single people, couples, small families or first time buyers and people on low income to enter the housing market.

Fig 3 Number of current bedrooms in home



Property Turnover

11. When asked about length of residency in the parish 62% of survey respondents had lived in the parish for over 10 years. Of these 26% for more than 30 years. 15% had been resident for 5-10 years. 10% for 2-5 years and 13% less than 2 years. This represents a very stable community

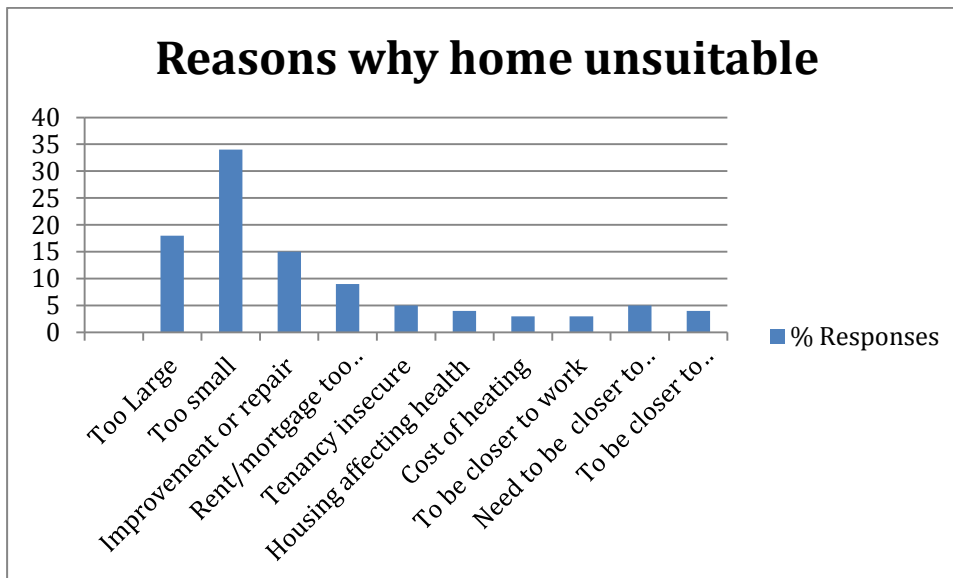
Length of residency	Respondents	%
0-2 years	57	13%
2- 5 years	45	10%
5-10 years	65	15%
10-20 years	82	19%
20-30 years	76	17%
30+	111	26%
Total	436	100%

Adequacy of existing home to meet current and future needs

12. When asked about the adequacy of their existing home to meet their current or future needs within the next three years, 87% of respondents said they felt their home was adequate for their needs.
13. Of the 55 respondents (13%), stating their home was inadequate for their needs; the main reasons given included the need for a larger or smaller home and the need for improvement or

repairs to be carried out. Other reasons included rent or mortgage too expensive, tenancy insecure, or the need to be closer to carer or dependent.

Fig 4: Reasons why current home unsuitable



14. Respondents were asked if they were seeking a move, what tenure would be most preferable. Of the 130 households answering this question, 69% favoured buying on the open market; 16% were interested in affordable renting; 9% were interested in shared ownership; 3% were interested in private renting and 3% were interested in retirement or sheltered housing and self-build.
15. Of those answering this question 94% wanted to stay within the parish.

Preferred tenure if seeking a move	Number	%
Buying on the open	90	69%
Affordable rent	21	16%
Shared ownership	11	9%
Private renting	4	3%
Other	4	3%
Total	130	100%

Housing Need and Out-Migration

16. 13% of respondents (56) reported that members of their family had left the parish in the last few years due to the difficulty of finding a suitable home locally.
17. 96 households were identified as requiring a new home within the next 5 years. Of these, 82% wanted to stay in the parish and 18% wanted to leave.
18. Buying on the open market was the tenure most wanted by households looking for a new home. This was chosen by 39% of respondents. 29% were interested in shared ownership, 17% renting from a housing association and 14% private renting.

Local views on future new housing development needed in the parish

19. Respondents were asked what types of housing, if any, were needed in the parish. (92%) or (402) households answered this question. Respondents often chose more than one option.

Residents views on types of housing needed in the parish in the future	Number	%
Housing for first time buyers	305	27%
Affordable housing for local people to rent or part buy (shared ownership)	302	26%
Housing for older people (downsizing)	226	20%
Housing for families	200	17%
Wheelchair accessible	106	9%
Other (sheltered, nursing home mix of housing to allow upsizing and downsizing)	4	Less than 1%
Total	1143	100%

Level of support for a small development of Affordable Housing for Local People

20. One of the purposes of the report was to establish the level of local support for a possible new scheme of affordable housing for local people within the parish.

21. Question 12 on the questionnaire asked:

‘Would you support a small development of affordable housing in the parish if there was a proven need from households with a genuine local connection?’

22. A total of **422** respondents answered this question. Of these:-

YES	384	91%
NO	38	9%
TOTAL	422	100%

23. 91% stated they would support an affordable housing scheme for local people in the parish. Numerically, this represents overwhelming support by those responding, should a scheme be needed. 9% would not support a scheme.
24. 185 respondents backed up their decision by adding comments and I have included these as verbatim transcripts in **Appendix 1A**
25. I have made no judgement nor attempted to attach any weight to these findings either way, preferring to leave such local opinion to be considered by the Parish Council.
26. The majority of comments give overwhelming support for an affordable housing scheme which would prioritise local people. Only a small number of respondents objected to the need for a scheme.
27. Comments were also received suggesting the need for a mix of different tenures including low cost market starter homes, which could appeal to younger first time buyers and families who had a connection to Odiham parish. Housing for older people, including downsizers and key workers such as local teachers, nurses and fire service was also mentioned.
28. A small number of respondents qualified support by suggesting any development should be in keeping, on a small scale, well designed and for local people. Hampshire Alliance for Rural

Affordable Housing (HARAH) builds small affordable housing schemes for local people that are in keeping with the local area.

Suggested Sites for Development

29. The survey invited residents to suggest sites where a small affordable housing scheme might be built. More than 120 comments were received to this question. The sites receiving most comments were the Hook Road/The Swan/Garage site which was mentioned 9 times. Dunleys mentioned 6 times, Hatchwood and Robert Mays mentioned 4 times. The full list is attached at **Appendix 1B**.

Households completing Part 2 of the survey form

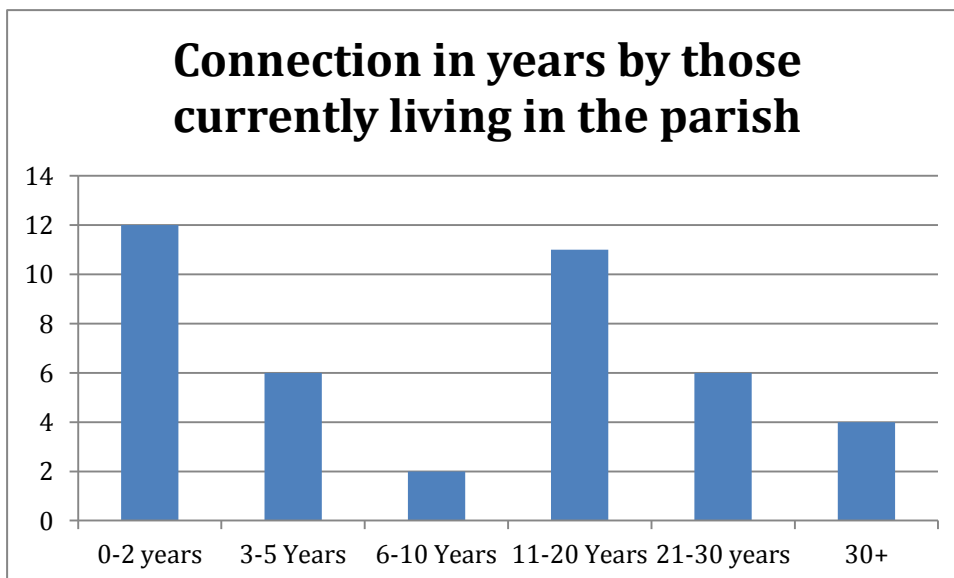
6. Local Connection

1. Respondents were asked to fill out Part 2 of the survey form **only** if they had a need for local housing, within the next three years and wished to stay within the parish. This included affordable housing as well as market housing.
2. 55 respondents identified themselves as needing housing locally by completing Part 2 of the form. Not all questions were answered by all respondents.
3. The table below illustrates the respondent's local connection to the parish.

