



**MEMBERS OF ODIHAM PARISH COUNCIL ARE SUMMONED TO ATTEND  
THE EXTRAORDINARY MEETING OF ODIHAM PARISH COUNCIL  
AT THE BRIDEWELL, THE BURY, ODIHAM, HAMPSHIRE, RG29 1NB  
WEDNESDAY 6<sup>th</sup> NOVEMBER 2024 at 9.30am**

31<sup>st</sup> October 2024

*Cllr A McFarlane, Chair*

Members of the public are welcome to attend

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- 177/24 To receive apologies for absence**
- 178/24 To receive declarations of interests and requests for dispensation relating to any item on the agenda**
- 179/24 Chair's announcements**
- 180/24 Public session**  
An opportunity for residents to raise questions and issues within the Parish in accordance with Standing Orders. Please view details at <https://odihamparishcouncil.gov.uk/council/policies-and-publications> or contact the Parish Office for further advice.
- 181/24 Odiham & North Warnborough Neighbourhood Plan review (pages 2-31)**  
i) To receive the clarification note from the Examiner (pages 2-4).  
ii) To agree OPC's response (draft response attached pages 5-15 and the map history of the Little Deer Park referenced in the Examiner's note is attached pages 16-22).  
iii) To agree the revised schedule of response to the Reg 16 consultation (pages 23-31).
- 182/24 Payments Listing (to follow)**  
To agree the payments listing dated 16<sup>th</sup> October to 5<sup>th</sup> November 2024 and agree two councillors to complete the payment approval process.
- 183/24 Date of next ordinary meeting - Tuesday 19<sup>th</sup> November 2024, 7.30pm**

## **Odiham and North Warnborough Neighbourhood Development Plan Review**

### **Examiner's Clarification Note**

#### **Purpose**

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification.

For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

#### **Initial Comments**

The Parish Council's ambition to review the Plan responds positively to national guidance and associated best practice. The Plan continues to provide a clear vision for the neighbourhood area. The review addresses a balanced range of issues. Moreover, it properly takes account of the adoption of the Hart Local Plan 2032.

The presentation of the Plan is very good. The package of submission documents is proportionate to the neighbourhood area, and to the review of the Plan. In combination, the various documents helpfully identify the aspects of the Plan which have been updated. The review has helpfully continued with the format of the 'made' Plan.

#### **Points for Clarification**

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with both the Parish Council and with the District Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the review of the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan.

#### ***Questions for the Parish Council***

##### *Policy 2v*

Has the Parish Council discussed the revisions to the policy with the landowner/potential developer, and is it satisfied that the development as now proposed in the revised policy will be both deliverable and financially viable?

The final part of the policy comments that the proposed Dunley Hills Open Space also serves as part of the SPA mitigation to deliver site i (Longwood) and site ii (land at Western Lane). In this context, what progress has been made on the delivery of the overall SPA mitigation package?

##### *Policies 6-8*

The policies and their supporting text have usefully been updated to reflect the most recent Character Appraisal work. This is best practice.

### *Policy 11*

The first element of the policy wording (penultimate paragraph) properly reflects the matter-of-fact approach taken in paragraph 107 of the NPPF. Nevertheless, please can the Parish Council explain the purpose of the second part of the policy (the final paragraph) and the extent to which it has regard to national policy and is realistic/deliverable through the development management process.

In general terms, the proposed additional Local Green Spaces consolidate the approach taken in the made Plan and respond to community feedback as the Plan was being prepared. However, I would appreciate the Parish Council's comments on the following proposed designations:

- Football Club – The supporting text (paragraphs 3.90 to 3.92) comments about the social and the environmental characteristics of the site. It would be helpful if the Parish Council provides a more detailed assessment of the site against and the two factors in paragraph 105 and in criterion b of paragraph 106 of the NPPF beyond that already included in the Local Green Spaces Derived Evidence (May 2024);
- Hatchwood Farm – Does the Local Green Spaces Derived Evidence (and the Parish Council's approach to the site) now need to consider the grant of permission in principle (23/02313/PIP) for residential development on the site, and therefore the contents of Planning practice guidance (ID:37-008-20140306)? and
- Little Park (Deer Park) - It would be helpful if the Parish Council provides a more detailed assessment of the site against criterion c of paragraph 106 of the NPPF beyond that already included in the Local Green Spaces Derived Evidence. In addition, please can the Parish Council comment on the extent to which circumstances have changed on the site since the proposed Local Green Space was deleted from the Plan as an outcome of the 2016 examination?

### *Policy 12*

The policy and its supporting text have usefully been updated to reflect the approach towards biodiversity net gain as now captured in national policy. This is best practice.

### *Policy 14*

Is the Parish Council satisfied that the use of land at Dunleys Hill as proposed in the policy (and in paragraph 3.132) continues to be capable of delivery in the Plan period?

## ***Questions for the District Council***

### *The development of housing sites*

To what extent have other relevant housing sites (as listed in Table 1 of the Plan) contributed to the development of the Dunleys Hill Open Space?

### *The emerging Local Plan*

What is the current timetable for the review of the adopted Local Plan?

### *Proposed Local Green Space - Deer Park*

What (if any) existing protections exist on the site (either in the context of contents of Planning practice guidance ID: 37-011-20140306 or in relation to local policies)?

#### *Other Matters*

I note the details in the Planning Inspectorate's letter of 25 September 2024 in relation to the appeal against the planning application for residential development off Dunleys Hill (23/02063/OUT). It would be helpful if the District Council advises me of any updates on the timetable for the appeal which may be received from the Planning Inspectorate whilst the examination is taking place.

### **Representations**

Does the Parish Council wish to comment on any of the representations made to the Plan?

I would find it helpful if the Parish Council commented on the representations submitted by:

- Michael Conoley Associates (Representation 6);
- Shorewood Homes (Representation 11);
- LRM Planning (Representation 21); and
- Avant Homes (21).

Some of the contents of these representations have featured in the policy-based questions in this Note. I am happy for the Parish Council to structure its overall response to this Note as it sees fit.

The District Council (Representation 29) makes a series of comments on the policies and the supporting text. I would find it helpful if the Parish Council responded to the various suggestions.

### **Protocol for responses**

I would be grateful for responses to the questions in this note by 6 November 2024. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination. If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy concerned.

Andrew Ashcroft

Independent Examiner

Odiham and North Warnborough Neighbourhood Development Plan Review

21 October 2024

# ODIHAM AND NORTH WARNBOROUGH NEIGHBOURHOOD DEVELOPMENT PLAN

## Response to Examiner's Clarification Note

This note sets out the Response of Odiham Parish Council to the Examiner's request for clarification on some matters (in the same order as in the Examiner's note).

In some cases, this response cross-refers to the Schedule of Responses to the Reg 16 Consultation.

### The examiner has asked two questions about Policy 2v

**Has the Parish Council discussed the revisions to the policy with the landowner/potential developer, and is it satisfied that the development as now proposed in the revised policy will be both deliverable and financially viable?**

#### Discussions

The Parish Council has discussed this site in the past with the landowner/developer (see the agreement originally reached with them about the site in Appendix 6 of our current Consultation Statement). Prior to the plan update, the Parish Council was approached by, and on several occasions held meetings with, a representative of the developer, who was at pains to explain that the Plan as made did not include a mechanism to provide the public open space. Although no discussions with the landowner/developer have taken place during the process of updating the plan, the position the landowner/developer was taking was already clear from these discussions and from the subsequent applications and appeal (21/01490/PREAPP, 22/00146/OUT and APP/N1730/W/22/3308614, and 23/02063/OUT and APP/N1730/W/24/3352142), which has subsequently been confirmed in their engagement with Reg 14 and Reg 16.

#### Deliverability and financial viability

By reference to the Government's definition the clarified site policy is deliverable. The Council also considers it to be financially viable as per the original plan. If viability were to prove an issue at planning application stage, mechanisms exist to negotiate with the planning authority on affordable housing.

#### **Clarifying existing requirements**

Firstly, we would like to make clear through this response that the revisions to the policy are **clarifications to the existing plan** rather than introducing any new requirements on the developer/landowner.

