

ODIHAM AND NORTH WARNBOROUGH

NEIGHBOURHOOD PLAN 2014-2032

Submission Draft (June 2024)



REVIEW JUNE 2024



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FOREWORD

In May 2017, the Odiham and North Warnborough Neighbourhood Plan was adopted into planning law following a formal referendum among electors in the Parish. It was passed with a large majority of over 80%. That was a great achievement for the Parish, the culmination of three years' work by a team of dedicated volunteers informed by extensive consultation with residents and other stakeholders.

Many of you will recall why having an adopted Neighbourhood Plan is so important. This process allowed residents to shape land use in line with what matters to residents and to preserve the rural nature of the parish e.g. by stipulating where new housing should go and what it should look like, what green spaces and amenities you value most. Since its adoption, our Neighbourhood Plan has proved to be an invaluable blueprint, successfully providing policies and proposals against which Hart District Council and planning inspectors have decided to approve or reject new planning applications. It even carries weight at the appeal stage. Evidence suggests that our Plan has done its job well and stood up to scrutiny.

So far, about half the new housing foreseen in the Plan's lifetime has already been delivered including developments at Crumplins Yard and Western Lane.-

Admittedly though, a Neighbourhood Plan does not cover everything that residents care about. Other matters like overall housing numbers, roads and traffic, and strategic-level initiatives such as the possible warehouses at J5 M3 are all outside its remit. Nor is the Plan anti-development, instead supporting positive development in line with community wishes.

Recognising best practice, Odiham Parish Council has been monitoring the Plan's performance throughout its early years and in 2023 agreed to review and update the document to ensure that it remains current and robust enough to continue to stand up to challenge. As Hart DC does not need the Parish to allocate more sites for housing, and after taking specialist advice, a limited review - and subsequent update - is considered most appropriate. A grant from central government has been awarded to fund professional support with this process.

Many of the proposed changes in the following text are factual or technical in nature to comply with latest legislation or to reflect other initiatives like our new Conservation Area Appraisal 2022 and the registration of both The Bridewell and The Bell public house in The Bury as assets of community value. There are also suggested improvements here and there to further strengthen wording in line with environmental considerations and aspirations previously expressed by the community.

I would particularly like to thank our Chair of Planning, Councillor Pam Verdon, for her tireless work in Chairing the OPC Planning and Development Committee so effectively. Over a number of months, she has led the review team comprising fellow councillors, former members of the NP Steering Group and other volunteers working in close collaboration with a specialist adviser and Hart District Council officials.

Most importantly, I would like to thank you for your continued support and interest in your Neighbourhood Plan.

Angela McFarlane

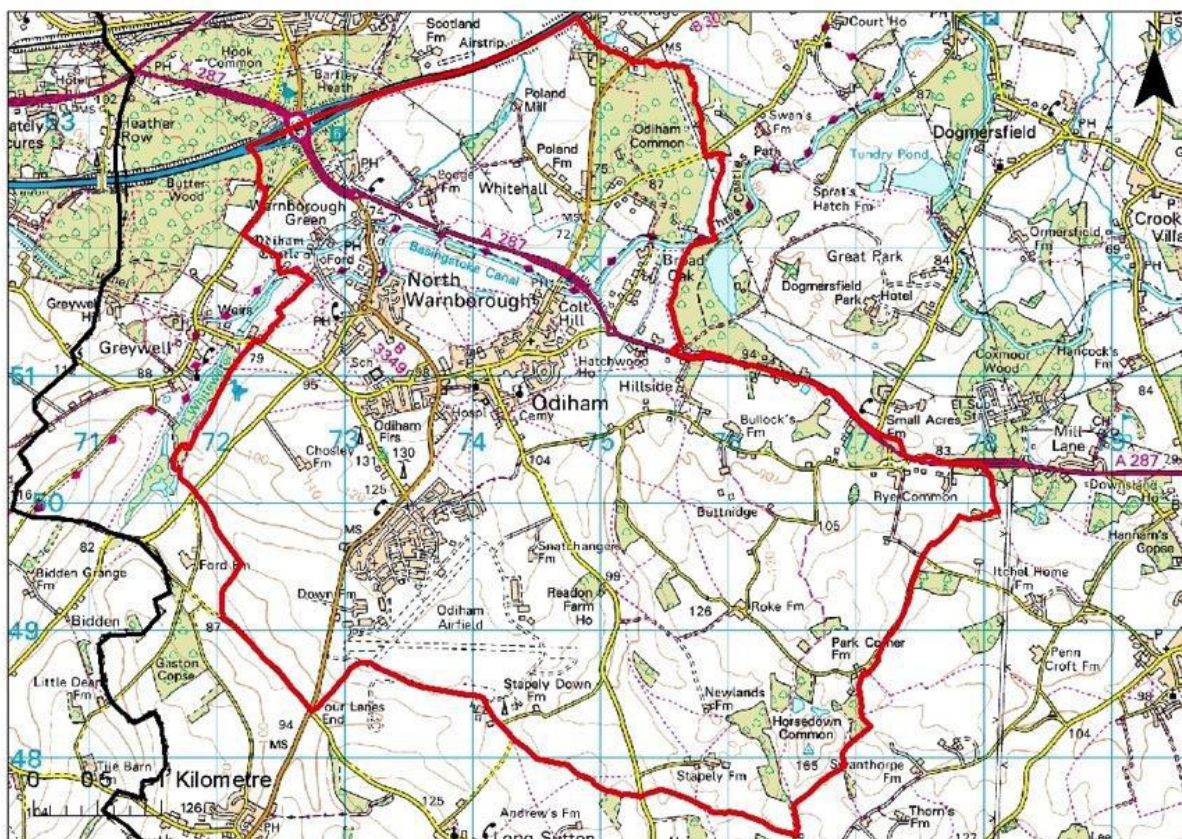
Chair

Odiham Parish Council

1. INTRODUCTION AND BACKGROUND

The Odiham and North Warnborough Neighbourhood Plan

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



Plan A: Odiham and North Warnborough Neighbourhood Plan Area

- 1.2 The purpose of the Odiham and North Warnborough Neighbourhood Plan (“Neighbourhood Plan”) is to make planning policies that can be used to determine planning applications in the Parish. In some cases, its policies will encourage development proposals for the benefit of the local community. In others, its policies will aim to protect the special character of the Parish.
- 1.3 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once formally ‘made’ by Hart District Council, the Neighbourhood Plan becomes a statutory part of the development plan for the relevant area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to

the local community that cannot be addressed in a Neighbourhood Plan as they are not directly related to planning. That said, the Neighbourhood Plan may nevertheless identify proposals that relate to other matters not directly related to planning applications. These are set out in the Neighbourhood Plan as 'Aims and Proposals' in Section 4.

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

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

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

The Planning Policy Context

1.6 The Neighbourhood Plan must be in line with national and local planning policies. At the national level, these are set by the National Planning Policy Framework (NPPF) of December 2023, which is complemented by the Planning Practice Guidance. These documents set out the key national planning principles that apply to preparing plans and managing development proposals across the country.

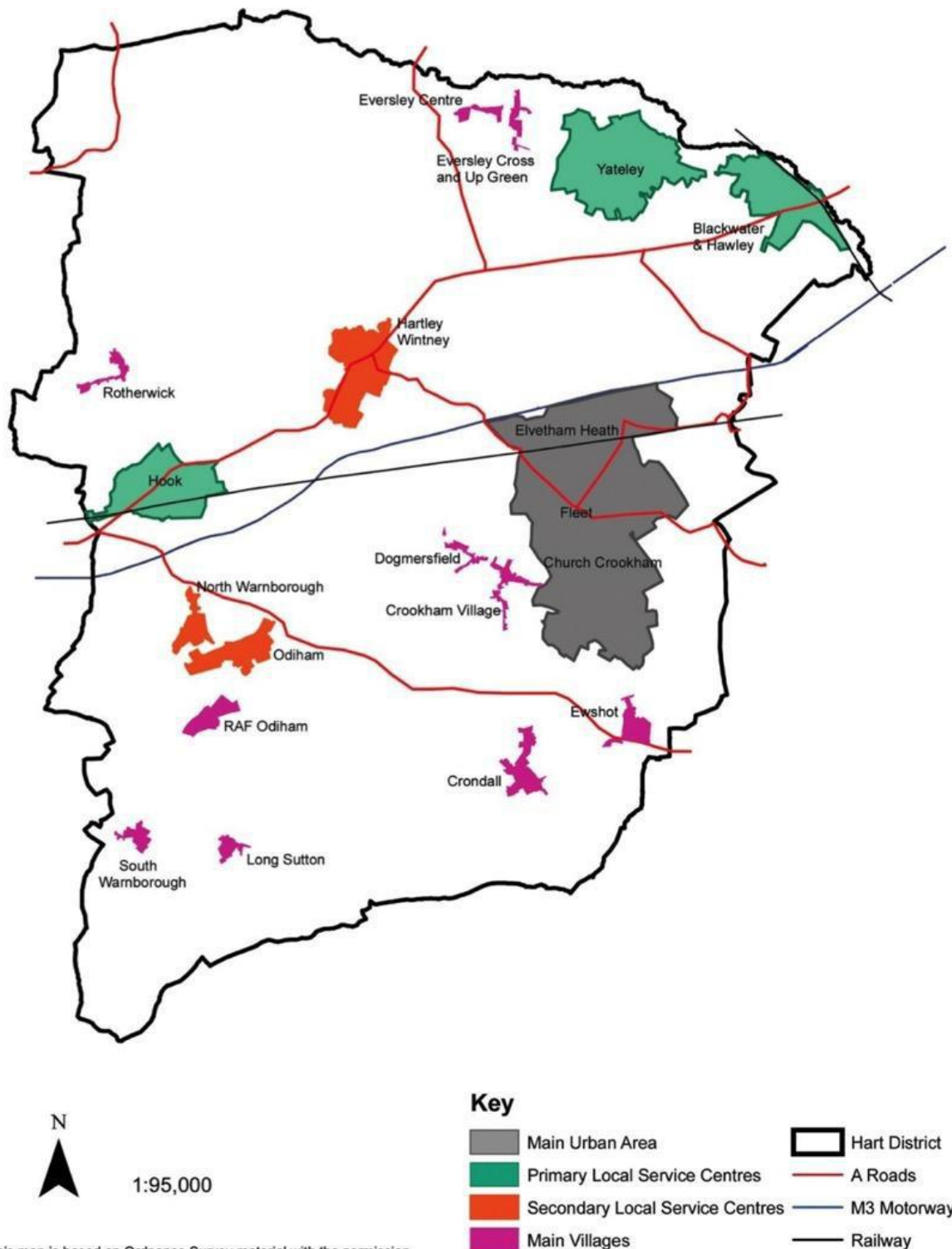
1.7 At the local level, the key documents are the Hart Local Plan (Replacement) 1996-2006 and First Alterations – Saved Policies ("Adopted Hart Local Plan") and the Hart Local Plan (Strategy and Sites) (2011- 2032).

1.8 The Neighbourhood Plan originally proceeded from the basis of the Housing Development Options Consultation Paper ("HDOCP")

produced by Hart District Council in August 2014. The HDOCP provided for a preferred housing distribution strategy to deliver 7,500 new homes in Hart District in the period 2011 to 2032.

- 1.9 In April 2020, the Hart Local Plan (Strategy and Sites) 2032 was adopted. The Hart Local Plan sets out (See Policy SS1 Spatial Strategy and Distribution of Growth and Table 1 – Sources of Housing Supply) the housing supply sources that are expected to deliver 7,384 dwellings over the plan period. This includes 111 dwellings on “Sites in the Odiham and North Warnborough Neighbourhood Plan without planning permission at 1st April 2018”. A total of 119 dwellings are allocated across seven sites in the Neighbourhood Plan. As of June 2024, 54 dwellings have been permitted and 24 dwellings have been delivered on the allocated sites. 50 windfall dwellings have been delivered over the same period, with 12 of these dwellings delivered on a rural exception site. The remaining housing requirement for the Neighbourhood Plan is therefore 65 dwellings still to be permitted and 95 still to be delivered.
- 1.10 The Neighbourhood Plan was first submitted for its examination during 2016 ahead of the adoption of the Hart Local Plan (Strategy and Sites) 2032. Since the Neighbourhood Plan was made in 2017, there have been a number of policy and regulatory updates and changes at the local and national level. These changes include the adoption of the Hart Local Plan, several changes to the National Planning Policy Framework (NPPF) which was updated most recently in December 2023 and the Town and Country Planning (Use Classes) Order 1987 which was amended on the 1st of September 2020. This Neighbourhood Plan Update includes changes to a number of policies and supporting text to improve accuracy, clarity, relevance and to ensure general conformity with the Hart Local Plan, NPPF and Use Classes Order.
- 1.11 Hart District Council has defined which of its saved policies are ‘strategic’ for the purpose of guiding the preparation of Neighbourhood Plans (see Hart Local Plan Appendix 4 for [Strategic Policies of the Hart Development Plan for Neighbourhood Planning purposes](#)).
- 1.12 Hart District Council’s saved rural policy RUR 1 “Definition of areas covered by RUR policies” states that North Warnborough, Broad Oak, Bartley Heath and RAF Odiham are to be regarded as rural settlements to which any of its saved Rural Policies must be applied. Its policy URB 1 “Definition of areas covered by URB policies” says Odiham is to be regarded as a “rural centre” to which its’ saved Urban Policies must be applied. The Neighbourhood Plan’s consultation found preservation of the rural nature of the Parish is a major priority for residents. Odiham and North Warnborough are together identified as a Secondary Local Service Centre in Hart District Council’s Settlement Hierarchy (“Tier 3”), but they are separate settlements, each with its own settlement

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



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Plan B: Map of Hart's Settlement Hierarchy (Source: Hart Local Plan 2032)

1.13 The Adopted Hart Local Plan also has one site-specific, non- strategic policy in the area (Policy INF8 Safeguarded Land for Education) covering

the land adjacent to Robert May's School in Odiham.

History and Parish Profile

- 1.14 The Parish of Odiham in Hampshire falls within Hart District. It includes the villages of Odiham and North Warnborough, the hamlets of Broad Oak, Bartley Heath, Hillside, Rye Common and Potbridge and an operational airfield with supporting facilities and housing for personnel at RAF Odiham which is home to the RAF Chinook Helicopter Force. Odiham and North Warnborough are special historic Hampshire villages, each with its own distinctive character defined principally by natural, built and heritage assets. These assets include the whole or part of four Sites of Special Scientific Interest (SSSIs), three Conservation Areas, 241 listed structures, chalk downlands and riverine environments.
- 1.15 The Parish is essentially rural in character and most of it falls within the North Hampshire Downs National Character Area, an area characterised in Natural England's 2014 Area profile as "an elevated, open, rolling landscape dominated by large arable fields with low hedgerows on thin chalk soils, scattered woodland blocks (mostly on clay with flint caps) and shelterbelts".
- 1.16 The earliest known significant development in the Parish is at Lodge Farm where a Roman villa lies buried, the remains of a rural estate linked to Silchester to the north west.
- 1.17 Geologically, Odiham and North Warnborough lie on the spring line created where the chalk downlands to the south meet the London clays and Bagshot beds (gravel and sand) to the north: water was readily available here, and many High Street houses to this day retain their wells. The chalk downland in the south of the Parish rises to a height of 130 metres, and is said to have been the site of one of the Armada beacons. From here the land falls northwards into the valley of the River Whitewater.
- 1.18 Land around Odiham, including a royal deer park whose boundaries are still identifiable to this day, was owned by Anglo Saxon and then Norman kings and Odiham was one of the Minster churches established after 600 AD to bring Christianity to Wessex. As a large and important royal manor, Odiham is the first entry in the Domesday Book in Hampshire, its population second only to Winchester. It was on the direct route from Winchester to Windsor and there is understood to have been a royal palace in The Bury. This was superseded by a castle at North Warnborough. King John stayed at the castle in June 1215 both before and after the sealing of the Magna Carta at Runnymede; and the Anglo Norman (vernacular) translation of the Magna Carta was issued from Odiham at the end of June 1215. In 1216, when the Dauphin invaded England at the invitation of the barons, Odiham Castle,

manned by just thirteen men, famously resisted a siege by the French army of some three weeks, before surrendering with honour intact.

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

1.20 In the 18th and 19th centuries Odiham became a centre of minor importance locally, as witnessed by the building of several high status buildings in and near the centre of the village such as the Assembly Rooms, shops in the High Street (1784 Trade directory), and in 1831 twelve licensed premises. High Street houses of late medieval origin were updated and given Georgian frontages. In 1801 the population of the Parish of Odiham, at that time encompassing the modern Parish of Greywell, the southern part of Hook and eastwards as far as Murrell Green and Borough Court, was 1,500 compared with 2,500 in Basingstoke. The 19th century saw a continuing relative downturn, when Odiham's population grew by 82% from 1801 to 1901 as the population of England grew by 287%. This will have been partly due to the further bypassing of the village by the railway which in 1839 came to nearby Winchfield. The downturn evidenced by the very few Victorian buildings in the Parish.

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

1.22 The planned M3 motorway, which opened in 1971, began a sustained level of private development, starting with Archery Fields in Odiham in

the late 1960s and Laurel Close in North Warnborough. Greater car ownership saw the Parish increasingly become an affluent dormitory for Basingstoke, with Heathrow and London also readily commutable by car or train.

- 1.23 Private development has continued to expand the boundaries of both North Warnborough and Odiham at their respective extremities, keeping the essentially medieval linear shape of both villages.
- 1.24 The population at 2021 stood at 5,596, including residents of RAF Odiham. Odiham and North Warnborough retain their rural character to this day. It was only in the late 1980s/early 1990s that the High Street lost its last working farm at Palace Gate, its blacksmith and its slaughterhouse; but a working farm remains in The Street, North Warnborough and most of the countryside in the Parish is working farmland. Medieval burgage plots are still identifiable behind a number of High Street properties. There are ten areas of common land in the Parish, most notably Odiham Common and Broad Oak Common to the east and Bartley Heath and Warnborough Greens to the north west. North Warnborough Greens, most of Odiham Common and part of Butter Wood are Sites of Special Scientific Interest, as is the Basingstoke Canal. Many of the other areas of common land are locally listed as Sites of Importance for Nature Conservation (SINC), and a number of the SINC are private woods.
- 1.25 The opening of the Odiham bypass in 1981 helped to maintain the attractive character of the High Street with its almost unbroken run of listed buildings between the Farnham Road/London Road junction and Western Cross. The oldest known building is Monk's Cottage dating to 1300; the village retains its medieval street pattern.
- 1.26 Although Odiham was clearly a market town from medieval times (the Godson map of 1739 shows the market house opposite the George) and was seen as such by the Victorians, today it proudly remains a village which cherishes its rural setting and feel. At the same time, it retains some of the facilities of a town, with its High Street shops and bank, one of only three public libraries in Hart District, and Robert May's secondary school, which predominantly serves the west of Hart, among other facilities still present.

The Neighbourhood Plan Update Preparation Process

- 1.27 The Neighbourhood Plan Update follows the 'made' Odiham and North Warnborough Neighbourhood Plan where a local referendum was held on 4th May 2017. 38.6% of electors voted and 88% of those who voted (valid votes) were in favour of the Plan. As more than 50% of those who voted, voted in favour, the referendum was successful and Hart District Council subsequently 'made' the Neighbourhood Plan part

of the Hart Development Plan on 29 June 2017.

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

- A Basic Conditions Statement showing how the Neighbourhood Plan meets the necessary legal requirements;
- A Consultation Statement, summarising the engagement with residents, businesses and stakeholders, and how their input was used; and
- A map which identifies the area to which the Neighbourhood Plan relates (see Plan A in 1.1).
- An Equality Impact Assessment (EqIA) used to assess the likely impact of policies on particular groups of people as defined in the Equality Act 2010.
- A document setting out the reasons for the proposed changes to the 'made' Neighbourhood Plan' and the significance of these changes.

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

Consultation

1.30 The Neighbourhood Plan Steering Group has consulted the local community on the Neighbourhood Plan Update to solicit views from a wide range of residents and stakeholders including two drop-in sessions, with these details set out in the accompanying Consultation Statement.

A Regulation 14 (Pre Submission) consultation was held for an initial six-week period (22nd January 2024 – 7th March 2024 followed by an extended consultation period. .

Neighbourhood Plan Update (2024)

The Parish Council undertook a review and update of the Neighbourhood Plan to ensure its general conformity with the Hart Local Plan and national policy and regulations. This update incorporates new evidence, including the Odiham and North Warnborough Conservation Area Appraisal 2022,

Hart District Local Cycling and Walking Infrastructure Plan (LCWIP) 2024 and the Odiham and North Warnborough Local Green Space Assessment 2024. It also reflects the latest status of site allocations, providing details on whether a site has been completed and information regarding its delivery. Additionally, the update reflects other local changes such as updates regarding community facilities and Assets of Community Value.

