



**MEMBERS OF ODIHAM PARISH COUNCIL ARE SUMMONED TO ATTEND
THE COUNCIL MEETING OF ODIHAM PARISH COUNCIL
AT THE BRIDEWELL, THE BURY, ODIHAM, HAMPSHIRE, RG29 1NB
TUESDAY 17th JUNE 2025 at 7.30pm**

11th June 2025

Andrea Mann, Clerk

Members of the public are welcome to attend in person or online

Join Zoom Meeting

<https://us02web.zoom.us/j/88090262239?pwd=8VpYEuyPqUgbvqVScO1Gw8NpmqCK4D.1>

Meeting ID: 880 9026 2239

Passcode: 455503

-
- 34/25 To receive apologies for absence**
- 35/25 To receive declarations of interests and requests for dispensation relating to any item on the agenda**
- 36/25 Approval of minutes**
To approve the minutes of the Council meeting held on 20th May 2025 (1-33/25).
- 37/25 Chair's announcements**
- 38/25 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/wp-content/uploads/2024/11/Standing-orders-revised-January-2025.pdf> or contact the Parish Office for further advice.

Councillor Reports

- 39/25 Meeting reports from councillors**
To RECEIVE any verbal reports from Councillors on their attendance at outside meetings.
- 40/25 Reports from other councils**
To RECEIVE any verbal reports from Hart District councillors and the Hampshire County councillor representing Odiham.

General

- 41/25 Meeting action points (pages 3-4)**
To consider matters arising from the Minutes not elsewhere on the agenda
- 42/25 New walking map project proposal**
To receive a project proposal from Cllr Bell.
- 43/25 Flagpole at the War Memorial**
To consider a new quote for a flagpole at the War Memorial (circulated to members) <https://hampshireflag.co.uk/product/glassfibre-flagpole/> and, subject to decision, to agree whether public consultation is required prior to seeking listed planning consent.



Community Matters

44/25 Summer newsletter

To consider an offer from the Hook & Odiham Lions to hand deliver a Summer edition and, if agreed, to receive suggested articles.

45/25 Speed Indicator Device (refer to email)

To hear an update from the Deputy Clerk on ongoing issues with the newer SID and to consider whether to agree to expenditure to investigate repair.

Finance Matters

46/25 Payments Listing (to follow)

To approve the payments listing for the period 16th April – 20th May 2025 and appoint 2 Councillors to complete the payment approval process for outstanding payments.

Planning Matters

47/25 Ratification of Planning & Development Committee decisions

To ratify the decisions agreed by email and submitted to Hart under delegated authority.

<https://odihamparishcouncil.gov.uk/council-business/council/planning/planning-development-committee>

- i. 25/00944/HOU - Berry Horn Cottage Farnham Road Odiham Hook Hampshire RG29 1HS - Erection of a double and a single garage
NO OBJECTION.
- ii. 25/00843/LBC - Timberlea The Street North Warnborough Hook Hampshire RG29 1BJ - Repair wall plates to the front and rear, remove infill where joints have parted and repair in oak or lime mortar, remove blocks to rear and undertake scarf repair in air dried oak, install lead flashing to chimney, repair failed joint in oak and re-fix brace to purlin and replace insulation within the loft
NO OBJECTION.
- iii. 25/00895/CA - 7 Angel Meadows Odiham Hook Hampshire RG29 1AR - T1 - Flowering Cherry - reduce to previous reduction point in height and reduce lateral 1 m further than previous reduction point to create more upright habits. G1 - 3 x Leyland Cypress - Reduce height to that of the substation fence. T2 - Hornbeam - Fell to 0.5 metre
NO OBJECTION.

48/25 Neighbourhood Plan Monitoring Report (pages 5-18)

To consider adoption of the 2024/25 Annual Monitoring Report prepared by Cllr Verdon.

49/25 Free Parish Housing Profile (pages 19-25)

To consider an offer from Action Hampshire to undertake a free housing profile.