Does the household needing to move currently live in the parish?	No of Households	%
Yes	41	75%
No	14	25%

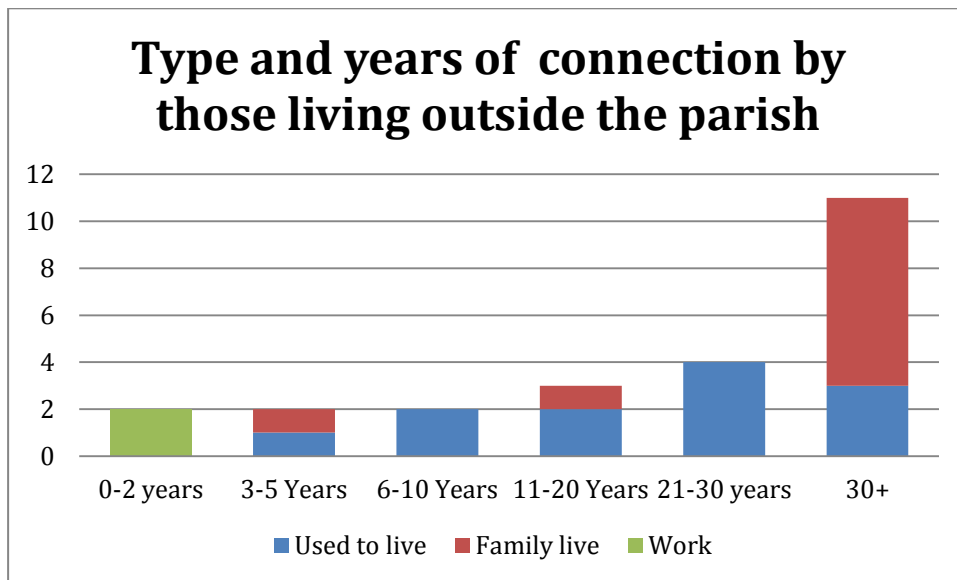
4. Of the 41 households currently living in the parish. More than half have a connection to the parish of more than 10 years. Interestingly, almost a third are relatively new to the parish, having lived in Odiham for less than 2 years. Overall, results show that the majority of households have a long standing local connection to the parish.

Fig 5 Local connection in years by those currently living in the parish



5. Of the 14 households currently living outside the parish, 9 have previously lived in the parish. 13 have close family members resident in the parish and 3 currently work in the parish. Respondents often ticked more than one category.
6. The majority of these households had a long standing connection to the parish of more than 30 years.

Fig 6 Reason and length of years for connection to the parish for those not currently living in the parish.



Current Tenure

7. In terms of the current tenure of the 55 households, the information is as follows:

Fig 7 Ownership of respondent's current home

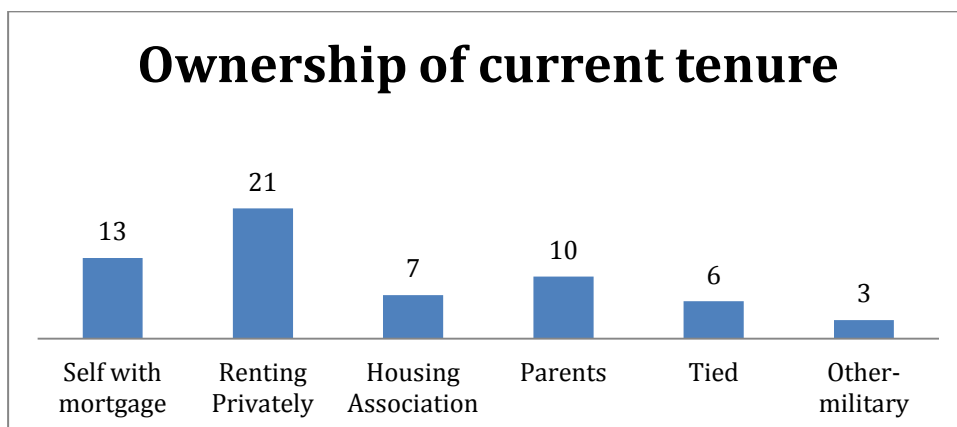
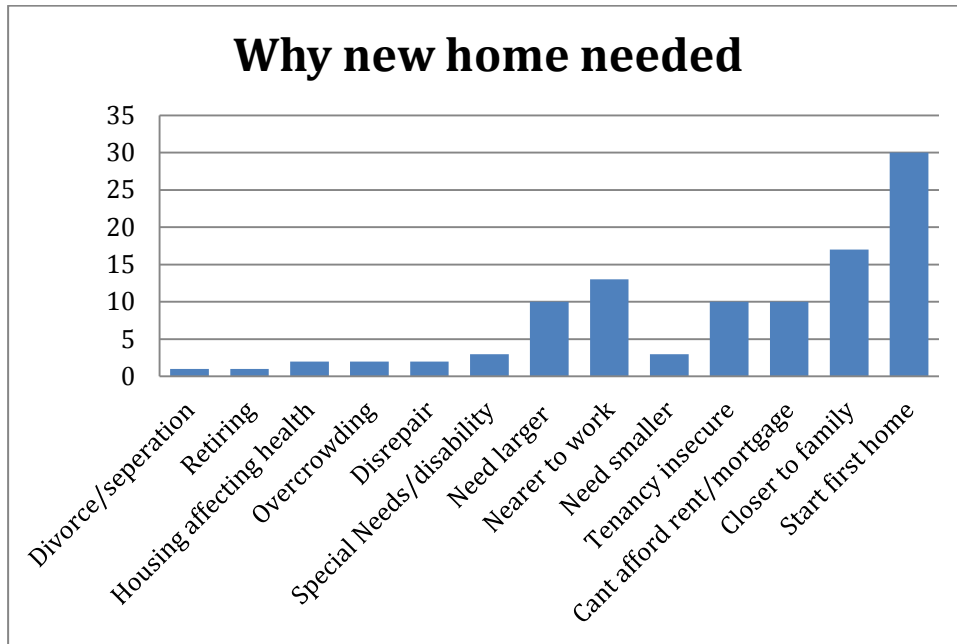


Fig 8 Number and reasons why accommodation needed.

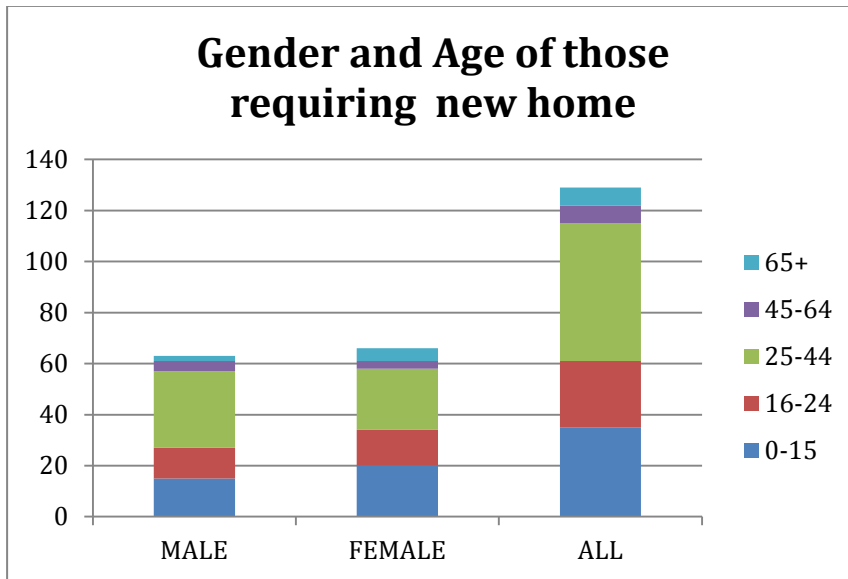


8. The largest groups requiring a new home come from those wanting to start a first home and those wanting to be nearer family, some of whom moved away for reasons such as no affordable homes and wish to return to support or be supported by family members.
9. Difficulties affording high rents and mortgages were cited as a major problem for many households, as well as living in insecure tenancies. Another big group represented were those needed needing larger homes with more bedrooms and also those wanting to be nearer to work.

Household Composition

10. Respondents were asked how many people of each age and gender would live in the new home. A total of 129 people were reported, with the largest age category being 45-64 and the 16-24 age group.