Strategic Environmental Assessment (SEA)

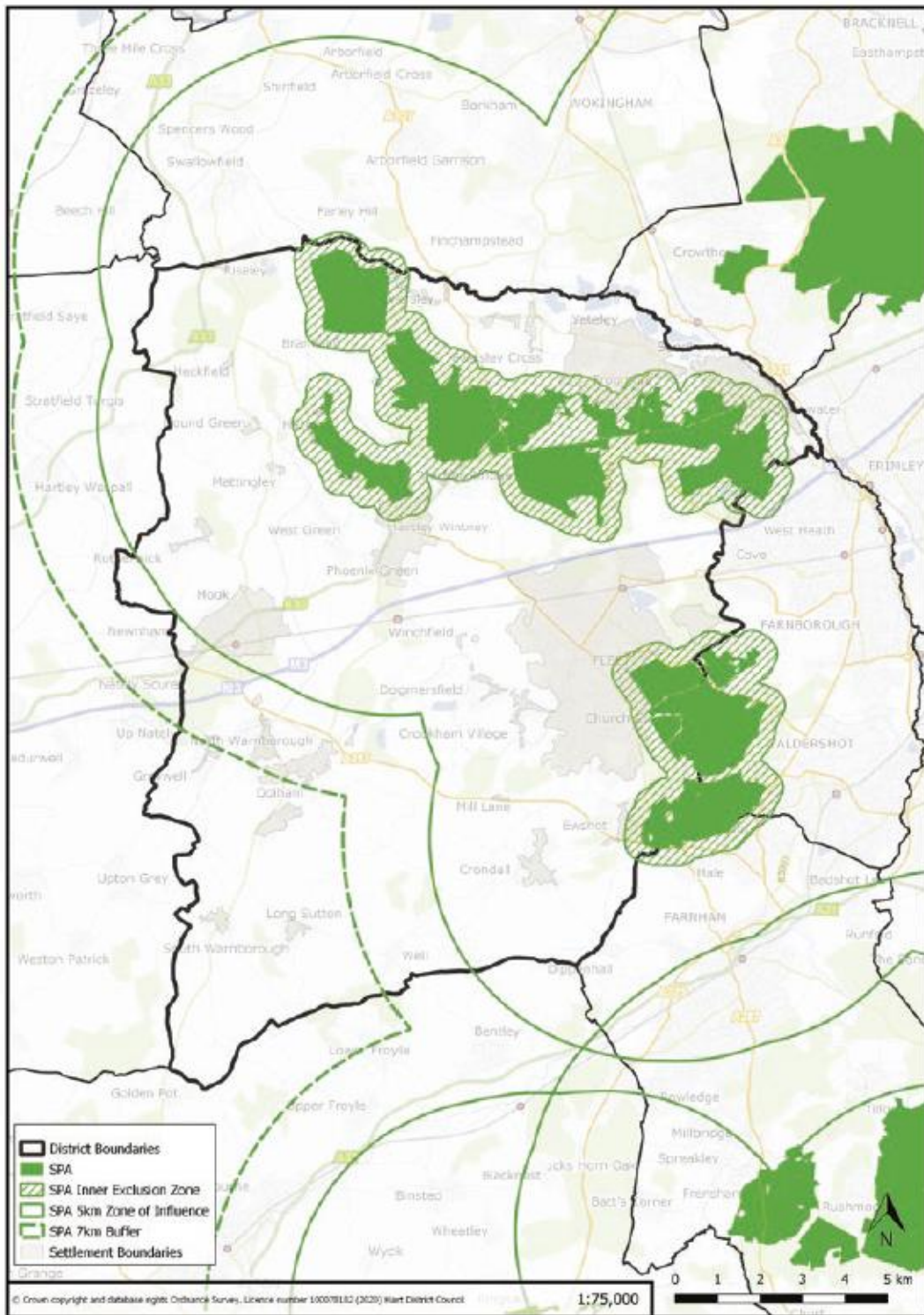
- 1.31 Some Neighbourhood Plans must be formally assessed to ensure they will have no significant environmental effects. This is done using a Strategic Environmental Assessment (SEA). The 'made' Neighbourhood Plan was subject to an SEA. The Neighbourhood Plan Update was screened in order to determine if an SEA is required. This report concluded that an SEA is not required. The screening assessment concluded there is **no potential for significant effects** in most respects, essentially because the allocation of land for development is outside the scope of the updating process.

Habitats Regulations Assessment (HRA)

- 1.32 A Habitats Regulations Assessment (HRA) refers to the several distinct stages of Assessment which must be undertaken in accordance with the [Conservation of Habitats and Species Regulations 2017 \(as amended\)](#) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it.
- 1.33 Policy NBE3 of the Hart Local Plan states that development proposals within 400m of the boundary of the Thames Basin Heaths Special Protection Area (TBHSPA) shall be refused for development that results in a net increase in residential units unless it can be demonstrated through an appropriate assessment that there will be no adverse effect on the integrity of the TBHSPA. There is a "zone of influence" set between 400m and 5km that will require new dwellings to provide mitigation measures based on Strategic Access Management and Monitoring (SAMM) and the provision of Suitable Alternative Natural Greenspace (SANG). Some large-scale residential development between 5km and 7km from the TBHSPA may be required to provide mitigation measures (See Hart Local Plan Policy NBE3 and supporting text). This will be assessed on a case-by-case basis and where appropriate an appropriate assessment maybe required to ascertain whether the proposal could have an adverse effect on the SPA.
- 1.34 Saved Policy NRM6 of the South East Plan states that "new residential development which is likely to have a significant effect on the

ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England". Given that most of the settlements of Odiham and North Warnborough lie within the 7km zone (but not within the 5km zone itself), the Neighbourhood Plan has been screened for a Habitats Regulations Assessment. The conclusion is that the Plan does not have a significant effect on the TBHSPA 5km zone and no Appropriate Assessment is necessary.

- 1.35 Natural England has confirmed that the 3.58 hectares of open space at Dunleys Hill needs to be secured as an absolute minimum size as the site still needs to function as effective Thames Basin Heaths SPA mitigation. Natural England is supportive of the possibility of any further land coming forward as open space. Natural England recommends that links, if not already present, are established so that there is the opportunity to have connectivity between the Dunleys Hill open space and other local green spaces in the vicinity so that residents can benefit from extended walking routes in the area. Natural England requires management plan for the Dunleys Hill open space which must demonstrate how the land will be costed, funded and managed/maintained for in-perpetuity, for the lifetime of the proposed development. If the 50 dwellings threshold is reached then the necessary SAMM payments must be made, including from any previously agreed/built-out housing allocations contributing towards the 50+ mitigation threshold.
- 1.36 Natural England has confirmed that any new site proposing to come forward as SANG, whether in the 5km or the 5-7km zone, must first be assessed by a Natural England officer to ensure it meets all of the criteria of the Natural England SANG Guidelines (2021).



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

Monitoring and Review

1.37 The Parish Council has ongoing responsibility for monitoring the Plan on an annual basis to track whether the Neighbourhood Plan's objectives are being met. This is in addition to any statutory monitoring

that will be undertaken by Hart District Council.

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

2. VISION AND OBJECTIVES

Vision

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

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

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

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

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

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

Recreational facilities will be sustained with green space preserved both within and adjoining the settlement areas and enhanced for everyone to enjoy. Particular attention will be paid to increasing biodiversity in public open spaces and encouraging management of privately owned spaces to do the same.

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

An effective and close community partnership with RAF Odiham will continue, with local residents able to make use of available RAF

sporting facilities and with military personnel and their dependants encouraged to continue to utilise the many services and facilities available within the Parish."

Goals and Objectives

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

- i To support future growth, whilst retaining the distinctive historic character of the respective villages, together with respecting the rural setting and views. The objectives of this goal are as follows:
 - To ensure new development is sustainable and helps to protect the distinctiveness, character and historic assets of the Parish including the Odiham, North Warnborough and Basingstoke Canal Conservation Areas;
 - To deliver a housing growth strategy focused on the development of small sites (up to 30 dwellings) or small/medium sites (up to 60 dwellings), rather than large sites, but avoiding isolated and/or intrusive sites;
 - To ensure that, as far as possible, development does not harm the heritage significance of the Conservation Areas and other designated heritage assets; preserves valued views and green spaces and is within reasonable walking distance of village facilities;
 - To allocate new development to sites immediately adjacent to existing settlement boundaries;
 - To identify any brownfield sites within the settlement boundary for suitable re-development;
 - To ensure an adequate supply of pre-school places in the Parish; and
 - To provide a residential nursing care home.
- ii To ensure new housing is of high quality design, in keeping with the established character of the area and that meets the needs of the community. The objectives of this goal are as follows:
 - To require a high quality of design that is in keeping with the scale and established character

of the area surrounding development sites;

- To provide an appropriate mix of housing types that meets the needs of the existing and future community; and
 - To provide affordable homes and more small market houses and flats and accommodation suitable for the elderly.
- iii To maintain and enhance the character and vitality of Odiham High Street, and the Parish's ability to attract visitors. The objectives of this goal are as follows:
- To seek to strengthen and support the economic activity of retail units and commercial premises in and around the High Street;
 - To encourage Odiham High Street to continue to provide an attractive environment and a good place for residents and visitors to shop, eat, drink and socialise;
 - To investigate the use of appropriate traffic calming measures where this will not detract unduly from the visual amenity of the Odiham Conservation Area; and
 - To continue to provide visitors with an attractive destination to visit and explore the villages and the surrounding countryside including the Basingstoke Canal.
- iv To maintain and ideally improve recreational and sporting facilities and other community amenities including footpaths and cycleways. The objectives of this goal are as follows:
- To protect and ideally extend the provision of recreational opportunities and sporting facilities for community use;
 - To sustain, and where possible, improve and extend footpaths in the Parish and Odiham Core Walking Zone (LCWIP, 2024) for all residents, including those with limited mobility; and
 - Where possible to provide cycleways between Odiham and North Warnborough, RAF Odiham

and Hook within key development sites and to key amenities such as the schools and Hook Train Station (See Route 200 of the LCWIP 2024).

- To maintain and protect the natural environment and the open/green spaces within and adjoining the villages and the wider surrounding rural areas. The objectives of this goal are as follows:
- To establish a public open space as both an amenity and a gathering place for residents and visitors;
- To protect the natural environment of the villages, their ecosystems, SSSIs and to conserve or enhance biodiversity;
- To protect and enhance open/green spaces in or adjoining the villages and the wider surrounding rural areas; and
- To improve, where possible, public access to the green spaces most valued by the community.

3. LAND USE PLANNING POLICIES

Policy Issues

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

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

3.2 The made 2017 Neighbourhood Plan took into account the opinions of the community and others on how to address these issues. In early 2024, the community were consulted and invited to submit comments on the Regulation 14 Neighbourhood Plan draft.

These comments have informed the modifications to this updated Neighbourhood Plan. The details of this consultation can be found in the Consultation Statement as part of the Neighbourhood Plan submission to Hart District Council.

Land Use Policies

- 3.3 Land use policies are used to determine planning applications made for development proposals. They establish the principles for retaining or changing the use of land in settlements and in the countryside. They also set out the conditions against which development proposals will be judged in terms of their design, access and other considerations relevant to individual sites.
- 3.4 The purpose of these policies is either to encourage planning applications to be made for things the local community wants to see happen or to discourage planning applications for developments that it does not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.
- 3.5 The Neighbourhood Plan seeks to avoid re-stating existing national or local planning policies unless they are particularly relevant. The policies proposed in the Neighbourhood Plan therefore focus on a relatively small number of key development issues. For all other planning matters, the national and local policies – the National Planning Policy Framework and the Hart Development Plan (both current and saved policies) – will continue to be used.
- 3.6 Set out below are the policies of the Neighbourhood Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy and other relevant background information.
- 3.7 At the end of this document is the Policies Map. Where a policy refers to a specific site or area it is shown on the Policies Map.

Policy 1: Spatial Plan for the Parish

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

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

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

- 3.8 This policy directs future growth in the Parish to its two largest settlements of Odiham and North Warnborough and re-defines their settlement boundaries for this purpose. The revised boundaries establish where conventional housing and economic development should take place and where it should be constrained. The principle of development inside the settlement boundaries is accepted provided proposals can demonstrate that they accord with all other relevant National and Local policies and the Neighbourhood Plan.
- 3.9 The Village Design Statement (Section 5) identifies the countryside as highly valuable and states that "very large and alien buildings could easily destroy significant views and have a severe environmental impact, including increased traffic activity on small roads". Proposals outside the settlement boundaries are by definition regarded as lying within the 'open countryside' as each settlement has a distinct edge with extensive countryside beyond. For the avoidance of doubt proposals for development outside the settlement boundary will only be granted with clear justification as required by policies controlling development in such sensitive locations. For this purpose, the settlement boundaries are shown on the Policies Map as a means of establishing the extent and direction of development growth for the Neighbourhood Plan period (2014-2032).
- 3.10 The existing settlement boundaries have been redrawn to reflect the preferred directions of growth of each settlement and then to accommodate the proposed site allocations in Policy 2 of the Neighbourhood Plan. They also take account of land where planning permission has already been granted.
- 3.11 Two types of criteria have been used to decide where the boundaries should be redrawn to allow for new development. The first type of criteria identifies locations where expansion would not be appropriate:
- Land that is not within and does not adjoin an existing settlement boundary of either Odiham or North Warnborough villages;
 - Land that undermines the visual integrity of a defined local gap;
 - Land that undermines the visual integrity of a valued green

space;

- Land within a designated flood risk zone (2 or 3); or
- Land with physical constraints such as a lack of suitable access.

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

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

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

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

3.14 As is explained in paragraph 1.9, **the remaining housing requirement for the Neighbourhood Plan is therefore 65 dwellings still to be permitted and 95 still to be delivered** over the plan period.

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

Plan.

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

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

3.18 The following table outlines the Policy 2 Housing Development Sites and their status as of June 2024.

Table 1. Housing Development Sites and their status.

Sites	Status
Site i Land at Longwood	Outstanding
Site ii Land at 4 Western Lane	Completed
Site iii Land at Crumplins Yard	Completed
Site iv Land at Albion Yard	Outstanding
Site v Land at Dunleys Hill	Outstanding
Site vi Land at Hook Road	Outstanding
Site vii Land next to Crownfields	Outstanding (permission granted)

3.19 Strategic Access Management and Monitoring Measures (SAMM) form one of the elements of mitigation to ensure that new residential development avoids likely significant effect upon the Thames Basin Heaths Special Protection Area (as summarised in paragraph 8.10 of the Odiham Neighbourhood Plan Habitat Regulation Assessment). This is set out in saved South East Plan Policy NRM6, and through the Thames Basin Heaths Special

Protection Area Delivery Framework prepared collectively by the affected local authorities and Natural England. The Thames Basin Heaths SPA comprises multiple SSSI sites, owned and managed by many different organisations and some private individuals. In order to ensure that access management implemented in one area does not simply displace visitors onto another part of the SPA, to measure the effects of SANG provision and to monitor visitor and bird numbers, it is necessary to take a strategic approach to visitor access management. Where appropriate direct reference is made to this matter in the relevant housing site in Policy 2.

- 3.20 If the 50 dwellings threshold is reached then the necessary SAMM payments must be made, including from any previously agreed/built-out housing allocations contributing towards the 50+ mitigation threshold.
- 3.21 Natural England has confirmed that any new site proposing to come forward as SANG, whether in the 5km or the 5-7km zone, must first be assessed by a Natural England officer to ensure it meets all of the criteria of the Natural England SANG Guidelines (2021).

Policy 2: Housing Development Sites

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

- i ***0.3 ha - Land at Longwood, Odiham – approx. 9 dwellings (Site i)*:***
- a. ***Vehicular access to the site shall be from West Street only and is to be shared with Land at 4 Western Lane (Site ii);***
 - b. ***Existing boundary trees and hedgerows shall be retained, (other than those required to achieve site access) and shall be reinforced with native species;***
 - c. ***The layout shall include trees, in both the communal and private amenity areas, to reflect the green rural character of this part of the village;***
 - d. ***The layout, building forms and design shall have regard to nearby dwellings and the buildings shall be no more than two storeys high;***
 - e. ***The proposals shall include satisfactory mitigation of any***

ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps;

- f. A financial contribution will be sought from the developer towards the maintenance and upkeep of the public open space on Dunleys Hill (Policy 14); and**
- g. A financial contribution (in accordance with SAMM principles in force at that time) will be sought from the developer towards monitoring measures across the Thames Basin Heaths Special Protection Area (TBHSPA) in the event that Site i, Site ii and Site v in combination deliver more than 50 new dwellings.**

It should be noted that the Dunleys Hill Open Space (Policy 14) serves as part of the SPA mitigation required to deliver Site 2v Land at Dunleys Hill in conjunction with Site ii land at 4 Western Lane. The Dunleys Hill Open Space must be maintained and managed as a public open space in perpetuity.

See indicative sketch plan overleaf

- ii 0.64 ha - Land at 4 Western Lane, Odiham- approx. 15 dwellings (Site ii)* ^**
 - a. Vehicular access to the site shall be via a shared access with the adjoining site, Land at Longwood (Site i);**
 - b. Existing boundary trees and hedgerows shall be retained (other than those required to achieve site access) and shall be reinforced with native species;**
 - c. The layout shall include trees, in both the communal and private amenity areas, to reflect the green rural character of this part of the village;**
 - d. The layout, building forms and design shall have regard to nearby dwellings and shall include a mix of dwelling types, to include some single storey dwellings adjacent to existing single storey dwellings on West Street and no more than two storeys high on the remainder of the site;**
 - e. The proposals shall include satisfactory mitigation of any ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps;**
 - f. A footpath shall be provided between the development and the open space on Dunleys Hill (Policy 14);**

- g. A financial contribution will be sought from the developer, towards the maintenance and upkeep of the public open space on Dunleys Hill (Policy 14); and***
- h. A financial contribution (in accordance with SAMM principles in force at that time) will be sought from the developer towards monitoring measures across the Thames Basin Heaths Special protection Area (TBHSPA) in the event that Site i, Site ii and Site v in combination deliver more than 50 new dwellings.***

It should be noted that the Dunleys Hill Open Space (Policy 14) serves as part of the SPA mitigation required to deliver Site 2v Land at Dunleys Hill in conjunction with Site i Longwood. The Dunleys Hill Open Space must be maintained and managed as a public open space in perpetuity.

*** See indicative sketch plan overleaf**

^The site has been completed with permission 10th of June 2021 for the construction of 16 dwellings (8 x 2-bedroom, 6 x 3-bedroom and 2 x 4-bedroom) with associated access, landscaping, and parking (following the demolition of existing dwellinghouse). Application reference 19/02541/FUL

Odiham Neighbourhood Plan

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



iii 0.28 ha - Land at Crumplins Yard – approx. 8 dwellings (Site iii)*:

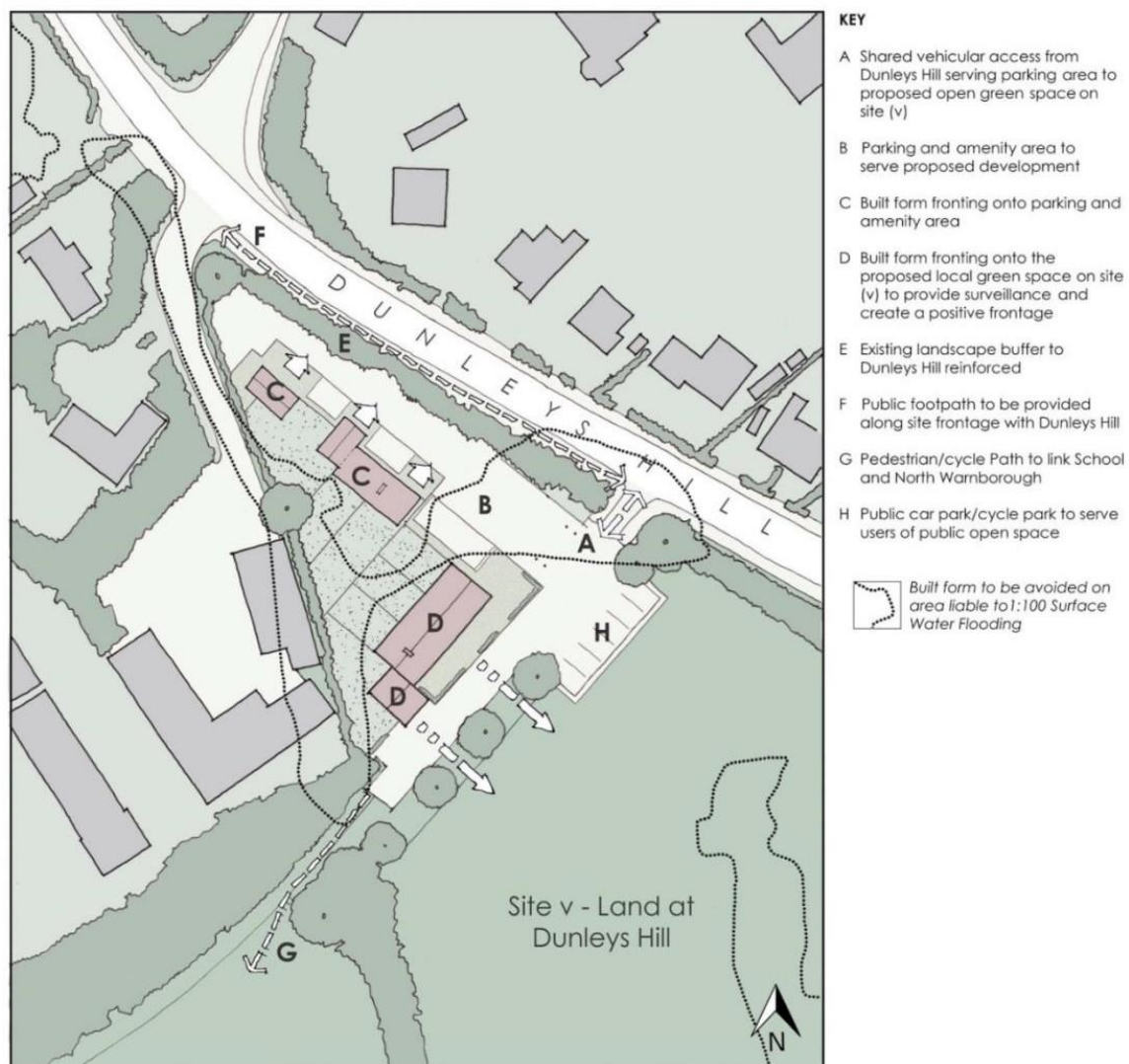
- a. Vehicular access shall be via a shared access from Dunleys Hill to serve both this development and a public car and bicycle park for users of the adjoining public open space (Policy 14);**
- b. Existing boundary trees and hedgerows shall be retained (other than those required to achieve site access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

*** See indicative sketch plan overleaf**

^The site has now been completed with permission granted on 10th August 2017 for the construction of 8 dwellings with garages and new access onto Dunleys Hill. Application reference 16/00635/FUL.