The reason this site is being discussed at all is because this site (and only this site) was allocated specifically to bring forward the public open space at Policy 14. In doing so the community traded off some of the local gap, land outside the settlement boundary, in order to secure the public open space as a community benefit and give greater protection to the remainder of the local gap. We can point you to evidence of this if needed but it is clear from the site assessment work in the published [Locally Derived Evidence](#) for the made plan which states:

*"Land at Dunleys Hill (SHLAA 65) is an existing important open gap which helps to separate the two settlements of Odiham and North Warnborough. It is currently protected as a Local Gap by the Hart District Local Plan saved policy CON 21. The community felt that this continued protection to prevent coalescence of the two settlements to be important.*

*The community also expressed a desire to have a public open space similar to a village green. The land at Dunleys Hill is in a key focal location between the two villages of Odiham and North Warnborough and is currently not available for public use. As such it was considered to be a good location and opportunity to deliver a public open space for the whole community. To achieve this aim and to ensure the gap function of this site is maintained it was considered that a small part of the site only (up to 1ha) could be proposed for residential development provided the remainder of the site comprised a public open space.”*

Extensive discussions with the developer took place when the original plan was prepared (see Consultation Statement - Appendix 6 for full exchange). This culminated with the developer **explicitly supporting** the housing allocation at site 2v **including the requirement to provide the public open space** (see attached Summary of Submission responses prepared and published by Hart District Council in November 2016, ref 192 on page 19, now attached). With the support of the landowner and developer it was clearly regarded as deliverable and viable.

Through the update to the plan we are simply clarifying the plan which already states in the supporting text to Policy 14 at paragraph 3.78 of the made plan:

*“... In order to deliver and secure public ownership of the land for this purpose, the Neighbourhood Plan designates a 1ha 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 text was contained within paragraphs 3.48 and 3.49 of the original ‘submission’ plan supporting the proposed Local Green Space designation. When the examiner recommended that the land changed from a Local Green Space designation to a site allocation for open space, he specifically recommended retaining these paragraphs, but to move them from the supporting text of the LGS policy to the supporting text of the new Policy 14. In doing so the examiner required three very minor adjustments to the text, none of which affect the passage quoted above concerning delivery of the open space.

We take from this that the text quoted above was deliberately retained so that the plan said something on how the open space allocation would be implemented.

Since then, it has become apparent that the plan would be clearer if the means of implementing Policy 14 is explicitly stated in policy, rather than in supporting text. This is what we are seeking to remedy, not to introduce any new requirements on the developer.

#### **Effect on the plan as a whole**

Delivery of the open space with site 2v is crucial not just because that was the rationale for allocating site 2v in the first place, but also because the open space became central to the SPA mitigation required for the plan as a whole to comply with the habitat regulations.

For housing sites 2v, 2i and 2ii to be developed at densities that make efficient use of land (and as such comply with [NPPF](#) paragraph 128) Natural England has made it clear that SPA mitigation will be required, because together they total more than 50 homes. The Habitat Regulations Assessments supporting the original plan understood that the open space at Policy 14 would come forward with site 2v and as such serve as a key part of the SPA mitigation package. This is reflected at paragraph 3.23 of the made plan, which states:

*“3.23... 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).”*

The need for mitigation only applies if together the three sites deliver more than 50 homes. However, if the sites are to comply with NPPF paragraph 128 and make efficient use of land, then together they will deliver more than 50 homes. If site 2v is delivered with 30 homes (as per the current application at appeal), combined with the 16 already built at site (ii), that would mean site (i) could only deliver 4 units instead of the indicative 9 units. This may serve as a disincentive to bring that site forward at all, and it would certainly make inefficient use of land contrary to the NPPF.

So, for the plan to meet national policy requirements regarding efficient use of land (which is relevant to the basic conditions), SPA mitigation is undoubtedly required and delivery of the open space with site 2v becomes central to deliverability of the three sites taken together.

Notwithstanding the Examiner's recommended changes to the original submission plan, the link between Policy 2v and Policy 14 must have been deemed to remain in place otherwise the original plan that went to referendum and ultimately formally made by the Council would be inconsistent with the HRA supporting it.

To say now that the open space requirement with site 2v is a change in policy therefore misrepresents the reality, which is that the open space and housing was always understood by all parties to be a single package integral to the success of the plan as a whole, with sites 2i, 2ii and 2v to be delivered at densities that make efficient use of land in line with national policy.

When one understands the background to the plan, the site assessment work, the Habitat Regulations Assessments, and reads text in the plan at para 3.78 and 3.23 of the made plan, it is clear that the link between Policy 2v and Policy 14 **already exists**. The requirement to bring forward the open space with site 2v is not a new requirement on the developer.

#### Conclusions on deliverability and viability

The original proposals were clearly deliverable and viable as they had the support of the developer, and as explained above we do not seek to change the requirements on the developer.

Past work by Hart District Council has always shown strong viability for greenfield sites in Hart even with 40% affordable housing provision and SPA mitigation, particularly in the rural areas including Odiham. This may be something the District Council could verify.

Whilst the amount of public open space/SANG being sought with site 2v may be proportionately more than would usually be the case (given the unique circumstances of this site), it is also true that SAMM payments will be lower than usual (given the distance from the SPA beyond 5km), and Policy 4 on Housing Mix is proposed to be less prescriptive than it is in the current made plan (Policy 4 of the made Neighbourhood Plan requires 50% of the market houses to be 1-2 bedrooms – the new policy provides the potential to improve viability through the market housing mix).

It is also important to note that when making a planning application, it is open to the developer to make a viability case to the planning authority so that priorities for the Section 106 planning obligations including affordable housing provision can be negotiated. Specifically, Hart Local Plan Policy H2 Affordable Housing states:

*“Only when fully justified, will the Council grant planning permission for schemes that fail to provide 40% affordable housing, or fail criteria a) to g) above. Any such proposals must be supported by evidence in the form of an open book viability assessment, demonstrating*

*why the target cannot be met. In such cases the Council will commission an independent expert review of the viability assessment, for which the applicant will bear the cost. The Council will then negotiate with the applicant to secure the optimum quantity and mix of affordable housing that is viable and meets the identified housing need.”*

Hart District Council’s Viability Appraisals for New Development Supplementary Planning Document Adopted November 2023 states:

*“4.15 If it were found that a site was not viable with the full provision of affordable homes and other Section 106 requirements, it would be for the Council, through the determination of the planning application, to decide how to prioritise the requirements and secure the optimum mix and quantity of affordable homes that is viable.”*

We therefore consider site 2v in combination with Policy 14 to be deliverable and viable.

In summary the policy clarifications are valid for the following reasons:

- Site 2v was allocated in the first place on the premise that the open space at Policy 2v would come with the development. This was with the positive support of the landowner/developer as well as the community. Appendix 6 of the Consultation Statement to the updated Plan includes the email from the developer on 2<sup>nd</sup> July 2015 listing proposed improvements to be provided to the open space, and these were explicitly referenced in the final exchange of emails from the Neighbourhood Plan Steering Group on July 24<sup>th</sup> 2015 and subsequent confirmation from the developer on July 31<sup>st</sup>. The developer/landowner then supported these proposals in the 2016 Reg 16 consultation, as shown in the attached Summary of Submission responses, reference 192). Please note that the full representations were never published by Hart, so OPC only has access to a copy of this summary report, downloaded at the time. It is possible that Hart may, if needed, be able to find a copy of the full representation.
- The rationale for the site 2v allocation has not changed, we are simply clarifying the requirement that the open space must be provided. This is a clarification rather than a policy change (otherwise the current plan would be inconsistent with the HRA supporting it or it would fall foul of national policy to make efficient use of land). Consequently, deliverability and viability should not be an issue for the update to the plan, but if viability is shown to be an issue, the developer can make the case with a planning application.
- If site 2v were to deliver just the homes without the public open space, it would undermine public faith in the planning system. The community created and voted for a neighbourhood plan that delivered the open space with the housing at 2v as documented in paras 3.23 and 3.78 of the made plan.

**The final part of the policy (2v) comments that the proposed Dunley Hills Open Space also serves as part of the SPA mitigation to deliver site i (Longwood) and site ii (land at Western Lane). In this context, what progress has been made on the delivery of the overall SPA mitigation package?**

The land at 4 Western Lane (Application 19/02541/FUL), has been developed and provides 15 houses. The permission includes a Deed of Agreement between Hart District Council and the



landowners which provides for payment of SAMM contributions when the cumulative number of dwellings on sites i, ii and v exceed 50.

Longwood (site i) has not yet been developed, though a recent pre-application request for advice has been submitted. Any permission will be subject to the same legal agreement.

These two sites are dependent the provision of the POS to achieve their nationally required density if 30 houses are to be approved on site 2v.

## **Policy 11: Local Green Spaces**

The Examiner has asked OPC to explain (a) the purpose of the second part of the policy, (b) the extent to which this part has had regard to national policy, and (c) the extent to which this part is realistic/deliverable through the development management process.

The second part of the policy states that

*“Local Green Spaces should be interconnected through a network of pedestrian routes where possible. This network should prioritise the use of existing pedestrian routes, Core Walking Zones and proposed Cycle routes outlined in the LCWI”.*

### Purpose

The purpose of this part of the policy is to maximise the extent to which the LGSs can operate as key elements of an interconnected network (so that the whole is more than the sum of its parts).

