ODIHAM AND NORTH WARNBOROUGH

NEIGHBOURHOOD PLAN UPDATE 2014-2032

Consultation Statement (July 2024)

Odiham and North Warnborough Neighbourhood Plan

Consultation Statement
July 2024

Odiham Parish Council
The Bridewell
The Bury
Odiham
Hampshire
RG29 1NB

odihamparishcouncil.gov.uk
clerk@odihamparishcouncil.gov.uk

Published by Odiham Parish Council for consultation under the Neighbourhood Planning (General) Regulations

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APPENDICES TO THE CONSULTATION STATEMENT

1. COMPLIANCE WITH REGULATION 15 (Neighbourhood Plan Regulations 2012)

1.1 Odiham Parish Council (OPC) submits its Regulation 16 version review of the Neighbourhood Plan for Odiham and North Warnborough (NP) to Hart District Council in June 2024 for its statutory consultation and subsequent independent examination.

1.2 This Consultation Statement complies with requirements of Regulation 15 of the Neighbourhood Plan Regulations and includes the responses to Regulation 14 of the Neighbourhood Plan Regulations (Pre-submission statutory consultation). It has been prepared by the Odiham Parish Council and provided to fulfil the legal obligations of Neighbourhood Planning Regulations 2012.

1.3 Section 15(2) of Part 5 of the Regulations requires that a Consultation Statement should:

> Contain details of the persons and bodies who were consulted about the proposed review of the Neighbourhood Development Plan;
>
> Explain how they were consulted;
>
> Summarise the main issues and concerns raised by the persons consulted;
>
> Describe how these issues and concerns have been considered and, where relevant, addressed in the reviewed Neighbourhood Development Plan.

1.4 This Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community and other relevant statutory bodies and stakeholders in developing and refining the updated Regulation 16 version of the NP.

1.5 Changes are included in the NP submitted to the Local Planning Authority which can be cross-referenced to comments received as part of Regulation 14 statutory consultation.

1.6 A record of all consultation exercises, comments and feedback accompanies this Consultation Statement at Appendices 1-3. Any enquiries regarding this Consultation Statement should be made to: Cllr Pam Verdon, Odiham Parish Council via e mail to cllrverdon@odihamparishcouncil.gov.uk.

2. BACKGROUND TO CONSULTATION

2.1In its Autumn 2022 Newsletter, Odiham Parish Council first publicised that they were considering a review of the Neighbourhood Plan. The Newsletter is delivered to every household in the parish.

2.2 In the Spring 2023 Newsletter, it was announced that review of the Plan should take place in the 2023/2024 financial year and that expert consulting advice, and a grant from UK Locality Fund, would be sought.

2.3 On 14 March 2023 the Annual Parish Assembly was held during which any resident can attend and ask questions of councillors. This was well attended and it was confirmed at this event that a review of the Neighbourhood Plan would take place.

2.4 In July 2023 a consultant was approached to quote for assisting with the review of the NP. The consultatant advised that a Health Check should be carried out to ascertain the scope of the review needed to bring the NP up to date.

2.5 This was agreed by the Council and a Health Check was carried out and submitted to OPC in September 2023.

2.6 Progress towards the NP Review was reported in the Minutes of both the Planning & Development Committee and Full Council meetings which are available on the Council website.

2.7 Following the Health Check, the Parish Council appointed Troy Planning + Design to assist and guide them. A working party was formed comprising Councillors and volunteers, including members of the original Steering Group. The brief was review the plan, organize appropriate consultation and draft proposed changes to the NP, together with the rationale for the changes. Troy Planning started work in December 2023 once funding had been granted by Locality UK.

3. AIMS OF ENGAGEMENT AND CONSULTATION

3.1 The aims of the consultation process for the Neighbourhood Plan Review were:

- TO CONSULT MANY
  To involve as many of the community as possible throughout the consultation on the review.

- TO CONSULT WIDELY
  To engage with and listen to as wide a range of people as possible using a wide range of approaches and communication and consultation methods;

- TO CONSULT WELL
  To ensure that all communications were of high quality, and well-organised;

- TO KEEP INFORMED
  To keep the community informed of progress and the results of consultation.