Odiham Neighbourhood Plan

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



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

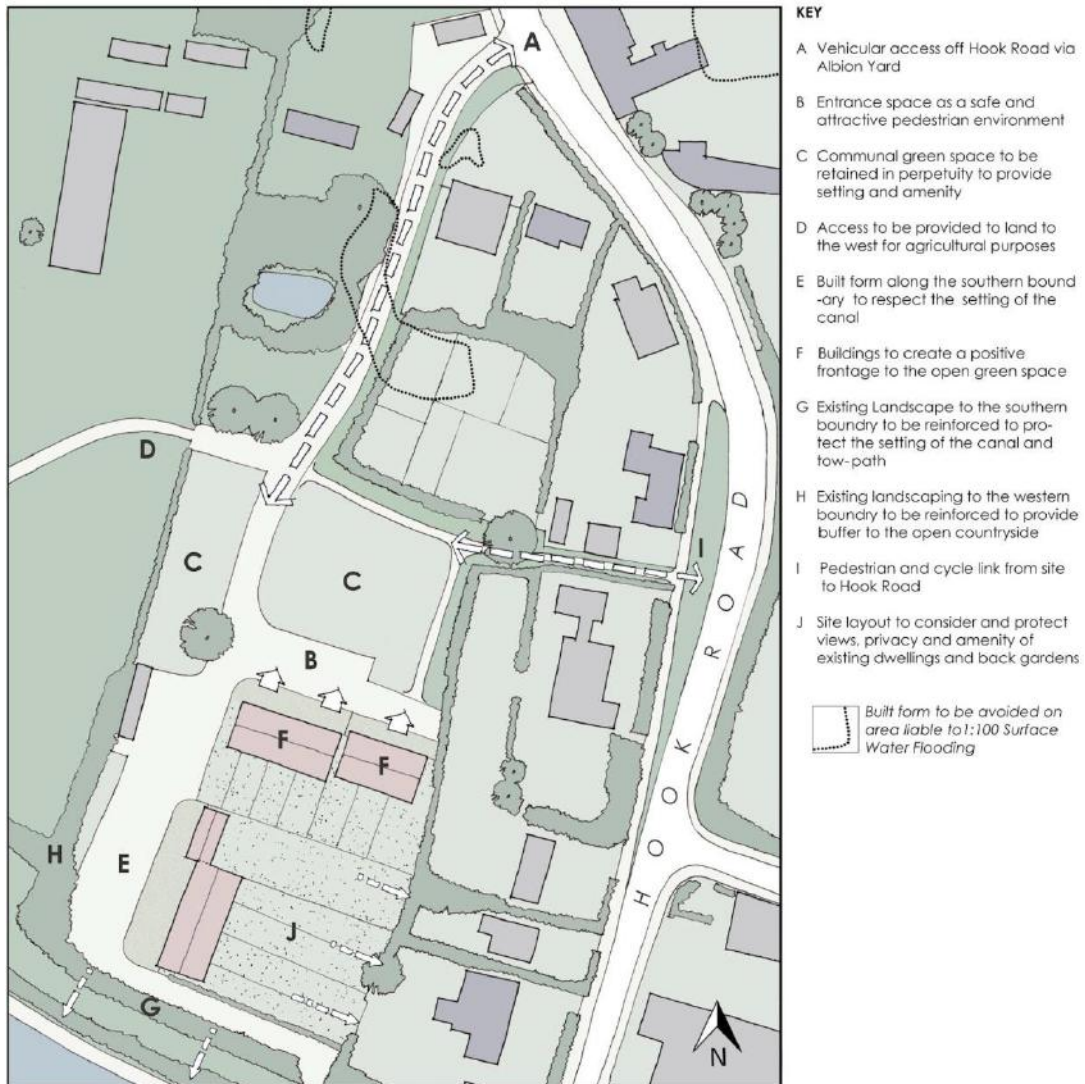
- a. Vehicular access shall be via Albion Yard;**
- b. The building forms, design and materials shall respect the scale, design and materials of the adjacent traditional and listed buildings and shall be no more than two storeys high;**
- c. The development layout shall include green open spaces to reflect the rural and open character of the North Warnborough Conservation Area and surrounding countryside;**
- d. A maintenance access is to be provided through the site to the land to the west for agricultural purposes;**

- e. The layout shall include trees, both in private and communal amenity areas, to reflect the rural edge-of-village location of the site;***
- f. The landscape scheme shall include a buffer to the countryside to the west of the site to comprise planting of native species;***
- g. The proposals shall include satisfactory mitigation of any ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps;***
- h. Development must take account of the geotechnical and drainage conditions affecting the Basingstoke Canal and the stability of the canal embankment;***
- i. Development must provide necessary upgrades to the existing wastewater system; and***
- j. Pedestrian and bicycle access shall be provided from the site onto Hook Road between Wycliffe House and The Cat.***

*** See indicative sketch plan below**

Odiham Neighbourhood Plan

Site iv: Land at Albion Yard - Design Principles



v 1.00 ha - Land at Dunleys Hill, Odiham – approx. 30 dwellings (Site v)*:

- a. Vehicular access to the residential development shall be from Western Lane;**
- b. The residential layout shall include a mix of individual house size, type and design fronting onto the public open space to create an active frontage to the public open space and to represent organic growth. The public open space shall be provided in accordance with Policy 14 as a planning gain arising from, and consequent to, any residential housing development at the site. The buildings, including any apartments, shall be no more than two storeys high;**
- c. The residential layout shall retain open views into and out of the Odiham Conservation Area (including but without limitation relevant views as referred to in Policy 6);**
- d. The layout shall include trees, in both the communal and private amenity areas, to reflect the green rural character of this part of the village and a row of trees shall be retained and supplemented where required alongside the Dunleys Hill frontage;**
- e. The proposals shall include satisfactory mitigation of any ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps, and to neighbouring and to any off-site properties;**
- f. A financial contribution will be sought from the developer towards the maintenance and upkeep of the public open space; and**
- g. A financial contribution will be sought from the developer (in accordance with SAMM principles in force at that time) towards monitoring measures across the Thames Basin Heaths Special Protection Area in the event that Site i, Site ii and Site v in combination deliver more than 50 new dwellings.**

It should be noted that the Dunleys Hill Open Space (Policy 14) serves as part of the SPA mitigation required to deliver Site i Longwood and Site ii land at 4 Western Lane. The Dunleys Hill Open Space must be maintained and managed as a public open space in perpetuity.

*** See indicative sketch plan below**

Odiham Neighbourhood Plan

Site v: Land at Dunleys Hill - Design Principles

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



vi 1.52 ha - Land at Hook Road, North Warnborough – approx. 15 dwellings (Site vi)*:

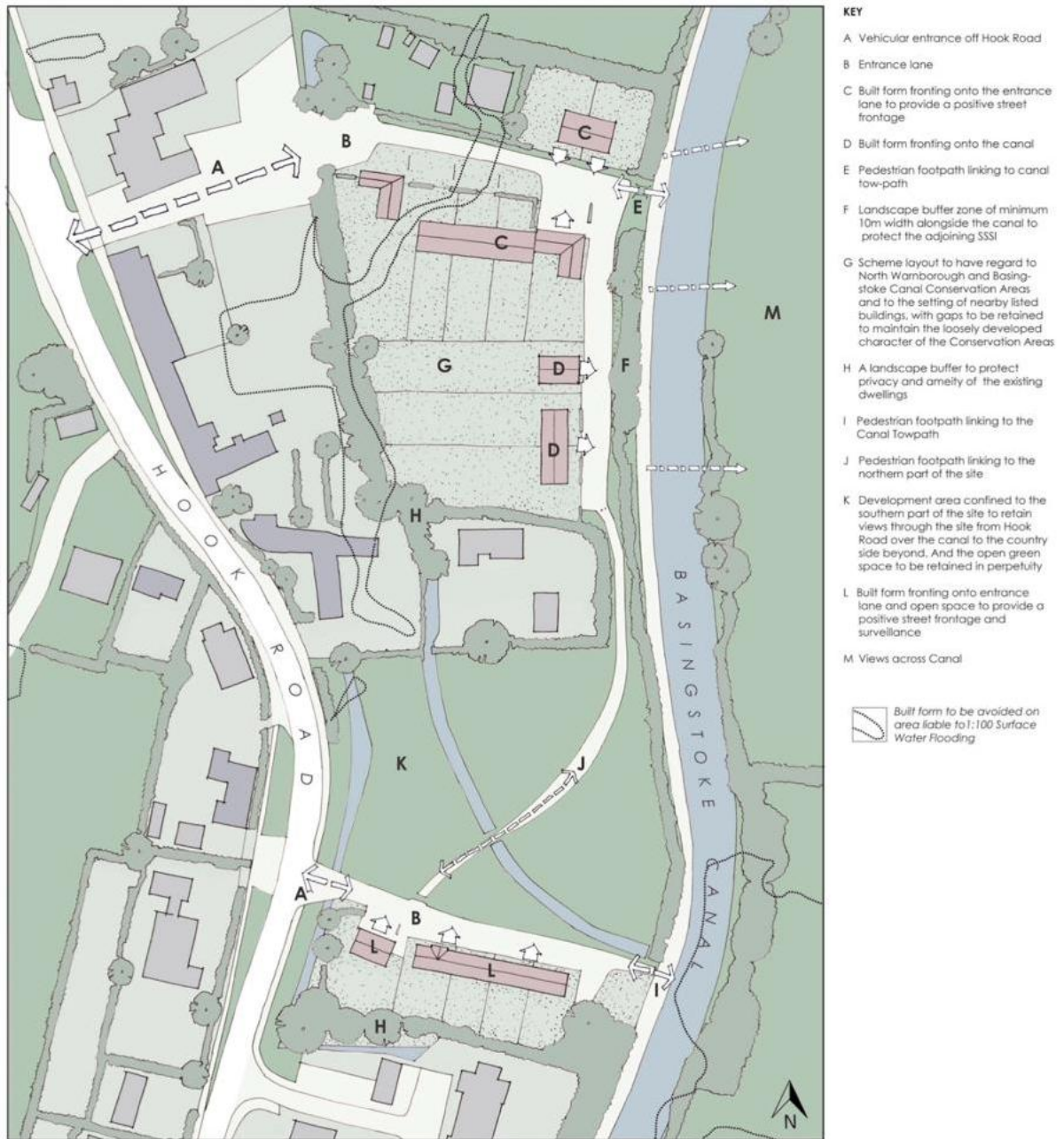
- a. A satisfactory access or access points are provided onto Hook Road and which will provide appropriate linkage between the two component parts of the site;
- b. The building forms, design and materials shall respect the scale, design and materials of the nearby traditional and listed buildings in the North Warnborough Conservation Area and shall be no more than two storeys high;
- c. The layout shall incorporate open spaces to retain views through the site from Hook Road towards the Basingstoke Canal Conservation Area and the countryside beyond and vice versa to reflect the loosely developed character and the rural setting of this part of the North Warnborough Conservation Area;
- d. The siting and orientation of buildings should respect the character of the North Warnborough and Basingstoke Canal Conservation Areas;
- e. All boundary treatment shall be in keeping with that of the traditional buildings in the North Warnborough Conservation Area. Fencing fronting onto Hook Road or the Basingstoke Canal will not be supported;
- f. All development, including roads, footways and paths shall take account of the raised canal embankment in order not to

jeopardise its stability;

- g. The layout shall include a conservation margin alongside the Canal as measured from the top of the embankment and which is designed in order to protect the adjoining Basingstoke Canal Site of Special Scientific Interest, provide natural habitat and safeguard the stability of the canal embankment; Any canal-side planting shall comprise low-growing native species to minimise shading of the Canal SSSI and to protect views to the countryside beyond and vice versa;*
- h. The layout shall include trees, in both the communal and private amenity areas, to reflect the rural edge-of-village location of the site;*
- i. A natural, undeveloped 5m buffer zone shall be provided alongside all other water courses crossing the site to provide natural habitat;*
- j. A landscape buffer shall be provided between existing adjoining properties and the site to protect the amenity and privacy of existing residents;*
- k. The proposals shall include satisfactory mitigation of any ground water and/or surface water flooding risk on the site and to any off-site properties, as shown on Environment Agency and Hart District Council drainage maps; and*
- l. A footpath shall be provided between the development and the Basingstoke Canal.*

*** See indicative sketch plan overleaf.**

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



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

a. The development shall comprise a mix of residential dwellings, a residential nursing care home (C2 use) and land for pre-school use;

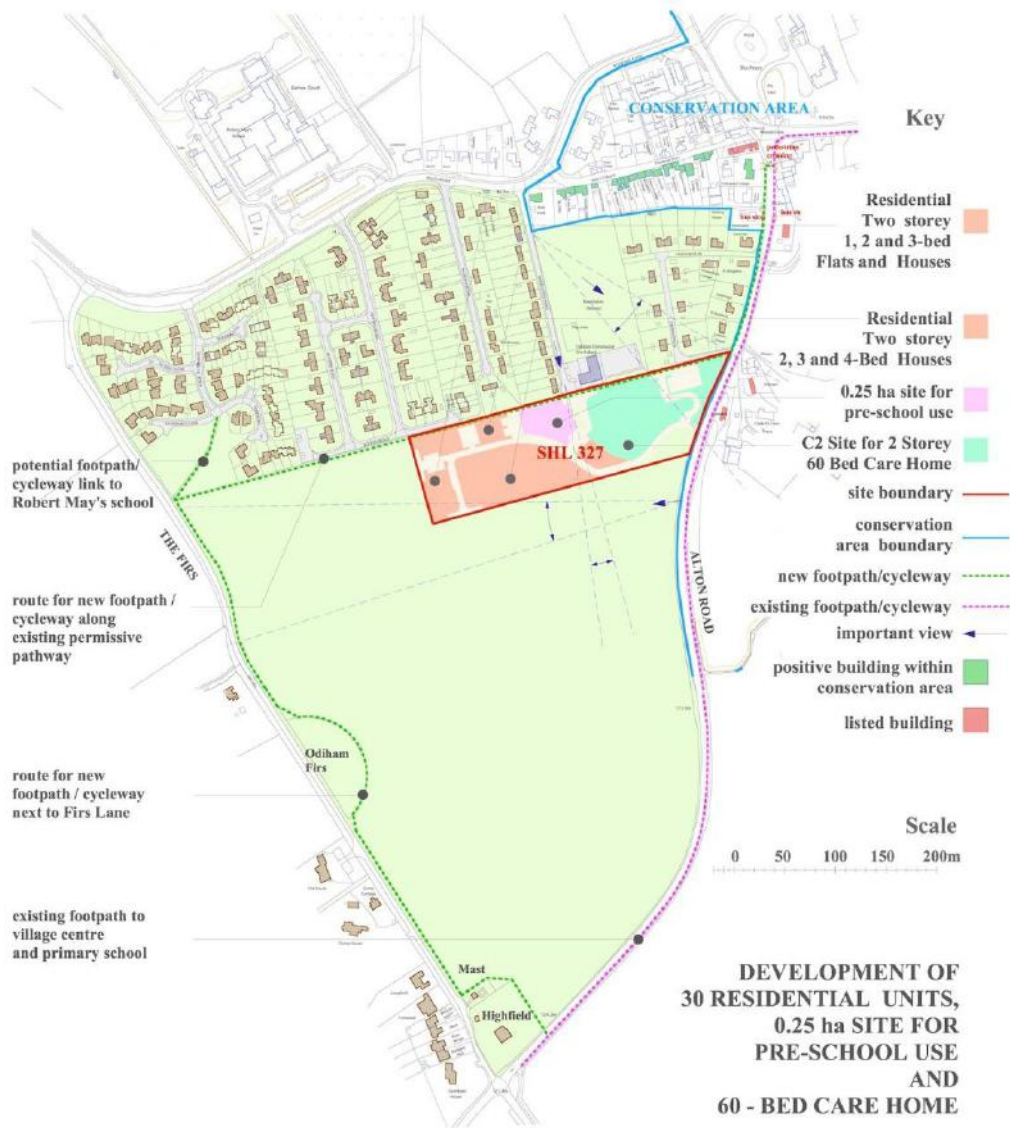
b. Vehicular access to the site shall be from Alton Road only;

- c. The layout and building forms shall have regard to adjoining dwellings and shall ensure views across the site are retained. Building heights shall be no more than two storeys. The existing views up Recreation Road, across the site towards The Firs and in an easterly direction from within the site towards the Odiham Conservation Area shall be retained;**
- d. The residential nursing care home is to be sited in the eastern half of the site adjacent to the Recreation Ground and is to be no more than two storeys high. The building should be well articulated to break up**
- e. its bulk and roofscape and the design and materials should complement its rural setting;**
- f. 0.25 ha of land is to be provided within the site to enable the improvement of pre-school provision in the Parish;**
- g. A significant landscape buffer comprising trees and hedging of native species shall be provided along the southern and western boundaries of the site to safeguard the setting and integrity of Odiham and to provide a clear distinction between the settlement boundary and the countryside beyond.**
- h. Existing boundary trees and hedgerows shall be retained on the Alton Road frontage of the site (other than those required to achieve site access) and shall be reinforced with native species;**
- i. A car parking/drop-off area together with bicycle parking shall be provided within the site to serve, via pedestrian access only, the existing pre-school building in Recreation Road;**
- j. A footpath for pedestrians and cyclists shall be provided along the northern boundary of the site between Alton Road and Firs Lane. The path surface should be of an appropriate natural material; and**
- k. A footpath for pedestrians and cyclists shall be provided within the site alongside Firs Lane, from its junction with Alton Road to the public open space at Hereford Close, to provide a pedestrian route between RAF Odiham to Robert May's School.**

*** See indicative sketch plans overleaf**

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





- 3.22 This policy allocates seven sites for new housing development during the Neighbourhood Plan period to 2032 and establishes the key development principles for each site. All the sites adjoin the current settlement boundary on the edge of the villages. As such they lie in those locations defined in Policy 1 of the Neighbourhood Plan as having the fewest environmental effects and best meeting the site selection criteria considered as acceptable to the local community to grow the villages and provide new homes in the Parish.
- 3.23 The housing capacities and sketch plans of site layouts in this document are indicative only. They are based on an initial assessment of the net developable area of each site and an average density of houses that reflects both the prevailing density of housing and the character of the locality and the need to make an efficient use of scarce land on the edge of the settlements. The Site Assessment Report (in Locally Derived Evidence documents listed in Appendix 1) provides justification for the development sites and forms part of the evidence base (see – Locally Derived Evidence).
- 3.24 The policy identifies the key development principles which in turn reflect the characteristics of the site and the character of the local area. It is the applicant's consideration of those principles that should determine the eventual number of houses proposed in a planning application.
- 3.25 However, the number of dwellings for each site should closely reflect the housing capacities identified in the table below.

Table 2. Housing Development Sites and their approximate housing capacity.

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

* At the time of the preparation of the Pre-Submission Neighbourhood

Plan NPP Guidance indicated that a care home (C2 use) would contribute towards housing need allocation. Hart District Council subsequently indicated that this may no longer be the case.

3.26 The Habitat Regulations Assessment which was prepared in conjunction with and with regard to Natural England comments at Pre-Submission, was undertaken to ensure that the Neighbourhood Plan does not adversely affect the integrity of the Thames Basin Heaths Special Protection Area. It should be noted that notwithstanding that the housing capacities and sketches set out above are indicative only, there is potential for three of the sites that physically adjoin i.e. land at Longwood (Site i), land at 4 Western Lane (Site ii) and land at Dunleys Hill (Site v), to deliver more than 50 dwellings in total. Given that these sites are located within the 5km to 7km zone from the Thames Basin Heaths Special Protection Area and that these sites in combination could deliver 50 dwellings in total there will be a requirement for a partial Strategic Access Management and Monitoring (SAMM) financial contribution to be paid towards mitigation and avoidance of impacts on the TBHSPA. The contribution will be paid by the developer towards monitoring in the event that all three of the sites come forward and in combination would deliver 50+ new dwellings. In the event that the 50 dwelling total is not breached then a SAMM contribution is not likely to be required. The additional mitigation requirement for open green space is to be provided in any event in the form of public open space on land adjoining Site v (Dunleys Hill).