50/25 Date of next meeting – scheduled Tuesday 15th July 2025

Full Council				
Date of meeting	Agenda ref no	Cllr to action	Details	Status
Feb-25	263/24	Clerk	Change previous minutes from draft and add to website.	Complete
	267/24iii	Clerk	Add agenda item to consider a resident's suggestion to request a reduction in disabled parking bays next to former Post Office.	Complete
	269/24i	Clerk	Present new complaints policy to Council using NALC model.	Complete
	269/24ii	Deputy Clerk	Add revised Business Continuity Plan on website.	Complete
	270/24	Clerk	Refer decisions on The Bridewell future vision to the working group for prioritisation and action.	Meeting date to be agreed
	271/24i	Clerk	Report back to residents re 20mph scheme and set up first working group meeting.	Complete. First meeting 22.04.25.
		Deputy Clerk	Add 20mph working group terms of reference to website.	Complete
	271/24ii	Deputy Clerk	Add 20mph working group members to website.	Complete
	272/24	Deputy Clerk	Add 2025-26 meeting schedule on website.	Complete
	273/24	Clerk	Refer Council's feedback on the service level agreement to the Basingstoke Canal Manager.	Complete
			Pay 2024-25 contribution to the Basingstoke Canal authority.	Invoice requested. No response @ 04.04.25.
	274/24	All	Forward comments re the Hampshire and Solent devolution consultation to Clerk.	Complete
		Clerk	Add above consultation to March meeting agenda.	Complete
	275/24	Deputy Clerk	Respond to Hook & Odiham Lions with Council decision on grant application.	Complete
	276/24	Deputy Clerk	Liaise with In Stiches re poppy project, make payment and promote.	Complete
	277/24	Clerk	Submit grant application for war memorial.	Complete
	278/24i	All	Progress plans for civic event and parade to commemorate 100 years of flight at RAF Odiham.	On track
	278/24ii	Office	Arrange online promotion to mark 80th anniversary of VE-Day and VJ-Day.	VE-Day complete.
	278/24iii	Office	Invite Mr C to speak at Annual Parish Assembly re 800th anniversary of the Magna Carta (re-issued).	Complete
	279/24	Clerk	Update Asset Register, add to website and include with annual audit.	Complete
	280/24	Clerk/CllrsLC&Amc	Set up payments on Unity Trust and authorise.	Complete
	281/24	Clerk	Change draft P&D minutes 18.02.25 to final.	Complete
	285/24	Office	Draw up programme of repair and maintenance works for all properties, starting with The Bridewell.	Refer to Amenities Areas Committee.
	285/24ii	Office/working group	Refer research on potential disposal of asset to work group.	Reported separately.
	286/24i	Clerk	Progress new lease with the Police & Crime Commissioner for offices at The Bridewell.	Complete. On agenda 20.05.25
	286/24iii	Clerk	Complete research and actions for changing contract arrangements for cleaning and maintenance at The Bridewell.	Discussions in progress
	286/24iv	Office	Advertise and implement new Bridewell charges from 1st April.	Complete
Mar-25	289/24	Clerk	Change previous minutes from draft and add to website.	Complete
	295/24ii	Clerk	Add revision of bench policy to website.	Complete
	295/24ii	Deputy Clerk	Add new complaints policy to website.	Complete
	296/24	Clerk	Submit OPC's response to the Government's Hampshire & Solent devolution consultation.	Complete
	297/24i	Clerk	Forward OPC's agreement of The Bury parking plan to HCC.	Complete
	297/24ii	Clerk	Forward OPC's suggestions of changes to parking line markings on High Street to HCC.	Complete
	298/24i	Clerk	Add reviewed 24-25 Annual Action Plan on website.	Complete
	298/24ii	Clerk	Add 25-26 Annual Action Plan on website.	Complete
		All	Promote 25-26 Annual Action Plan at APA then promote online.	Complete
	299/24	AO	Research other options for flagpole at war memorial.	Enquiries sent
	300/24ii	Deputy Clerk	Arrange purchase of civic badge and ribbon.	Ribbon received. Badge in production.
	300/24iii	Deputy Clerk	Arrange purchase of civic pin badges.	For agreement 20.05.25.
	301/24	Deputy Clerk	Purchase new ILOQ door entry system for The Bridewell including additional key users (can be purchased in multiples of 10).	To be installed 22.05.25
	302/24	Clerk/CllrSB	Submit application to Hart to release S106 funds to improve pathways through Bartley Heath.	Complete
	303/24	Clerk	Add annual subscriptions and contract report to website.	Complete
		Clerk	Circulate reminder to all re online training platform and other available training.	
	304/24	Clerk/CllrsLC&PV	Set up payments on Unity Trust and authorise.	Complete
	305/24	Clerk	Change draft P&D minutes 11.03.25 to final.	Complete
	306/24	Clerk	Submit OPC's response to planning application 24/02238/FUL to Hart.	Complete
	309/24	Clerk	Award contract to solicitor to support Council in disposal of asset and report back.	On agenda 20.05.25
	310/24	Clerk	Notify OCC of OPC's support for new trustee.	Complete
		Clerk	Send letter of support for OCC to act as social housing provider to Hart.	Complete
Mar-25 Extraordinary	313/i	CllrAMc	Send formal letter to RAF Odiham Gp Capt notifying of intention to bestow Freedom of the Parish.	Complete
	313/ii	All	Progress plans for a Freedom parade and celebratory event on 27th June.	On track
Apr-25	317/24i	Clerk	Change previous minutes from draft and add to website.	Complete
	317/24ii	Clerk	Change previous minutes from draft and add to website.	Complete
	321/24	Clerk	Forward meeting dates to Cllr Glen.	Complete
		Clerk	Forward comment regarding dropped curbs next to High St parking bays to HCC.	Complete
	323/24i	Clerk	Arrange Communications Working Group meeting.	
	323/24ii	Clerk	Make agreed revisions to Memorial Benches and Trees Policy and add to website.	Complete
	324/24i	Clerk	Check with HDC whether consultation on Community Governance Review will be extended.	Complete, consultation won't be extended.

Full Council				
Date of meeting	Agenda ref no	Cllr to action	Details	Status
	324/24ii	Clerk	Subject to 324/24ii, submit OPC's response to consultation.	Complete, response submitted.
	325/24	Deputy Clerk	Share HCC's Future Services consultation online.	Complete
	326/24	Office	Make enquiries to HDC re new bench at Salisbury Close open space.	Complete
		Clerk/CllrAMc	Respond to enquiry giving update.	Complete
	327/24ii	Deputy Clerk/CllrsLC&CG	Make payments to Zurich Insurance and Access Insurance.	Complete
		Clerk	Schedule full insurance review Oct '25.	
	329/24	Deputy Clerk/CllrsLC&CG	Set up payments on Unity Trust and authorise.	Complete
	330/24	Clerk	Submit OPC's agreed responses to planning applications to HDC.	Complete
		Deputy Clerk	Issue agenda for extraordinary Planning & Development Committee 24.04.25.	Complete
	335/24	Clerk	Make final revisions to Odiham Book Exchange licence, issue and arrange signatures.	Issued 25.04.25
	336/24	Clerk	Respond to HDC expressing interest in financial offer from developer for maintenance of public open space.	Complete
		Clerk/CllrDS/contractor	Meet with contractor to explore true maintenance costs for year 1.	Complete
		Clerk	Refer back to Council.	On agenda 20.05.25
May-25	1/25	Clerk	Notify Hart of 25-26 web and promote online.	Complete
	5/25	Clerk	Change previous minutes from draft and add to website.	Complete
	11/25	Clerk/Deputy Clerk	Update OPC's governance structure and publish on website. Remove disbanded working groups from website.	Complete
	12/25	Clerk/Deputy Clerk	Mark committee terms of reference on website to show they were reviewed May 2025.	For discussion
	13/25	Clerk/Deputy Clerk	Update website to correctly show committee memberships.	Complete
	14/25	Clerk/Deputy Clerk	Update working group terms of reference and website with agreed changes.	Complete
	15/25	Clerk/Deputy Clerk	Update website to correctly show outside body representatives.	Complete
	16/25	Deputy Clerk	Revise Discretionary Grant Giving Policy as agreed and publish online.	Complete
	17/25	Clerk/Chair	Respond to resident who asked OPC to re-consider decision to shelve project for accessible cubicle in King St public toilets.	In progress
		Office	Research other accessible toilet provision in Odiham and report back to Council to consider any further actions.	On agenda
	18/25	Clerk	Liaise with 20mph on King St working group to request contribution towards cost of speed surveys.	Complete
		Clerk	Place purchase order for speed surveys.	Complete. Cameras to be fixed 16.06.25
	19/25	Office/Chair	Make arrangements to host a local meeting "My Home Made Better" in the Autumn.	
	20-25/25	Clerk	Submit all AGAR papers and publish in accordance with legislation.	Complete
	26/25i	Clerk	Close 3 Lloyds accounts	Forms submitted.
		Clerk/CllrCG	Sign and submit Hampshire Trust Bank authorisation form.	
	27/25	Clerk/Deputy Clerk/CllrsLC&AM	Set up payments on Unity Trust and authorise.	Complete
	28/25	Deputy Clerk	Change P&D minutes 24.04 and 13.05 to final version and replace website file.	Complete
	31/25	Office	Progress research on disposal of Council asset and report back to Council.	
	32/25	Clerk	Forward OPC's decision on developer's financial offer for POS with calculations and refer response back to Council.	Complete. Awaiting response.