4. OVERVIEW OF ENGAGEMENT AND CONSULTATION METHODS

4.1 In December 2016, the NP Examiner commented that the Plan 'has been significantly underpinned by community support and engagement. It is clear that all sections of the community have been actively engaged in its preparation'. (Andrew Ashcroft, Executive Summary, NP Examiner Report Dec 2016)

4.2 In the interim years since its adoption in 2017, the NP has maintained a positive and important profile in the community through various means: in responses by OPC and Hart District Council to planning applications and appeals; OPC meetings and minutes, their Annual Parish Assembly, a regular NP monitoring group and associated communications; as well as in informal conversations with councillors, NP volunteers and among residents at social gatherings.

4.3 At the start of the current review process members of the Steering Group were aware at first hand

there remained a high level of awareness and interest in the NP still present in the community. From this strong, established platform, it was relatively straightforward to re-engage with residents and other stakeholders to alert them to the forthcoming review and consultation.

4.4 Engagement specifically relating to OPC's intention to conduct a review began with publicity in OPC Parish Newsletter, minutes of their meetings, Face Book posts as well as through the All Saints' Church magazine.

4.5 Other local organisations were helpful in disseminating information about the review through their well-established e-networks eg. RAF network, The Odiham Society, local sports clubs, local churches, and other local groups.

4.6 Statutory authorities and relevant landowners were also notified about the NP Review and consultation.

5. PRE-SUBMISSION CONSULTATION (REGULATION 14)

5.1 The statutory pre-submission consultation was conducted by OPC in the period 22 January 2024 to 7 March 2024. The process was initiated by the Parish Clerk by letter and email, with the consultation supported by members of the Steering Group.

5.2 Appendices 1 and 2 show a list of those statutory consultees who were contacted and the letter they were sent informing them of the consultation and inviting comments. Consultees included Hart District Council and other statutory consultees such as neighbouring parish councils and RAF Odiham. Community groups and landowners were also contacted directly with details of how to make representation.

5.3 The consultation was publicized widely in the community using posters using posters, noticeboards and at key locations around the parish, as well as via Facebook posts on popular sites such as Odiham People.

5.4 In February 2024 residents were invited to two drop-in sessions with members of the Steering Group. As one resident later reported in their consultation feedback '*We were pleased to have the opportunity in the Bridewell on 17th to discuss the updates to Odiham's Neighbourhood Plan with parish councillors and other residents. We are content with the updates*.'

After the consultation deadline had passed, all feedback gathered was collated and reviewed carefully by members of the Steering Group. A summary log of all responses (without resident names) is provided at Appendix 3.

5.5 After careful consideration of these responses, on 26 March members of the Steering Group held a meeting with 2 consultants from Troy Planning to review to consider all comments received during consultation and to agree the way forward. A Pre-Submission summary report is provided at Appendix 4.

5.6 The updated Plan was then finalised for its submission to Hart, together with completion of a Basic Conditions Statement, this Consultation Statement and the any necessary changes to the Strategic Environmental Assessment and the Habitat Regulations

Assessment.

5.7 Odiham Parish Council has subsequently reviewed and endorsed the NP Review at a meeting in June 2024 for its formal submission to Hart District Council.

6. CONCLUSION

6.1 In accordance with Section 15(2) Part 5 of Neighbourhood Planning Regulations 2012, this Consultation Statement details who was consulted, when and how.

6.2 Odiham Parish Council believes that it has done all that is required of the regulations to deliver a review and updated version of the Neighbourhood Plan Consultation Statement, which along with other documents is fully compliant with the above referenced regulations. .

APPENDIX 1 Pre-Submission consultees

List of Odiham Reg 14 Consultees provided by HDC

Contacted via email (otherwise post):