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

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

Policy 3: Local Gap

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

- ***Odiham to North Warnborough***

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

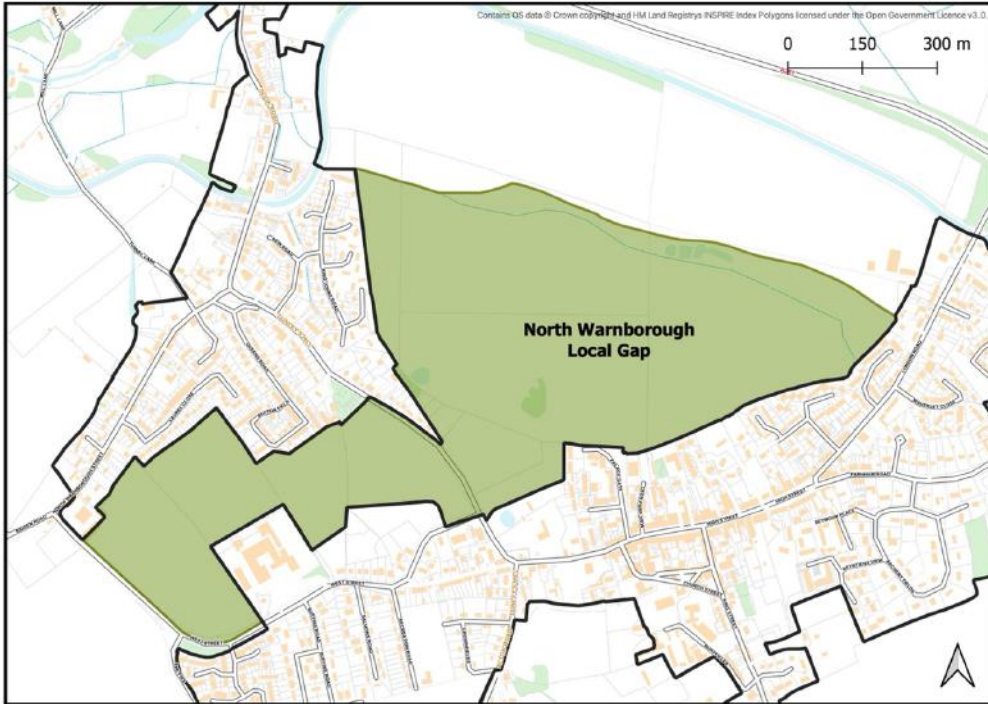
3.29 This policy replaced Policy CON 21 of the previous Hart Local Plan which identified a Local Gap between Odiham and North Warnborough. Its boundaries have been indicated on the Policies Map to take account of Policy 2 of this Neighbourhood Plan.

Odiham to North Warnborough Local Gap

3.30 The Hart Local Plan Policy NBE2 sets out to protect special characteristics, value or visual amenity of the District's landscapes. Through this policy development proposals will be supported if the development does not lead to the physical or visual coalescence of settlements or damage their separate identity. The previous Hart Local Plan Policy CON21 (Local Gaps) identified several Local Gaps in the District which has since been superseded by Policy NBE2 (Landscape) in the adopted Hart Local Plan. The Local Plan continues to support Neighbourhood Plans designating 'gaps' between settlements (see paragraph 235 of the Hart Local Plan). Three of the allocated housing sites in the Neighbourhood Plan are located in the Odiham/North Warnborough Gap, namely land at Western Lane (Site ii), Longwood (Site i) and Dunleys Hill (Site v). Notwithstanding the small proposed reduction of the Local Gap that would be brought about by the residential development of these sites at Longwood and Western Lane and a part at Dunleys Hill (1 hectare of the total site area is selected for housing development and the remaining 3.48 ha will be retained as Local Gap and Public Open Space), the function of the Local Gap would not be prejudiced. As shown on the Policies Map the 1 ha site selected for housing on Dunleys Hill is confined mostly to the southern boundary on a low lying piece of land adjoining houses fronting Western Lane. One of the main vista points across the site from the south-eastern corner at the junction of Western Lane and Dunleys Hill would remain open and outside the proposed development area. This policy has the benefit to the community of preserving a very substantial proportion of the land as a local gap, creating a Public Open Space and at the same time delivering some land use for new dwellings.

3.31 Furthermore, the entire frontage of the Dunleys Hill site, which adjoins the main spinal route through the settlements, would be kept free from development and so continue to allow the principal open views across the Gap which create the sense of separation between the two settlements of Odiham and North Warnborough. The development site on Land at 4 Western Lane (Site ii) is surrounded by a tall dense tree screen and Land at Longwood (Site i) is concealed from view beyond. As such these two sites contribute very little to the views and openness

that help reinforce, when viewed on the ground, the physical separation and gap between the two settlements. In addition, the importance to the community of securing a Public Open Space on land at Dunleys Hill which would be secured through the limited development of immediately adjoining sites, gives added weight to the selection of these sites, notwithstanding the existing Local Gap designation. Policy 3 of the Plan is intended to replace Hart District Council Saved Policy CON21 as it applies in this Parish and redefines this Local Gap accordingly.



North Warnborough Local Gap
Policies Map Inset 2



Policy 4: Housing Mix

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

- i A mix of dwelling sizes and types on development sites; and***
- ii A mix that reflects the requirements set out in the most up to date evidence of needs adopted by the District Council and Odiham Parish Council; and***
- iii Affordable housing in accordance with the relevant adopted Hart District Council policy at the time.***

3.32 This policy requires housing schemes to consider providing specific types and sizes of homes to meet local housing needs.

3.33 The appropriate affordable housing tenure, size and mix will be advised by Hart District Council housing department on a site-by-site basis at the time of the planning application, and will be informed by the prevailing Strategic Housing Market Assessment (SHMA), the housing need identified by the District Council's housing register, the Hart Housing Needs Survey and any up to date local housing evidence for Odiham and North Warnborough.

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

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

Policy 5: General Design Principles

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

- i Development proposals shall demonstrate how they have responded to the assessments and advice in the adopted Village Design Statement.***
- ii Development shall complement and be well integrated with***

neighbouring properties in the immediate locality in terms of scale, density, massing, separation, layout, materials and access;

- iii Architectural design shall reflect high quality local design references in both the natural and built environment and reflect and reinforce local distinctiveness;**
- iv The height of new buildings shall be in keeping with neighbouring properties and roofscapes shall be well articulated to avoid bulky, featureless appearance. Proposals shall demonstrate how heights of development will not be over-bearing or dominant in the existing street scene;**
- v Strong building lines shall be respected and soft landscaped front gardens and landscaped front boundaries shall be retained or enhanced;**
- vi Development shall seek to retain existing mature hedging and established trees and to enhance landscaping to provide for biodiversity. Any existing mature trees or hedging that are unavoidably removed shall be replaced elsewhere on the site;**
- vii Development shall consider and where possible retain or enhance views both within settlements and out towards the countryside and proposals shall explain how this is achieved;**
- viii The open space assessments in the Odiham and North Warnborough Conservation Area Appraisal (ONWCAA) shall be used to inform the impact that proposed development would have on the rural character of the Odiham, North Warnborough and Basingstoke Canal Conservation Areas and their setting. This includes the impact on any views into or out of the Conservation Areas that contribute to their character;**
- ix Development affecting the transitional edges between a settlement and countryside shall be softened by landscaping to complement the character of the adjacent or surrounding countryside;**
- x Parking on development sites shall be well integrated so as not to dominate the public realm and shall adhere to Hart District Council's adopted parking standard or guidelines;**
- xi Development which affects any heritage asset shall respect the significance of the asset and shall demonstrate how local distinctiveness is reinforced;**
- xii Development shall be designed to incorporate appropriate energy**

saving measures; and

- xiii Development shall integrate wherever possible with existing pathways and cycleways and shall not restrict transit for cyclists or pedestrians, including those with limited mobility; and**
- xiv Development shall be designed, constructed and operated to ensure that noise levels are maintained as low as possible at all times in accordance with technical specifications to be defined by the local planning authority; and**
- xv Development shall be designed, constructed and operated to ensure that lighting is unobtrusive and does not harm the countryside.**
- xvi In so far as planning permission is required, proposals will be supported which assist home working in the Parish including the alterations of buildings and the development of live-work units subject to conformity with other policies in this Plan.**

3.35 This policy establishes important design principles for all new development across the Parish. National level design guidance is provided in the 'Building for a Healthy Life' (2020) assessment framework and the National Design Guide (2021). More locally, the Hart District Council Urban Characterisation and Density Study 2010, the Odiham Village Design Statement adopted by Hart District Council in 2008, the Basingstoke Canal Conservation Area: Character Area and Management Proposals (2009) and the Odiham and North Warnborough Conservation Area Appraisal (2022) recognise and describe the distinct character of different parts of the Parish and its valued features. These documents provide an invaluable reference in understanding the local design context of different parts of the Parish.

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

3.37 NPPF Paragraph 136 notes that trees “make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change”, increasing the significance of these features.

Policy 6: Odiham Conservation Area

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

- i Development shall be designed so as to sustain significant views that contribute to the character and appearance of the Conservation Area. These views include (but are not limited to) the “Setting, Contextual and Townscape Views” shown in Plan D below, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;**
- ii Development proposals shall:**
 - a. preserve or enhance the character or appearance the Conservation Area and its setting;**
 - b. recognise the significance of the remaining burgage plot boundaries on Odiham High Street and avoid the amalgamation of burgage plots, alterations to their boundaries or development in the rear parts of these plots where it would erode the special characteristics of these historic features;**
 - c. be sited so as to respect relevant building-to-plot ratios; and**
 - d. follow historic precedent as to traditional forms and grain of development;**
- iii Development shall reduce in scale from the main streets, following historic precedent and shall reflect the mix of single and two storey traditional buildings for variety and character;**
- iv Existing open green space, including private gardens and the spaces identified in the Conservation Area Appraisal, shall be protected from unsympathetic development where this would have an adverse impact on the spacious character of the existing site and the area;**
- v Development in the High Street shall respect common building lines, long and narrow plot shapes, narrow openings and alleyways;**
- vi Development in the High Street shall respect its gentle curve and shall**

ensure that a wide mix of traditional shopfronts is retained;

- vii Development shall respect the significance of heritage assets in the Conservation Area street scene. Particular consideration shall be given to maintaining their role in framing, punctuating or terminating key views through, out of and into the village;**
- viii The distinct setting that the Deer Park and Crown Field (also known as Close Meadow) provide to the Conservation Area and the important views that they afford from the village to the countryside, shall be respected and protected from unsympathetic development;**
- ix Development that reduces public accessibility to any part of the Little Park, or reduces its open, rural character, shall be resisted given the unique and strong contribution it makes to the special historic interest of the Conservation Area, its open rural character and appearance;**
- x Development in The Bury shall respect the existing mix of scale of buildings surrounding The Bury and the strong sense of enclosure that adjoining buildings provide to the public open space;**
- xi Development in Church Street shall sustain and enhance its character formed by its small scale cottages and modest town houses;**
- xii The linear nature of the settlement of Odiham shall be respected;**
- xiii The form and proportions of spacing of windows between ground and upper floors, including dormers and their relative sizes, shall reflect those in the existing street scene in order to reinforce local distinctiveness;**
- xiv Development in the High Street shall position front doors on the High Street frontage of the building;**
- xv Development shall use a common palette of locally distinctive vernacular building forms and materials, comprising:**
 - a. Red brick, painted brick, timber-framed or stucco walls;**
 - b. Reddish/brown handmade clay or slate roof tiles;**
 - c. Steeply-pitched roof forms of a domestic scale with a variety of eave heights and chimney stacks and use of jettied gables and barge boards;**
 - d. Vertically sliding sash windows or side-hung casement windows of traditional appearance. Trickle vents should be avoided or well concealed within the frame to maintain consistency with historic**

appearance. Windows to contemporary development can vary in detail but it is still important to consider their design and proportions in relation to the character of the area. Replacement of windows to groups of buildings in separate ownership (flats etc) will be supported where there is a consistent approach to the design and appearance of the group .; and

e. Locally distinctive high quality architectural detailing to public facades and fenestration.

xvi Boundary treatments shall reflect locally distinctive forms and materials, comprising:

f. Predominantly low red brick walls with occasional use of flint; or

g. Cast or wrought iron railings and hand rails; or

h. Clipped hedges, such as beech or other native species.

i. Planted boundaries and low picket fences along King St.

xvii Development shall protect the future growth and longevity of any trees in the vicinity of a development site which contribute to the character and appearance of the CA. When determining planning applications or applications for works to trees, those trees which make a positive contribution to the character and appearance of the CA will be protected unless there are strong reasons that outweigh their protection.

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

xix Proposals to demolish positive contributors (as identified on Plan D below) will be resisted.

xx Development affecting elements defined in the ONWCAA as not contributing to the character of the CA shall consider how it can enhance those elements, and should not be taken as precedents for the design of future developments.

3.38 This policy establishes design principles for development in the Conservation Area derived from Hart District Council's ONWCAA adopted November 2022. This document defines the character of the Area and provides an important source of evidence that should inform the design rationale of development in the Conservation Area or its setting. This policy uses the existing historic environment evidence base to incorporate the guidance from the OCACAMP to provide locally distinctive policies that supplement national and local policy.

3.39 The Odiham Conservation Area was first designated by Hart District Council in 1979 and was reviewed and updated in 1987, **in 2008 and in 2022, with a briefer and combined edition**. The 2008 character appraisal (which is still appropriate) begins: "The town of Odiham in north Hampshire contains one of the most outstanding collections of historic buildings in the county, and with its neighbour, North Warnborough, it also encompasses a beautiful landscape comprising the valley of the River Whitewater, the Basingstoke Canal and an ancient deer park associated with both Saxon and Norman Kings".

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

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

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

- the gradual unplanned development of the village with its groups of historic buildings in their variety of styles and sizes, materials and roofs;
- the intervening spaces including gardens which are often glimpsed over walls, through hedges or between buildings; and
- the informal and varied presence of greenery: especially the many large trees visible above the houses, adding green to the skyline even in the centre of the village and giving evidence of the presence of open spaces and gardens in which the trees are growing.

The views embody values not always readily articulated or understood but

which are nevertheless important and which should be retained and, where possible, enhanced.

The ONWCAA 2022 includes an Open Space Assessment as indicated in Appendix 2 which recognises that the character of the CA is derived not just from buildings in it but particularly from open space inside and outside its boundaries.

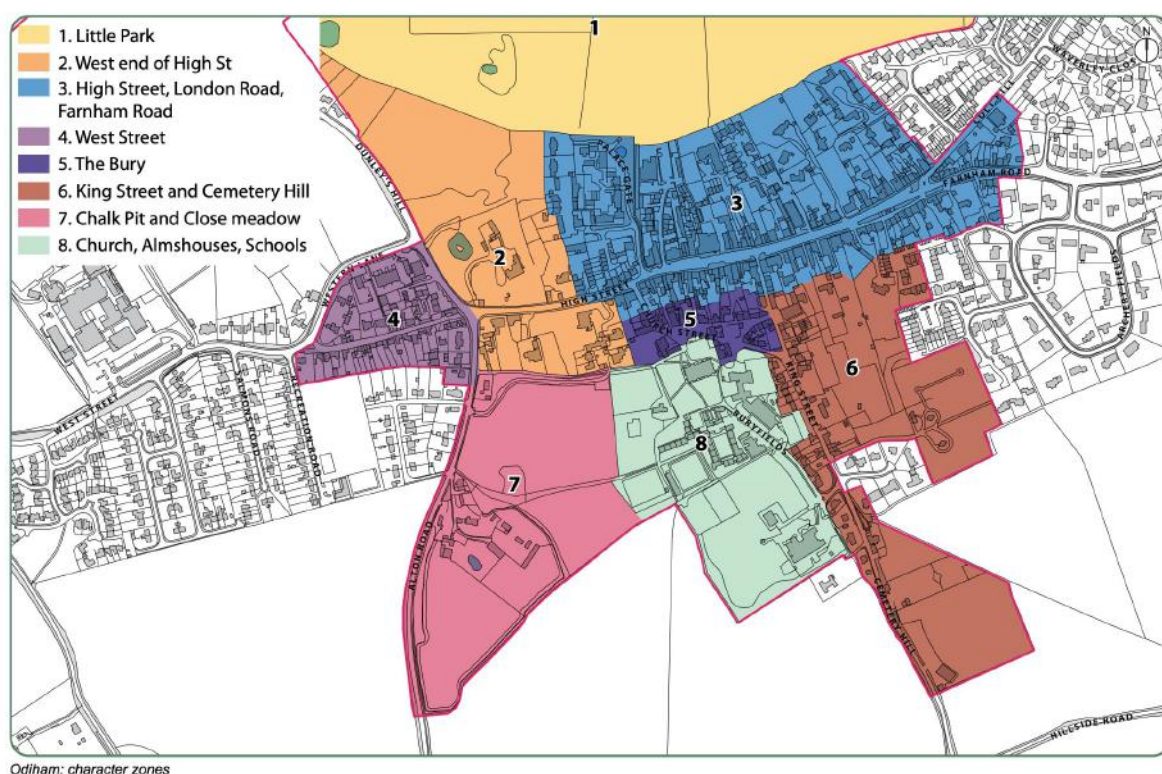
Open space contributes in two main ways:

- It allows views across the conservation area and forms the setting to its historic buildings; and
- It defines the pattern of the historic settlement and its relationship to the landscape around, and it may be of historical interest in its own right.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important.

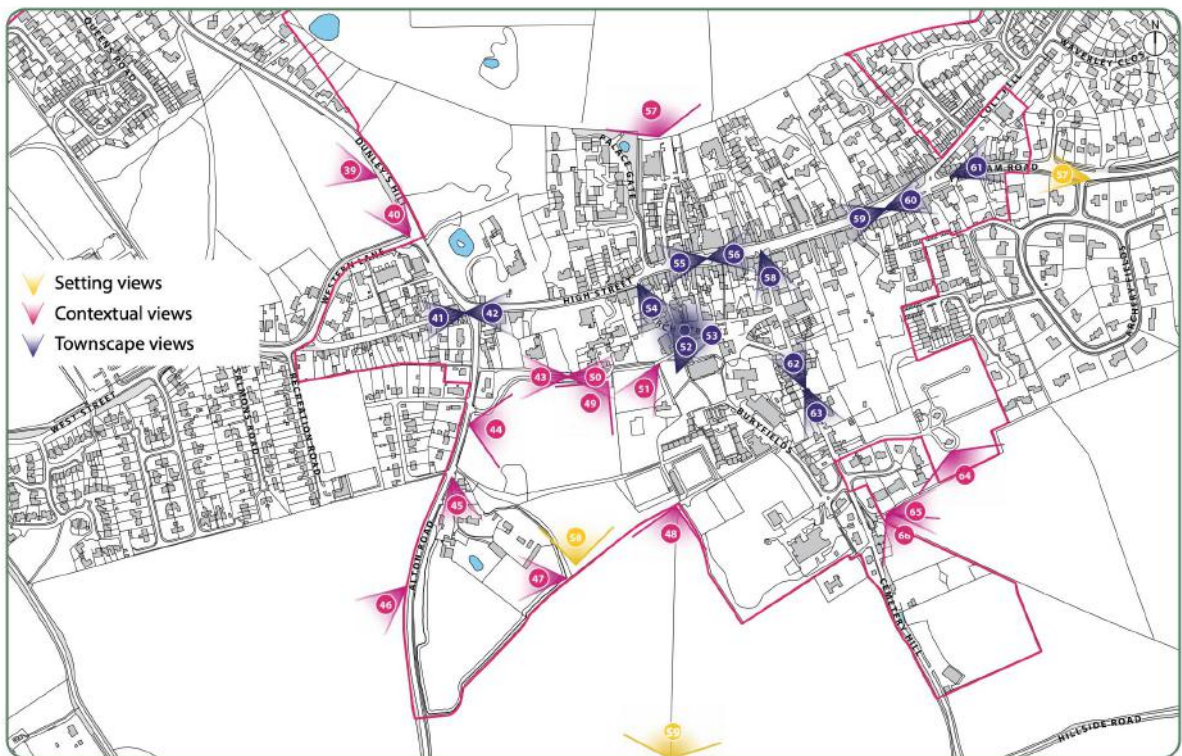
The first criterion of Policy 6 only applies to planning applications likely to have an impact on these important views.

Plan D: Odiham and North Warnborough Conservation Area Appraisal Maps





Odiham: heritage designations, positive contributors, elements that do not contribute



Odiham: views (note wider setting views are on overall views map)

Source: Hart District Council Odiham and North Warnborough Conservation Area Appraisal, 2022.