Fig 8 Age profile and household composition of households requiring accommodation



Age range in household	Total No	%
0-15	35	28%
16-24	26	20%
25-44	54	42%
45-64	7	5%
65+	7	5%
Total	129	100%

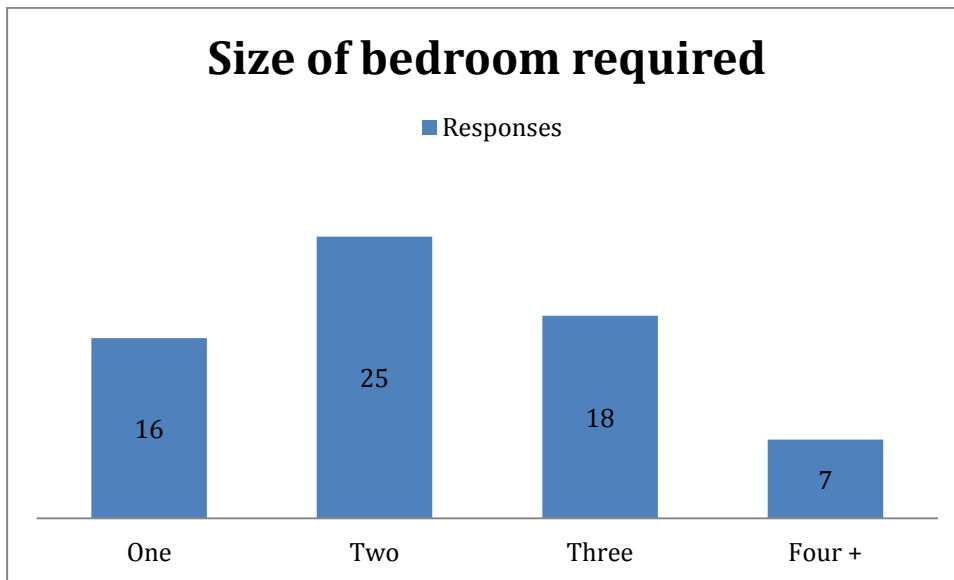
11. It is worth noting that the smallest group requiring new housing is the 65+ and the 45-64 age groups. Groups which were over represented in Part 1 of the survey. This would suggest that it is the younger age groups both single people, couples and families who are locked out of the housing market in the parish.
12. Looking to the future it would be beneficial to maintain a mix of ages in the parish (from birth to old age) working in the local area and supporting a full range of local businesses and services. In order for this to be achieved all age groups, in particular young people need to be able to access affordable accommodation in the parish. This point is made many times in the comments received in **Appendix 1A** by those in the parish who would wish to support the development of an affordable housing scheme for local people.
13. The household composition of those completing part 2 of the survey is as follows. 65% are single people or couples without children. Families both single parent and two parent families make up 35% of the survey groupings.

Household composition	No of Households	%
Single	17	29%
Couple	21	36%
Single adult family	3	5%
Two adult family	17	29%
Other – extended family	1	1%

Size, type and tenure of accommodation required

14. In terms of bedroom size two bedroom accommodation was the most requested.

Fig: 9 Size of bedrooms required



15. It is important to remember that the answers to this question often represent peoples wish regarding the number of bedrooms they feel they need. For households wishing to be considered for housing association rented accommodation, households would need to comply with Hart District Council’s housing register bedroom allocation criteria which is strictly based upon bedroom need for affordable rented accommodation.
16. Respondents interested in shared ownership would be restricted to only being able to purchase homes with 1 spare room to their housing need. The other tenure options such as outright sale and private renting would not face the same restrictions by bedroom size.
17. For those choosing shared ownership as their preferred option most wanted 2 bed accommodation. Those choosing buying on the open market most preferred 3 bed accommodation and those choosing renting from a housing association and private renting most chose 2 bed accommodation as preferred size.
18. This need for smaller units in the parish reflects the smaller household pattern. 65% of all new households being composed of either single people or couples.
19. The results also show the need for 3 and 4 bedroom accommodation to accommodate families with children. Rural parishes traditionally have levels of larger sized houses and bungalows and less smaller sized homes for people to move into, this may be a reason why there is a higher demand for smaller properties.

Preferred Tenure

20. Respondents were asked what the best tenure option would be to meet their housing need. 52 households completed this question; many ticked more than one preferred tenure option.

Preferred Tenure	Number	% of respondent interest
Shared Ownership	29	34%
Renting from housing association	25	29%

Buying on the open market	22	26%
Private renting	9	11%

21. Shared ownership from a housing association was chosen as the most popular option. Of this group 3 households confirmed that they were already registered on the Help to Buy South Shared Ownership Housing Register wanting to live in Odiham parish.
22. Renting from a housing association was chosen 25 times. Of these, 10 households have stated they are currently registered on Hart District Council Housing Register with a housing need for affordable housing in the parish. A further 20 households have left contact details asking to find out more information about registering for affordable housing or shared ownership.
23. 9 households (11%) were interested in private renting.
24. 22 households (26%) were interested in buying on the open market as their preferred choice of tenure.
25. It should be noted that the group interested in buying on the open market will require either an existing property to sell, or will need to earn a high income and have substantial savings to make this tenure a realistic option. For many on lower incomes, renting from a housing association may be the only affordable option open to them. The household income information presented below will highlight this fact in more detail.

Households requiring specialist care and support

26. Four households responding stated family members required support to live independently. Of these two are wheelchair users.

Household Income

27. Respondents were asked to give their gross annual income for the household. Not all respondents provided income details.
28. The mean average earnings in 2013 for England were approx. £27,000. (ONS Annual Survey of Hours and Earnings (ASHE) 2013. Earnings in Hart were higher with gross annual pay averaging £34,944.
29. The survey results showed that 67% or (35) respondents earn below £35,000, the Hart average. 33% or (17) households earn above the Hart average.
30. For those on lower incomes the opportunities to stay in the parish will be limited by the availability of types of tenures that they will be able to afford.

Fig 10 Table of Income results from survey respondents

ANNUAL INCOME	HOUSEHOLD	
Under £10,000	4	8%
£10,000 - £15,000	4	8%
£15,001 - £20,000	7	13%
£20,001 - £27,000	9	17%
£27,001 - £30,000	4	8%
£30,001 - £35,000	7	13%
£35,001 - £40,000	8	15%
£40,001 - £50,000	4	8%
£50,000+	5	10%
TOTAL	52	100%

Local Income Levels and Affordability

31. House prices, affordability and housing need are a product of demand and supply. Analysing house prices allows an assessment of affordability and provides evidence of the extent to which households are priced out of the market and may need subsidised affordable housing.
32. This rising demand for homes and a lack of supply helps inflate average house prices. In 2014 the average house price in Hart District was £374,000, compared with South East average of £288,000 and England £252,000. (Source: Hometrack 2014).

Open Market

33. Measuring average house prices in villages can be difficult due to the small number of transactions that take place. However, there is sufficient information available to give an indication of the sort of prices a new home buyer can expect to encounter in Odiham parish.
34. On 13th October 2015, a search on the website 'Right Move' stated that the majority of sales in Odiham were detached properties selling for an average price of £695,425. Semi-detached properties sold for an average price of £490,589, with flats fetching £201,667.
35. Odiham with an overall average price of £548,720 was more expensive than nearby Hook (£385,808), Hartley Wintney (£476,036) and Church Crookham (£378,278)
36. On this day, 21 properties were available to purchase in the parish. The lowest priced properties ranged from £159,950 for a 1 bedroom retirement property for the over 55's. The next cheapest properties were 2 bed semi-detached bungalow for £275,000 and a 3 bed semi-detached house for £325,000. The most expensive property was more than 1 million (data sourced from www.rightmove.co.uk)
37. To afford the cheapest property without age restriction for £275,000 a buyer would usually need at least a 10% deposit of £27,500. A mortgage for a property less 10% deposit would be £247,500. For a loan at 3.5 times an annual income, a household would need a gross annual income of £70,000.

38. A mortgage for a property priced at £275,000 is 8 times the income of someone earning an average income in Hart District and 10 times the England average income.
39. The information provided by the survey would suggest that only a small number of respondent households had a sufficient income or deposits to consider buying in the open market.

Market rent

‘With house prices set to rocket by 35% by 2020, an entire generation will be locked out of home ownership forever and will be forced to rent for life. A stable and affordable rental market would ease the pressure and be a good alternative, but England’s housing market is broken. Tenancy agreements are short term and insecure. And as house prices rise, rents do too. On average, they currently take up half of an English person’s disposable income but in 10 years that will have risen to 57%. By 2020, rents are expected to soar by an average of 39%.’
 (Source: Home Truths 2013/14, the housing market in England.)

40. 2011 Census results show that the percentage of households renting privately in the United Kingdom has increased from 9% to 15% since 2001. The private rented sector has increased significantly in the last 13 years as high house prices have meant that renting privately is now the only option for many households. Renting privately however, can be very expensive in rural areas.
41. On the 13th October 2015, 5 properties were available to rent in Odiham Parish. This included a 1 bed flat to rent at £775 per month, a 2 bed house at £950 a month and a 3 bed house at £1295 per month. (1)
 Source (1) www.rightmove.co.uk
42. The Hometrack 2014 report suggests that the gross income required to privately rent a 2 bed property in Hart was £41,000 (Source Home track 2014)
43. Almost 80% of the households providing financial information have incomes below this threshold and on this basis would have difficulty affording a similar sized rented property in the parish.

Fig 11. Current private sector asking rent levels in Odiham on the Zoopla website 14/10/15.