ODIHAM AND NORTH WARNBOROUGH NEIGHBOURHOOD PLAN 2014-2032

MONITORING REPORT APRIL 2025



REVIEWED AND ADOPTED APRIL 2025



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Introduction

The Odiham and North Warnborough Plan was independently examined in autumn 2016 and was subsequently approved by the residents of Odiham, North Warnborough and RAF Odiham in a referendum held on the 4 May 2017. 38.6% of electors voted and 87.9% of those who voted (valid votes) were in favour of the Plan. Following this positive referendum, Hart DC “made” the Plan part of the Development Plan at a Council meeting on **29 June 2017**.

Neighbourhood planning is about shaping development of a local area in a positive manner. It is not a tool to be used to prevent development proposals from taking place.

Once made, our Neighbourhood Plan became part of the Development Plan for the area. This means that the policies and proposals contained within the Plan are now a consideration in determining planning applications, including appeals.

The Neighbourhood Plan has now been adopted for 8 years and the Parish Council took professional advice on whether a review of the Plan was needed. The decision was made that in order to show that the Plan is still relevant in all areas after 8 years a review should take place during 2023/2025. Professional help was sought to ensure that any necessary changes are made and that it will be in line with current legislation.

The reviewed Neighbourhood Plan is now nearing adoption. It has gone through 2 periods of 6 weeks of public consultation in January to March and July to September. An Examiner has made further changes and the reviewed plan went to referendum on 25th March 2025. The vote at the referendum was approximately 95% of those people voting, voted in favour of adopting the reviewed Plan. When Hart District Council officially adopts it, it will become part of the Hart Development Plan.

A copy of this reviewed Plan is available on Odiham Parish Council website
<https://odihamparishcouncil.gov.uk/planning-matters/neighbourhood-plan-review-2024>

How and why is monitoring undertaken?

The purpose of the monitoring is:

- to review the effectiveness of the policies by monitoring their application by the Planning Authority in its determination of planning applications. The Parish Council’s Planning Committee will also be responsible for the detailed review of individual planning applications and their compliance with the Plan’s policies; and
- to monitor whether the Aims and Proposals contained within the Neighbourhood Plan are being delivered by the Parish Council, working alongside a variety of partners if necessary, in a coordinated, cohesive manner and in a timely fashion.

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

Policy 1 Spatial Plan for the Parish	<p>Any development permitted outside the settlement boundary should be noted, with the reasons for approval</p> <p>A separate spreadsheet of Windfall sites approved should be maintained and cross referenced to Policy 1.</p>
Policy 2 Housing Development Sites	Progress or activity for each site to be noted, including permitted development status and extensions
Policy 3 Local Gap	Any development in the Gap, apart from those monitored in Policy 2, to be noted
Policy 4 Housing Mix	<p>Actual mix of each development site in the Parish to be monitored.</p> <p>Affordable housing proportions to be monitored.</p>
Policy 5 General Design Principles	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 6 Odiham Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 7 North Warnborough Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 8 Basingstoke Canal Conservation Area	Examples to be given of use of the policy when commenting on (OPC) or determining applications (HDC).
Policy 9 Odiham High Street	The monitoring table to be expanded to list every commercial property and its use, as well as the totals by use class
Policy 10 Education	To be reported on only when activity occurs on the site in the policy.
Policy 11 Local Green Spaces	To be reported on only when activity occurs on the sites in the policy.

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

Policy 1 Spatial Plan for the Parish

Building of a **Rural Exception Site** for 12 dwellings at Derbyfields has been completed and is fully occupied.

Since the last monitoring report in 2023 two windfall sites have been granted permission:

Clevedge House –erection of 1 dwelling in rear garden

8 Crownfields – erection of 1 dwelling in rear garden. This is a housing association property.

Enforcement is still ongoing for a rural dwelling at Five Acres, Broad Oak which was refused. The owners have gone to appeal which was refused but Hart District Council have still to action the removal of this property.

Albion Yard, Dunleys Hill – 24/02238 – application to develop site with 5 properties. This is ongoing with no decision made as yet.