Policy 7: North Warnborough Conservation Area

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

- i Development shall be designed so as to sustain significant views that contribute to the character and appearance of the Conservation Area. These views include (but are not limited to) the “Setting, Contextual and Townscape Views” shown in Plan E below, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;**
- ii Development shall consider and respect its impact on the character of the CA with respect to the Open Space Assessment (See Appendix 2);**
- iii Development shall sustain or enhance the characteristic and historic locally distinctive grain of development with its mix of form, layout and size;**
- iv Development shall demonstrate that it sustains or enhances locally distinctive characteristics of the Conservation Area and its specific Character Zones as defined in the ONWCAA, including:
 - a. Notable green spaces interwoven with natural water features and views to and from the Basingstoke Canal and the Whitewater valley;**
 - b. The significance and role of heritage assets and their setting in framing, punctuating or terminating key views through, out of and/or into the village;**
 - c. In The Street, retention of open spaces and gaps between buildings to sustain the historic form and pattern of development and the setting of heritage assets;**
 - d. At the northern end of the village, the historic layout with its loose development interspersed with closely packed cottages;**
 - e. The presence of barns and farm-related outbuildings that establish a distinct rural pattern and character of development;**
 - f. The linear nature of development through the Conservation Area; and**
 - g. The setting of heritage assets****

- v **Development shall use a common palette of locally distinctive vernacular building forms and materials, comprising:**
 - a. **Red brick, painted brick, rendered, timber framed or handmade clay tiled walls;**
 - b. **Red brick and reddish/brown handmade clay roof tiles;**
 - c. **Steeply-pitched and hipped roof forms of a domestic scale with a variety of eave heights and chimney stacks;**
 - d. **Vertically sliding painted timber sash windows or side-hung painted timber casement windows; and**
 - e. **Locally distinctive high quality architectural detailing to public facades and fenestration.**

- vi **Boundary treatments shall reflect locally distinctive forms and materials, consisting of:**
 - a. **Predominance of red brick but also occasional use of flint for low boundary walls; or**
 - b. **Informal hedges, such as beech or other native species; or**
 - c. **Timber post and rail or cleft-timber rails.**

- vii **Development shall protect the future growth and longevity of any trees in the vicinity of a development site which contribute to the character and appearance of the CA. When determining planning applications or applications for works to trees, those trees which make a positive contribution to the character and appearance of the CA will be protected unless there are strong reasons that outweigh their protection.**

- viii **Development that affects positive contributors (as identified on Plan E below) and their positive contribution to the street scene shall not undermine the significance of that contribution; and**

- ix **Proposals to demolish positive contributors (as identified on Plan E below) will be resisted.**

- x **Development affecting elements defined in the ONW CAA as not contributing to the character of the CAA shall consider how it can enhance those elements, and shall not be taken as precedents for the design of future developments.**

3.43 This policy establishes design principles for development in the Conservation Area derived from Hart District Council's **ONWCAA**

adopted November 2022. This document defines the character of the Area and provides an important source of evidence that should inform the design rationale of new development in the Conservation Area or its setting. This policy uses the existing historic environment evidence base to incorporate the guidance from the NWCACAMP to provide locally distinctive policies that supplement national and local policy.

3.44 The North Warnborough Conservation Area was first designated by Hart District Council in 1978 and was reviewed and extended in 1992 and in 2022, with a briefer and combined edition. The introduction to the 2009 character appraisal (which is still appropriate) says: “North Warnborough is an attractive, very linear village, loosely arranged along the line of the River Whitewater which shaped its development ... The Conservation Area is large and encompasses both buildings and extensive areas of open land...”.

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

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

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

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

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

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

3.50 The ONWCAA 2022 includes an Open Space Assessment as indicated in Appendix 2 which recognises that the character of the CA is derived not just from buildings in it but particularly from open space inside and outside its boundaries.

Open space contributes in two main ways:

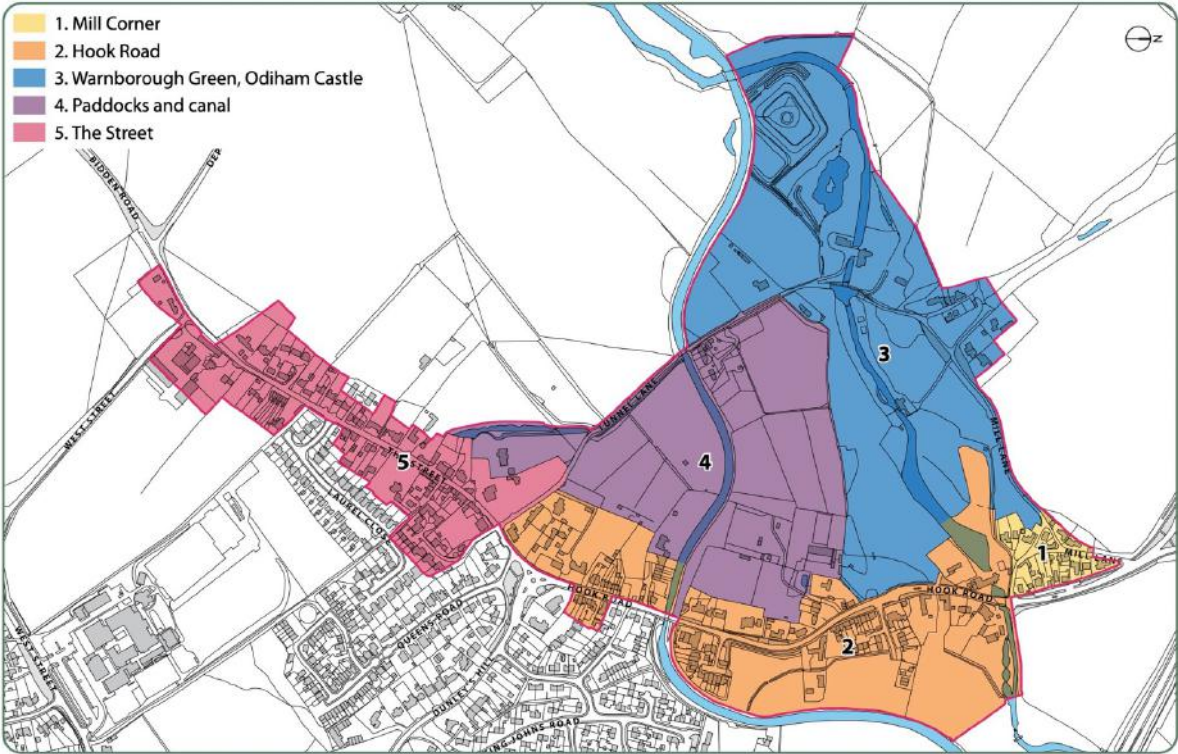
- It allows views across the conservation area and forms the setting to its historic buildings; and

It defines the pattern of the historic settlement and its relationship to the landscape around, and it may be of historical interest in its own right.

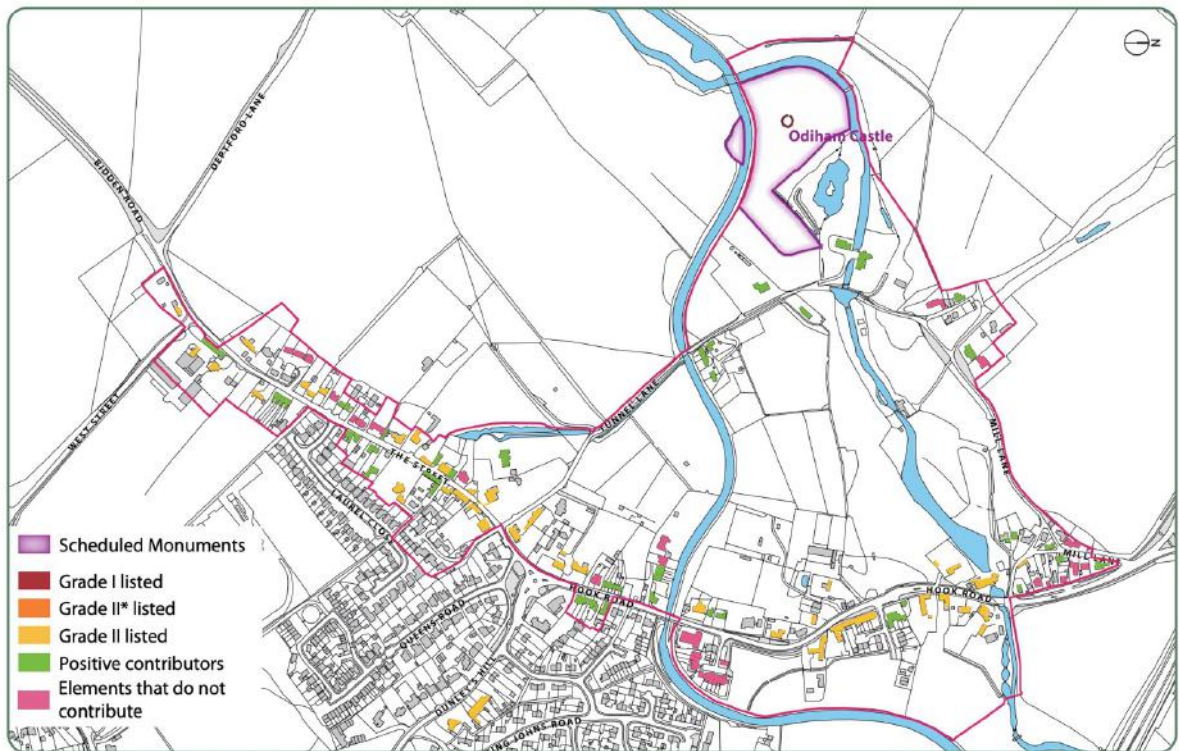
The extent of the contribution of individual parcels of open space depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important.

Plan E: Odiham and North Warnborough Conservation Area Appraisal Maps

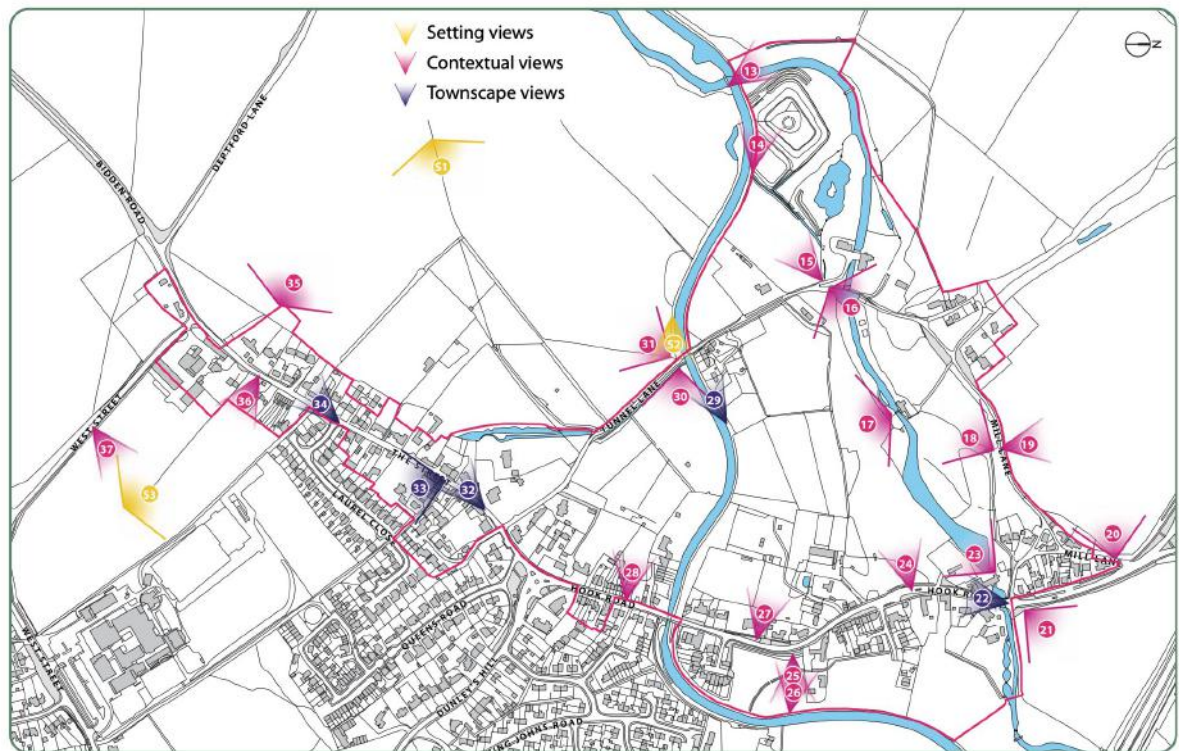
See below.



North Warnborough: character zones



North Warnborough: heritage designations, positive contributors, elements that do not contribute



North Warnborough: views

Source: Hart District Council Odiham North Warnborough Conservation Area Appraisal 2022.

Policy 8: Basingstoke Canal Conservation Area

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

- i Development which affects the Conservation Area and its setting shall be of a scale and design to reinforce the locally distinctive character of the area;**
- ii Development shall be designed so as to sustain significant views that contribute to the character and appearance of the Conservation Area. These views include (but are not limited to) the “Significant Views” shown in Plan F, G and H below, and applications shall include an assessment of the impact of the proposal on the positive qualities of such views, explaining the rationale of design choices used;**
- iii Development shall be designed so as to sustain significant open spaces that contribute to the character and appearance of the Conservation Area. Development proposals shall identify such open spaces, which include but are not limited to the Significant Open Spaces shown in Plans F, G and H below, and shall include an assessment of the impact of the proposal on the positive qualities of the open spaces, explaining the rationale of design choices used;**
- iv Development shall have regard to:**
 - a. The contribution of the canal side cottages in North Warnborough to the significance of the canal setting;**
 - b. The contribution of the historic bridge crossings to the historic significance of the canal;**
 - c. The contribution of the openness of the canal’s sides to the surrounding field, and to the historic Deer Park;**
 - d. The contribution of the landscaping alongside the water’s edge;**
 - e. The area of historic townscape at Colt Hill that forms an area of historic and architectural interest leading up from the canal towards London Road and marking the original course of the road from Odiham to London;**
- v Development shall use a common palette of locally distinctive vernacular building forms and materials, comprising:**

- a. **Red brick, painted brick, rendered, timber framed or handmade clay tiled walls;**
 - b. **Red brick and reddish/brown handmade clay roof tiles;**
 - c. **Steeply-pitched and hipped roof forms of a domestic scale with a variety of eave heights and chimney stacks;**
 - d. **Vertically sliding timber sash windows or side-hung timber casement windows; and**
 - e. **Locally distinctive high quality architectural detailing to public facades.**
- vi **Boundary treatments shall use locally distinctive traditional materials or hedging comprising native species;**
 - vii **Development that affects positive buildings (as identified on Plans F, G and H below) and their positive contribution to the Conservation Area shall not undermine the significance of that contribution;**
 - viii **Proposals to demolish positive buildings (as identified on Plans F, G and H below) will be resisted; and**
 - ix **Any mature trees removed from the banks of the waterway for conservation or engineering reasons shall not be replaced, unless the tree is of major significance from a landscape perspective.**

3.51 The ONWCAA 2022 includes an Open Space Assessment as indicated in Appendix 2 which recognises that the character of the CA is derived not just from buildings in it but particularly from open space inside and outside its boundaries.

3.52 Open space contributes in two main ways:

- It allows views across the conservation area and forms the setting to its historic buildings; and
- It defines the pattern of the historic settlement and its relationship to the landscape around, and it may be of historical interest in its own right.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important

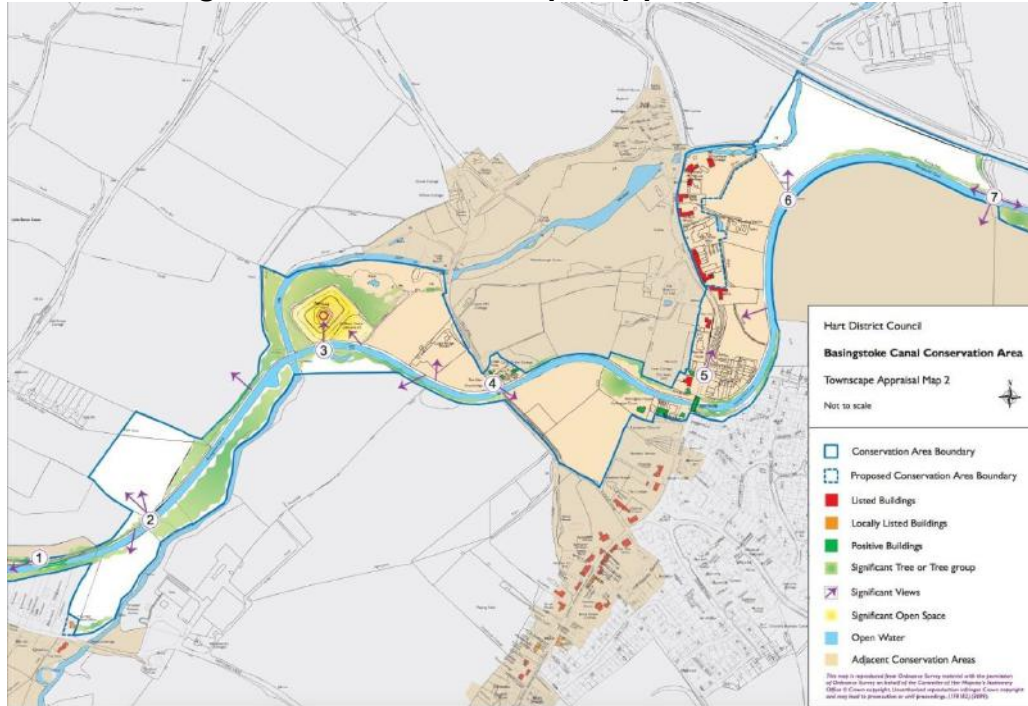
3.53 The Basingstoke Canal Authority have developed proposals for creating additional moorings near the wharf at Odiham to support

greater use of the canal and increase tourism. Initially this might include new moorings along the edge of the canal but in the longer term there is scope to create extra capacity by excavating a basin on land acquired by BCA/BCS. Such provision would be consistent with longstanding proposals to make better use of the canal.

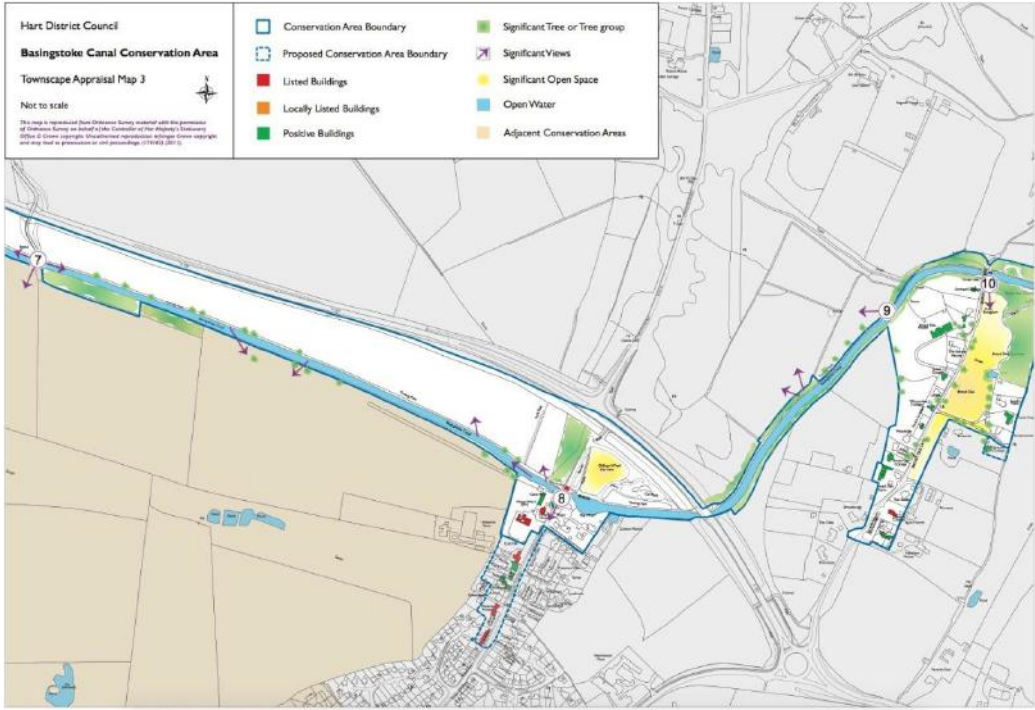
- 3.54 This policy establishes design principles for development in the Conservation Area derived from Hart District Council's Basingstoke Canal Conservation Area Character Appraisal and Management Proposals (BCCACAMP) of 2009. This document defines the character of the Area and provides an important source of evidence that should inform the design rationale of development in the Conservation Area or its setting. This policy uses the existing historic environment evidence base to incorporate the guidance from the BCCACAMP to provide locally distinctive policies that supplement national and local policy.
- 3.55 The Basingstoke Canal Conservation Area was first designated by Hampshire County Council in 1977 and was reviewed and extended by Hart District Council in 1987 to include land and buildings within the setting of the Conservation Area.
- 3.56 In 2008, Hart District Council adopted the Odiham Village Design Statement, which covers the entire Parish of Odiham, thus including that section of the canal and its banks and nearby land and buildings that lie in the Parish. This provides further useful and detailed character and design analysis and should be used as an additional resource to inform proposals for locally distinctive development in the Conservation Area.
- 3.57 In this policy, "heritage assets" include designated and non-designated assets, and locally listed and positive buildings as identified in the BCCACAMP and on the Townscape Appraisal maps (Plan F, G and H below).
- 3.58 There are many significant views into, out of, and through the Canal Conservation Area and open spaces which contribute strongly to the character of the Conservation Area. The "Significant views" identified in Hart District Council's BCCACAMP and shown on Plans F, G and H relate in almost all instances to views from the canal towards the surrounding countryside and noted Significant Open Spaces. Some of these views are numbered and described in the relevant sections of the BCCACAMP. There are other fortuitous and unplanned views and open spaces particularly within the built areas of the Conservation Area which remain important to the significance and character of the Conservation Area. These views are valued for their historic and aesthetic significance, comprising for example the gradual unplanned development of attractive buildings in their variety of styles and sizes, materials and roofs, as well as other views into the open countryside.