To reap the maximum benefits, footpaths to and from them should be kept open, consistent with:

- The vision for the parish up to 2032, which includes ‘improved footpaths and cycleways that connect settlements, amenities, green space and historic attractions in an environmentally sustainable way’ (page 18) [emphasis added]; and
- Item iv under Goals and Objectives, which is ‘to maintain and ideally improve recreational and sporting facilities and other community amenities including footpaths and cycleways’.

The approach of treating the LGSs as contributing to a connected network is also consistent with the new (2024) Local Cycling and Walking Infrastructure Plan (LCWIP) produced by HDC and Hampshire CC (referenced at para 1.11 and elsewhere). Three of the proposed LGSs (11.i Beacon Field, 11.ii Chamberlain Gardens and 11.vi Community Peace Garden) and the proposed open space at Dunleys Hill (Policy 14) are within the LCWIP Core Walking Zone.

### National policy

The NPPF (December 2023) deals with LGSs in chapter 8 (Promoting healthy and safe communities). Three paragraphs are relevant to the second part of the Policy 11.

Para 102 states 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 climate change’ [emphasis added]. It specifically refers to such spaces forming a **network** and this is reflected in the wording of the second part of Policy 11.

Para 104 underlines the importance of public rights of way and refers specifically to networks.

Para 106 sets out criteria to be satisfied for LGS designation, one of which (b) is that the space should be demonstrably special to a local community. The Plan notes (para 3.68) that many consultation responses referred to the importance of protecting public footpaths and para 3.120 records that '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' [emphasis added].

#### Whether realistic/deliverable

The policy that Local Green Spaces should be interconnected through a network of pedestrian routes where possible is realistic and deliverable. The rights of way that connect them already exist and OPC has a working group that manages volunteers to keep footpaths clear to support the work of the Hampshire Countryside Service.

The development management process is the responsibility of Hart DC, who take account of the importance of public rights of way when dealing with planning applications (liaising with Hampshire as appropriate).

#### Specific proposals

##### *North Warnborough Football Club*

The particular local significance of this proposed LGS is its recreational value (as a playing field). North Warnborough FC has teams playing in the Basingstoke & District Saturday Football League; it also has a youth team. The site comprises a mown grass pitch and a brick-built club-house building. Other than pitches at Robert Mays School, Mayhill School and at the RAF base, it is the only football pitch available and accessible to the residents of North Warnborough and Odiham.

The site is publicly accessible and is also used by dog-walkers.

##### *Hatchwood Farm*

A permission in principle is not a planning permission. Section 70(1) of the Town and Country Planning Act 1990 refers to applications for planning permission and the separate Section 70(1A) refers to applications for permission in principle. They are therefore two different things - and a PiP is not a planning permission. Consistent with this, Section 70(2ZZB) states that 'An application for technical details consent (TDC) is an application for planning permission'. An application for TDC has been submitted (24/01631/TDC) but refused so there is no planning permission for the development of the site. Another application was registered on 23 October.

**Please also see comments on the representation from Shorewood Homes in our complete Schedule of Responses to the Reg 16 Consultation.**

## *Little Park (Deer Park)*

**Please also see comments on the representation from Michael Conoley Associates in our complete Schedule of Responses to the Reg 16 Consultation.**

OPC considers that criterion c) of NPPF para 106 is met and is grateful for the opportunity to expand further on why we consider that the Little Park is indeed 'local in character and not an extensive tract of land'.

### Meeting criterion c) of NPPF paragraph 106

#### Local in character

HE notes in its representation to the Examination that such [Local Green] spaces are often integral to the character of place for any given area, and this is very much a theme in the Odiham & North Warnborough Conservation Area Appraisal.

The Little Park has shaped most of the eastern edge of North Warnborough, with pre and post war development up to its edge but not encroaching into it, and has likewise shaped the entire northern edge of Odiham. Michael Conoley Associates (MCA), for the landowner, correctly recognises that the Little Park connects Odiham to North Warnborough. The Little Park is at the very heart of the parish, and performs an unusual combined role of serving in planning terms as a local gap, while at the same time bordering and uniting the two settlements. Its social role allows residents to take a variety of rural off-road routes between them, with 9 different access points from the two settlements to the footpaths which criss-cross the Little Park.

As such it is very much local to both main settlements of the parish.

#### Not an extensive tract of land

#### **Research into history**

Some of the changed circumstances since the site was deleted from the Plan in the 2016 Examination include further historical research. This is presented as "Map History of the Little Park", on the Neighbourhood Plan page of the Parish Council web site, referenced in the Local Evidence Base and linked from it at the top of pdf page 27, and attached. This document shows both maps of the land in question and the results of searched records.

It was this research which prompted the name change of this proposed LGS site from Deer Park to Little Park, as the research and maps combined show that from at least 1683 this land was known variously as the *town lawne*, *the Little Park*, and *the Heither Park* to distinguish it from the *Further Park*. The map record and index from the Godson map of 1739 to the present clearly shows this land as an integral whole, with well-defined boundaries for at least the last 300 years – a pocket which has to this day shaped the development of both Odiham and North Warnborough, and which OPC does not consider to be "blanket designation of open countryside adjacent to [the] settlements"\*. The latter claim would be at odds with historical and present reality.

\*(PPG Open space, sports and recreation facilities, public rights of way and local green space, para 15).

#### **Size vs "facilities"**

MCA's comments compare the features and "facilities" of other large sites which have been accepted as LGS, but these are unrelated to whether the site satisfies criterion c). They claim that 'It is clear that for a larger site to be accepted as an LGS, it needs to have more use/facilities than

rough footpaths through the site which make them suitable to be designated as such' (although the PGG, para 17, points out that LGS may be designated with no public access at all).

However, MCA conflates two different matters – criterion b), which addresses recreational value, and criterion c), which addresses local character and size. They helpfully quote from the Cranleigh Examination report, which says:

*“7.49: However, each LGS needs to be assessed on its individual merits and direct comparisons between LGS's cannot be readily made”*

Thus while direct comparisons with other sites in other Plans with different characteristics may not be helpful, comparisons of size alone show that the Little Park would by no means be the largest, with the Long Aston Ashton Park Estate example of 329 ha; Laverstock and Ford Castle Hill Country Park 55 ha; and others not far removed in size from the Little Park such as The Heath at Petersfield 36 ha and Great Ridings Wood in Effingham at 23.55 ha.

Google satellite picture of the entire extent of the full Deer Park



The Council therefore concludes that the Little Park meets criterion c) on both counts:

It is within easy walking distance of, and local to, the most populated part of North Warnborough and the east-west breadth of Odiham.

Far from vanishing over some distant horizon, this relatively narrow strip of land rises gently and ends cleanly with a hedge, clearly visible from footpaths and on this aerial map. It is bounded on three sides by the two settlements.

Among its multiple paths, an inter-connecting footpath runs directly between the two settlements along its northern edge.

Thus it connects the two settlements socially through its many footpaths, while providing a green lung separation zone in planning terms as local gap.

The Little Park has been a single entity for over 300 years; it has very clearly defined boundaries and is not regarded as an extensive tract of land, but rather as an historic and cohesive place integral to this rural parish.

#### Further changes since the 2016 Examination

Apart from the additional research into historic records already mentioned, there have been two main types of changes: planning applications and works to improve the footpaths.

#### **Planning applications**

Since 2016, seven applications for planning permission have been made to HDC relating to the Little Park (part of the Deer Park):

16/02213/FUL - Change of use of agricultural land to managed public and private open space, creation of new vehicular and footway/cycleway access to Dunleys Hill; access from car park off Deer Park View to a new extended car park and erection of a community building, erection of eight dwellings and residential curtilages, formation of two new paths and diversion of two others, cycleways, Park fencing and a deer shelter, repairs to existing Deer Park wall at Palace Gate, restoration of historic fishponds together with new landscaping, tree planting, overhead wires placed underground and a managed deer herd on the land at the Deer Park, Odiham - WITHDRAWN 11.10.2016

16/02214/LBC – as above - WITHDRAWN 11.10.2016

16/03247/FUL - Change of use of agricultural land to public and private open space, formation of new vehicular access to The Birches and revised vehicular access off Dunleys Hill with associated new footpath and cycleways, fencing, tree planting and landscaping to the public and private open spaces. Construction of car park extension off Deer Park View car park with associated access from the existing car park, single storey community building, paths, earthworks and landscaping. Construction of 8 dwellings and formation of residential curtilages with access driveways, fencing and landscaping. Repairs to the listed Deer Park wall adjoining Palace Gate. All on land off Dunleys Hill and Deer Park View, Odiham - WITHDRAWN 03.07.2017