Average private rent levels in Odiham	weekly rent	monthly rent
1 bed	No data	No data
2 bed	£230	£ 996
3 bed	£300	£1296
4 bed	No data	No data

Shared Ownership

44. Shared Ownership, as a tenure option gives the opportunity to ‘part buy’ or ‘part rent’ a home from a housing association. This means if a household cannot afford to buy a property outright they may be able to afford to buy a share in a property, typically 25% to 75%. Households also have the option to buy further shares in the property up to maximum 80%.
45. When a property has been built on a rural exception site, the maximum percentage that can be owned is 80% so that the property always remains available as affordable housing in the rural parish and is not available to be sold on the open market.
46. Shared Ownership housing schemes are designed for people who cannot afford to buy a home by outright purchase and who are in housing need. The minimum acceptable income threshold to be eligible for a shared ownership property is £18,000 per year.

47. The housing need survey has identified 29 households who were interested in shared ownership. The Hometrack 2014 report suggests that a gross income required to buy a 2 bed Low Cost Shared Ownership property was in the region of £32,000.
48. Almost half of survey respondents stated their earnings to be above £30,000.
49. If the parish were to consider a scheme that included shared ownership, it is recommended more investigation by the housing association should be carried out to ensure that the costs of this tenure are genuinely affordable for the income levels of those responding to the survey.
50. Respondents interested in shared ownership were asked whether they had sufficient savings to meet a deposit and legal costs. 35% had savings of more than £10,000.

Affordable rent

(A new form of tenure was introduced by the former coalition government that allows Housing Associations to charge up to 80% of market rent)

51. In recent years, the government has taken steps to bring social housing rents closer to those in the private sector. Reduced government grant has meant that rents have had to increase to make schemes financially viable for the housing association. Affordable rents for new tenants are set at up to 80% of the amount payable in the private rented sector. Although the affordable housing rents are higher than the old style social rent levels, the tenure is still more secure than its private sector counterparts and does not demand large scale deposits at the start of the tenancy.
52. Results from the survey show that 25 households are interested in renting from a housing association as an option.
53. The likely average affordable rents for a newly built property in the parish in 2015 would be in the region of £520 per month for a one bed property, £650 for a two bed property, £750 for a three bed property. (Source: Local Housing Allowance Rates, Directgov)
54. Households unable to afford a property at an 'Affordable Rent' can choose to apply for housing benefit to help pay the rent. Eligibility for this benefit will depend upon individual's circumstances to meet the criteria to receive the benefit.
55. 8 households have stated they will be claiming housing benefit. Households who work but are on low income can also apply for housing benefit.
56. For the majority of households represented here, the most affordable option would be renting from a housing association.

Households on Hart District Council's Housing Register

57. Hart District Council maintains a Housing Register of people who wish to be considered for housing association rented accommodation. This gives an indication of the level of local need for affordable housing.
58. To be eligible the household must lack suitable housing. This includes such criteria as homelessness, concealed households; property in major disrepair or unfitness, lack of bathroom or kitchen, overcrowding and open market housing that is unaffordable compared to household income.
59. There are currently 40 applicants showing with a local connection to Odiham parish. This is broken down as:

Fig 13. Number of people registered on Hart Housing Register stating a connection to Odiham Parish. (Source Hart District Council)

Hart Housing Register	No of households
1 bed	16
2 bed	20
3 bed	3
4 bed	1
Total	40

60. Of the **55** households providing information for the Odiham Housing Need Survey. **10 households have indicated that they are already registered on the Hart Housing Register.**

Households on Help to Buy South (Shared Ownership) Housing Register

61. The 'Help to Buy South' Housing Register is maintained by Radian Housing Association and is a waiting list of households in Hampshire interested in being considered for shared ownership accommodation. Help to Buy South are not currently able to break down information in terms of local connection per parish, only in terms of Local Authority.
62. 18 households are currently registered with Help to Buy South stating they want to live in Odiham parish and have a connection to Hart. **Only 3 households in the survey have stated they are already registered with 'Help to Buy South.'**
63. **In summary, of those 55 respondents completing Part 2 of this survey stating a requirement for affordable rented or shared ownership housing. 13 are currently registered on one or both of the two housing registers above.**
64. A number of other households responding and interested in affordable rent or shared ownership have left contact details. These have been passed on to Hart District Council's Housing Department to send out information on registering with Hart Housing Register (affordable rented) and Help to Buy South (shared ownership) housing.
65. It is important to remember that only those registered will be considered for properties should a housing scheme be progressed. The Parish Council may wish to consider ways they can encourage residents who may need this form of housing to register.

Affordable Housing Stock in the Parish

66. Odiham Parish has 253 homes that are socially rented.
(Figures supplied by Census 2011 www.neighbourhood.statistics.gov.uk)
67. This accounts for 13.1% of the parish's housing stock. This is lower than the national average for England where 17.7% of the housing stock is rented from the council or a housing association.
68. The table below illustrates the number of socially rented homes on average per year which become vacant for relet in Odiham parish through the Hart Housing Register. The information highlights that on average 6 relets become available each year. The exception being 2012, when 13 new homes were built at Parsons Row.

Turnover of affordable housing stock in Odiham Parish

Fig 14 Statistics for new Housing Association lettings in Odiham Parish.

Year	Total no of relets
2010	7
2011	5
2012	13
2013	5
2014	3
2015	4
Total	37

69. Without the supply of new affordable housing in the parish, those on the waiting list will wait many years for a property to become available in the parish.

SECTION THREE: THE WAY FORWARD

Conclusions

1. Although most households (87%) are satisfied with their housing situation, there is a demonstrable unmet housing need from local people for approximately 55 units of housing.
2. The unmet needs appears to be a product of a low turnover of relatively large expensive open market housing in the parish and a lack of smaller cheaper properties for people to rent or buy.

Local Housing Need

3. The housing need survey has identified 55 households with a local connection to the parish in need of housing locally. The majority of respondents have a long standing local connection with the parish of more than 10 years. 75% of those requiring new housing are current residents, the remainder have either previously lived in the parish, have close family living in the parish, or currently work in the parish.
4. The main reasons given for needing a new home include wanting to start a first home, moving closer to family, being closer to work, needing a larger home, insecurity of tenure and difficulty paying current rent or mortgage.
5. Shared ownership was the most popular tenure chosen by respondents. This was chosen by 29 households. The income details provided would suggest that many of the survey respondents on middle incomes may well be able to afford this option. 2 bedroom accommodation was chosen as the most popular size for this group.
6. Of the other tenure choices, 25 households were interested in affordable renting from a housing association and 22 households were interested in buying on the open market. 9 were interested in private renting. For those on lower incomes the opportunity to access tenures other than affordable renting will be very difficult.
7. Regarding bedroom size, 25 households require 2 bedroom accommodation, 18 households require 3 bedroom accommodation, 16 households require 1 bedroom accommodation and 7 households require 4 bedroom accommodation.
8. Hart District Council's housing register has 40 households currently registered who have indicated a local connection to Odiham. 10 of these are represented in this survey.
9. The Help to Buy South shared ownership register has 18 households registered wishing to live in Odiham, 3 of these are represented in this survey.

10. To be considered for housing association affordable rented or shared ownership homes respondents must be registered on one of these two registers.
11. 91% of the entire survey respondents have suggested that if a rural affordable housing scheme for local people was required for the parish. This would be supported. The list of supportive comments can be viewed in Appendix 1A.

Future requirements for housing development within the parish.

12. Survey respondents identified housing for first time buyers, affordable housing to rent and part buy for local people, housing for families and housing for older people to downsize as priority housing groups for the parish.
13. Additional comments made in the survey suggested that whilst there is a clear need for rented affordable housing for local people, housing across a variety of tenures and price levels was required to accommodate a variety of groups needing new housing in the parish.
14. A number of site locations have been suggested by respondents. The parish council and neighbourhood plan steering group will need to investigate the potential of these sites further.
15. Results of the survey suggested that 80% of survey respondents currently own their own home and most are 3 and 4 bedroom houses and bungalows, with much fewer 1 and 2 bedroom homes available in the parish. With the demographic trend moving towards smaller households, this lack of 1 and 2 bedroom homes will make it difficult for many groups, such as single people and couples, first time buyers and those on low income to enter the local housing market. This imbalance should be considered in discussions on any new housing planned for the parish in the future.

Adequacy of existing home

16. 55 survey respondents stated their current homes were not adequate for their future needs. Most wanted larger or small homes or required repair or improvement to their current home to make it fit to remain. Respondents also mentioned difficulty in affording rent or mortgage repayments, insecure tenancies as well as the need to be closer to carer or dependent.
17. Buying on the open market was seen as the preferred tenure for those seeking a move from this group

The survey recommendations

18. The survey has identified the need for a mix of new homes both market and affordable to meet the needs of local residents of the parish. This is evidenced in the results of the survey and by those with a local connection currently registered for affordable rented and shared ownership housing on the Hart District Council Housing Register and the Help to Buy Register.
19. Further investigation with Hart District Council is recommended to ensure that the homes targeted for the parish are reflective of the housing needs that households in this survey have identified.
20. It should also be remembered that a housing needs survey is only a snapshot of the given need at any one time and while the scale of need is not likely to change by the time any possible future scheme is likely to be achieved, the mix and size of affordable units would need to be cross-referenced with the Hart District Council Housing Register to show emerging need with a local connection at that time.