Environment Agency
Highways England Road Infrastructure
Natural England Environment
Historic England Heritage London SE
The Coal Authority Energy
Network Rail Rail Infrastructure
Hampshire County Council County Spatial Planning
NHS Frimley ICB Health
NHS Hampshire and Isle of Wight ICB Health
Active Travel England Sustainable Travel
Thames Water Sewerage Undertaker
National Grid National Electricity
Southern Electric Electricity Undertaker
Southern Gas Network Gas Undertaker
South East Water Water Undertaker
Homes England Housing
British Telecom (postal address only)
EE Communications
Telefonica UK Limited (O2) (postal address only)
Three Communications
Virgin Media (postal address only)
Vodafone Communications
Hart Voluntary Action Voluntary Group
Blackwater and Hawley Town Council Authority within Hart
Bramshill Parish Council Authority within Hart
Church Crookham Parish Council Authority within Hart
Crookham Village Parish Council Authority within Hart
Crondall Parish Council Authority within Hart
Dogmersfield Parish Council Authority within Hart
Elvetham Heath Parish Council Authority within Hart
Eversley Parish Council Authority within Hart
Ewshot Parish Council Authority within Hart
Fleet Town Council Authority within Hart
Greywell Parish Council Authority within Hart
Hartley Wintney Parish Council Authority within Hart
Heckfield Parish Council Authority within Hart
Hook Parish Council Authority within Hart
Long Sutton and Well Parish Council Authority within Hart
Mattingley Parish Council Authority within Hart
Odiham Parish Council Authority within Hart
Rotherwick Parish Council Authority within Hart
South Warnborough Parish Council Authority within Hart
Yateley Town Council Authority within Hart

Hart District Council Local Planning Authority
Surrey County Council Adjoining County
Rushmoor Borough Council Adjoining Local Authority
Bracknell Forest Council Adjoining Local Authority
East Hampshire District Council Adjoining Local Authority
Surrey Heath Borough Council Adjoining Local Authority
Waverley Borough Council Adjoining Local Authority
Wokingham Borough Council Adjoining Local Authority
Basingstoke and Deane Borough Council Adjoining Local Authority
Farnham Town Council Adjoining authority
Bentley Parish Council Adjoining authority
Froyle Parish Council Adjoining authority
Shalden Parish Council Adjoining authority
Upton Grey Parish Council Adjoining authority
Mapledurwell and Up Nately Parish Council Adjoining authority
Newnham Parish Council Adjoining authority
Hartley Wespall Parish Council Adjoining authority
Stratfield Turgis Parish Council Adjoining authority
Stratfield Saye Parish Council Adjoining authority
Swallowfield Parish Council Adjoining authority
Finchampstead Parish Council Adjoining authority
Sandhurst Town Council Adjoining authority

List of groups in Odiham & North Warnborough compiled by OPC

These were sent a letter asking them to notify their members of the review of the Plan with a link to the Odiham Parish Council website including a QR code.

Organisation	**Classification**
RAF - ODI-BSW Engagement	Local Government
InOdiham	Charities and Groups
Odiham Society	Charities and Groups
Odiham & Greywell Cricket Club	Sport and Leisure
Odiham & NW Bowls Club	Sport and Leisure
Odiham Tennis Club	Sport and Leisure
Odiham Football Club	Sport and Leisure
All Saints Church	Church & Religious Groups
Odiham Health Centre	Services
The Vine Church	Church & Religious Groups
Hook & Odiham Rugby Club	Sport and Leisure
Odiham Book Exchange	Leisure
Basingstoke Canal Society	Leisure
Mustard Seed, Cottage Hospital	Health
Odiham Health Centre	Health
Villages Oppose Warehouses	Local Group

LANDOWNERS/AGENTS

Landowners and agents of the four so far undeveloped selected development sites designated in the original NP were also informed by letter of the proposed review of the plan.

APPENDIX 2 Consultation evidence:

1. Letter to statutory consultees

The Bridewell
The Bury
Odiham
Hampshire
RG29 1NB

Dear Sir / Madam

Odiham and North Warnborough Neighbourhood Plan Review 2024
Pre-Submission Consultation, Statutory Body and Community Consultation according to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012
Monday 22nd January – midnight on Sunday 3rd March 2024

Our Neighbourhood Plan for the period 2014 – 2032 was adopted by Hart District Council in 2017. The Plan sets out the vision, objectives and policies by which the Parish will manage future sustainable development. The Plan is currently under review with the support of volunteers and professional planning support.

Publication of the pre-submission draft initiates the first formal consultation phase from a legal perspective. We are required to bring the Plan to the attention of people who live or work in the parish, as well as any qualifying body that might be affected by the proposed Plan. As you, or your organisation, fall within one of these categories, you are invited to review and comment on the pre-submission documents available from 9am on Monday 22nd January at: https://odihamparishcouncil.gov.uk/neighbourhood-plan-review-2023

In addition to the copy online, paper versions of the Plan are available to view at The Bridewell, The Bury, Odiham from 9am to 3pm Monday to Thursday during the consultation period or by contacting the Parish Clerk on 01256 702716.