Policy 2 Housing Development Sites

Site (i) Land at Longwood

A pre-application has been submitted for this site (24/01701) seeking Hart District Council's opinion on the demolition of the property in front of this Neighbourhood Plan development site (for 9 dwellings) and the construction of retirement properties comprising 34 apartments. The opinion issued from Hart District Council was that the scale and quantum of development would be regarded as excessive and out of keeping with the context and general pattern, density and low scale of residential development in the locality.

Sites (ii) Land at 4 Western Lane

This site has now been completed and is fully occupied.

Site (iii) Crumplins Yard

These properties are now occupied.

Site (iv) Land at Albion Farm

An outline application for 4 custom self-build detached dwellings has been submitted (25/00214/OUT) and is under consideration by consultees and Hart District Council.

Sites (v) Land at Dunleys Hill

A further outline planning permission was submitted by a developer for this land but the plans were not in accordance with the Neighbourhood Plan and was refused by Hart District Council. A further Appeal against this refusal has been lodged. However following examination of the Plan this site has been removed from the revised Neighbourhood Plan as it is failing to deliver the public open space, which was Policy 14.

Site (vi) Land at Hook Road

Planning permission has now been granted for this site (23/02094 and 23/02095) for 22 dwellings. Although this is more dwellings than the indicative number in the NP, 9 of the proposed dwellings are for social housing with some 1 or 2 bed roomed apartments so providing much needed smaller properties. 40% of the new properties will be affordable rented. The number of properties proposed does not have a significantly greater footprint than indicated in the NP due to their size.

Site (vii) Land next to Crownfields

Construction has now started at this site. It will be in two parts, as the care home will be built first, which will then be followed by the dwellings.

Policy 3 Local Gap

There have been no changes to the Local Gap

Policy 4 Housing Mix

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

Housing mix for a particular site is to be based on evidence of need, viability, site characteristics, location and density and character of surrounding neighbourhood. Current evidence from 2016 SHMA identifies following need across the district:

7% - 1 bed
28% - 2 bed
44% - 3 bed
21% - 4 bed

Policy 5 General Design Principles

OPC has used Policy 5 to object to applications and Hart has also quoted this policy in its considerations and reasons for refusal for many applications. (See Appendix 1)

Policy 6 Odiham Conservation Area

OPC has used this policy to object to applications and Hart has used it in their reasons for refusing applications. (See Appendix 1)

Policy 7 North Warnborough Conservation Area

OPC has used this policy to object to applications and Hart has used it in their reasons for refusing applications. (See Appendix 1).

Policy 8 Basingstoke Canal Conservation Area

OPC will use this policy if any applications are inside or close to this area.

Policy 9 Odiham High Street

The Plan sets out a clear vision that the character and vitality of Odiham's village centre will be maintained or enhanced, providing an attractive and interesting place for people to meet. While Policy 9 sets out planning proposals/policies for the High Street, the Plan also states a goal to seek to strengthen and support the economic activity of retail units and commercial premises in and around the High Street.

OPC has developed a **Village Centre Area Action Plan** for the Odiham village centre area. It has consulted the community and local businesses. The purpose of the Plan is to set out a vision for the centre of Odiham, capturing what is important to the community (existing and future) which can be used as a guiding policy for a co-ordinated delivery of projects.

The WhatsApp group of High Street businesses has continued to be well used as a way of sharing information between the Council and businesses.

Appendix 2 shows High Street uses.

Policy 10 Education

No changes

Policy 11 Local Green Spaces

Following the review of the Plan which took place between November 2023 and March 2025 there have been 2 consultations about the changes proposed in the updated Plan. Following comments submitted it was decided to assess all open spaces around the parish against the criteria for designation of a Local Green Space which gives them certain protections. Following this exercise a further 11 areas have been put forward together with the existing two at Kitchen Garden and Close Meadow:

Beacon Field
Chamberlain Gardens
Chapel Pond
Community Orchard
Community Peace Garden
Cricket Club
Football Club
Montford Pace
Oak Tree Close
Recreation Ground
Salisbury Close

Policy 12 Environment

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

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

As well as working with residents we have taken a good look at the sites OPC manages across the community. With the help of the Hampshire and IoW Wildlife Trust we have adopted a 5 year action plan to manage this land differently so that the recreational value is improved as well as the biodiversity. You will see examples of this across the year as areas next to hedges are left to grow longer at the Recreation Ground, the old section of the Cemetery has a different mowing regime and the western edge of the burial ground gains a new native hedge. The community orchard is now well into its second year and the fruit trees are doing well. A bench kindly donated by Odiham and Hook Rotarians invites people to stop and enjoy the view. The orchard provides a home and food source for a range of pollinating and other beneficial insects and wild flowers as well as a place for quiet contemplation in a green space

Policy 13 Assets of Community Value

Once designated, the inclusion of a site on the register of assets of community value will provide OPC or other community organisations within the parish with a 6 month opportunity to bid to acquire them on behalf of the local community once the asset is placed for sale on the open market.

The following assets of community value have now been designated by Hart DC:

The Cross Barn	September 2018
North Warnborough Village Hall	November 2018
The Baker Hall	November 2019
The Bell Public House	June 2021

Policy 14 Dunleys Hill Open Space

Due to the removal of the site at 2v (Dunleys Hill) which was failing to provide this Open Space it has been removed from the reviewed Plan.

Progress against the Plan's aims and proposals

Rural Exception Sites

The construction of a **Rural Exception Site** for 12 houses at Derbyfields has been completed and is now fully occupied. Further possible sites will be investigated if they can be identified.

Parking

OPC has consistently commented on the need to adhere to Hart's Interim Parking Guidance when commenting on planning applications. Two electric vehicle charging points have been installed by Hart District Council in The Deer Park and Bury car parks.

Traffic Management

The speed of traffic continues to be a cause of concern. A Speedwatch team has been set up and attempts to monitor locations once a week. Unfortunately a lack of volunteers means that some of these sessions cannot go ahead. There are also 2 Speed Indicator Devices that are erected at 3 locations on a monthly basis to encourage motorists to slow down. From May last year to February 136 first warning letters have been sent to drivers and 9 second time letters. If drivers speed a third time they receive a visit from the police.