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

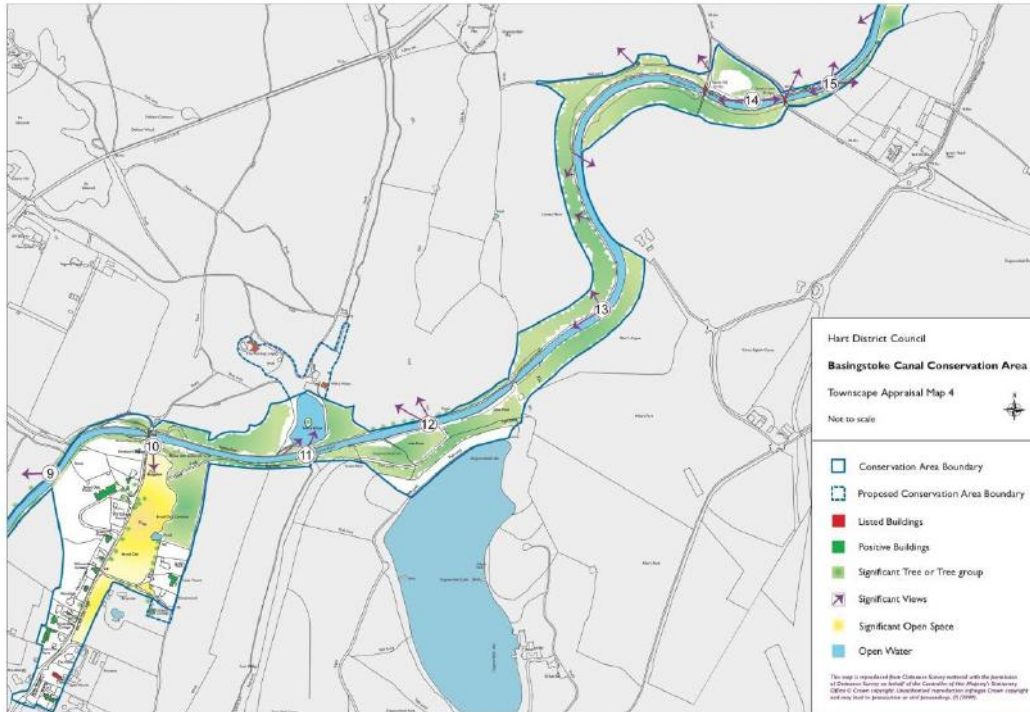
Plan F: Basingstoke Canal Townscape Appraisal, North Warnborough



Plan G: Basingstoke Canal Townscape Appraisal, Odiham



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



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

Policy 9: Odiham High Street

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

Appropriate ground floor uses within Odiham High Street include retail, financial and professional services, cafes and restaurants (Use Class E(a) – E(c)), drinking establishments ('sui generis') and community facilities (Use Class E(e), E(f), F1, F2).

Uses that complement appropriate ground floor uses will be suitable on upper floors. These include office space (Use Class E(c)), community facilities (Use Class E(e), E(f), F1, F2) and residential (Use Class C3). Schemes must be designed carefully to avoid noise and odour conflicts between uses.

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

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

- ii. ***The design, colour, materials and details of alterations to and replacements of shop fronts and signage sustain or enhance the character of the building and surrounding shop frontages and are in keeping with the Odiham Conservation Area; and***
 - iii. ***Separate access to upper floors is preserved where this exists.***
- 3.59 This policy applies where planning permission is required to change the use of ground floor shop units within the High Street of Odiham Village Centre. It firstly supports proposals for new retail development or the improvement of existing retail premises provided they take full account of other policies, notably those managing change in the Conservation Area. Many buildings in the High Street are also designated heritage assets (Listed Buildings) and new proposals will therefore have to be satisfactory in terms of sustaining or enhancing those assets.
- 3.60 Secondly, the policy seeks to manage the mix of Village Centre uses to ensure that there remains a critical mass of at least one-third of retail (E(a)) uses for the High Street to continue to serve as a viable local centre. The current mix of retail, service and restaurant/pub uses is deemed by the business community as suitable to sustaining the vitality and viability of the High Street.
- 3.61 Thirdly, it establishes the key principles by which changes to shop fronts and signage in the High Street will be managed to sustain or enhance the historic and architectural significance of the Conservation Area. The Odiham Conservation Area Appraisal highlighted the significance of the High Street in terms of its special character, which is not only cherished by the local community but is also an attraction to tourists and visitors. In turn, this footfall supports the continuing viability of the High Street.
- 3.62 The ground floor uses in the High Street are monitored and recorded annually by the Neighbourhood Plan Steering Group as set out in its Annual Monitoring Report.
- 3.63 A Village Centre Action Plan was adopted by Odiham Parish Council on 15 March 2022. This sets out a vision for the Centre of Odiham and a five-year Action Plan which aims to protect and enhance what is important to residents.
- 3.64 Odiham High Street forms the principle access to the Odiham Core Walking Zone which extends from North Warnborough to Odiham High Street and RAF Odiham via Dunleys Hill/B3349 (See the LCWIP 2024 for further details).

Policy 10: Education

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

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

3.65 This policy consolidates Policy INF8 of the Hart Local Plan which safeguards the land adjacent to Robert May's School (2.8ha) for educational use.

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

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

Policy 11: Local Green Spaces

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

- Site 11.i Beacon Field 0.19 ha – Land at Beacon Field
- Site 11.ii Chamberlain Gardens 0.43 ha – Land at Chamberlain Gardens
- Site 11.iii Chapel Pond 0.11 ha – Land at Chapel Pond
- Site 11.iv Close Meadow 2.9 ha – Land at Close Meadow
- Site 11.v Community Orchard 0.18 ha – Community Orchard
- Site 11.vi Community Peace Garden 0.06 ha – NW Community Peace Garden
- Site 11.vii Cricket Club 1.73 ha – Odiham & Greywell Cricket Club

- Site 11.viii Football Club 1.55 ha – NW Football Club
- Site 11.ix Hatchwood Farm 0.24 ha – Paddock at Hatchwood Farm
- Site 11.x Kitchen Garden 0.35 ha – Land at Kitchen Garden
- Site 11.xi Little Park 41.7 ha – part of the Deer Park
- Site 11.xii Montfort Place 3.37 ha – Land at Montfort Place
- Site 11.xiii Oak Tree Close 0.53 – Land at Oak Tree Close
- Site 11.xiv Recreation Ground 1.18 ha – Recreation Ground
- Site 11.xv Salisbury Close 0.52 ha – Land at Salisbury Close

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

3.68 The importance of green space has been a recurring theme arising in consultations with the community since work began on the Neighbourhood Plan in 2014. Many of the consultation responses referred to the importance of protecting the Deer Park and public footpaths. Several Local Green Spaces (LGSs) were proposed and designated in the the original Neighbourhood Plan. The issue of ensuring access or views to suitable space has therefore been considered afresh considering its importance to local people and further experience of neighbourhood plan preparation in other places.

3.69 NPPF chapter 8 recognises that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. It also encourages the designation of appropriate land as LGS when local and neighbourhood plans are prepared or updated.

3.70 National Planning Policy Framework chapter 8 states that the Local Green Space designation should only be used when the green space is:

- in reasonably close proximity to the community it serves;
- 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
- local in character and is not an extensive tract of land.

3.71 The NPPF also requires that designation should be consistent with the

local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. This means that the designation of LGSs should be treated as part of a comprehensive approach to meeting the various needs of the community, including providing for new development and protecting green spaces that are important to local people.

3.72 The approach that has been adopted, therefore, has included:

- a) Ensuring that each LGS meets all three of the criteria in the NPPF (paragraph 106);
- b) Recognising that, alongside planning to accommodate new development (including by allocating seven sites for approximately 119 new homes under Policy 2 in addition to the recent completion of 124 homes at Montfort Place and Oak Tree Close), it is necessary to protect green spaces that are demonstrably important to local people; and
- c) Aiming to protect a portfolio of sites that:
 - (i) is dispersed across the built-up areas of Odiham and North Warnborough – so that they are accessible to as many households as possible;
 - (ii) provides a variety of sizes and types (eg: providing for both formal and informal recreation) – to meet differing needs; and
 - (iii) contributes to the maintenance and improvement of a green infrastructure network (defined by the NPPF as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities) - so that the whole is more than the sum of its parts.

3.73 This policy designates 15 Local Green Spaces which are demonstrably special to the local community and meet the NPPF criteria. Designation does not change existing rights of public access (or lack of), nor does it change the ownership or management of the land. This designation has the same status as Green Belt land.

3.74 The sites have been selected so that they complement each other and comprise a portfolio that works as a whole and contributes to meeting the need for high-quality local green space in different parts of the built-up area.

3.75 The Local Green Spaces are a variety of sizes, none are extensive

tracts of land and all have clearly defined boundaries.

The key qualities of the sites selected are as follows:

11i. Beacon Field (Approx 0.19 ha)



3.76 This small space just beyond the settlement boundary on the southern edge of Odiham is special to the community as the place where significant events take place, including those involving the lighting of the beacon located there. It is close to the community it serves, being only a short distance from the church and the High Street.

3.77 This area is an open space in a transitional location on the very edge of Odiham and with views southwards over open countryside (enabling views of other beacons in the distance). It has mature hedges and walnut trees and picnic benches which are well used by residents and visitors.

11.ii Chamberlain Gardens (approx 0.43 ha)



3.78 This is a tranquil space which contains a small play area for younger children which is well used by families, a mature wooded area with native trees and picnic benches. It is very close to the community it serves, being only a short walking distance from Buryfields infant school, the High Street and the footpath which leads to the RAF station.

3.79 The land was gifted to the parish in a sports centre trust by the Chamberlain sisters (sisters to Neville Chamberlain) over 60 years ago and many local people have fond memories of playing there themselves and taking children or grandchildren to enjoy its facilities.

11.iii Chapel Pond Area (approx. 0.11 ha)



3.80 This space comprises a small play area and grassed area for younger children which is well used by families living nearby. It is a relatively tranquil area set away from roads with an outlook to the historically significant Deer Park.

3.81 It is the only children's play area in this part of North Warnborough and is very close to the community it serves, with neighbouring housing on three sides providing good surveillance.

11iv. Land at Close Meadow (2.9 ha)



Key	
	Neighbourhood Area
	Local Green Space
	Spatial Plan for Parish (Neighbourhood Plan Policy 1)

3.82 The beauty, historic significance and tranquility of this land (designated as LGS in the 2017 made Neighbourhood Plan) make it an important open space that contributes to the locally distinctive character of the area. The land is sited in the Odiham Conservation Area and provides striking views towards the Grade 1 listed church and other listed buildings in the historic core of Odiham, from one of the main roads into the village and from two adjoining public footpaths. In addition to its heritage value and Conservation Area status, it has particular local significance. The views across the land into and out of the village, with its many mature trees, are positive features which contribute to Odiham's special character.

3.83 Close Meadow is adjacent to Close Walk, a well-used historic

thoroughfare that connects the western part of Odiham with the village centre and is used and enjoyed by many adults and children on a daily basis, and adjacency to this green space is of importance to that experience. Views across the Close Meadow area are uplifting and help contribute towards community wellbeing. The land is in a prominent position, adjoining the main Odiham to Alton Road, where it provides a beautiful landscape setting sloping down towards the historic core and can be enjoyed by all who pass by.

11.v Community Orchard (approx. 0.18 ha)



3.84 This space is not within the settlement boundary of Odiham but is only a short walking distance from the High Street via King Street. It is an area which is designated as a non-religious burial area and is next to the cemetery. It has recently been developed into a community orchard to commemorate the late Queen's Platinum Jubilee and planted with a variety of fruit trees whose produce is available to all. Although there is a footpath running through the area connecting the schools to residential areas to the east, it is very tranquil. It is bounded by mature trees and hedges and the area is managed to encourage wildlife and

biodiversity. It is very close to the community it serves, with the infant and junior schools and residential areas nearby.

11.vi Community Peace Garden (approx 0.06 ha)



3.85 This is a small pocket of green space in the heart of North Warnborough, surrounded by housing and adjacent to the main road through the village. It is planted with a variety of trees, plants and hedges which contribute to its beauty.

3.86 The Peace Garden is a memorial to those members of the community who fought and lost their lives during the world wars. It is a serene space, screened from the adjacent road and offering a relatively tranquil space for remembrance.

11.vii Cricket Club Ground (approx 1.73 ha)



3.87 The Club's ground sits just beyond, and south of, the Odiham settlement boundary. Although in open countryside, with good views across the fields to the North Hampshire Downs, it is easily accessible. It is surrounded by farmland and is planted with a variety of trees, plants and hedges which contribute to its beauty. It also provides views of the listed chapel buildings of the adjacent cemetery and across the fields to the North Hampshire Downs.

3.88 Odiham & Greywell Cricket Club was formed in 1764 and is one of the 5 oldest cricket clubs in the world. Its value as a playing field to local people and visiting sports teams makes it a significant asset to the whole community. The area is a tranquil space, surrounded by farmland and screened from the road.

3.89 It is one of the larger LGSs but not an extensive tract of land and its boundaries are clearly defined by mature hedgerows.

11.viii Football Club (approx 1.55 ha)



3.90 The space is just beyond but adjacent to the North Warnborough settlement boundary and close to the community it serves.

3.91 The Club started in the 1930s, was re-established in 2009 and is now a well-used sports pitch for the home team and visitors. The green space is in a transitional location on the very edge of North Warnborough and surrounded by farmland. It is planted with a variety of trees, plants and hedges which contribute to its attractiveness. Odiham does not have a football team so this asset is of particular local significance. When not in use for football, the area is a tranquil space, set within farmland and screened from the road. It is used by the public for exercise/dog walking.

3.92 It is one of the larger LGSs but not an extensive tract of land and it has a distinct fenced/hedged boundary, consistent with local character.

11.ix Paddock at Hatchwood Farm (approx. 0.24 ha)



3.93 This small space is adjacent to the settlement boundary of Odiham, within a short walking distance of the High Street via Farnham Road and close to the large areas of twentieth century housing development to the north and south of Farnham Road.

3.94 It is a remnant of one of the fields that were originally associated with Hatchwood Farm (now also known as Hatchwood Place), a complex of converted farm buildings, two of which are listed. It once formed part of a larger field running right up to the farmstead and would have been functionally closely related to the farmstead, thereby forming part of the setting of this heritage asset. Its key role now is as part of a green corridor rich in biodiversity with boundaries comprising mature trees and hedgerows which support birds, butterflies and small mammals. It has a well-used footpath which links into the network of PROW which surrounds Odiham and is very well used by residents and visitors. The site is a key link in the chain of valuable green spaces that contribute significantly to the green infrastructure in this part of the parish, connecting with the open space alongside the Oak Tree Close

development to the south (also LGS under Policy 11.xiii) and other green spaces to the north (including the landscaped areas in the grounds of Hatchwood Place and forming the western part of the Montfort Place development and, beyond London Road, with the Deer Park).

11x. Land at Kitchen Garden (0.35 ha)



3.95 This area of land (designated as LGS in the 2017 made Neighbourhood Plan), which is located in the Odiham Conservation Area, is of particular local significance due to its history, tranquility and, most importantly, its contribution to the character of an area that is regarded as the heart of the village and the distinctive, physical embodiment of what makes Odiham special. It provides an attractive setting to the adjoining vicarage and Grade 1 listed church. It is an enclosed, undeveloped and tranquil space which together with the churchyard, Chamberlain Gardens and Close Meadow, helps form a green, visual corridor into the heart of the village which can be seen from public footpaths and the Alton Road. The countryside which surrounds Odiham thus infiltrates into the very centre of the village.

11.xi Little Park area of the Deer Park (approx 41.7 ha)



3.96 The Little Park immediately adjoins the settlement boundaries of Odiham and North Warnborough and has been a distinct feature in the landscape for over a thousand years. It is close to the heart of the parish, both in proximity and recreational value, just a very short walk from Odiham High Street and residential areas to the east, west and south

3.97 It is historically significant, with a well-documented history of royal use – from Henry I in 1115 through King John and Henry VIII to Elizabeth I in 1591. Owned by the Crown from 1130 to 1669, the outline of the park has helped shape the settlement pattern and even the route of the M3. The former Little Park or “Town Lawne” has survived intact as the last remnant of the original 215-hectare Deer Park; it was enclosed some 300 years ago and retains the hedges and field pattern shown on Will Godson’s post-enclosures map of 1739. In 1987, the historic importance of this space and its contribution to the character of the two settlements (and the Basingstoke Canal) was recognised by its inclusion as part of the Odiham Conservation Area.

- 3.98 It comprises a key part of the green infrastructure of the parish, with five public footpaths crossing the Little Park used through most of the year by ramblers and groups as well as daily dog-walkers and visitors. These footpaths form parts of a circular route around the parish allowing access to the Basingstoke Canal, the northern part of North Warnborough and a well-frequented farm shop and café at Lodge Farm. The Park is also used as a short-cut and traffic-free way from North Warnborough to Odiham. There are multiple public access points into the Park, facilitating invaluable informal recreation for many. It is well situated to provide LGS along the northern edge of Odiham and the eastern edge of North Warnborough (where the LGS designated under Policy 11iii is different but complementary).
- 3.99 It makes a major contribution to the biodiversity of the parish, with a range of different habitats from the medieval fishponds to established hedgerows, ancient oaks and rough grass. Mature trees mark boundaries. Not surprisingly, there is an abundance of wildlife: from rabbits and hedgehogs to wild deer, from various amphibians to birds of all types including migrating flocks resting en-route. Today, most of this gently undulating land is used for grazing cattle and a few horses.
- 3.100 There are treasured views and vistas across the Deer Park both into Odiham and All Saints' Church, and out into the countryside to the north. This green lung represents a welcome antidote to the busy and tightly concentrated High Street, providing a nearby tranquil escape for quiet contemplation, blackberry picking, etc. More recently, the Covid pandemic has brought into even sharper focus its invaluable contribution for fresh air, exercise and contributing to people's mental and physical health and wellbeing.
- 3.101 It is the largest LGS but is not an extensive tract of land and is defined by clear boundaries providing demarcation from the wider park beyond. Similarly large or larger spaces have been designated as LGSs in other NPs, demonstrating that size per se is not an obstacle to designation.

11.xii. Land at Montfort Place (approx. 3.37 ha)



3.102 This space, immediately adjoining the settlement boundary of Odiham at its eastern edge, has been enhanced following the recent construction of 89 homes (post-dating the making of the NP) and has been landscaped in accordance with a land management plan which was required by the planning conditions.

3.103 There are mature trees and grassland managed for biodiversity enhancement. New mixed native woodland and copse plantings were put in place and a wildlife pond with wetland plantings was created. There are numerous paths across the site and these link into the PROW network, including connections with Waverley Close (providing a short route to the High Street), Farnham Road, the subway under the bypass (leading to Broad Oak) and London Road (leading into Odiham Common and the Basingstoke Canal Conservation Area). There is a rustic play area and it is well-used by children, families and dog-walkers.

3.104 It is one of the larger LGSs but is not an extensive tract of land and its edges are clearly defined by houses (many of which look over the

space, providing good surveillance), hedge and tree boundaries, the canal and the adjoining roads.

11.xiii. Land adjacent Oak Tree Close, 0.53 ha



3.105 This space, immediately adjoining the settlement boundary of Odiham at its eastern end adjoins a recently built housing development of 35 houses (post-dating the making of the NP). It was set aside as public open space when the Oak Tree Close development was designed on the basis that it would contribute to the wider rural setting through the introduction of wild meadow, tree and native shrub planting and include informal mown paths providing access and links with the wider rights of way network. It includes a local equipped area of play (LEAP).

3.106 It is a key link in the chain of valuable green spaces that contribute significantly to the green infrastructure in this part of Odiham, connecting with the countryside footpaths to the south and east and other green spaces to the north (including the paddock at Hatchwood Farm, which is also LGS under Policy 11.ix and landscaped areas in the

grounds of the Spectro complex at Hatchwood Place and forming the western part of the Montfort Place development). Far reaching views across open countryside southwards towards the North Hampshire Downs entice walkers to explore further.

3.107 It is not an extensive tract of land, and its edges are clearly defined, in part by houses looking over the space, providing good surveillance, and in part by mature hedges and a belt of tall trees.

11.xiv Recreation Ground (approx 1.18 ha)



3.108 This space is surrounded on three sides by housing, providing good surveillance. It is very close to the nursery school and secondary school and is within a short walking distance of the High Street. It is also close to the site allocated for approximately 30 dwellings under Policy 2vii.

3.109 This area is the largest play area for children in the parish with different equipment for different age groups. There is a well-used hard surfaced fenced Multi Use Games Area. The open grassed area is well used for informal ball games and the area is also used for community events.