Recommendations for Odiham Parish Council

It is recommended that the Parish Council

1. Accept the findings of this report.
2. Work with HARAHA to investigate developing an affordable housing scheme for local people on a rural exception site in the parish.
3. Consider how the housing needs can be met of those groups identified in the survey who are able to meet their requirements through the open market e.g. first time buyers and existing homeowners who require different types of housing.
4. Encourage local residents who require affordable rented housing or shared ownership to register on Hart District Council's Housing Register for rented affordable housing and 'Help to Buy South' for shared ownership properties

Appendix 1A

Q12 Would you support a small development of affordable housing in the parish if there was a proven need for residents with a genuine local connection? Comment response

Households in support

Young people should not be forced to leave area because Odiham houses are expensive.

Because I believe local people should be able to get rented housing. I have two sons and families who require larger accommodation.

Fully support keeping local people in the parish

I feel a lot of younger people need somewhere to live with reasonable rents

More availability for older people

Too many young people, born and bred in the village, have no chance of affording a starter home here

Only fair, people who belong somewhere should be able to live there and not be priced out by the London ripple.

This is becoming a top heavy community. No young people can afford to live here.

It would protect the parish from too much wealth distorting the makeup of the locality and would maintain a legacy.

Youngsters are being forced to go elsewhere -the community is being evaded.

Having been born here, as have many generations of my family, we cannot afford to buy, or you have to be over 55. We need more for those with a genuine family link.

If people, especially families, wish to stay in the area or because of finances, need extended family help with childcare or care of elderly residents they should be able to do so. We are a community.

Important to keep a local community and not have house prices too high to exclude local families.

I expect at least one of my two daughters to want to live locally and independently. I expect there are other families in a similar situation regarding their sons and daughters. It seems right that there should be options to support this.

Because I feel that housing is expensive and that everybody deserves a chance to get onto the housing ladder.

Because it's vital to provide affordable housing.

Our granddaughter has two sets of grandparents living in Odiham. Her father was raised here. Both of her parents attended Robert Mays, as did both our children and grandchildren. Her parents were married in the parish church and she has a one bed flat in Basingstoke with her partner and their baby.

Decision that whilst I was a Parish Councillor, based on the previous affordable housing survey.

We know of a considerable number of young people who have been left with no alternative but to move away or remain with their parents. We are in danger of creating a village peoples by the wealthy and the aging.

To keep our young people in the village. My grandson has lived with us for 5 years as his mothers home was too small for the family (Hook)

To either live there with my own family or allow my parents to move nearer to us in Odiham

So dependents can be looked after and family close for help

To house my son and daughter

There is a need for some.

Locally born and raised people should be able to live locally.

There are many families who will need this option in the future, if not now.

It's right for the parish to have a mix of different housing.

I moved to Odiham with my wife and child from Aldershot. Since then we have got to know the local community and had a second child. Odiham is a lovely place to bring up children. Would love to stay but can't afford to!

To provide a home for young people, starting a career or those working in a job not highly paid but needed here. e.g. care workers for byways and old people's care home if the neighbourhood plan builds one. Need to provide for a coherent and balanced community.

The parish benefits from a wide section of different people in the community.

If the homes are more affordable then it will allow younger generations to be able to stay in the area which in turn will benefit future regeneration of parish

people should be able to buy houses that enable them to be close to family, communities die because of over priced housing

Our family has lived in Odiham all our lives, but my children couldn't afford to or find anything

Need housing to keep local people in the area, or they will move away -parish being an area for older or well off people only.

I support the idea providing there is a significant demand for it. I would be more interested in affordable housing with right to buy.

Best to keep families together. All sorts of benefits to the community and family.

Our next step would be 3/4 bedroom house and everything in area is £500k

People want to live close to their families. Most houses are too expensive for young families.

There are jobs in retail, care and service industries, in or near the parish many of which are low paid. Many young people born locally cannot take such jobs and find a home of their own in the area which they can afford. This causes loss of social cohesion/mutual support between generations and exacerbates transport problems.

Good for families to live close.

Helping all members of society find a suitable home especially first time buyers.

Only if it as built on one of the sites in the neighbourhood plan -no extra housing can be accommodated.

House prices in South East are out of most people's range.

Proven need/local connection are sufficient reason in themselves.

The whole housing market in UK is driven by land banking which should be driven by the government -e.g. only one income should be eligible, when this changed, all housing doubled!!!

I have three children who would like to live here when they buy a home but the cost of houses locally would mean they couldn't.

I was Chairman of Ellisfield Park council when we introduced a housing association small development. This enabled young people with village connection to remain local.

-Maintain local community feel

-Doing our bit to support overall housing requirement

Odiham needs a range of properties to meet different people's needs.

To enable locals to remain in the area retrospective of wealth. A thriving community needs a population composed of different skills, backgrounds and wealth.

From an income perspective it is better to have a diverse community -more likely to work in lower paid jobs in community keeping the village running. Also there is a massive generation gap as the young are being forced to move to more affordable areas, there are more elderly residents. Need a mixture to keep it an attractive village for people to live in.

Encourages the young to stay.

High property value so important for young people (employed) to get onto property market. Odiham is a lovely place to live and it is a shame young families are forced further away from parent/grandparents.

Because too many youngsters are leaving Odiham as it is so costly

Local connection should be for village people before putting outside the village

The community should be exactly that consisting of all ages. Affordable housing is essential there is adequate housing already

Very difficult for some people of varying ages to afford buying a house on the open market.

Current open-market prices make little sense!

I feel affordable housing for local people is very important.

Our children moved out as they couldn't afford to stay.

It seems to be the only way to achieve the objective and developers only pay lip service to it.

I think it is important that the community continues to be diverse and that children brought up in Odiham can continue to live close to their relatives.

Area needs to increase proportion of good quality 1-2 bedroom houses.

Providing it was for local families to keep them in the village. Often 10 years on families move in to villages with no connection just for the council to fill the house.

I believe that it is important to keep the connection between a village and its residents local thus benefitting the community

As long as it was a small development but not an estate.

We badly need young locals to remain in Odiham Parish, to maintain a balanced population.

Important to have a balanced community, particularly to allow a younger generation to be part of it.

Help local families stay together. Good for family support and social cohesion

There are increasingly more elderly people coming into Odiham. The community badly needs younger families, particularly those whose roots are in Odiham and North Warnborough.

Provided development is in an appropriate location.

Current housing policies do not take local connection into sufficient account during allocation.

It could allow residents with a long attachment to the parish to move closer to services and to continue to enjoy the good community spirit and their local friends.

To allow local people to have a home and perhaps return to work here.

We would like to see children of long established residents of the village given the opportunity to also live in the village. But not necessarily current tenants of housing association homes etc.

Odiham is a ridiculously expensive area for housing. My partner and I are fortunate enough to have a significant income (joint) therefore can afford to buy. I feel that young people in the area should be able to get on the property ladder near their family if they choose to stay in the area.

Odiham needs young people, and it's they who often cant afford Odiham prices.

My husband, who has lived in Odiham since he was 5 and I are unable to afford any housing in Odiham that suits our needs as a family of 4. Al new developments are too attractive to city buyers/landlords and are priced accordingly. Rents continue to rise but wages do not.

To enable people to stay in the parish, if their "roots" are here.

Sadly housing on the open market is unaffordable for those who are not on the housing ladder.

This area, Odiham/North Warnborough is near where we can nearly always find work.

If there is a proven need only. Affordable housing is not a priority, but smaller properties for downsizing in.

Young adults and families need starter homes. Those who work in Odiham deserve the chance to live here. Teachers and firemen ought to be able to live locally.

Difficult to define proven need and a genuine local connection.

It is better to have a mixed community and not just rich people.

To buy a house for elderly persons such as the alms houses eventually free our 3 bed semi for sale. At the moment any residential developments are too expensive.

It would help maintain a continuity of families in the parish and enable important but lower-paid workers, like nurses and carers, to live near to their workplaces.

Would encourage young single families to live in Odiham -currently dominated by the elderly.

Young people should have a chance to stay in their area.

For the good of a balanced local community and to redress the balance of ever increasing local house prices. It is right and proper that such housing should be available to those who require it and who qualify

Because the cost of housing in the parish is very high and out of reach of the lower paid worker

It seems right to support local residents if necessary

Only if it was for genuine locals and agreed controlled development

This is a very expensive area. My husband and I are both professionals and we only just afford a suitable home, so its only fair we should help people less well off.

The cost of housing in Odiham is prohibitive for young people who have grown up in the area, some young people and families and people leaving the military would like to stay in the area.

