

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 that 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	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. Further objections relate to: Access and highways safety The speed of traffic along the Farnham Road and the problem of achieving the required visibility splay. 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. 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. Impacts on the listed buildings at Hatchwood Farm/Place 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.	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

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