Bird life is encouraged by a “no mow” area 1 metre from the hedges to encourage biodiversity.

11.xv Land at Salisbury Close (approx 0.52 ha)



3.110 Known locally as 'the Hill', this green space is bounded on two sides by informal native hedges, with a number of different maturing trees and tucked away with a sense of privacy. On rising ground and on the very edge of Odiham, there are views both of The Firs to the south and from the midpoint upwards, long views to the north towards the Chilterns. It is a safe, tranquil grassed area for dog walking, children's play, informal games of rounders and cricket, picnics, sledging down the slope in winter, and for occasional special events such as royal weddings. There is a footpath through the area which is a well-used pedestrian route for RAF children to the secondary school.

Policy 12: The Natural Environment

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

- i They protect and enhance wildlife areas, including Sites of Special Scientific Interest and locally designated Sites of Importance to Nature Conservation, and contain measures to deliver and sustain biodiversity net gain in accordance with national and local requirements;**
- ii They do not adversely affect the distinctive local character of the open landscapes of the Parish or harm valued public views and vistas;**
- iii They protect and where possible enhance footpaths and public rights of way;**
- iv They contain measures that will help to mitigate the impacts of, and adapt to, climate change;**
- v It can be demonstrated that they include sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the Parish;**
- vi They include measures to enhance biodiversity in public spaces, for example, improving habitat condition or increase habitat area or connectivity, creating new habitats or installation of wildlife features such as nest boxes (measures should be assessed as part of any Biodiversity Net Gain calculations as appropriate);**
- vii Where applicable, they include mitigation measures where flooding from any source could occur on the site to ensure that any development on that site is safe from flooding and surface water retention and shall not increase the flood risk elsewhere from that site, including:**
 - a. Sites shall be developed so as not to increase or be likely to increase surface water run off rates and discharge volumes leaving the site;**
 - b. Any development shall employ a suitable range of Sustainable Drainage Systems (SuDs) measures in a SuDs treatment train;**
 - c. Development shall avoid areas of high flood risk in accordance with the sequential and exceptions test set out in national policy;**
 - d. Measures shall be employed to prevent internal flooding and to divert of flood waters and surface water away from the development site itself; and**

e. Internal areas shall be designed to incorporate raised finished floor levels and under floor voids where appropriate;

viii Development affecting land alongside watercourses shall ensure the following:

a. There shall be no adverse effects from increased runoff or access causing bank erosion and increased pollution and sedimentation;

b. There shall be no adverse impact adversely on the quality of the water;

c. Any adjoining development shall provide a minimum 10 metre buffer zone alongside the Basingstoke Canal and the River Whitewater which buffer zones must be free from built development including artificial lighting, hard-surfacing, domestic gardens and formal landscaping; and

d. Avoidance of increased access, especially by dogs.

3.111 This policy sets out some key principles to which proposals affecting the natural environment of the Parish must have regard. Planning applicants should refer to the latest Hart District Council planning guidance on biodiversity.

Biodiversity Net Gain

3.112 Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

3.113 Under the statutory framework for biodiversity net gain, every grant of planning permission is deemed to have been granted subject to a general biodiversity gain condition to secure the biodiversity gain objective. This objective is to deliver at least a 10% increase in relation to the pre-development biodiversity value of the development granted permission. This increase can be achieved through onsite biodiversity gains, registered offsite biodiversity gains or statutory biodiversity credits.

3.114 Prior to the submission of a relevant planning application, Applicants are encouraged to consider biodiversity net gain early in the development process and factor it into site selection and design. They should discuss the biodiversity net gain requirements for their development upfront with Hart District Council and Odiham Parish Council. This will help with a preparation of a proposed strategy for achieving the biodiversity gain objective and consideration of the Biodiversity Gain Hierarchy to inform the design of the proposals. The Biodiversity Gain Hierarchy emphasises that onsite biodiversity gains

should be considered first followed by registered offsite biodiversity gains and – as a last resort – biodiversity credits. Odiham Parish Council has a clear preference for the delivery of biodiversity gains being delivered onsite.

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

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

3.117 Sites of Special Scientific Interest, which contain valuable habitats and rich e67 logical diversity in the Parish, include the Basingstoke Canal, Odiham Common and Warnborough Greens. Development proposals should wherever possible provide habitat linkages and permeability for wildlife through effective incorporation of green space and wildlife corridors, use of native plantings, and habitat features such as ponds and areas of meadow. There are many Sites of Importance for Nature Conservation (SINC) in the Parish. Due regard should be paid to protection of these sites when considering any development proposal.

3.118 Development will be expected to enhance public spaces by improving habitat condition or increase habitat area or connectivity, creating new habitats or installation of wildlife features (e.g. nest boxes or hedgehog tunnels). Contributions will be sought to enhance biodiversity in these spaces as set out in the Odiham Parish Council Biodiversity Plan. This should be assessed as part of any Biodiversity Net Gain calculations as appropriate.

Landscapes

3.119 The Whitewater Valley character area contains the channel and flood-plain of the River Whitewater. Its boundary is defined by the fringing farmland that clothes the valley sides or is associated with, and provides a setting for, the valley floor. The River Whitewater is defined as a chalk stream and as such is a rare and important habitat type at a

European level. The Hart Downs Character Area is a typical chalk landscape, with strongly rolling landforms, smooth hilltops and dry valleys.

Footpaths and public rights of way

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

Climate change impacts

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

Flooding mitigation

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

Odiham Environment and Climate Change Policy

- 3.123 Odiham Parish Council has adopted an Environment and Climate Change Policy to minimise its impact on the environment and promote sustainability. The policy applies to all the land and properties that Odiham Parish Council owns and land/properties that the Council manages or is responsible for now and in the future.
- 3.124 The policy outlines the Council's commitment to considering climate change in all decision-making processes and services, with a focus on reducing carbon emissions and striving towards a "net zero carbon pledge." The Policy covers various areas such as energy efficiency, waste management, sustainable transportation, biodiversity, and sustainable procurement. The Council also aims to influence individual behaviour change, particularly among residents and local businesses, by setting an example and encouraging the local community to act

responsibly towards the environment and participate in environmental projects.

3.125 Furthermore, the policy emphasises the importance of water conservation, sustainable development, climate change, and energy efficiency, waste management, village environment enhancement, sustainable transportation, biodiversity, and green spaces, and sustainable procurement. The council pledges to use water efficiently in its activities, support conservation of habitats like the River Whitewater and Basingstoke Canal, and consider sustainability and biodiversity in planning applications. It also aims to minimise waste production, enhance village environments, promote sustainable transportation, preserve biodiversity in green spaces, and practice sustainable procurement.

Policy 13: Assets of Community Value

Development proposals that will result in either the loss of, or significant harm to, an Asset of Community Value will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

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

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

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

3.129 The following properties have been designated by Hart District Council:

- The Baker Hall (Listed 13 October 2023)
- The Cross Barn (Listed 13 October 2023)
- North Warnborough Village Hall (Listed 13 October 2023)

- The Library Building (“The Bridewell”) (Listed 10 June 2019)
- The Bell Public House (Listed 28 June 2021)

3.130 The assets above are considered to comprise some of the buildings that are valued by the community and with which local people have a strong affinity. In accordance with the requirements of the Localism Act Section 88, Hart District Council considers that these Assets of Community Value could be used to further the social wellbeing or social interest of the local community within five years from their listing date.

Policy 14: Dunleys Hill Open Space

Land at Dunleys Hill as shown on the Proposals Map is allocated for public open space which serves as part of the SPA mitigation required to deliver Policy 2 Site 2v in conjunction with Site i and Site ii. The Dunleys Hill Open Space must be maintained and managed as a public open space in perpetuity.

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

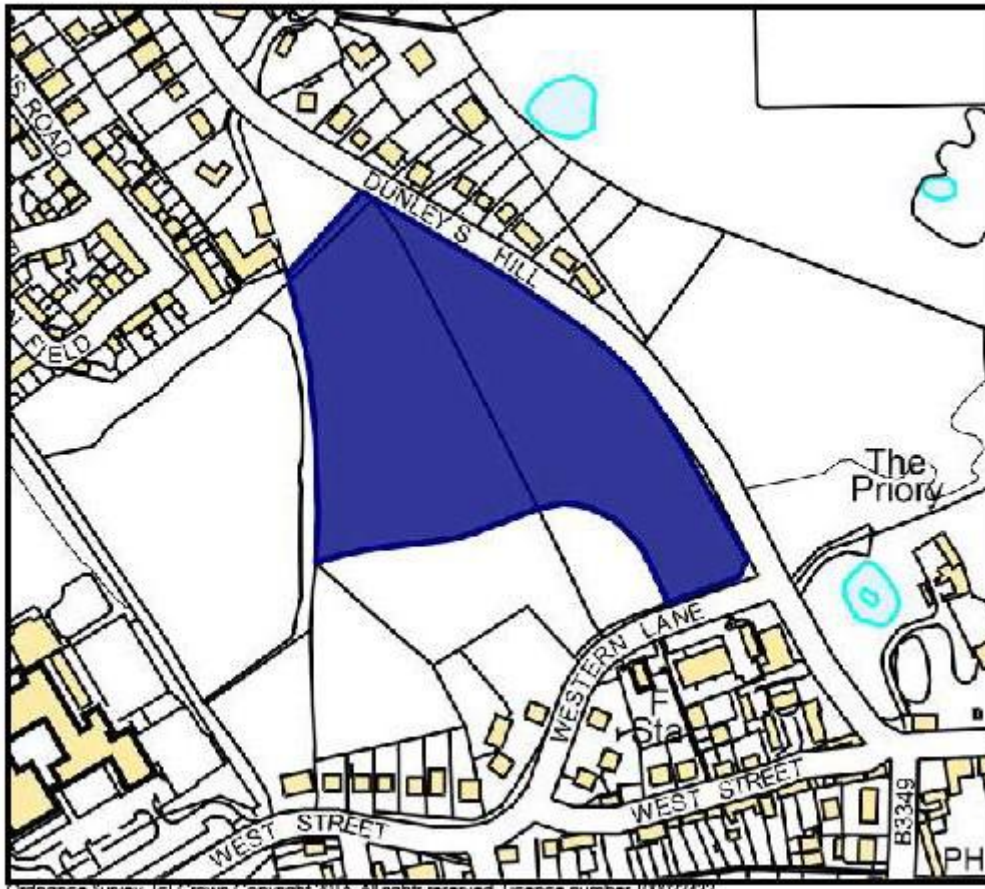
- i Vehicular access into the site and parking shall be consistent with the principles set out for the development of the proposed housing site to the north in Policy 2 v of this Plan; and*
- ii Associated car parking spaces should be sensitively designed and surfaced to respect the location of the public open space and within the designated local gap; and*
- iii Any associated recreational or maintenance buildings or structures should be essential to the operation of the open space and should comply with the design principles set out in Policy 5 of this Plan.*
- iv Pedestrian links to other green spaces in the vicinity shall be established to provide connectivity between this parcel and other local green spaces in the vicinity so that residents can benefit from extended walking routes in the area.*
- v A management plan for the open space is required which must show how the land will be costed, funded and managed and maintained inperpetuity, for the lifetime of the proposed development.*

3.131 Land at Dunleys Hill is designated as part of a larger Local Gap Policy 3 of this Neighbourhood Plan). The function of the gap is to avoid the coalescence between the two settlements of Odiham and North Warnborough. In addition to this important gap function, the land has an intrinsic local character that is particularly valued by the local

community. Over the years, this prominent open area has served to soften and bring visual relief to the built up frontage alongside the main road that runs through the heart of the two settlements. It brings an open aspect into the area between the two settlements, which is a particular characteristic of the locality and one which helps to define the distinctive local and rural character of Odiham and North Warnborough.

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

14. Dunleys Hill Open Space



4. AIMS AND PROPOSALS

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

Rural Exception Sites

4.2 Odiham Parish Council remains keen to identify a further Rural Exception Site. A Rural Exception Site allows construction of a small number of houses on land outside (but adjacent to) the settlement boundary in places that might not satisfy the normal planning policies. All such houses may be allocated using local connection criteria. The Neighbourhood Plan consultation process and the Housing Needs Survey of 2008, updated in 2015, have established that residents favour such local connection criteria. Further work to confirm continuing need may be required.

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

4.4 A rural exception scheme for 12 houses was completed in 2023 and is now fully occupied. Nine houses are for affordable social rent and 3 are for shared ownership (Application Reference 19/01749).

Parking

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

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

Traffic Management

- 4.7 Odiham Parish Council monitors and addresses safety concerns relating to traffic management expressed by residents. A Speedwatch group has been formed with volunteers undertaking to monitor speeds at various locations within the parish. Standalone speed indicator devices have been purchased and are used at different locations. Evidence from these devices can be used as evidence of traffic problem and used to inform Hampshire Highways and planning decisions.
- 4.8 The Neighbourhood Plan consultation responses identified concerns raised by the community regarding speed and volumes of traffic.
- 4.9 Other locations of concern and opportunity identified during the 2015 Neighbourhood Planning consultations for further investigation include:
- Dunleys Hill – crossing near the top of West Street
 - Odiham High Street – the possibility of a crossing near the Post Office and across to/from the Co-op
 - Hook Road – section either side of the bridge over the canal
 - The approaches to Robert May's School
- 4.10 The Neighbourhood Plan consultation responses included views that traffic management signage should be kept to a minimum and be located at the extremities/entrances to the villages to preserve the character and appearance of the villages.

Walking and cycling

- 4.11 Odiham Parish Council aim to improve walking and cycling infrastructure in accordance to the Hart District LCWIP.
- 4.12 The LCWIP identifies a Core Walking Zone in Odiham which focusses on Dunleys Hill/B3349 and High Street and their junction. The LCWIP highlights the following opportunities in the Core Walking Zone:
- Opportunities to add more seating and greenery for resting points.
 - Opportunities to improve formal crossings and pedestrian priority at

side roads for example at Dunleys Hill and near the mini roundabout.

4.13 The Hart District LCWIP also proposes Route 200 which links Hook with North Warnborough and Odiham. This route provides a critical walking and cycling link between the larger settlement of Hook and Robert May's School in Odiham. The LCWIP highlights the following barriers and opportunities on the proposed Route 200:

- The Hook interchange over the M3 is the most significant barrier, and will require significant upgrades in order to safely accommodate cyclists and pedestrians (please note this intervention is located outside the Neighbourhood Area).
- High speeds and traffic flows on the B3349 in North Warnborough are considered to be a barrier.
- Segregated cycle provision is recommended along Station Road in Hook (please note this intervention is located outside the Neighbourhood Area).
- As the route travels south and becomes more rural in character, a shared use path is recommended.
- At the M3 roundabout, a dedicated shared use path with signalised crossings will be required.
- In North Warnborough, there are two options to reach Robert May's School: 1) Investigate the feasibility of installing a segregated cycling facility on the B3349 2) Use low-traffic Mill Lane and Tunnel Lane to connect to North Warnborough Street.
- In Odiham, the route would continue as a segregated cycle facility on High Street

4.14 Further intervention details regarding the Odiham Core Walking Zone and proposed Route 200 can be found in the Hart District LCWIP 2024.

Pre-School Provision

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

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

- RAFAKidz – based at RAF Odiham and open 51 weeks of the year
- Leapfrogs based at Recreation Road, Odiham during Hampshire

school terms (38 weeks)

- 4.17 Between them they currently provide up to 125 daily places (number of children in the school at one time). Collectively, if demand increased this could be expanded to 157 places. Hampshire County Council's guideline for pre-school places is that there should be 80 per 1,000 houses. Recent legislative changes are also encouraging pre-school for 2 year olds that will require additional capacity from providers. In addition, from 2017 the government will introduce its new 30 hours pre-school policy for working parents.
- 4.18 To address any future shortage of pre-school places within the Parish, a 0.25 ha plot of land has been secured within Site vii (Land next to Crownfields) to improve and expand pre-school provision in the Parish.

Infrastructure Projects

- 4.19 In addition, it is possible that Odiham Parish Council will secure funding from planning obligations and the Hart Community Infrastructure Levy once in place in order to make financial contributions to a number of infrastructure projects during the life of the Neighbourhood Plan. Projects suggested during the course of the Neighbourhood Plan's consultation process included:
- The provision of a Community Hub at the centre of the village following the closure of the Hampshire Library service at The Bridwell and the passing of the ownership of the building to Odiham Parish Council.
 - The creation of cycleways to provide safe transit between Odiham and North Warnborough and access to key amenities such as the schools. This may also include the use of multipurpose pathways for pedestrians and cyclists. Where possible, pedestrians and cyclists should be segregated from main carriageways.
 - The provision of cycle routes to the neighbouring villages of Hook and Hartley Wintney to provide safer cycle routes for commuters, school children and recreational cyclists and as an alternative to car use.
 - The creation of a cycling initiative group, potentially composed of representatives from Odiham, Hook and Hartley Wintney Parish Councils, Hart District Council, Hampshire County Council and members of the local community in order to progress these cycle routes and any others.
 - Ongoing maintenance of some of the most used public footpaths. It should be noted that as part of the designation of housing sites,

additional public footpaths are created, either permissive or permanent, at Site v (Land at Dunleys Hill), Site vii (Land next to Crownfields) and Site iii (Land at Crumplins Yard).

- The canal is highly valued as a recreational amenity in addition to its status as a Conservation Area and SSSI. The Neighbourhood Plan's consultation process identified support for proposals to maintain and develop the canal's use for recreation, for example the adaptation of towpaths where feasible to accommodate the needs of both cyclists and walkers and proposals such as a boat basin at Hatchwood or a visitor centre.
- If land is made available for the provision of a public open space, CIL (Community Infrastructure Levy) money is likely to be needed to maintain and enhance the site.
- The public toilets in King Street, owned by Odiham Parish Council, were renovated in 2018 after the project was put forward by the 2017 adopted Neighbourhood Plan. The toilets provide an important amenity for both residents and visitors.