16/03248/LBC - Repairs to existing Deer Park wall at Palace Gate - WITHDRAWN 03.07.2017

17/03029/FUL – Change of use of agricultural land (part of 'The Deer Park') to public and private open spaces with associated new footpath/cycleway; revised vehicular access off Dunleys Hill with adjoining new footpath/cycleway; fencing, tree planting and landscaping to the public and private open spaces. Construction of 7 dwellings with residential curtilages and access driveways, fencing and landscaping; all on land on north of Dunleys Hill, Odiham – REFUSED

21/01490/PREAPP - Change of use of agricultural land (part of 'The Deer Park') to public and private open spaces with associated new footpath/cycleway; revised vehicular access off Dunleys Hill with adjoining new footpath/cycleway; fencing, tree planting and landscaping to the public and private open spaces. Construction 13 residential dwellings focused around a courtyard area and including 4 affordable units. Access driveways, fencing and landscaping; all land on north of Dunleys Hill and Odiham – OPINION ISSUED

22/01034/PRIOR Erection of an agricultural barn Land On The North Side Of Dunleys Hill – APPEAL ALLOWED 05.10.23

### **Footpath improvements - formation and impact of Conservation Volunteer Group**

From Spring 2020 to the ending of restrictions in Spring 2022, the Covid years brought into sharp focus the value of local green space in all our communities for mental and physical health and wellbeing. There had also been a huge public outcry and vote of no confidence in former Parish Councillors over plans to build in the Deer Park, which highlighted the importance of the land to the community.

Recognising this, in 2022 one of the new OPC councillors for North Warnborough began scoping a parish Conservation Volunteer Group, liaising closely with Hampshire Countryside Services (HCS) and local ramblers' groups. By March 2023 a volunteer task force had been mobilised with a main focus of keeping rights of way clear. Since then, regular Conservation Days have taken place involving over 30 volunteers. Heavily supported financially and with expertise and labour from HCS, their work has included two days building new wooden bridges over ditches and culverts in the centre of the Little Park (footpath 17/18), so making "the rough footpaths" (MCA) more accessible especially for people with mobility issues. The volunteers have also cleared several footpaths which interconnect Odiham and North Warnborough and the canal, improving access and accessibility for all and generating significant public support for the (new) parish council and its volunteer group.

For all these reasons OPC considers that the Little Park is indeed deserving of designation as a Local Green Space.

### **Policy 14**

#### **Is the Parish Council satisfied that the use of land at Dunleys Hill as proposed in the policy (and in paragraph 3.132) continues to be capable of delivery in the Plan period?**

There is clearly an appetite to develop site v, as seen by the recent applications and appeals: 21/01490/PREAPP, 22/00146/OUT and APP/N1730/W/22/3308614, and 23/02063/OUT and APP/N1730/W/24/3352142.

The Parish Council is satisfied that if the plan is clarified accordingly, the open space will be delivered with the housing at site 2v as per the original understanding with the developer.

The developer has since sought to take advantage of the change to the plan whereby the requirement to provide the open space was 'relegated' to supporting text. Understandably the landowner and developer would prefer the plan not to be clarified in the way we seek. But that should not prevent the clarification from being made.

We appreciate that two developments have taken place without contributing to the maintenance of the public open space (site 2ii and 2iii). However, as we say above, if viability is shown to be an issue as a result of this, there is scope to negotiate other section 106 requirements at the planning application stage if required, including affordable housing.

Ultimately it comes back to the reason why the housing site was allocated in the first place. The housing should not be allowed to take place without the open space. Odiham Parish Council has taken the opportunity presented by this update to seek this clarification so that the plan reflects the wishes of the community, which after all must be the whole point of neighbourhood plans.

## Representations

Please refer to the separate document, Schedule of Responses to Reg 16v Consultation in which the Parish Council has commented on all the representations submitted including those by the following parties as identified in the relevant schedule:

- Michael Conoley Associates (Representation 6);
- Shorewood Homes (Representation 11);
- LRM Planning (Representation 20); and
- Avant Homes (22).

## Attachments:

2016 Hart Summary of Submission responses

Map History of Little Park, (with 2 additional historic records appended in response to Examiner's request for clarification).

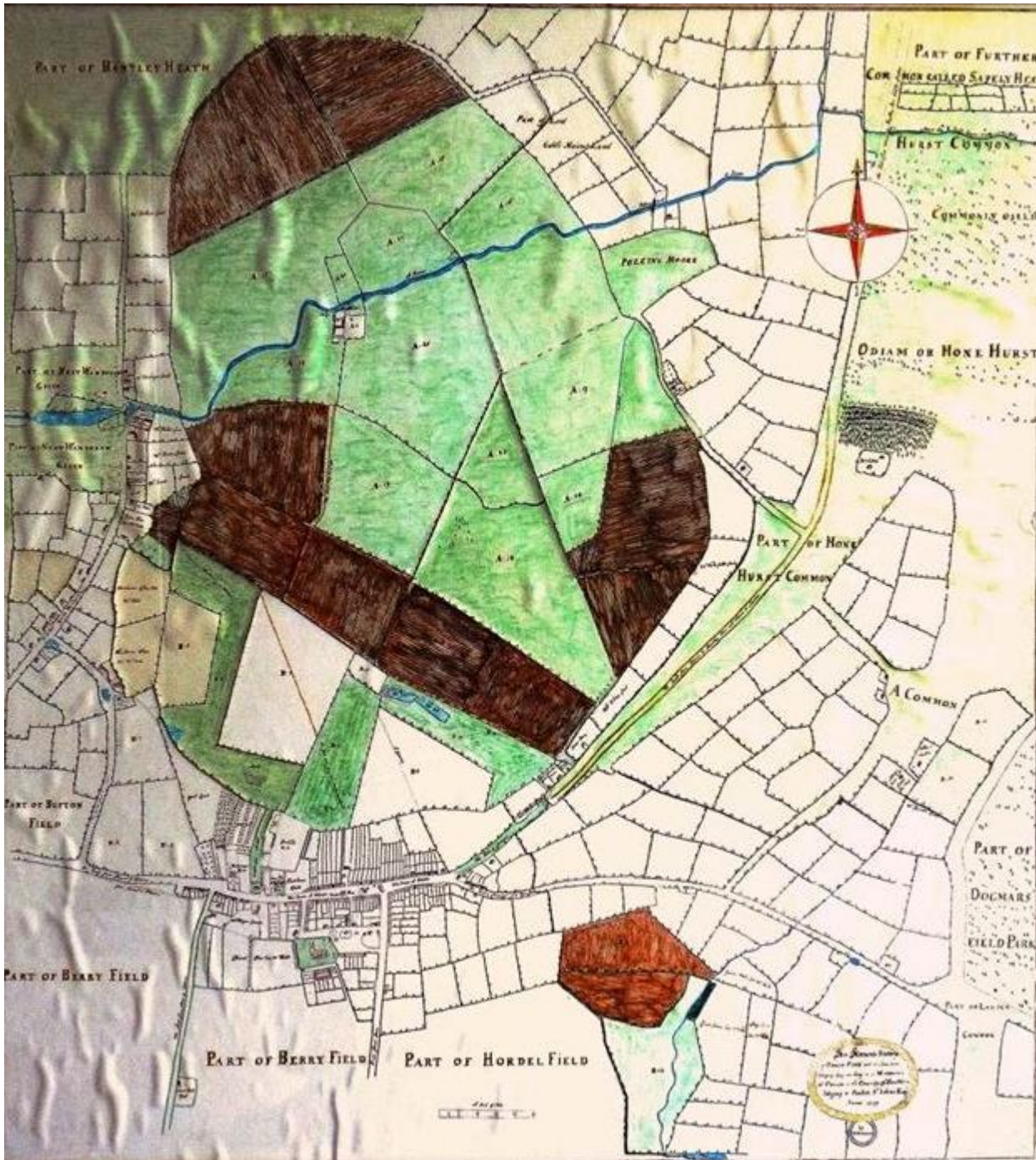
Published 31<sup>st</sup> October, 2024

Odiham Parish Council,  
The Bridewell,  
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# FURTHER DETAILED INFORMATION ABOUT THE LITTLE PARK, INCLUDING HISTORIC MAPS

## ODIHAM DEER PARK

1739: WILLIAM GODSON MAP FOR PAULET ST. JOHN



Copy of Will Godson's Map of the Manor of Odiham in 1739, from All Saints Church, Odiham, showing clearly the entire Deer Park.



## Historically defined space: Odiham's Towne Lawne

The land south of today's Footpath 21 represents the Little Park, formerly the Hither Park of Will Godson's Survey Map of Odiham Park for Paulet St. Johns Esq of 1739. The Tithe Map field boundaries correspond to Godson's fields, of which 2 were sub-divided between 1739 and 1843. The route of today's Footpath 21 represented the division of the Hither Park, as Place Gate Farm, from the Further Park, as Lodge Farm, in 1777.