Pre-School Provision

No change

Infrastructure Projects

OPC has received a small amount of S106 contributions for the developments at Crownfields:

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

OPC will receive a further S106 contribution for the approved development at Hook Road, North Warnborough. A sum of £88,000 has been granted to provide a new play area at Chapel Pond.

Possible projects include:

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

Sports and Recreation Facilities

No change.

APPENDIX 1

	Application No	Address	Description	OPC Meeting	OPC Comment	Hart Decision
83/22	22/02611/FUL	Swallow Cottage Rye Common Odiham Hook RG29 1HU	Erection of a four bedroom dwelling and detached garage following demolition of the existing two bedroom dwelling and adjacent stables and associated access.	25.11.2022	Objection. There is no evidence this application meets section 15 of the NPPF Conserving and enhancing the natural environment or Policy 12 of the Odiham and North Warnborough Neighbourhood Plan. No bat emergence surveys have been supplied. No evidence of how the proposals seek to reduce its contribution to climate change through energy efficiency measures and sustainable construction methods.	Refuse, Policy 5
88/22	22/02584/FUL	Wychwood Carp Farm Farnham Road Odiham Hook Hampshire RG29 1HS	Change of use to open storage use within Class B8 to include alterations to access, replacement of fencing, new fencing and gates and landscaping (part retrospective)	19.12.2022	Neutral	Refuse - Policy 1 and 12
99/22	22/02611/FUL	Swallow Cottage Rye Common Odiham Hook RG29 1HU	Erection of a four-bedroom dwelling and detached garage following demolition of the existing two-bedroom dwelling and adjacent stables (in the southeast corner of the application site), internal access road and formation of a new access from the highway (A287) part retrospective.	09.01.2023	Neutral. There is no evidence this application meets section 15 of the NPPF Conserving and enhancing the natural environment or Policy 12 of the Odiham and North Warnborough Neighbourhood Plan. No evidence of how the proposals seek to reduce its contribution to climate change through energy efficiency measures and sustainable construction methods. Odiham Parish Council requests for the Hart Tree Officer to review the protection of the	Refuse, Policy 5
116/22	23/00263/LBC	99A High Street Odiham Hook Hampshire RG29 1LA	Replacement of external stairs with internal stairs, removal and addition of windows and doors, removal of internal partitions. Conversion of shop storage area/wc and kitchen into residential kitchen for flat above, and addition of party wall to separate remaining shop from new residential		No objection subject to the decision of the Conservation Officer	Refuse, Policy 9
125/22	23/00502/LBC	8 Castle Bridge Cottages Hook Road North Warnborough Hook Hampshire RG29 1EU	Replacement front door and frame and fitting chimney pot to east side of flue and re- opening of west side for ventilation with either chimney pot or ventilation cover.	11.04.23	No objection, subject to agreement by the Hart Conservation Officer	Refuse, Policy 5
26/23	23/01538/HOU	Swan Cottage Hook Road North Warnborough Hook RG29 1EX	Erection of an oak framed timber garage / outbuilding	08.08.23	No objection	Refuse. Policies 5 and 7
27/23	23/01396/LBC	Thatched Cottage Hook Road North Warnborough Hook Hampshire RG29 1EU	Erection of two storey side and rear extensions and internal alterations	09.08.23	Objection, due to the scale of the proposed extension in relation to the original size of the cottage.	Refuse Policy 7

APPENDIX 1

	Application No	Address	Description	OPC Meeting	OPC Comment	Hart Decision
32/23	23/01395/HOU	Thatched Cottage Hook Road North Warnborough Hook Hampshire RG29 1EU	Erection of two storey side and rear extensions	24.08.23		Refuse, policy 7
36/23	23/01912/FUL	Porch Cottage Odiham Road Whitehall, Odiham Hook Hampshire RG29 1JP	Demolition of existing shed and erection of garage with attached car port, gym and storage areas.	19.09.23	Objection. The proposed outbuilding by virtue of its height,size, siting and external appearance would not appear to be incidental or ancillary to the enjoyment of the host dwelling. It would be out of keeping and unduly dominant and prominent in the context of the character of the site and within the wider rural setting, to the detriment and visual amenity of the area.	Refuse, policies 1 and 5
37/23	23/01896/HOU	The Old Mill Cottage Mill Corner North Warnborough Hook Hampshire RG29 1EZ	Replacement of windows to front elevation	15.09.23	No objection	Refuse Policy 7
45/23	23/02080/LBC	75 High Street Odiham Hook Hampshire RG29 1LB	Repair of existing render on front elevation.	30.10.23	No objection	Refuse, policy 6
48/23	23/02231/FUL	Porch Cottage Odiham Road Whitehall, Odiham Hook Hampshire RG29 1JP	Alterations to existing entrance to property from highway, with additional kebstones and erection of brickwork piers and entrance gates.	02.11.23	Objection, due to: - The proposals are not in keeping with surrounding streetscape - OPC supports the safety concerns raised by HCC highways	Refuse, policies 1 and 5
61/23	23/02346/HOU	Swan Cottage Hook Road North Warnborough Hook RG29 1EX	Erection of an oak framed timber garage / outbuilding	27.11.23	No objection	Refuse, policies 5 and 7