Only local people to get new housing

It seems fair to local people who aren't high earners

It is necessary -housing in the parish is too expensive for younger people

Necessary for essential workers

It is important that young people who have grown up in the parish do not have to leave family and friends in order to find somewhere affordable to live. My two adult children would not have been able to live here even though they moved away. Also means we keep a sensible age distribution

Must be local connection - restricted to immediate family

We would support a small development depending on venue

Infrastructure needs to be put in place to support any development i.e. school places, doctors and parking

As a trustee of Odiham Consolidated Charity which runs a block of 5 affordable rented properties, we hear if young people often still living with parents who would like to continue living in Odiham but cannot as they don't earn enough to buy. Also the needs of young teachers who would like to live in the area as they teach here. (Talk to head of Robert Mays)

The need must be clearly demonstrated. When the first people move it must not automatically be passed down the family. Suitable infrastructure is a necessity to support this, eg public transport
As long as it does not impede on green field sites

I was young once and knew what it was like to find money for housing

It is essential that people who live in the village can remain in the village. Odiham is very affluently rich but can't have everything!

I have seen the positive effects it has had elsewhere

A social need but must be of design in keeping

Property in Odiham is very expensive and beyond the means of most younger people. It is important that our village has a mixture of age groups

Proximity to family provides a support network which has many advantages

It is very important for a community to provide affordable housing for local residents in order to maintain the balance and heart of the community

This parish consists of a majority of expensive properties making purchase prohibitive to younger occupiers.

Provided a suitable site can be found

Affordability for all

To keep families together so that generations can support each other.

Only with a proven need and local connection

Provide scope for young people to live in the area and not be forced out due to high cost of accommodation.

Important to keep families connected for support.

More affordable housing need is a legitimate reason to build new houses; I believe that the wider housing crisis is more a population overcrowding issue however.

Everybody desires a home to call their own, even if they are low wage earners. I love my home and this area, I hope people like myself get the opportunity too.

If more housing is needed then as long as it was built on brown field sites I would support it.

But only for local people.

Open market puts values too high for locally employed lower earners.

Especially for retired people, or people who have elderly relatives in the area.

We need to keep our younger generation local.

Having lived in this area for so long I would be extremely upset to have to leave.

They are needed by young families and single people.

I believe everyone has the right to live in a nice environment, not just the financially privileged.

It is reasonable that children should be able to stay living in Odiham if they should wish -it is important that they should buy, rather than rent, so that they can gradually afford to buy elsewhere. (Odiham or not).

Young people need to live somewhere.

To encourage residents to stay in the parish, especially young families.

There are a lot of young people who are/will be looking for affordable housing.

I don't want to see the parish become a grey pocket.

Simply -young families cannot afford the housing in the parish.

It is important to retain, if possible, some of the historical continuity of a place, it provides an essence of the character of the location which can so easily be subsumed by "new-comers". Residents with strong local connections carry the "stories" of a place.

Sustain a balanced aged community in Odiham -allow younger generations to live in Odiham.

Although we are fortunate enough to be able to afford to buy a home on the open market, there are numerous people, born & brought up in the village which are unable to afford to remain in Odiham.

Shared ownership rather than council rented property and restricted to those with a strong local connection.

It would probably involve Green Belt or semi-rural locations as there are very few brown field sites.

Local kids cannot afford to live in the parish.

Need to build open market smaller homes for downsizing.

Important to allow children retain roots where they have grown up.

Most houses near here are too expensive for young people and all people who are not relatively well off.

Houses are prohibitively expensive. We have grown to love the village while in military housing but could never afford to buy here so we feel shut out of the community.

There are a lot of young people in Odiham who are not going to be able to buy in the area. I have 3 young adults just in our household who have lived in Odiham all their lives but are unlikely to be able to stay.

Encourage children to stay in the parish.

The village needs regeneration & young people cannot afford to stay here.

The younger ones need to get onto the property ladder.

My own children had to move from the parish due to housing availability.

The examples in South Warnborough and Eversley seem sound -the idea of a more diverse housing pool in Odiham is good.

If you want people who will provide services to the community as such, teacher, nurses, cleaners, carers etc, they have to live local too.

To ensure the parish retains a good diversity of individuals and reflects wider society.

Maintain family and local connections and supply of local labour.

So families can stay together

Need for affordable housing

In my opinion parish needs a small development of affordable housing for young families.

I agree providing it is built as an extension to existing supported developments, and not on green belt, but on perimeter of the village

Households against:

There is no room for more housing in Odiham.

Believe the market should determine demand and supply -not ill conceived government interventions.

Having previously lived in a village where affordable housing were built they were filled with Londoners as not enough locals required them. I am against the idea. Odiham already has council and retirement housing

A purely HA estate always has trouble.

We have had nothing but trouble from neighbours outside the area. We have been unable to move/swap due to lack of available houses or people staying in larger houses, when their families have moved on!

Should not be confined to locally connected people. This discrimination is unfair to people wishing to move to Odiham.

Would not want to buy a house and share with housing association.

Far too much housing development in Odiham -no effort to provide parking!!

I am already close to affordable/social housing suffering frequent bonfires, noise etc

Concerns that they would devalue the cost of my home

Basingstoke is a 20-30 min us ride, which has plenty of affordable housing to house people supporting the community.

The government will force you to sell them to the occupiers, then they wont be affordable anymore.

Affordable housing tends to devalue other property around it.

Discrimination against people from other parts of the UK.

There is a tendency for social housing to be abused. Within Hart there s already provision for social and affordable homes.

Households undecided:

It depends on what and where it is.

Not on the deer park

Yes but houses wouldn't go to the right people but to people who know the right people who know how to work the system

Bad question, it all depends on what you mean by affordable housing. Also what about people moving into the parish needing affordable housing.

Too many cars around housing estate. Needs more off road parking.

Appendix 1B Site Suggestion Odiham Housing Need Survey

Site No	Site Name	Number proposing site
1	Dunleys	6
2	Hook Rd, The Swan and Garage	9
3	Deptford Lane field	1
4	Close Meadow	2
5	GarageSpace parking 10/11/12 Hereford Close. Corner of Salmons Rd Estate	1
6	Field adjacent Buffins/Salmonds/Recreation Rd	2
7	Walled garden next to Vicarage	1
8	Centre of village	3
9	Field above ex-council houses on West St and on hill leading to Firs	1
10	Hatchwood	4
11	Land adjacent Jolly Miller	1
12	Land behind Bufton Field	3
13	Byton Farm	1
14	Side of Robert Mays	4
15	Back of Crownfields	1
16	Back of Buryfield	1
17	Behind Chalkpits	1
18	Deer Park, Rough Cottage	1
19	Land North of Newlyn Roundabout	1
20	Area east of Archery Fields, Hatchwood	3
21	The Derby Inn, Deptford Lane	1
22	Field behind tennis courts	1
23	Land designated 5a in recent plan	1
24	Strip of land off Alton Rd, near recreation ground	3
25	Albion Yard	1
26	SHLAA site alongside Odiham Recreational Ground	3
27	Site 327 in the Neighbourhood Plan	1
28	Offer to sell home and neighbours land	1
29	Linchfield Station Rd	1
30	Nevilles Gap	1
31	Chilli Pad Land behind	2
32	Piece of land, opposite 'The Cat'	1
33	The Crown, Alton Rd	1

Appendix 2

Odiham Housing Need Survey - Questionnaire Results (439 forms returned) 2104 delivered = Total . This accounts for 21% response rate.

Please note that the percentages are to the nearest decimal place and will not always add up to 100%.

PART 1

Q.1 Age Profile of Survey Respondents

GENDER AND AGE	VALID	
	FREQUENCY	PERCENTAGE
Male 0 - 15	70	7%
Male 16 - 24	41	4%
Male 25 - 44	78	8%
Male 45 - 64	148	15%
Male 65 +	177	17%
MALE TOTAL	514	51%
Female 0 - 15	70	7%
Female 16 - 24	38	4%
Female 25 - 44	82	8%
Female 45 - 64	128	13%
Female 65+	166	17%
FEMALE TOTAL	484	49%
TOTAL	998	100%

Question1 answered by 436 skipped by 3 household

Q.2 Type of Home

	VALID	
	FREQUENCY	PERCENTAGE
House	376	86%
Bungalow	37	8%
Flat	25	6%
Caravan/Mobile Home	1	0%
Other (shared house)	0	0%
TOTAL	439	100%

439 households answered 0 skipped this question

Q.3 How many bedrooms does your home have?

	FREQUENCY	VALID PERCENTAGE
One	17	4%
Two	95	22%
Three	165	37%
Four or more	162	37%
TOTAL	439	100%

439 households answered 0 skipped this question

Q.4 Who owns the Home you live in now?