You are invited to consider the Plan,and respond with any comments – whether positive or negative – so that we can take these into account. Any representations you wish to make must be in writing and sent to the Parish Clerk by email to: clerk@odihamparishcouncil.gov.uk

Representations must be received **by midnight on Thursday 7th March 2024.**

Please state clearly your name, address, organisation (if applicable) and the capacity in which you are responding, e.g. resident, mandatory consultee, neighbouring parish etc. As this is a formal consultation, a summary of all the comments will be made public in accordance with the Data Protection Act.

Thank you for your interest in and involvement with our Neighbourhood Plan.

Yours sincerely,
Cllr Pam Verdon
Chair of the Planning & Development Committee, Odiham Parish Council

2.Letter to local organisations/groups

Dear

Odiham & North Warnborough Neighbourhood Plan 2017 -2032
Pre-Submission Consultation, Statutory Body and Community Consultation according to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012
22 January 2024 to 3 March 2024

Our updated Neighbourhood Plan for the period 2017 – 2032 has been produced by local volunteers and a professional consultant with the support of and on behalf of the Parish Council. The Plan sets out the vision, objectives and policies by which the Parish will manage future sustainable development.

Publication of the pre-submission draft initiates the first formal consultation phase and it is necessary to publicise the consultation as much as possible within the community.

We would therefore be very grateful if you could send the attached notification to your membership so that they can look at the changes and submit comments for consideration if they wish.

If you have any questions, please contact the Clerk at clerk@odihamparishcouncil.gov.uk

Yours sincerely,

Cllr Pam Verdon
Chair of the Planning & Development Committee, Odiham Parish Council

3. Letter to landowners

Dear Sir/Madam

Odiham and North Warnborough Neighbourhood Plan Review 2024

As you will be aware, the Odiham and North Warnborough Neighbourhood Plan (for the period 2014 – 2032) was adopted by Hart District Council in 2017. The Plan sets out the vision, objectives and policies by which the Parish will manage future sustainable development. The Plan is currently under review with the support of volunteers and professional planning support.

Publication of the pre-submission draft initiates the first formal consultation phase from a legal perspective. We are required to bring the Plan to the attention of people who live or work in the parish, as well as any qualifying body that might be affected by the proposed Plan. As you are the landowner of an outstanding site allocation (Policy 2 site vi Hook Road, North Warnborough) we wanted to provide you with advance notification of the upcoming consultation.

You are invited to review and comment on the pre-submission documents which, subject to Parish Council agreement, are likely to be available from Monday 22nd January for a six week consultation period ending midnight, Sunday 3rd March. The documentation will be available on the following webpage: https://odihamparishcouncil.gov.uk/planning-matters/neighbourhood-plan-review-2024

SCAN ME

Thank you for your interest in and involvement with our Neighbourhood Plan.

Yours sincerely,

Cllr Pam Verdon
Chair of the Planning & Development Committee, Odiham Parish Council

Tel: 01256 702716 **www.odihamparishcouncil.gov.uk** **clerk@odihamparishcouncil.gov.uk**

4. Material used for Poster/ Facebook/Website

ODIHAM AND NORTH WARNBOROUGH NEIGHBOURHOOD PLAN
2014 - 2032

Adopted June 2017

Odiham and North Warnborough Neighbourhood Plan Review 2024
Pre-Submission Consultation, Statutory Body and Community Consultation according to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012
Monday 22nd January – midnight on Thursday 7th March 2024 (extended)

The Neighbourhood Plan for the period 2014 – 2032 was adopted by Hart and became part of formal local planning policies in 2017. The Plan sets out the vision, objectives and policies by which the Parish will manage future sustainable development.

Why a review?
Earlier this year the Parish Council agreed that a review should take place to ensure the Neighbourhood Plan stays current and complies with planning law and guidance so that it can be relied on to support decisions on granting or refusing planning applications.

Have your say
You are invited to review and comment on the pre-submission documents available from 9am on **Monday 22nd January to Thursday 7th March (extended)** at
https://odihamparishcouncil.gov.uk/planning-matters/neighbourhood-plan-review-2024
or by scanning the QR code below.