APPENDIX 1

	Application No	Address	Description	OPC Meeting	OPC Comment	Hart Decision
67/23	23/02063/OUT	Land On The South West Side Of Dunleys Hill Odiham Hook Hampshire	Outline planning permission for up to 30 residential dwellings with all matters reserved except access	11.01.24	<p>Objection, due to the proposals not delivering the Odiham & North Warnborough Neighbourhood Plan Policy 14 public open space.</p> <p>Odiham Parish Council also objects as there is a lack of supporting documentation with this application which is detailed in para1.11 of the Planning, Design and Access Statement.</p> <p>Should Hart agree the proposals the Council has serious concerns about the following and requests conditions to monitor and protect:</p> <ul style="list-style-type: none"> - Drainage and flooding issues as in the Planning, Design and Access Statement paras 7.20 to 7.22 they state that the proposed SUDS basin need to be five times larger than the one they are proposing in 7.23. - Building heights should be a maximum of 2 storeys - Protection of trees on the site and its boundaries - Consultation with Odiham Parish Council on the layout and accessibility of the public open space - Traffic density - Capacity of local schools and health services. <p>Odiham Parish Council further requests the following S106 developers contributions are secured in order to make the development acceptable:</p> <ul style="list-style-type: none"> - A commuted sum for future maintenance of the public open space (should the public open space be transferred to public ownership). - Speed restriction measures on Dunleys Hill. - Sufficient contributions towards a safe crossing point. - A contribution towards play provision at the Recreation Ground. - A contribution for community facilities for The Bridewell Community Hub. 	Refuse, policies 1, 2, 3 5, 12, 14
84/23	24/00202/HOU	2 Salmons Road Odiham Hook Hampshire RG29 1NY	Erection of a two storey side and rear extension and and extension to dropped kerb.	06.03.24	No objection	Refuse, policy 5

APPENDIX 1

	Application No	Address	Description	OPC Meeting	OPC Comment	Hart Decision
1/24	23/01395/HOU	Thatched Cottage Hook Road North Warnborough Hook Hampshire RG29 1EU	Erection of single storey side and rear extensions (amended description of development).	05.06.24	Objection, due to the style and quality of the proposals being out of keeping with this listed building. Odiham Parish Council supports the decision of the Hart Conservation Officer.	Refuse Policy 7
8/24	24/01165/FUL	Highways Cottage Farnham Road Odiham Hook Hampshire RG29 1AB	Demolition of existing dwelling and erection of replacement dwelling.	04.07.24	Neutral. No objection to the demolition of existing dwelling and erection of replacement dwelling but objection to the finish of white render which is out of keeping with the surrounding brick properties.	Refuse, policy 5
36/24	24/01631/FUL	Land Adjacent The Mapletons Farnham Road Odiham Hook Hampshire	Application for Technical Details Consent for the erection of three dwellings in accordance with Permission in Principle 23/02313/PIP	11.09.24	<p>Objection. The site is outside the settlement boundary as proposed in the review of the Neighbourhood Plan (which is as per the existing NP) and is proposed to be designated as local green space.</p> <p>Further objections relate to:</p> <p>Access and highways safety The speed of traffic along the Farnham Road and the problem of achieving the required visibility splay.</p> <p>Layout of the proposed buildings The layout proposed is not the same as that shown on the PIP application. The three houses face in different directions. There is no sense that the three houses proposed comprise a logical or attractive grouping with any particular rationale.</p> <p>Design and appearance of the buildings Plot 1 is in keeping with the nearby properties but Plots 2 and 3 are totally out of keeping with their large brick appearance close to listed buildings.</p> <p>Impacts on the listed buildings at Hatchwood Farm/Place</p> <p>The paddock is part of the setting of Hatchwood Farm/Place, where there are two listed buildings. The impact on these should be taken into account.</p>	Refuse - "aims of Neighbourhood Plan"
78/24	24/02411/HOU	1 Farnham Road Odiham Hook Hampshire RG29 1AA	Conversion of loft area to habitable accommodation with rear facing dormer and roof lights. Reinstatement of original side facing window to loft area and replacement doors and windows.	10.01.25	No objection in principle but objection to the design, scale and appearance of the proposals which are not in keeping with the surrounding area.	Refuse, policies 5 and 6
85/24	25/00092/HOU	30 Laurel Close North Warnborough Hook Hampshire RG29 1BH	Erection of a two storey side and part rear extension	10.02.25	No objection	Refuse Policy 5

APPENDIX 2

APPENDIX 2							
HIGH STREET		Apr-25					
Area defined in Neighbourhood Plan				E	Shops		
				E	Finance & Professional		
				E	Restaurant & Café		
Since September 2020 use classes have been amended.				E	Drinking Establishment		
Use classes A to B1 have now been amalgamated into E				E	Business		
				C1	Hotels		
				C3	Residential		
				D1	Dentist/Chiropractor		
Business Name	Address	Primary Activity		Use class			
				E	C1	C3	D1
Vacant	45 High Street	Retail		E			
Odiham Dental Care	45 High Street	Dentist		E			D1
	49 High Street					C3	
	51 High Street					C3	
	57 High Street					C3	
Old Bank House	59 High Street	Vacant		E			
	61 High Street	Vacant					
	63 High Street					C3	
Vacant	65 High Street	Restaurant		E			
	67 High Street					C3	
	69 High Street					C3	
	71a High Street					C3	
Cottage Hospital Shop	71 High Street	Retail		E			
Odiham Spice	73 High Street	Restaurant		E			
No. 75 Antiques	75 High Street	Antique shop		E			
Vacant	77 High Street	Delicatessen		E			
The Frame	81 High Street	Gallery/shop		E			
El Castello	83 High Street	Restaurant		E			
Backstreet Barbers	85 High Street	Barbers		E			
McCarthy & Holden	95 High Street	Estate agents		E			
	97 High Street					C3	
Moutan	99 High Street	Flower shop		E			
La Creperie	101 High Street	Café		E			
Hadley Simmons	103 High Street	Hairdressing		E			
Hadley Simmons	105 High Street	Hairdressing		E			
	111 High Street					C3	
Optician	113 High Street	Optician		E			
	113a High Street					C3	
	113b High Street					C3	
Odiham Card Shop	115 High Street	Retail		E			
Kesseler Kitchens	117-119 High Street	Showroom		E			
	121 High Street					C3	
	123 High Street					C3	
	125 High Street					C3	
	140 High Street					C3	
Lloyds Pharmacy	138 High Street	Shop		E			
	126 High Street					C3	
Premier Newsagents	112 High Street	Shop		E			
Odiham Skin Spa	108 High Street	Vacant		E			
Red Lion	102 High Street	Hotel/Restaurant			C1		
Bel & Dragon	100 High Street	Hotel			C1		
Fountains Coffee shop	90 - 96 High Street	Cafe		E			
Katherine Jane	90 - 96 High Street	Gift shop		E			
Ped Food Kingdom	90 - 96 High Street	Hardware shop		E			
Beautique Beauty	90 - 96 High Street	Beauty salon		E			
Transformations	90 - 96 High Street	Hairdressing		E			
Vacant	82 High Street	Estate agent		E			
	80 High Street					C3	
Walker & Walker	78 High Street	Furnishings		E			
Stitching Room	76 High Street	Shop		E			
Libelula	74 High Street	Boutique		E			
	72 High Street					C3	
	70 High Street					C3	
	68 High Street					C3	
	64 High Street					C3	
Let's Face It	60 High Street	Beauty salon		E			
Co-op	56 High Street	Retail		E			
Odiham Clinic	2 High Street	Chiropractor					D1
TOTAL				33	2	21	2