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

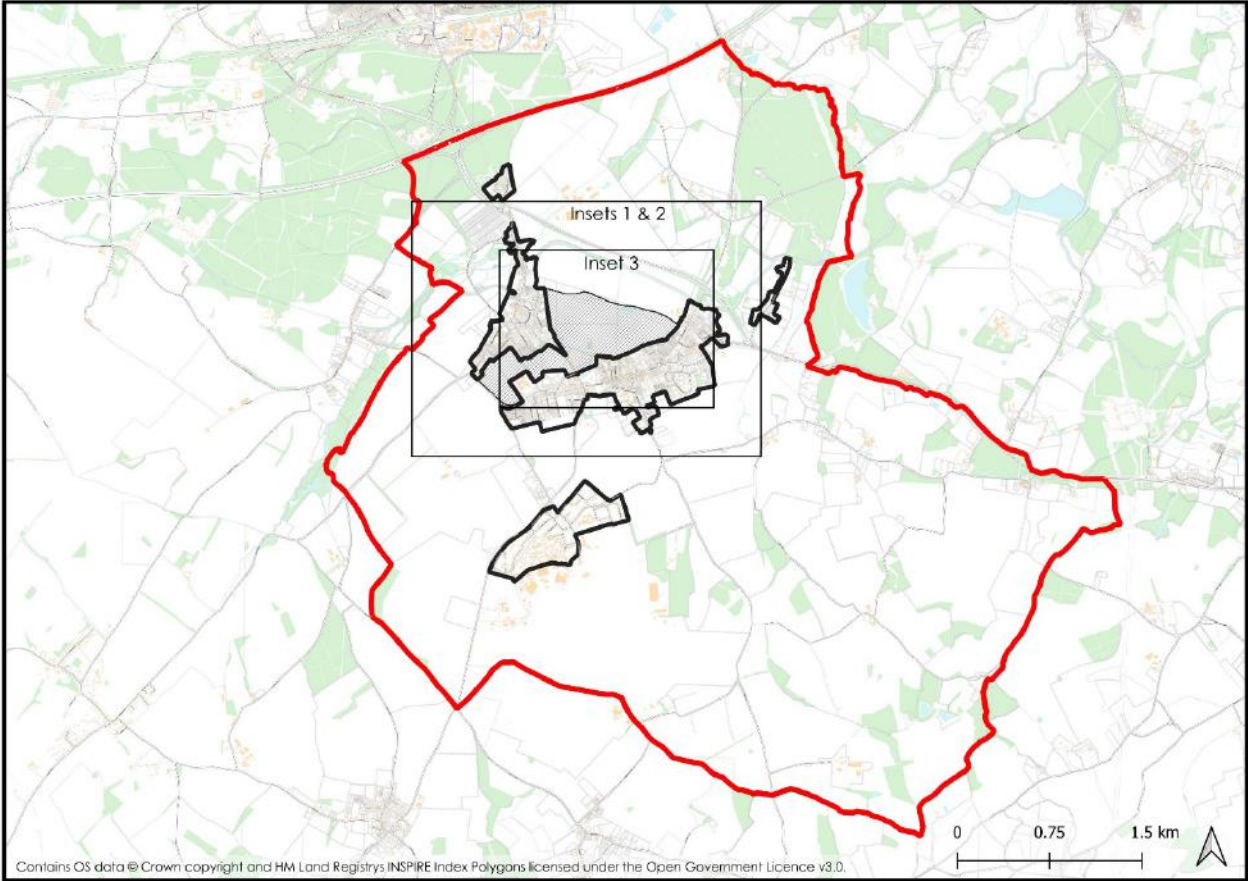
Sports & Recreation Facilities

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

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

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

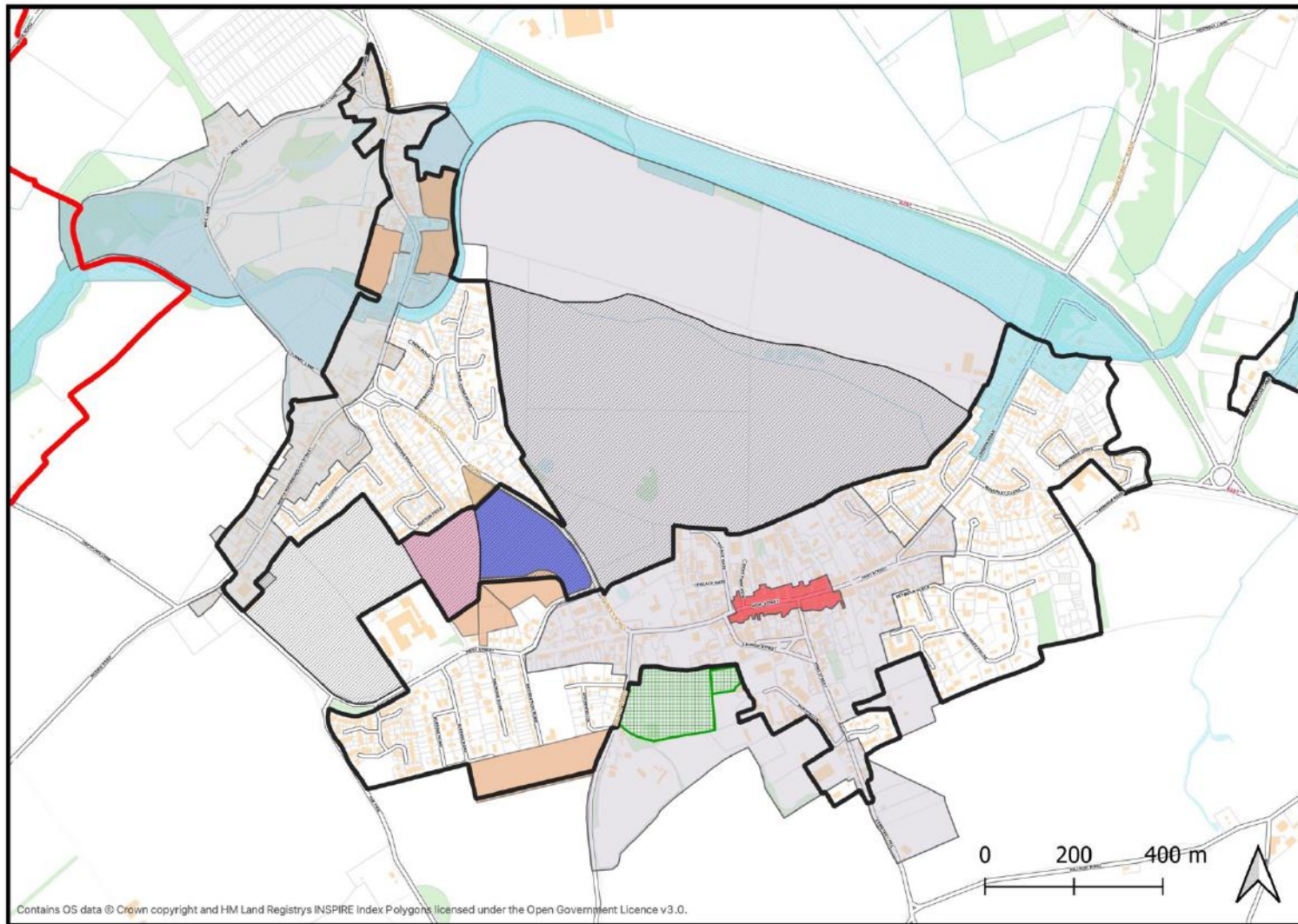
5. POLICIES MAP (WITH INSETS)



Odiham and North Warnborough Neighbourhood Plan

Policies Map

Key	
 Neighbourhood Area	 Policy 3: Local Gap
 Policy 1: Spatial Plan for Parish	 Policies Map Insets 1, 2 & 3



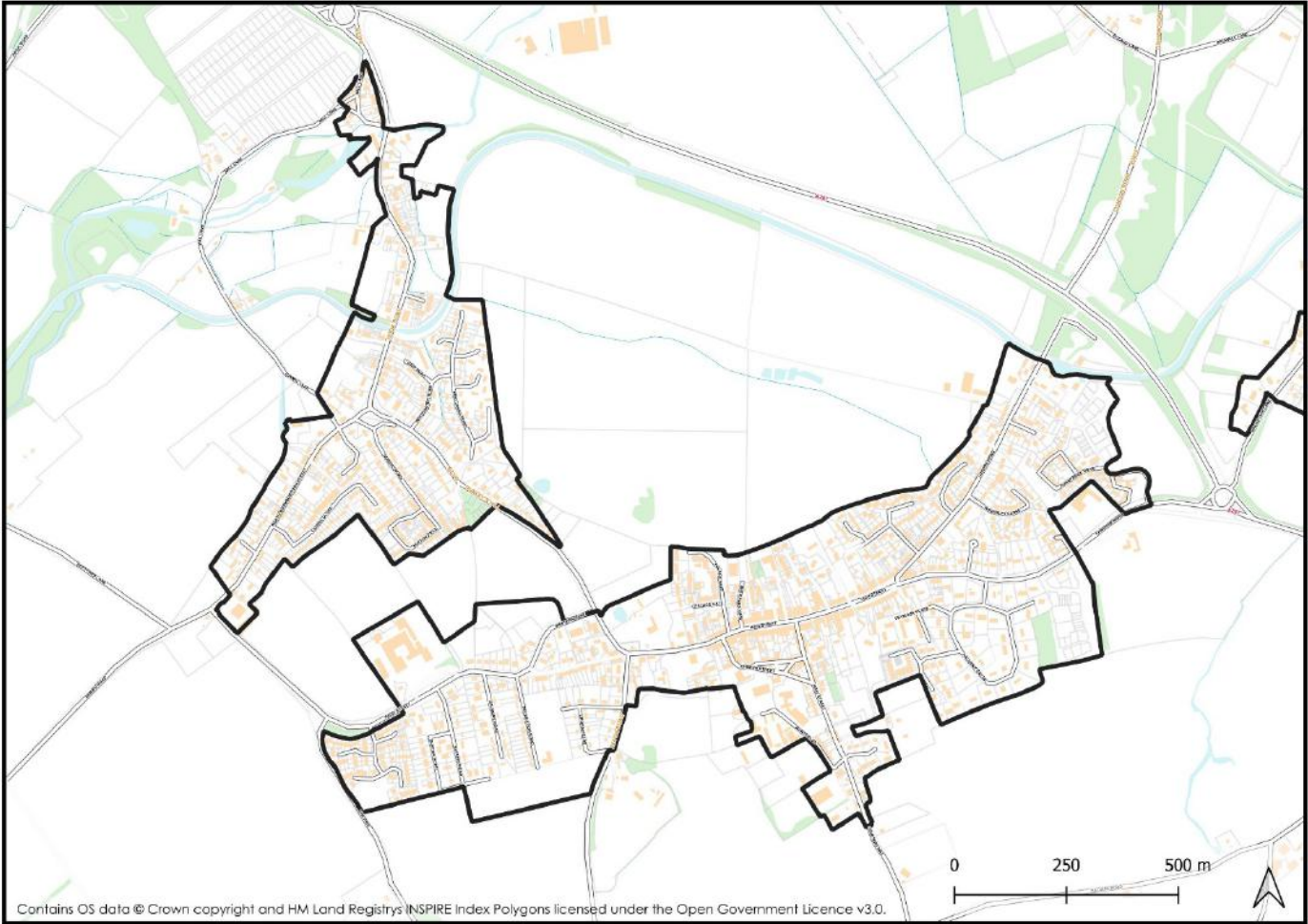
Odiham and North Warnborough Neighbourhood Plan

Policies Map Inset 1

Key

- | | | | |
|--|--|--|--|
| <ul style="list-style-type: none"> Neighbourhood Plan Area Policy 1: Settlement Boundary Policy 2: Housing Development Sites | <ul style="list-style-type: none"> Policy 3: Local Gap Policy 6: Odiham Conservation Area Policy 7: North Warnborough Conservation Area | <ul style="list-style-type: none"> Policy 8: Basingstoke Canal Conservation Area Policy 9: Odiham High Street Policy 10: Education | <ul style="list-style-type: none"> Policy 11: Local Green Space Policy 14: Dunleys Hill Open Space |
|--|--|--|--|

POLICIES MAP INSET 1 - ODIHAM AND NORTH WARNBOROUGH SETTLEMENT BOUNDARIES



Odiham and North Warnborough Neighbourhood Plan
Policies Map Inset 1

Key
□ Policy 1:
Spatial Plan for Parish

POLICIES MAP INSET 2 - ODIHAM AND NORTH WARNBOROUGH POLICIES MAP



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Odiham and North Warnborough Neighbourhood Plan
Policies Map Inset 2

Key			
Neighbourhood Area	Policy 3: Local Gap	Policy 8: Basingstoke Canal Conservation Area	Policy 11: Local Green Space
Policy 1: Spatial Plan for Parish	Policy 6: Odiham Conservation Area	Policy 9: Odiham High Street	Policy 14: Dunleys Hill Open Space
Policy 2: Housing Development Sites	Policy 7: North Warnborough Conservation Area	Policy 10: Education	

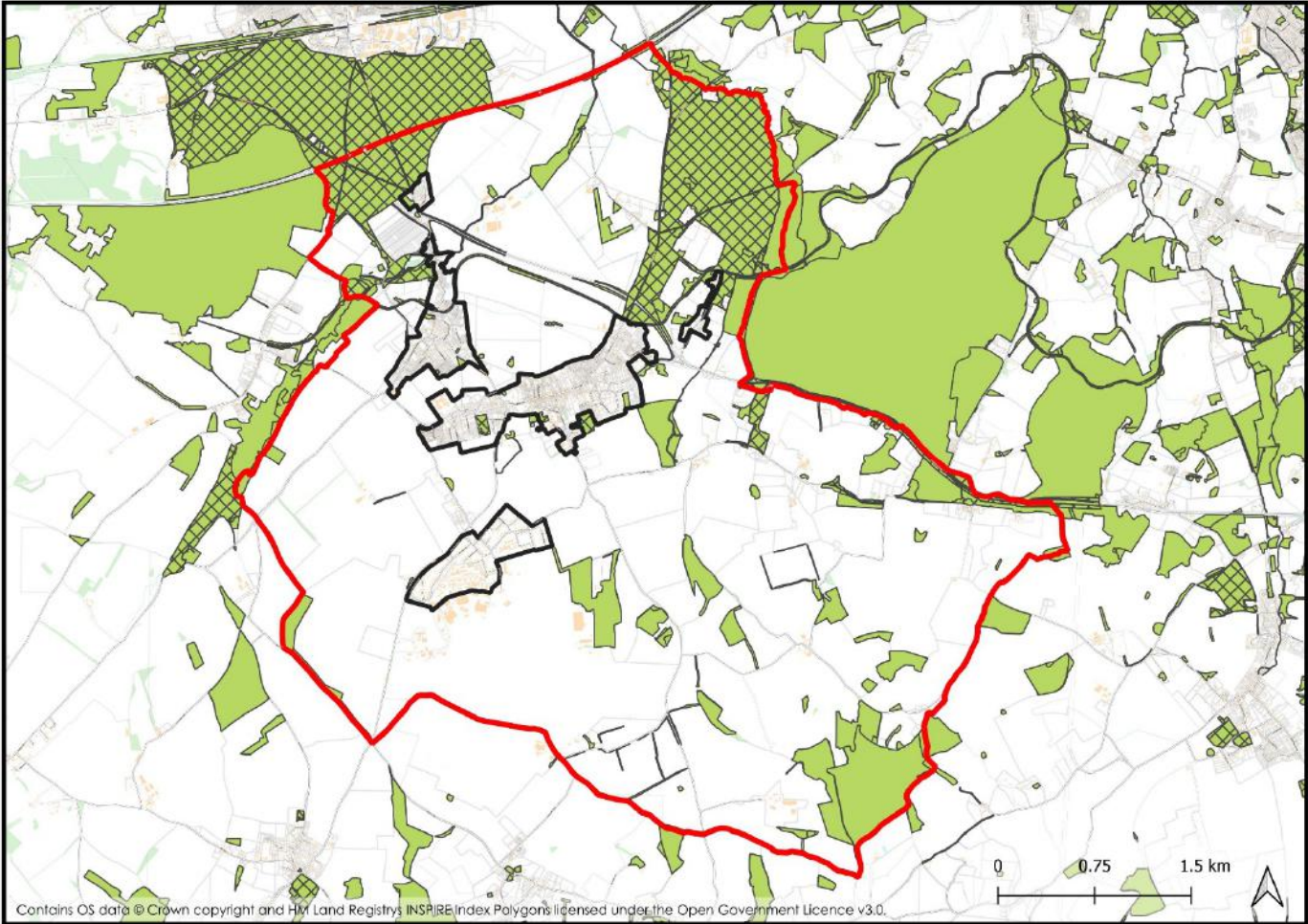
POLICIES MAP INSET 3 - ODIHAM TO NORTH WARNBOROUGH LOCAL GAP



North Warnborough Local Gap
Policies Map Inset 3

- Key**
-  Policy 1: Spatial Plan for Parish
 -  Policy 3: Local Gap

POLICIES MAP INSET 4 - ODIHAM TO NORTH WARNBOROUGH GREEN INFRASTRUCTURE AND OPEN SPACES



Green Infrastructure and Open Spaces

Neighbourhood Plan

- Policy 1: Spatial Plan for Parish
- Neighbourhood Area

Hart Local Plan

- Policy INF2: Green Infrastructure
- Policy INF4: Open Space

APPENDIX 1 SCHEDULE OF EVIDENCE

Documents used to inform preparation of the Plan:

Relevant Hart planning and guidance documents used to inform the original preparation, and the 2024 review, of the Odiham and North Warnborough Neighbourhood Plan may be found on the Hart [website](#) including the following documents:

- Hart Local Plan (strategy and sites) 2032 (Adopted 30 April 2020)
- Saved policies from the Hart local plan (replacement) 1996-2006 (updated 1 May 2020)
- Policy NRM6: Thames Basin Heaths special protection area (adopted May 2009)
- Thames Basin Heath SPA delivery framework (2009)
- Odiham Village Design Statement (2009)
- Odiham and North Warnborough Conservation Area Appraisal (Adopted November 2022)
- Basingstoke Canal Conservation Area (Approved 03.12.09)
- Hart, Rushmoor and Surrey Heath Strategic Housing Market Assessment 2014 -2032
- Hart District Landscape Assessment (April 1997)
- Hart District Council Strategic Flood Risk Assessment (December 2016)
- Hart District Local Cycling and Walking Infrastructure Plan (February 2024)
- Cycle and Car Parking in New Development Supplementary Planning Document (SPD) (May 2023)
- Historic England's National Heritage List for England [Historic England's National Heritage List for England](#) (NHLE)

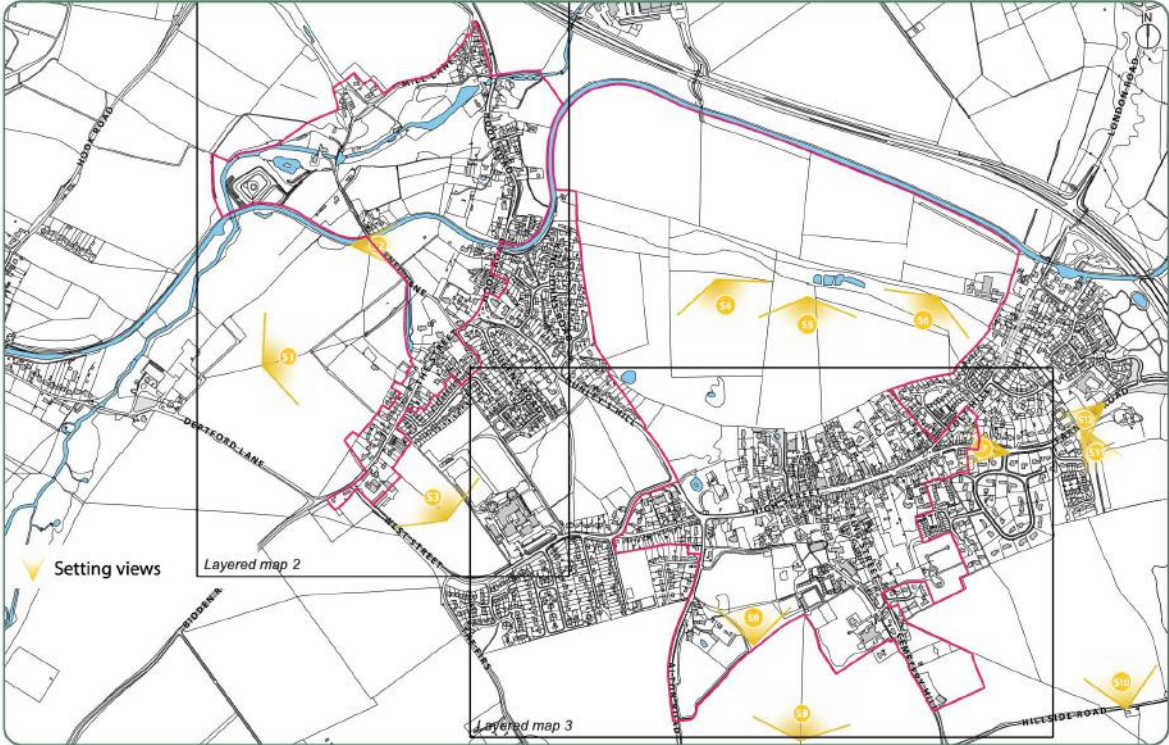
Locally Derived Evidence

- Site Assessment Report

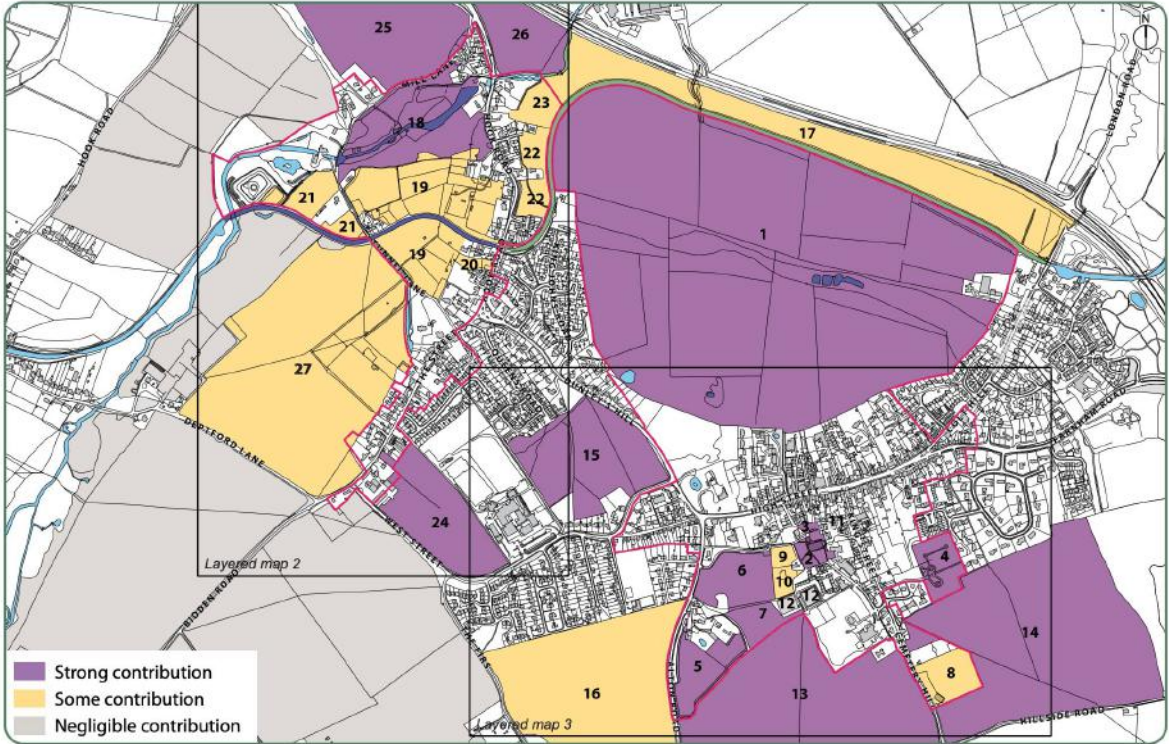
- LGS – Methodology
- LGS – Designation Evidence
- LGS – Community Evidence
- Odiham High Street – Use Class Benchmark
- ONW Housing Need Summary Report November 2015
- Settlement Boundary Summary Report July 2016

APPENDIX 2

Odiham and North Warnborough Conservation Area Appraisal Mapping



Overall: setting views



Overall: open space assessment