	FREQUENCY	VALID PERCENTAGE
Self (with/without mortgage)	351	80%
Housing Association	27	6%
Private Landlord	21	5%
Parent/relative	7	2%
Tied to job	21	5%
Other (Military (8) charity (4))	12	2%
TOTAL	439	100%

439 households answered 0 skipped

Q.5 How long have you lived in the Parish?

	FREQUENCY	VALID PERCENTAGE
0 - 2 years	57	13%
3 - 5 years	45	10%
5+ - 10 years	65	15%
10+- 20 years	82	19%
20+ - 30 years	76	17%
30+	111	26%
TOTAL	436	100%

436 answered. 3 skipped question

Q.6 In your opinion, is your present accommodation adequate for your current and future needs? (next 3 years)

	FREQUENCY	VALID PERCENTAGE
Yes	379	87%
No	55	13%
TOTAL	434	100%

434 answered 5 household skipped question

Q.7 If your current home is not adequate for your current and future needs, what are the reasons?

	FREQUENCY	VALID PERCENTAGE
Needs improvement or repair	11	15%
Too large	13	18%
Rent/mortgage too expensive	7	9%
Needs to be closer to amenities	3	4%
Housing affecting health of family member	3	4%
Too costly to heat	2	3%
Too small	25	34%
Tenancy insecure	4	5%
To be close to work	2	3%
Need to be closer to carer/dependent	4	5%
TOTAL	74	100%

49 households answered question some giving more than 1 answer

Q.8 If you were seeking a move what tenure would you prefer?

	FREQUENCY	VALID PERCENTAGE
Affordable Rented (HA)	21	16%
Shared Ownership (HA)	11	9%
Private Renting	4	3%
Buying on the open market	90	69%
Other (2 x carehome; 1x sheltered; 1 x self build)	4	3%
TOTAL	130	100%

118 households answered the question, some answering more than one option

Q.9 Would you stay in the parish?

	FREQUENCY	VALID PERCENTAGE
Yes	134	94%
No	8	6%
TOTAL	142	100%

142 households answered the question.

Q.10 Have any members of your household left the Parish in the last few years due to difficulty of finding a suitable home locally?

	FREQUENCY	VALID PERCENTAGE
Yes	56	13%
No	371	87%
TOTAL	427	100%

427 answered the question.

Q.11 What type of tenure were they looking for?

	FREQUENCY	VALID PERCENTAGE
Buying on the open market	54	48%
Rent from Private Landlord	18	16%
Rent from Housing Association	25	22%
Shared Ownership	15	13%
Other (farm accommodation)	1	1%
TOTAL	113	100%

86 answered the question; some gave more than 1 answer.

Q.12 Would you support a small development of affordable housing in the parish if there was a proven need from residents with a genuine local connection?

	FREQUENCY	VALID PERCENTAGE
Yes	384	91%
No	38	9%
TOTAL	422	100%

422 answered the question. 185 left a comment giving reasons for their answer. See Appendix 1a

Q.13 Do you know of any local sites in the parish that may be suitable for this? Please give details.

	FREQUENCY	VALID PERCENTAGE
See attached table for site responses	123	
TOTAL	123	

123 answered this question. See Appendix 1b – not everyone named sites

**Q.14 What type of housing, if any, do you think are needed in the Parish?
Please tick all that apply.**

	FREQUENCY	VALID %
Housing for first time buyers	305	27%
Housing for families	200	17%
Housing for older people to downsize	226	20%
Wheelchair accessible	106	9%
Affordable housing for local people to rent or part buy (shared ownership)	302	26%
Other 4 x sheltered or nursing home, mix of housing to allow upsizing or downsizing	4	<1%
TOTAL	1143	100%

402 answered question – numerous answers were given.

Q.15 Does anyone living in your home need a separate home, now or in the next 5 years? If yes how many?

	FREQUENCY	VALID PERCENTAGE
No	345	85%
Yes	63	15%
TOTAL	408	100%

63 respondents stated in all 96 members of their households would need a separate home in the next 5 years.

Q.16 Do they wish to stay in the parish?

	FREQUENCY	VALID PERCENTAGE
YES	85	82%
NO	19	18%
TOTAL	104	100%

104 answered the question.

Q.17 What tenure are they looking for?

	FREQUENCY	VALID %
Affordable renting (housing association)	20	17%
Affordable shared ownership	34	29%
Private renting	17	14%
Buying on open market	47	39%
Other (care home)	1	1%
TOTAL	119	100%

79 households answered the question; some gave more than 1 answer

Q.18. Any other comments

PART 2

The following questions were answered only by those who need a new affordable home in the next three years and want to live in Odiham and North Warnborough.

55 households completed this part of the survey. Not all questions were completed.

Q.1 Does the household needing to move, currently live in the parish?

	FREQUENCY	VALID PERCENTAGE
Yes	41	75%
No	14	25%
TOTAL	55	100%

If yes, how many years?

	FREQUENCY	VALID PERCENTAGE
0 - 2 years	12	29%
3 - 5 years	6	15%
6 - 10 years	2	5%
11 - 20 years	11	27%
21 - 30	6	15%
30+	4	9%
TOTAL	41	100%

55 answered this question.

Q.2 If the household does not live in the Parish now, what is their connection to it? Tick all that apply

	FREQUENCY	VALID PERCENTAGE
Previously lived in the village	9	
Family live in village	13	
Currently work there	3	
TOTAL	25	

14 households responded. Some ticked more than 1 answer.

If yes, length of time in years for local connection

Years	Used to live	Close family	Work	FREQUENCY
0 - 2	0	0	2	2
3 - 5	1	1	0	2
6 - 10	2	0	0	2
11-20	2	1	0	3
21-30	4	0	0	4
30+	3	8	0	11
TOTAL	12	10	2	24

14 households answered this question, not all timescales were answered. Some gave more than 1 answer.

Q.3 Who owns the home you/they live in now?

	FREQUENCY	VALID PERCENTAGE
Self (with mortgage/without mortgage)	13	22%
Renting privately	21	35%
Renting from a Housing Association	7	11%
Parents	10	17%
Tied to job	6	10%
Other (military x 3)	3	5%
TOTAL	60	100%

56 answered, one ticked more than 1 answer

Q.4 Why do you/they need a new home in this parish?

	FREQUENCY	VALID PERCENTAGE
Want to start first home	30	29%
Can't afford mortgage/rent	10	10%
To be close to work	13	12%
To be nearer family	17	16%
Overcrowding	2	2%
Retiring	1	1%
Need smaller home	3	3%
Need bigger home	10	10%
Special needs	3	3%
Disrepair	2	2%
Current home affecting health	2	2%
Tenancy insecure	10	10%
TOTAL	103	100%

55 households answered. More than 1 answer was ticked.

Q.5 How many people of each age group would live in the new home?

GENDER AND AGE		VALID	
		FREQUENCY	PERCENTAGE
Male	0 - 15	15	12%
Male	16 - 24	12	9%
Male	25 - 44	30	23%
Male	45 - 64	4	3%
Male	65 +	2	1%
MALE TOTAL		63	48%
Female	0 - 15	20	16%
Female	16 - 24	14	11%
Female	25 - 44	24	19%
Female	45 - 64	3	2%
Female	65+	5	4%
FEMALE TOTAL		66	52%
TOTAL		129	100%

54 households responded.

Q.6 What sort of new household will you/they be?

	VALID	
	FREQUENCY	PERCENTAGE
Single person	17	29%
With partner	21	36%
Single adult family	3	5%
Two adult family	17	29%
Other – Foster family	1	1%
TOTAL	59	100%

54 households responded. Some ticked more than 1 choice.

Q.7 How many bedrooms do you/they need?

	VALID	
	FREQUENCY	PERCENTAGE
1 Bedroom	16	24%
2 Bedroom	25	38%
3 Bedroom	18	27%
4 Bedroom	7	11%
TOTAL	66	100%

55 households responded. Some ticked more than 1 choice.

Q.8 Which tenure would best suit your housing need?

	FREQUENCY	VALID PERCENTAGE
Renting (Housing Association)	25	29%
Shared Ownersip (part rent-part buy)	29	34%
Buying from the open market	22	26%
Private renting	9	11%
TOTAL	85	100%

52 households answered the question: some ticked more than 1 option.

Q.9 What is the household's gross annual income? (before deductions)

	FREQUENCY	VALID PERCENTAGE
Under £10,000	4	8%
£10,000 - £15,000	4	8%
£15,001 - £20,000	7	13%
£20,001 - £27,000	9	17%
£27,001 - £30,000	4	8%
£30,001 - £35,000	7	13%
£35,001 - £40,000	8	15%
£40,001 - £50,000	4	8%
£50,000+	5	10%
TOTAL	52	100%

52 households answered the question

Q.10 If interested in Shared Ownership, how much would you be able to put down as deposit and legal costs?