Clerk

Subject:

FW: Housing support for your community

Attachments:

Sample Parish Housing Profile.pdf; FAQ Housing Need Survey.pdf

Does your community need a small development of affordable housing?

Action Hampshire has received funding from Defra to continue our rural housing enabling work for 2025/26, supporting the development and provision of housing for local people who can't find an affordable home through the general housing market. Our role is to bring together communities, local authorities and registered providers to deliver housing that meets local need.

We are reaching out to offer our services that we think will be of benefit to your community:

- **FREE Parish Housing Profile** (example attached) - a document which highlights the current local housing situation and demographic needs of residents. We created a new Parish Housing Profile for your area this year at the request of the District Council.
- **Housing Need Survey** – Competitively priced and designed to identify the housing need of people with a connection to the parish, providing the evidence needed to make informed decisions on local housing development. According to our records your last survey was carried out 10 years ago in 2015, ideally these should be renewed every 3-5 years to ensure they reflect the current need of residents. We are offering a 10% discount for any parish or local authority that submits a request for a Housing Need Survey quote by 30th June 2025. Additional information attached in the FAQ's document.
- **Rural Affordable Housing Briefing Sessions** - Come along to hear from Registered Providers, Local Authorities and Action Hampshire housing experts about how the process works and get answers to any questions you may have. Our first is 'An Introduction to Rural Affordable Housing' online session on Tuesday 10th June, 6.30-7.30pm. See below for all dates and links for booking.

[Please visit our website](#) to find out more about each of these services as well as examples of affordable housing developments we have supported. You can also email housing@actionhampshire.org to arrange to speak with a member of the team or to have us present at a future Parish Council meeting. We'll be pleased to explore with you the prospect of bringing about an affordable housing scheme in your parish and to answer any questions you may have.

Dates for upcoming Rural Affordable Housing briefings are as follows (click link to book your place):

[Tuesday 10th June 2025, 6.30pm-7.30pm - Online](#)

[Thursday 18th September 2025, 11am-1pm - New Forest \(venue TBC\) including lunch](#)

[Thursday 13th November 2025, 10.30am-12noon - Online](#)

[Wednesday 25th February 2026, 11am-1pm - Hart District \(venue TBC\) including lunch](#)

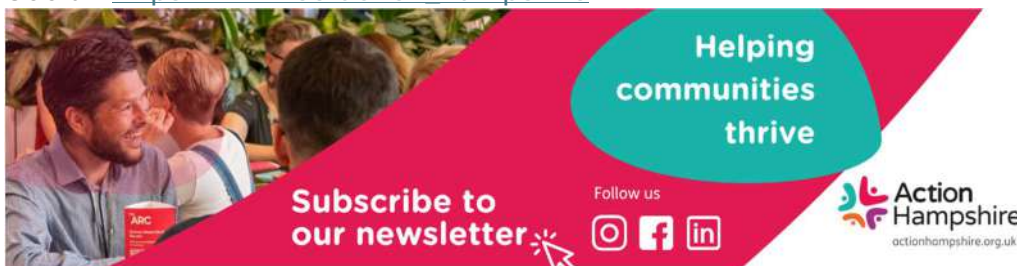
We look forward to hearing from you,

Kind regards

Action Hampshire Housing Team

W: www.actionhampshire.org

Social: https://linktr.ee/action_hampshire



The IncuHive Space, Hurlsey Park Road, Winchester, Hampshire SO21 2JN (Postal address only)

ANYTOWN PARISH HOUSING PROFILE



Population:

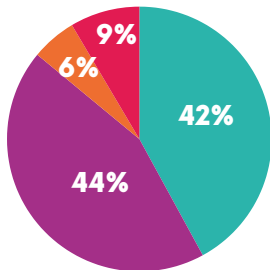
1,234



Number of
households:

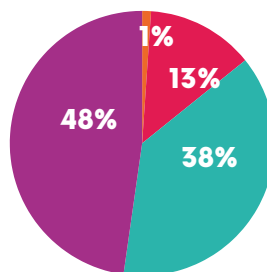
567

Tenure of household (%)



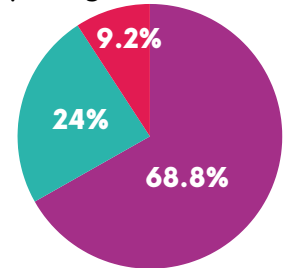
- Social rented
- Private rented or lives rent free/with family
- Owns outright
- Owns with a mortgage/loan/shared ownership

Number of bedrooms (%)



- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4+ bedrooms

Occupancy of bedrooms (%)



- Lacking 1 bedroom
- Correct number of bedrooms
- 1 spare bedroom
- 2+ spare bedrooms

Average
property
purchase price

£891,00*

*As of Feb 2025 based
on 8 sales in the
previous 12 months

Average 2 bed
rental price
(pcm)