Godson's measured area was 96 acres 1 rod & 24 perches – at a time when the theodolite had only just been invented.

The Tithe Map is 102 acres, 2 rods and 37 perches. At 103.73 acres this converts to 41.978 hectares.

According to estate deeds of 1683 from the Surrey History Centre, 'that part of Odiham Parke called the Towne Lawne' was estimated to cover 'some 100 acres'.

Hence, today's area proposed as Local Green Space is unchanged from the original area identified as the Towne Lawne over 300 years ago.

## TRANSITION OF THE LITTLE PARK OR TOWNE LAWNE SINCE 17C DISPARKMENT; PLACE GATE FARM TO LOCAL GREEN SPACE.

1. 1739: Extract of William Godson's Map showing the Little Park



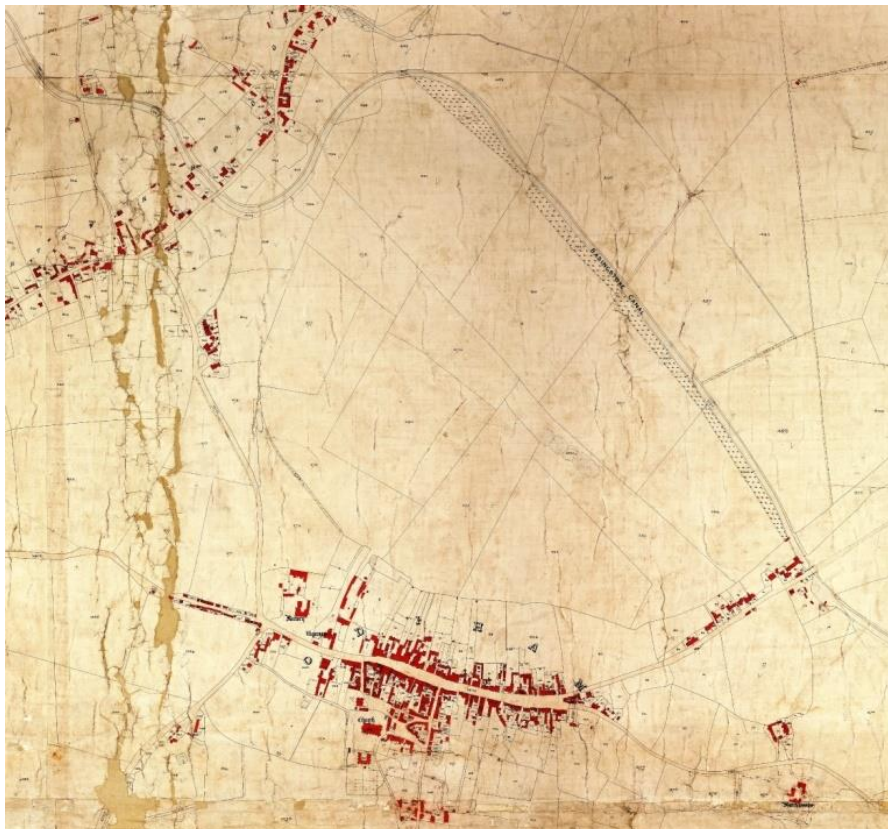
Please see appended to the end of this document, and added in response to the Examiner's request for clarification, the accompanying index to the Godson map, showing the "Heither Odiham Park" with its total acreage.

2. 1815: Confirmation map showing the division of Place Gate Farm (The Little Park) from Lodge Farm.

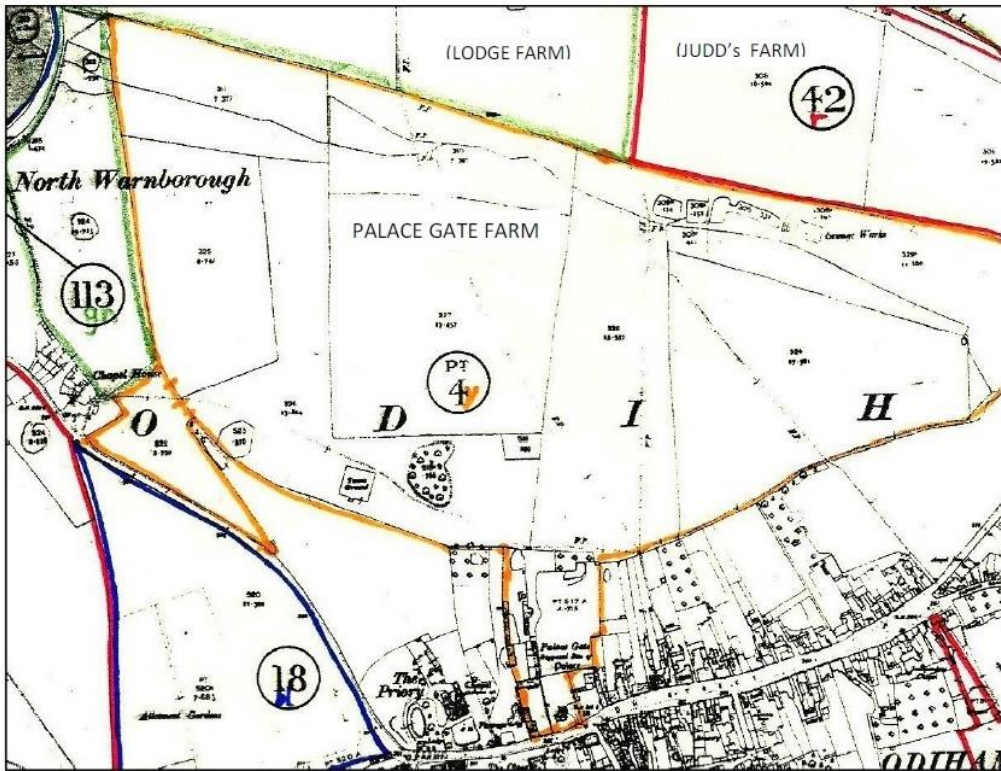


PLAN OF DOGMERSFIELD ESTATE – PLACE GATE FARM 1815 (HRO 6M50/24)