You will also have an opportunity to attend a Planning & Development meeting in person on 19 February at 7pm at the Bridewell to ask any questions. If you would like to come, please email the Clerk beforehand to ensure we have sufficient chairs available.

Please take a look at the proposed updates and if you have any comments or questions relating to the revised Plan please email the Clerk as soon as possible via Clerk@odihamparishcouncil.gov.uk. At the end of the consultation period all comments will be considered and any further changes decided together with our consultant and Hart District Council.

Please state clearly your name, address, organisation (if applicable) and the capacity in which you are responding, eg resident, statutory consultee, neighbouring parish etc. As this is a formal consultation, a summary of all the comments will be made public in accordance with the Data Protection Act.

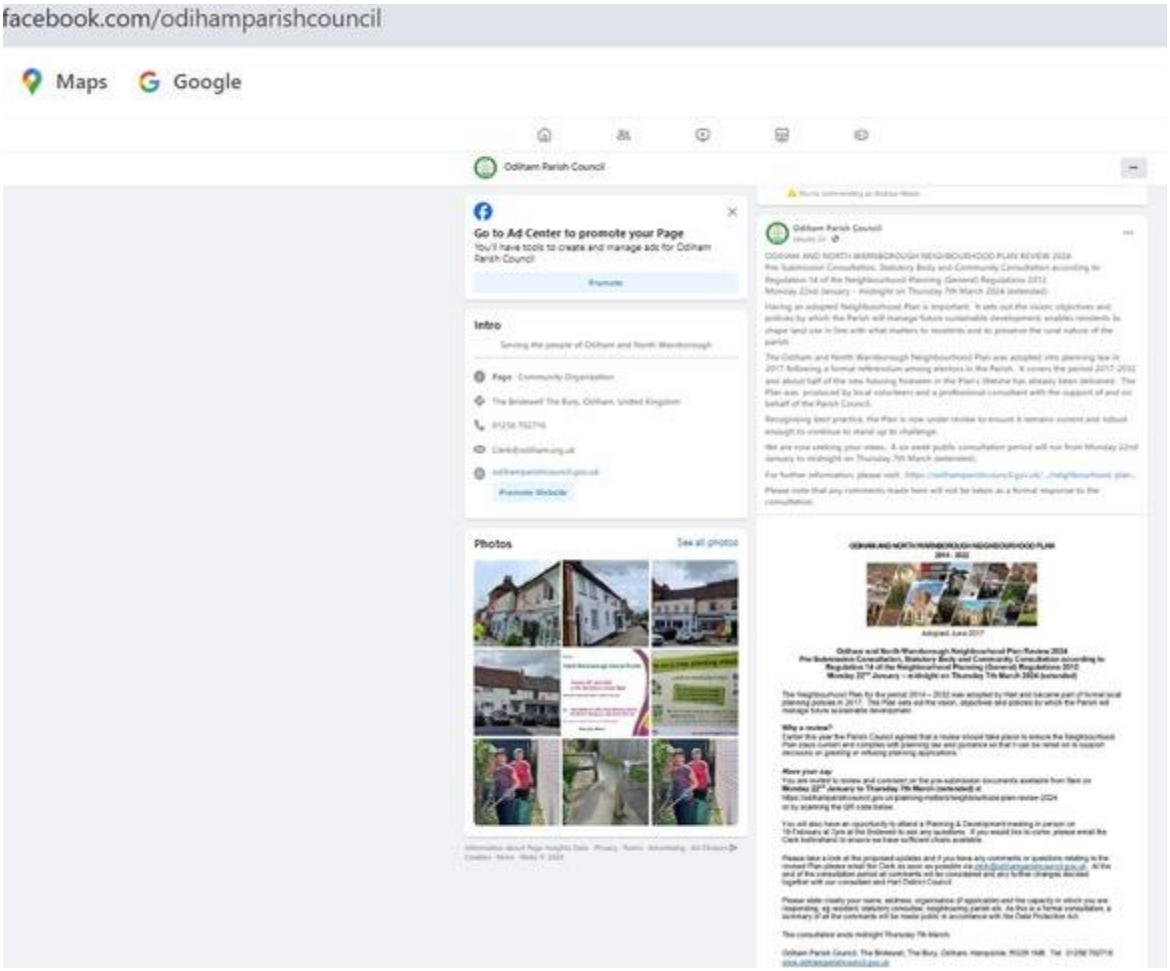
The consultation ends midnight Thursday 7th March.