£2,345*

*in Feb 2025 based on 4
available properties

Maximum local
housing
allowance for a
2 bed property
(per month)

£947.40

AFFORDABLE RENTED HOUSING NEED & CURRENT STOCK

Number of households with a housing need identified through latest housing needs survey in 2021

16

Number of applicants registered with a local connection on the Anydistrict Housing Register

17

Current stock of affordable rented housing as at 2.12.24 based on information provided by Registered Providers

8

Other specialist affordable homes available, specific occupancy criteria applies

Current number of Rural Exception Site housing schemes within the parish:

2 sites

Number of bedrooms	Average number of bids per available property April 2022 - April 2024
1	None advertised
2	9
3	10

FURTHER INFORMATION

- 50% economically active, 20% unemployed, 30% economically inactive*
- 45% mainly work from home
- 63% households not deprived in any dimension, 27% deprived in one dimension, 10% deprived in two dimensions**
- 18% of children receive free School Meals
- Median house price to median salary ratio for the Anydistrict as of 2023 is 11.7, higher than the national average of 9.1

*Economically Inactive includes students, those not seeking work due to illness/disability and those who are retired.

**Dimensions of deprivation are determined by census data and are used to classify households based on four characteristics of the household: education level, employment status, health/disability and adequacy of current housing.

Data sources for this parish profile:
Census 2021, Office for National Statistics, Valuation Office Agency, Home.co.uk, Rightmove, Plumplot and Registered Providers.

Produced by Action Hampshire on behalf of Any District Council



Housing Need Surveys

Helping communities deliver the homes they need

Frequently asked questions



What is a housing need survey?

Housing Need Surveys are anonymous questionnaires that are usually sent to every household in the parish/survey area. The purpose of the survey is to identify the amount of affordable or other types of housing needed in the area and the type and nature of housing being sought.

Housing Need Surveys can identify the need for a range of different types of housing, for example:

- affordable housing to rent
- affordable housing to buy
- homes for downsizing or for first time buyers
- housing adapted for accessibility needs
- specific types of housing e.g. self-build or cohousing

The results of the survey are collated into a report which summarises the need identified and the affordability levels for respondents. The report will also describe the housing market conditions in the parish/survey area and consider what is affordable for the households identifying themselves as needing affordable housing



Why are Housing Need Surveys carried out?

Housing Need Surveys are carried out to provide communities with the evidence they need to make informed decisions on whether to proceed with a housing scheme. They can also encourage landowners to make a site available if a local housing need is identified.

Housing Need Survey Reports provide housing associations, parish councils, local authorities, community groups or developers with the information they need to design a scheme that meets the local housing need and is genuinely affordable for the local community. They also provide robust evidence of housing need to support planning applications.

Housing Needs Surveys can help to promote and gather support from the wider community for a local housing development. They can also help inform Neighbourhood Plans, including site allocations and policies, for the type of housing to be developed within a community.

The Housing Need Survey can supplement existing economic and demographic data and contextual housing market data by providing a more detailed picture of the nature and extent of housing need within the community.



What is the content of a Housing Need Survey?

There is no single form of Housing Need Survey, however we at Action Hampshire have developed a template which forms the basis of our surveys.

Housing Need Surveys may take the form of a paper-based household survey, an electronic survey, or involve direct contact with individual community members, for example through a local consultation event. Whilst the actual questions in a survey will vary depending on the type of survey being carried out, they will universally collect information to establish:

- How many local people have a housing need
- The age of those in housing need
- The composition and size of the household that has a housing need
- Their current housing circumstances and why they require alternative accommodation
- The type and size of housing they are seeking
- What tenure they are seeking and what they can afford (including their income/savings)
- The nature of their local connection with the community

The Survey Report will include this information within the context of the local housing market of the community, including the tenure makeup of the existing housing stock; prices and transactions, rents and turnover.

Surveys may also ask questions about whether the respondent would support a scheme that meets local needs, or if they know of any suitable sites.

Surveys specifically for Neighbourhood Plans often take a wider view and can include questions about affordable and market housing and future housing needs.



How are the results reported?

The results of Housing Need Surveys will be presented in a balanced objectively written report. It will set out the findings and conclusions of the survey and how these were reached, including any caveats. It will also explain the methodology and reference the data sources used.

As the household data is collected on a confidential basis, individual households will not be identified and no names will be included in the report. Data will only be seen in summary or statistical form. Where the survey relates to very small communities at the very least anonymity will be preserved.

Once completed and signed off by the commissioning organisation, the report will be put into the public domain. The responsibility for this is often given to the parish/town council.



How much does it cost and how is it paid for?

Housing Need Surveys undertaken by Action Hampshire usually cost around £3,000-£6,500 depending on the size of the parish and the type of survey required. Surveys can be paid for by Local Authorities, Housing Associations or Developers, Parish/Town Councils or Community Organisations.



What happens next?

A Housing Need Survey does not mean a scheme will automatically be built. It does however give robust evidence of local housing need, setting out clearly the scale and nature of the housing need in the area surveyed.

An informed discussion can then proceed between organisations responsible for delivering affordable housing, principally housing associations, community led housing organisations and local authorities, with input from the local community supported by housing enablers and advisors.



How can the evidence be kept up to date?

Housing Need Surveys are only a snapshot and will become out of date as individuals housing circumstances change. The rule of thumb is that the results have a shelf life of between three and five years.

Where a scheme is progressing, updating and verification of the local authority housing need register will take place. This may take the form of a 'surgery' held in the community, open to all those who think they have a housing need. This allows face-to-face explanation and discussion of the type of housing being sought and what is available.

In so doing it provides an opportunity for households to formally register their interest in an affordable home and ensure they are considered when affordable homes, including those being provided by the scheme, are being allocated.

Where there has been no progress with a site, or the local area has changed significantly, a new survey may need to be undertaken to update the results.