	FREQUENCY	VALID PERCENTAGE
Under £1000	7	16%
£1000-£5000	13	30%
£5001-£10,000	8	19%
£10,001 - £15,000	4	9%
£15,001 - £20,000	3	7%
£20,000+	8	19%
TOTAL	43	100%

43 households answered the question.

Q.11 Will the household be claiming Housing Benefit?

	FREQUENCY	VALID PERCENTAGE
No	44	85%
Yes	8	15%
TOTAL	52	100%

52 households answered this question.

Q.12 Does anyone in your household have a supported housing need?

	FREQUENCY	VALID PERCENTAGE
No	46	92%
Yes, support needed to live independently	1	2%
Yes, limited mobility. Wheelchair user	2	4%
Yes, Other (Disability Living Allowance)	1	2%
TOTAL	50	100%

50 households answered this question.

Q.13 Is the household registered on any Housing Waiting Lists?

	FREQUENCY	VALID PERCENTAGE
Hart Housing Register	10	77%
Help to Buy South (Shared Ownership)	3	23%
TOTAL	13	100%

13 households answered the question.

Q 14. Any other comments

See attached table

APPENDIX 3



ODIHAM & NORTH WARNBOROUGH PARISH HOUSING NEEDS SURVEY

June 2015

Dear Householder,

We know from the recent Neighbourhood Plan consultation that affordable housing with local priority is strongly supported. This survey is the vital next step in getting such affordable housing in Odiham, as has already been secured in South Warnborough. **Please read on if you want to see this happen, irrespective of whether or not you or members of your family are seeking local affordable housing.**

Affordable houses are homes that can be rented or part bought (shared ownership) from a Housing Association. Our aim is to ensure that people with a local connection are given priority for these homes so that, with no right to buy, the houses will remain affordable for local people. This survey is to assess the demand for local priority affordable housing more precisely and gauge the level of support in the parish. We are doing so with the support of Hart District Council whose housing officers and planners have approved this questionnaire.

If the survey shows both a demand for local priority affordable housing and support for it we will try to find a suitable site within the parish. The most likely type of site would be what is known as a "Rural Exception Site", within or on the edge of Odiham or North Warnborough whereby:

- All homes on the site are owned by a Housing Association.
- Only households with a genuine local connection are eligible to be tenants
- There is no Right-to-Buy/Right to Acquire on these homes so they will always remain available and affordable for local people.

Mags Wylie, a Rural Housing Enabler with Action Hampshire, will be assisting us with this survey. **She will analyse the survey results, ensuring all information given is kept fully confidential.** She will then give a summary report to the Parish Council containing no identifiable personal information for it to progress the project.

Odiham Parish Council

Deputy Clerk: Una Tilt
Tel: 01256 702716
Email:
deputy.clerk@odiham.org.uk

Website: www.odiham.org.uk

Chair: Cllr Jon Hale
Tel: **01256 702716**

In association with:



Action Hampshire, Westgate
Chambers,
Staple Gardens,
Winchester,
SO23 8SR
01962 854971
www.actionhants.org.uk

Assistance filling in this survey can be provided by calling Mags Wylie, Rural Housing Enabler, Action Hampshire on: 01962 857361

Rural Affordable Housing for Local People. What is it?

Affordable Housing means housing which is either rented or part-purchased through shared ownership, and is provided for people who cannot afford to rent or buy on the open market. Affordable homes are managed by Housing Associations, also referred to as Registered Providers.

Providing a small number of affordable homes on a rural exception site for local people will enable those on modest incomes to remain in, or return to, the village they grew up in. This helps to ensure that a mix of ages and income groups are able to live in the community.

In some cases, new affordable housing has enabled villages to keep their local school, shop or pub. Affordable homes can play a key role in supporting these vital village services and helping to maintain thriving communities.

Westward Ho Eversley

9 new affordable homes for local people have recently been completed in Eversley parish. Residents moved into their new homes in march this year.

The housing was developed on a Rural Exception Site and is the culmination of a partnership project between Eversley Parish Council and Hampshire Alliance for Affordable Housing (HARAH).

The 9 rented homes consisting of 2 x 1 bed houses, 5 x 2 bed houses and 2 x 3 bed houses were allocated to local people according to an agreed Local Letting Plan through Hart District Council's Allocation policy. Local connection to the parish and housing need were used to prioritise applicants.

The development was named Westward Ho in honour of the writer and reformer Charles Kingsley who had links with the village. The scheme has been carefully shaped in partnership with the Parish Council to retain established trees and landscaped to enhance biodiversity through inclusion of a wild flower meadow.



South Warnborough

The parish has an existing affordable housing scheme for local people, at Gaston Lane. This Rural Exception HARAH scheme completed in 2007 and provided 6 affordable rented and 2 shared ownership homes for the parish.



Who is it for?

If a new rural exception affordable housing scheme is to be built in Odiham, only people who have a local connection to the parish will be eligible for a property. Rural affordable housing on rural exception sites are for people who have a local connection to a particular parish and wish to live there but cannot currently afford to rent or buy locally.

Example Local Connection Criteria

- the householder must either be currently resident in the parish and/or
- have previously lived in the parish and have close family living in the parish and/or
- work in the parish

This includes:

- Single people, couples or families unable to afford to rent or buy a home in the village because of high house prices
- Households who have already moved away in search of cheaper rented accommodation, but who would like to move back
- People who work in the village and would like to be part of the community.

If a need is identified in a Housing Needs Survey, and there is clear support from the community, affordable housing may be built on a Rural Exception Site. A site where people with a local connection to the parish would be eligible to apply for a property.

Odiham and North Warnborough Neighbourhood Plan

July 2016

Settlement Boundary Report

Summary of Revisions to Settlement Boundary

All sites selected for residential development by Policy 2 of the Neighbourhood Plan (NP) are submitted SHLAA sites that are located outside but adjacent to the established settlement boundaries of Odiham and North Warnborough.

Policy 1 of the NP re-defines the settlement boundaries, so as to encompass the 7 sites selected by Policy 2 of the NP and are shown on the Policy Map within the plan.

It is also considered appropriate, insofar as it is currently possible to do so, to include within the settlement area, the development areas of two further sites that are currently located outside the settlement boundary i.e. the land at Hatchwood Farm (Montfort Place) and land South of Farnham Road, adjacent to Hatchwood Cottage (east of Archery Fields). These two sites received planning permission from Hart for residential development prior to submission of the Neighbourhood Plan.

The settlement boundary is therefore re-defined on the Policies Map in the NP to incorporate the development for the above sites as below.

Selected sites i, ii & iii – the settlement boundary of Odiham is revised to include these submitted SHLAA sites, which in turn follow clearly defined landscaped boundaries to the north (sites i and ii) and to the south (site iii) together with the rear boundaries of adjoining properties in the settlement area.

Selected Site iv – the settlement boundary of North Warnborough is revised to include this submitted SHLAA site. The boundary follows hedgerows and field boundaries to the west and the south. The northern and eastern boundary of this site abuts residential properties in the settlement area.

Selected Site v – the settlement boundary of Odiham is revised to incorporate 1ha of land on the southern side of this submitted SHLAA site, so as to encompass the developable area identified by Policy 2. The remainder of the site (3.48ha) continues to be located outside the settlement area to ensure that the important gap function of this open space is maintained free from built development.

Selected Site vi - the settlement boundary of North Warnborough is revised to include this submitted SHLAA site. The boundary abuts the clearly defined embankment of the Basingstoke Canal to the east of the site and the boundary of adjoining properties.

Selected Site vii – the settlement boundary of Odiham is revised to incorporate 2.58ha of land broadly parallel to and to the south of the existing settlement boundary. This is a slightly larger area than the submitted SHLAA site and provides a wider but shorter rectangular shaped site which gives rise to a more practical developable area. The revised southern boundary of the settlement area encompasses the natural lower ground level of this undulating land. A new landscaped boundary will be created on the southern

boundary of the development site to give rise to a strongly defined boundary which will help to define the new settlement boundary and distinguish the settlement area from the open countryside beyond.

Land at Hatchwood Farm – this site is currently located outside the settlement area of Odiham and is under construction for 89 dwellings and a large area of open space. The settlement boundary is revised to follow the boundary of the developed part of the site, whilst the approved open space to the east remains in the open countryside outside the settlement area.

Land South of Farnham Road, adjacent to Hatchwood Cottage – this site is currently located outside the settlement area of Odiham and has outline permission for up to 35 dwellings together with an element of required open space.

At the time of submission of the NP, reserved matters permission (including details of layout) had not been granted. As such the extent and siting of the developed area is unknown.

Until such time as detailed permission is granted and the precise boundary of the developed part of the site is known, it is not considered possible to accurately revise the settlement boundary and no revision has been made to the settlement boundary at the time of submission of the NP.

It is acknowledged however, that should detailed planning permission be granted prior to final examination of the NP then the settlement boundary can be re defined at that stage such that only the developed part of the site is included in the settlement area whilst, the defined open space remains in the open countryside outside the settlement area.