3. 1843 Tithe Map from Odiham High St. to the canal

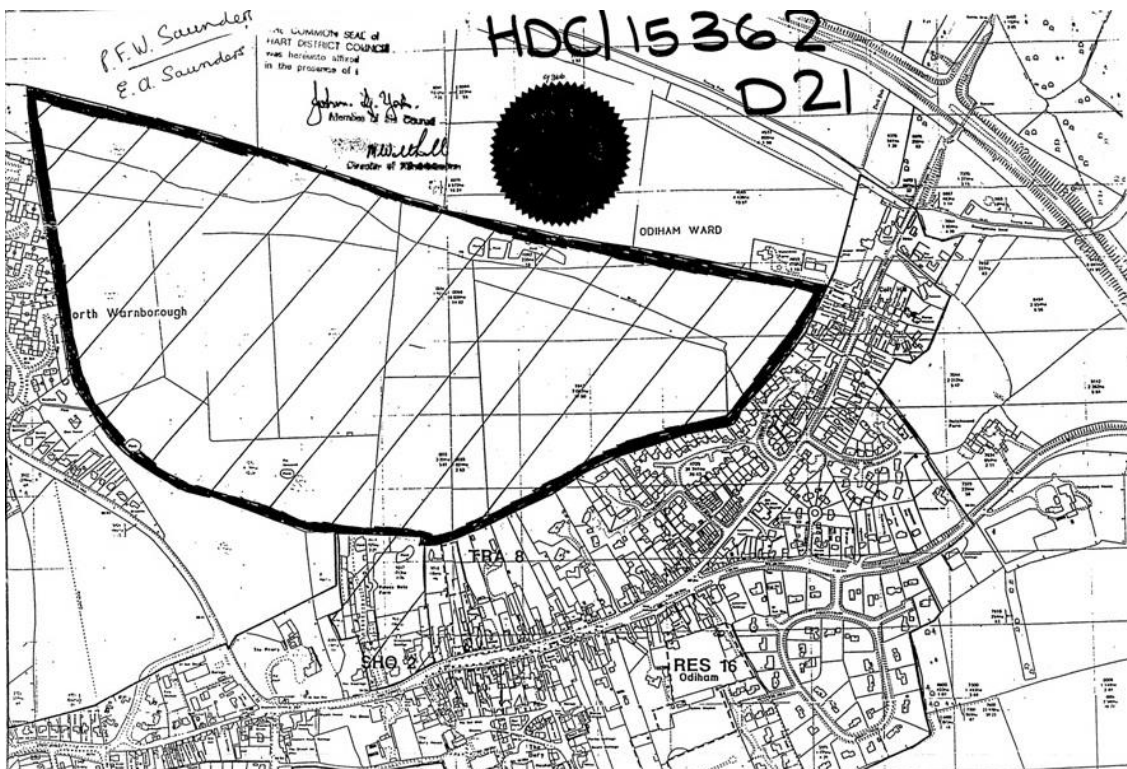


4. 1920: Sale of Palace Gate Farm

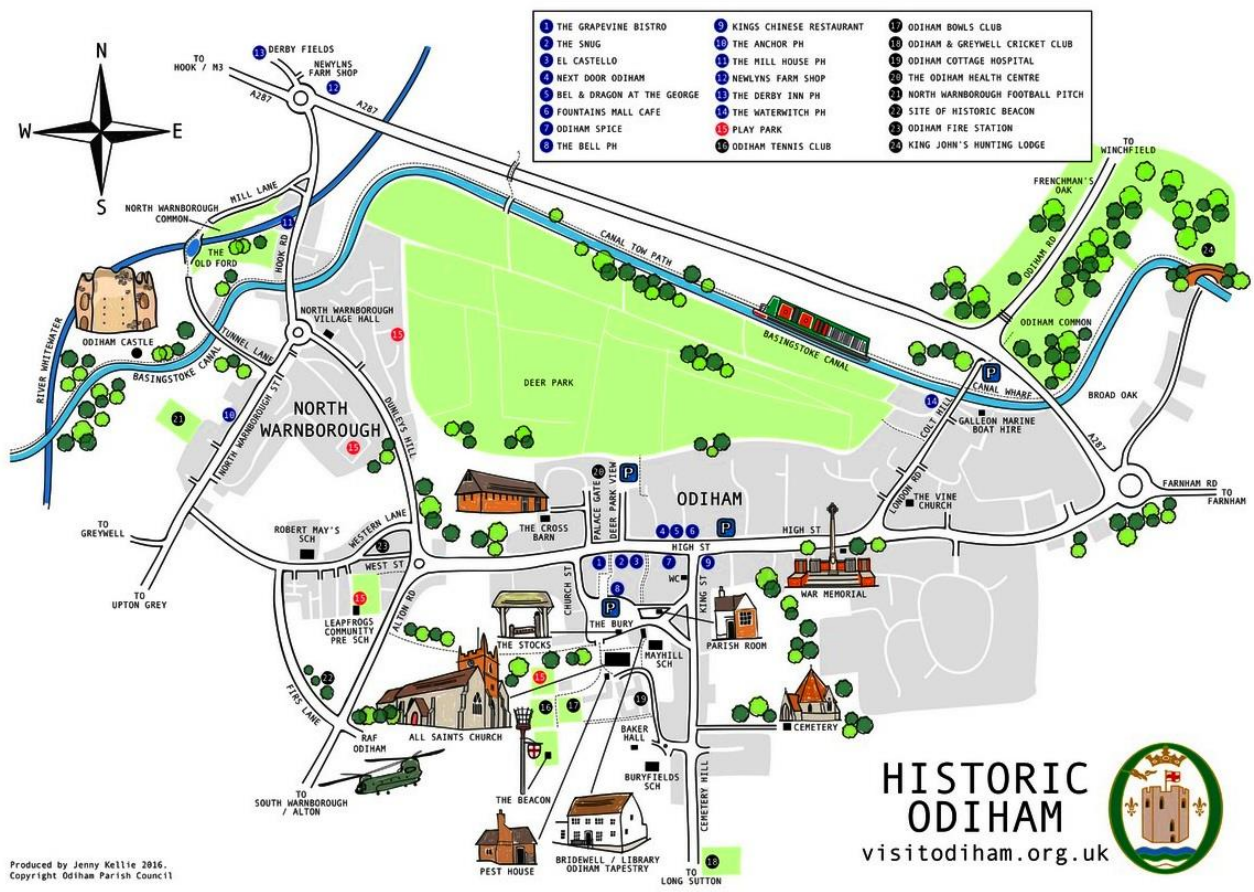


FROM LAND REGISTRY RECORD OF PALACE GATE FARM: MILDMAY TO THOMAS 1920

5. 1988: S.52 Agreement on development of Palace Gate area by Saunders.



6. 2018: Historic Odiham map for Odiham Parish Council, showing all the southern part of the Deer Park that is within the Conservation Area – i.e. larger than the Little Park.



7. Google maps satellite view of the whole Deer Park 24.4.24



## Footpaths

Listed in order anti-clockwise from Odiham High Street, these numerous access points to Deer Park footpaths directly connect the principal settlement areas of Odiham and North Warnborough.

- A. Odiham High St. & Palace Gate area: via the gateway of a Tudor wall FP 17 via an avenue of lime trees mapped by Godson in 1739
- B. Odiham High St from north of George Hotel (now Bel & Dragon) FP 17,18,19
- C. London Rd and Angel Meadows area via FP 20 to FP's 17 & 20
- D. London Rd. & Addison Gardens to FP 17
- E. London Rd. & path to Valentine Farm via FP 21 to FP's 17 & 21 (inc. vehicular traffic)
- F. Lodge Farm area, bridge & canal towpath via FP 18
- G. Bridge Rd. (NW) FP 21 to FP 17 and cont. of FP 21
- H. Whitewater Rd. & estate roads: via FP 17 & 70 to cont. of FP 17
- J. Dunley's Hill: via FP 70 to FP 17.

As an example of the size of the space, it took walkers 6 ½ minutes to cross the Little Park in poor conditions along footpath 18 from the access north of Bel and the Dragon to footpath 21, approximately 500m.

## History:

Since Odiham and North Warnborough's Neighbourhood Plan was made in 2017, the historic significance of the Deer Park has been further enhanced with research into historical records and an archaeological dig:

Surrey History Centre 1499/14 includes the following extract from the handwritten record for the 25<sup>th</sup> Sept. 1683 of Zouch estate deeds:

*'That part of Odiham Park called the **Town Lawne** by est. 100 acres and the barn and plot thereunto belonging in Odiham aforesaid'.*

The Zouch in question was James Zouch Esq. known as 'of Odam Manor' and also as 'of Woking' where he also resided. He died in 1708 after losing much of his estate into Chancery in 1702, from which Odiham Manor was purchased in 1742 by St. John Paulet, who had commissioned Will Godson's map in 1739. Division into the extant field pattern is consistent with disparkment in the period 1708 - 1739.

Hampshire Archive Centre's Mildmay files 15M50/996 include a counterpart lease of 2nd May 1698 showing that James Zouch leased land at Odiham to Gabriel Yonge of Warfield Berks: *'Counterpart of demise for 99 years of land called **Little Park or town Lawne**, 100 acres and a barn called Lower Barn in Odiham, with a half acre plot of ground, formerly in the occupation of William Chudleigh and Christopher Sone and 74 acres of arable in the common fields of Odiham, 37 acres in Bury field, 14 1/2 acres in Long Dean, 12 1/2 in Snatch Hanger and 10 1/2 in Hordell, also Dunings lease, 28 acres'.*

**King Henry VIII** Henry VIII had ordered the now lost Odiham Place to be built in 1531 as a 'proper house' (John Norden's Gazetteer for Odiham, 1595) when hunting in the park with Anne Boleyn. The adjacent timber-framed Cross Barn dated to 1532 is now the village hall, with the boundary wall of Odiham Place to the park, although in disrepair, authoritatively confirmed as Tudor.

**Queen Elizabeth I** Further evidence of the significance of the park is that on the last of her six visits when staying at her Odiham house, Queen Elizabeth I attended an event in her honour at

Elvetham in 1591, when the Earl of Hertford: "with his traine well mounted, to the number of two hundred and upwardes, and most of them wearing chaines of golde about their neckes, he rode toward Odiham, and leaving his traine and companie orderlie placed, to attend her Majestie's comming out of Odiham Parke, three miles distant from Elvetham: himselfe wayting on her Majestie from Odiham House." (John Nichols, 1745-1826).

The earliest records of **Place Gate and Lodge Farms** held by the Hampshire Archives Centre are as follows:

[69010 - Mildmay of Dogmersfield and Shawford - 1531-1931](#)

142: Lease, articles of agreement, with regards to farmhouse called Place Gate Farm with lands (field names), Odiham. 1790.

143: Counterpart lease of messuage and lands called Odiham Lodge Farm, Odiham. 1797.

**ADDED** in response to the Examiner's request for clarification, October 2024

		447-2-05	457-1-07	
<i>... of the farms including house, Barnes Garden and yards</i>				
<b>Heither Odiam Park</b>				
B:1	Burnt Close			
B:2	Great field	09-0-35	09-2-19	Arable
B:3	Bowling Green Close	23-3-22	24-2-04	Arable
B:4	The Upper part of Fish pond Close	16-7-22	16-3-07	Arable
B:5	Little fish pond Close	04-2-08	04-3-08	Arable
B:6	Upper Gapsens	01-2-06	01-2-26	Arable
B:7	Lower Gapsens	11-0-31	11-3-15	Arable
	The Sum of the Inclosed Arable	08-2-00	08-3-27	Arable
B:8	Loans Park	75-2-04	78-0-26	
B:9	Home Close	20-1-06	22-1-00	Pasture
B:10	The Meadow part of fish pond Close	13-2-16	13-2-30	Meadow
B:11	Further Old Meadow	06-2-19	06-3-30	Meadow
B:12	Heither Old Meadow	06-0-29	06-2-00	Meadow
		06-1-05	06-3-05	Meadow

		a	R	P	a	R	P	
		16	3	23	17	2	21	Pasture
B:13	Gapsens Moore	69	3	18	74	0	06	
	The Sum of the meadows and Pastures							
	The Total sum of heither Odiam Park	96	1	19	100	2	04	
	The Sum of the Closes	145	1	22	152	0	32	

The total sum of heither Odiam Park 100 acres, 2 rods, 04 poles

## ODIHAM AND NORTH WARNBOROUGH NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW - RESPONSES TO REG 16 CONSULTATION

This schedule summarises the comments made in the responses received by Hart District Council during the Regulation 16 consultation stage (22<sup>nd</sup> July to 16<sup>th</sup> September). It also includes, in relation to each of these representations, Odiham Parish Council's (OPC) response. In some cases, this response also cross-refers to OPC's response to the Examiner's request for clarification on a number of matters.

Rep ID	Organisation	Summary of Comments	Parish Council Response
01	Edward Thomas	Supports the draft Neighbourhood Plan	OPC thanks the resident for this support
02	Surrey County Council	No comments on the draft Neighbourhood Plan	No comment
03	Winchfield Parish Council	Supports the draft Neighbourhood Plan	OPC welcomes this support from a neighbouring parish
05	Sport England	A generic response with guidance on how neighbourhood plans can make provision for sport and recreation.	<p>OPC believes it has adhered to the principles, policies and guidance set out by SE.</p> <p>In relation to formal provision, such as playing fields, OPC proposes to support their protection by proposing to designate the North Warnborough Football Ground (see also response to 020) and Odiham Cricket Club as Local Green Spaces.</p> <p>In recognition of the importance of facilitating social interaction and creating healthy, inclusive communities, the updated NP also proposes to designate other additional Local Green Spaces.</p>
06	Michael Conoley Associates	<p>The Land at Little Park does not satisfy criterion c) of NPPF para 106 so should not be designated as Local Green Space in Policy 11.</p> <p>No examples of failed or successful attempts at LGS designation elsewhere provide support for OPC's case.</p>	<p>OPC disagrees that criterion c) is not met and maintains that the Little Park is indeed 'local in character and not an extensive tract of land'.</p> <p><b>Please see response to Examiner's request for clarification for more on this.</b></p> <p>OPC disagrees and considers that the indisputable fact of acreage provides support for our case.</p>

		<p>The site is in the conservation area and Recommendation 4 in the CAA provides a policy basis for resisting anything that would reduce its open, rural character.</p> <p>The site does not have a high recreational value, unlike other large sites, such as the <b>Ashton Court Estate</b>, the LGS at <b>Laverstock &amp; Ford</b> and the Heath at <b>Petersfield</b> which have high value in these terms (and allow public access beyond defined rights way).</p> <p>Applications to have the site included in the National Register of Parks and Gardens and registered as an ACV have failed.</p>	<p>This is only a recommendation and not a statutory limitation or policy. If LGS designation would not add any further protection, the landowner has no grounds for objecting to it. It would appear that the only reason to object is that, though the proposal to designate is made for positive reasons, it would have the incidental effect of inhibiting development.</p> <p>It is not the case that 'for a larger site to be accepted as an LGS, it needs to have more use/facilities than rough footpaths through the site which make them suitable to be designated as such'. Such an analysis conflates two different matters – criterion b), which addresses recreational value, and criterion c), which addresses local character and size.</p> <p>Notwithstanding the fact that recreational value is not a consideration in respect of criterion c), the scale and strength of public reaction to the refused planning applications demonstrate the appreciation locally for the Little Park in its current form. The proposal to enhance facilities in the Little Park did not enhance its value to the community.</p> <p>These applications relate to the site's particular features and not to whether or not it is an extensive tract of land (ie the focus of criterion (c)) or suitable to be designated as an LGS</p>
07	Historic England	A generic response with guidance on how heritage can best be incorporated into neighbourhood plans.	<p>In reviewing the NP (made in 2017), OPC believes it has adhered to the principles, policies and guidance set out by HE. In particular, it has updated the conservation area appraisals on which the made plan (was based with the much more recent Odiham &amp; North Warnborough Conservation Area Appraisal (adopted in November 2022).</p> <p>OPC notes the comment (p4) that the plan provides an opportunity to designate Local Green Spaces and that such designations are encouraged by national planning policy. (See also the response to HCC's representations quoted in relation to 006 above).</p>



			<p>It notes that such spaces are often integral to the character of place for any given area, and this is very much a theme in the Odiham &amp; North Warnborough Conservation Area Appraisal.</p> <p>OPC also notes the comment (p4) that the plan provides an opportunity to identify any potential Assets of Community Value. A number of such assets have been identified.</p>
08	Rushmoor Borough Council	No comments on the draft Neighbourhood Plan	No comment
09	Thames Water	<p>Proposes the following new text dealing with water/wastewater infrastructure.</p> <p>“Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.”</p> <p>“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”</p>	<p>Overall, the matters raised are largely for the local planning authority when dealing with planning applications. While OPC agrees with Thames’ proposals, it is not convinced that any of the proposed additional text (which is all generic and not specific to this plan) should be included in this plan, but will be guided by the Examiner.</p>
10	Hampshire Swifts	Proposes the following new wording to be added to Policy 12 to require the incorporation of swift bricks in new-build development:	Agree that wording could be added if the Examiner thinks it would be appropriate.

		<p><i>Swift bricks are a universal nest brick for small bird species, and should be installed in all new-build developments including extensions, in accordance with best-practice guidance such as BS 42021:2022 or CIEEM. Swift bricks are a significantly better option than external boxes due to their long lifetime, no maintenance requirements, improved thermal regulation, and aesthetic integration. Artificial nest cups for house martins may be proposed instead of swift bricks where an ecologist specifically recommends it. Existing nest sites should also be protected and retained.</i></p>	
11	Shorewood Homes (LGS)	<p>The settlement boundary in the vicinity of Hatchwood Farm/Place does not align with the boundary shown on the Local Plan mapping.</p> <p>The paddock at Hatchwood Farm should not be designated as LGS. Planning permission has been granted for residential development. The proposed designation is not consistent with the first or second parts of NPPF paragraph 105.</p>	<p>The settlement boundary does not have to align with that in the Local Plan. It is not a strategic policy (as defined in the Local Plan) but a non-strategic policy dealing with more detailed matters. In fact the proposed delineation in the draft plan is UNCHANGED from that in the made NP. (See Proposed Changes to Policies Map). The Local Plan Inspector proposed the modification so that it would align with that in the made NP, which included within the settlement only the new development now known as Montfort Place and not Hatchwood Farm/Place. The change actually made was therefore <u>not</u> consistent with the made NP as proposed by the Inspector.</p> <p>A Permission in Principle (PiP) is not a ‘planning permission’. The proposed designation is therefore not contrary to the Planning Practice Guidance.</p> <p><b>Please see response to Examiner’s request for clarification for more on this.</b></p> <p>Although OPC did not object to the PiP application, it did subsequently (in response to representations made at the Reg 14 stage), decide to reconsider the provision of LGSs and, in this context, identified the</p>

			<p>paddock at Hatchwood Farm as such a site within a network of connected open spaces (see paras 3.68-69 of the submission version). The proposed designation is not inconsistent with the first part of NPPF paragraph 105 – or the second part because the NP does allocate sites for housing (as addressed in paras 3.71-72 of the submission plan).</p> <p>The representation reviews each of the considerations noted in NPPF paragraph 106b) as if each one needs to be demonstrably engaged for designation to be appropriate but this is not correct as they are simply examples of considerations that might be relevant. OPC has not argued, for example, that ‘beauty’ or ‘tranquility’ are considerations relevant to the site fulfilling a role as LGS.</p> <p>The site is an important part of the green infrastructure of the plan area. Its role is not simply that a well-used footpath runs across it but that the site contributes to a series of green open spaces that are, collectively, of great recreational value (see submission plan para 3.72 explaining the concept of a ‘portfolio of sites’).</p> <p>The officer’s report on the refused Technical Details Consent (TDC) application notes a number of concerns about the scheme’s impact on the footpath.</p>
12	Gladman	<p>Several policies should be modified to allow more flexibility, for example in terms of development proposals relating to land outside the settlement boundary and the allocation of additional sites for housing.</p> <p>Policies 6 and 7 (Odiham and North Warnborough Conservation Areas) include repetition and should be combined into one Conservation Area Policy.</p> <p>Policy 3 (Local Gap) Is unjustified.</p> <p>Parts of the proposed gap can support residential development without unacceptable impacts and</p>	<p>The Parish Council fundamentally disagrees with certain policy changes proposed by Gladman - as follows:</p> <p>The Parish Council confirms that the draft plan has been prepared having full regard to the current (December 2023) version of the NPPF.</p> <p>The Parish Council strongly disagrees with the suggestion that two of the three separate Conservation Area policies should be combined. The current policies all reflect differences. Duplication of some text does not mean any of it is unnecessary.</p> <p>Evidence supporting the inclusion and extent of the Local Gap is contained in the Locally Derived Evidence for the existing made plan. A link to this information is provided in the current Regulation 16 Consultation Statement:</p>

perceived coalescence between Odiham and North Warnborough.

[ONW-NEIGHBOURHOOD-PLAN-LOCALLY-DERIVED-EVIDENCE-JULY-2016-copy.pdf \(odihamparishcouncil.gov.uk\)](#) and the original Consultation Statement (dated July 2016) published by Odiham Parish Council as a supporting document for the Regulation 16 consultation on the existing 'made' neighbourhood plan.

The Examiner's report (Dec 2016) on the existing made Neighbourhood Plan includes the following comments on Policy 3:

*"In 7.40 The policy has attracted considerable local support and landowner representation and objections. I have considered all the various representations in assessing the extent to which this policy meets the basic conditions.*

*In 7.44 One of the representations comments that the local gap approach is contrary to national policy to the extent that it is clearly a strategic policy and outside the remit of neighbourhood planning.*

*7.45 I am not convinced by these arguments. Firstly, the Odiham to North Warnborough Local Gap is plainly in general conformity to the strategic policies of the development plan. In any event the emerging strategy for the Hart Local Plan will address both the level of housing and other growth required in the District, its spatial allocation and the need or otherwise for the protection of gaps between settlements. In any event the continued retention of this local gap in the neighbourhood plan (as now proposed to be amended) is far from a 'blanket policy restricting housing development in some settlements and preventing other settlements expanding' in the reference to national policy to which my attention has been drawn.*

*7.46 Secondly, I saw first-hand the sensitivity of the gap between the new settlements. The representations challenging the retention of the local gap provide no assessment of the impact of the deletion of the local gap policy in terms of the distinctiveness and identity of the settlements concerned. Thirdly the submitted neighbourhood plan has actively assessed the boundaries of the local gap and proposes a related package of Odiham and North Warnborough housing and open space in and around Dunleys Hill. This is innovative and proactive planning. Fourthly the longer-term retention of a local gap will not automatically frustrate the boost of housing supply in the Plan area. Several representations to the submitted*

			<p><i>plan have proposed other housing sites elsewhere in the neighbourhood area and unrelated to the local gap. These continue to be assessed as part of the emerging local plan.</i></p> <p><i>7.47 I am satisfied that the Odiham to North Warnborough Local Gap as identified in the submitted Plan meets the basic conditions.”</i></p> <p>The Parish Council believes the logic and conclusion of the Examiner at the time remain valid.</p> <p>Also note that Policy 3 has successfully been applied by Hart in their decision making on a number of (refused) planning applications – made within the context of both strategic and non-strategic policies in the Hart Local Plan.</p>
13	National Grid	Confirms that no assets are currently affected by the proposed allocations within the NP area	No comment
14	Jeremy Fellowes	Site 11 xiv Recreation Ground and Site 11 xii Montfort Place should be removed from Policy 11 so that both sites can be reassessed for community use. There could be problems in the future if residents or the Parish Council wish to do something else with the land.	The objective of LGS designation is to protect open green spaces going into the future. This is important both for residents to have access to green spaces and for biodiversity reasons. The fact that they are not used much is no reason to not have them designated as an LGS. The Steering Group considered all the proposed LGS sites against NPPF criteria and these sites were deemed to meet the criteria.
15	Charles Peal	Supports the draft Neighbourhood Plan	OPC thanks the resident for this support
16	Edwin Sheppard	Supports the draft Neighbourhood Plan and provides observations in relation to Policy 11 – Site 11xi Little Park	OPC thanks the resident for this support
17	David Kirkpatrick	Supports the draft Neighbourhood Plan	OPC thanks the resident for this support
18	Derek Spruce	Supports the draft Neighbourhood Plan	OPC thanks the resident for this support
19	Hamish Bullough	Supports the draft Neighbourhood Plan	OPC thanks the resident for this support
20	LRM Planning	Site ii viii NW Football Ground Should not be designated as LGS because it is unnecessary to add a further layer of protection and unhelpful (because it could cause confusion).	It is not unusual for areas of land to be subject to more than one protective policy.

		<p>The ability to improve recreational facilities would be undermined by needing to demonstrate very special circumstances (as required by Green Belt policy).</p> <p>The criteria in NPPF para 106 are not all satisfied, although some of the criteria (ie that it is a playing field) are met.</p>	<p>The ability to improve recreational facilities would not be undermined because (per NPPF para 154) the provision of appropriate facilities for outdoor sport is specifically excluded from the categories of development regarded as 'inappropriate' development (for which it is necessary to demonstrate very special circumstances).</p> <p>These criteria are examples only and policy does not require that all the possible grounds for designation as LGS are satisfied. OPC considers that it is 'demonstrably special' to the local community and 'holds a particular local significance' and, as such, meets the criteria.</p> <p><b>Please see response to Examiner's request for clarification for more on this.</b></p>
21	H Bourne-Taylor (swifts)	Proposes the incorporation of swift bricks in new-build developments.	See no. 10 above
22	Avant Homes (Dunleys Hill)	The proposed amendments to Policy 2v and the rewording of Policy 14, which require the public open space to be provided as 'planning gain' arising from the housing development delivered by Policy 2v, are disproportionately onerous.	<p>OPC entirely disagrees with Avant Homes' comments.</p> <p><b>Please see response to Examiner's request for clarification for more on this.</b></p> <p>HDC has suggested some minor rewording (of paras 1.35, 3.16, 3.19 and Policy 2) for clarification. This clarification addresses the findings of the Habitats Regulations Assessment (HRA) in respect of the SPA. OPC supports the proposed changes suggested by HDC.</p>
23	Natural England	No comments on draft Neighbourhood Plan	No comment, but OPC notes that discussions took place with NE in relation to the requirement for SPA mitigation and the implications for Policy 2v and Policy 14 (see no. 22 above).
24	M Priaulx	Proposes the incorporation of swift bricks in new-build developments.	See no. 10 above
25	John Pattinson	Supports the draft Neighbourhood Plan	OPC thanks the resident for this support
26	J Morna	Proposes the incorporation of swift bricks in new-build developments.	See no. 10 above
27	Patricia Neate	Supports the draft Neighbourhood Plan	OPC thanks the resident for this support

28	Piers Beach	Pre-application discussions have taken place relating to the demolition of the existing property and its redevelopment together with site 2i of NP for a development of 34 apartments for older people.	The pre-application proposal does not comply with the policy in the made NP and the parish council has submitted its comments and objections to Hart District Council.
29	Hart DC	Supports the draft Neighbourhood Plan and suggests a number of minor changes to provide greater clarity, understanding or to better align with the policies/text with local and national guidance. Also identifies concern with implementation of Policy 12vi	OPC welcomes District Council support and agrees their minor proposed changes, if accepted by the Examiner.
30	Defence Org	Comments relate to safeguarding of aerospace with regard to biodiversity sites close to an airfield. Request when drafting policy and guidance which addresses biodiversity, ecology, and Biodiversity Net Gain to bear in mind that some forms of environmental improvement or enhancement may not be compatible with aviation safety. Where off-site provision is to provide BNG, the locations of both the host development and any other site should both/all be assessed against statutory safeguarding zones and the MOD should be consulted where any element falls within the marked statutory safeguarding zone.	OPC agrees to a change of wording in Policy 12 to address this issue which could be in the explanatory text.
31	Hampshire CC	Supports objective 2.2iv, site 2vii (Crownfields), policy 4 – affordable housing, policy 11 – local green spaces	OPC welcomes HCC support for these policies.

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