Odiham Parish Council, The Bridewell, The Bury, Odiham, Hampshire, RG29 1NB. Tel: 01256 702716
www.odihamparishcouncil.gov.uk

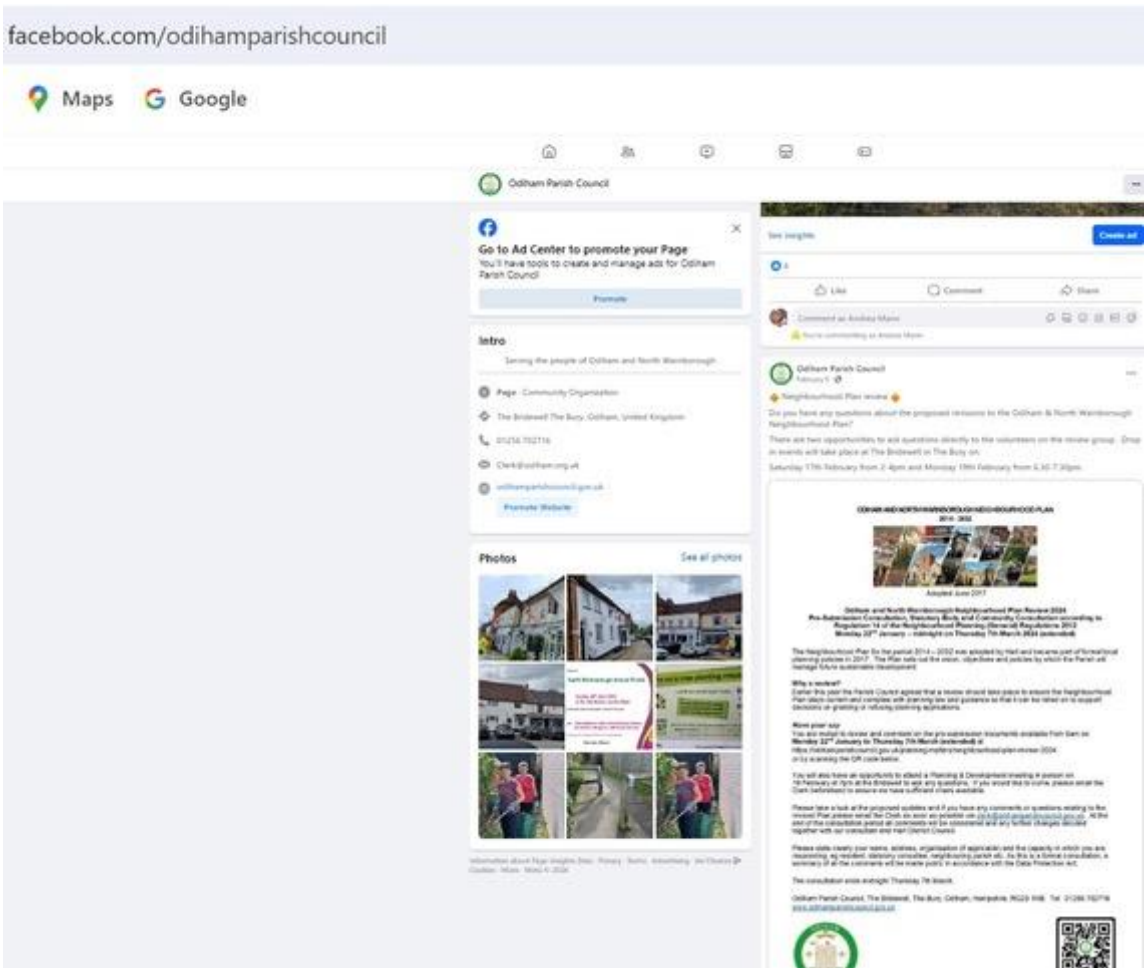
ODIHAM PARISH COUNCIL

SCAN ME

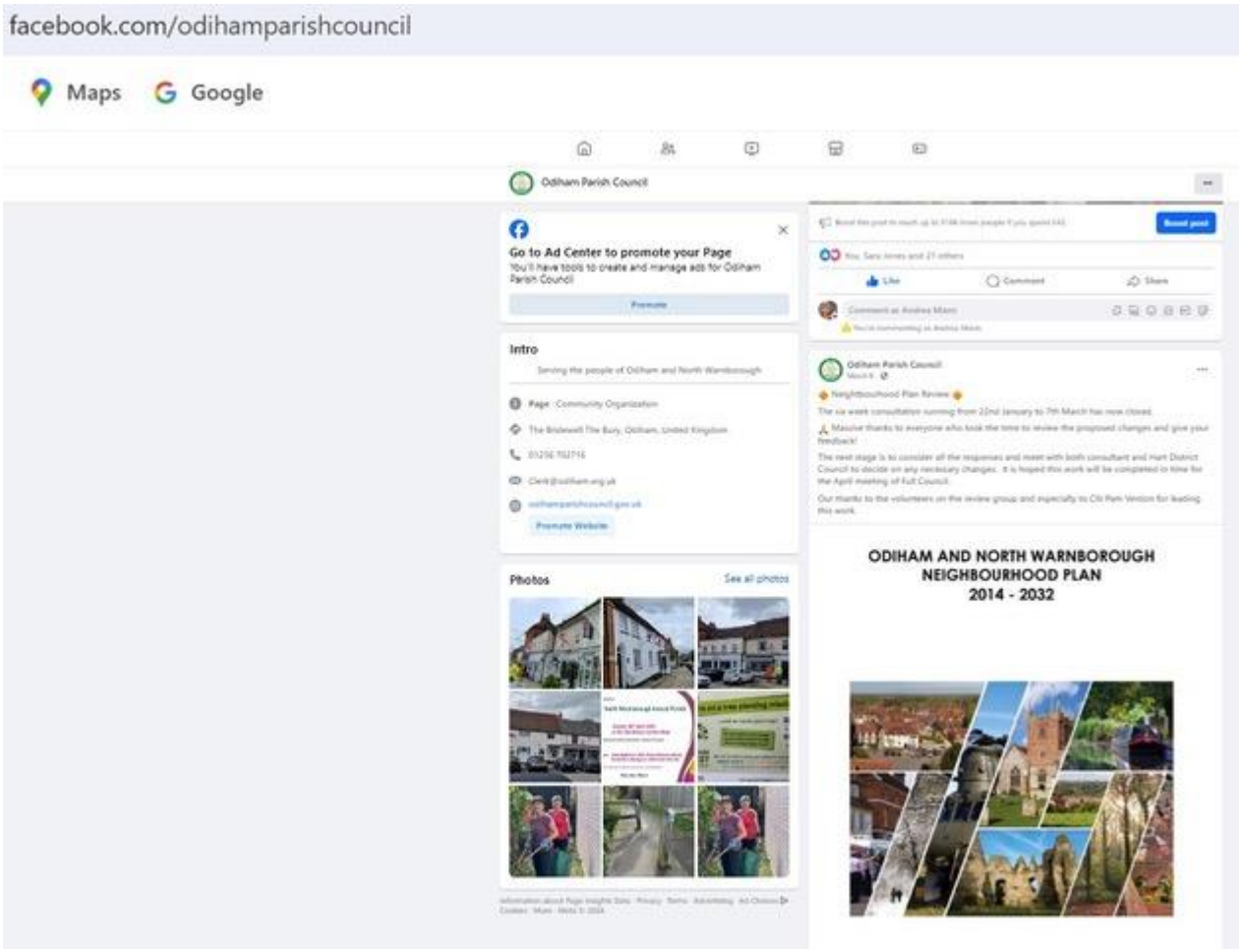
4.OPC Facebook post 22 Jan 2024



5 Example of follow-on posts 5, 14, 29 Feb 2024



6.OPC Facebook post 8 March 2024



APPENDIX 3: Table of Responses by Policy

Includes responses on substantive matters which relate to policies and focuses on representation and OPC and Steering Group responses which refer to particular NP policies

No	Policy	Respondent	Summary of response	Summary of change to policy proposed
1	Spatial plan for parish	Resident (20) Resident (21) Whitewater Valley Preservation Society (30)	Need to address inappropriate industrial development	Additional text proposed to cross refer to Village Design Statement
		Odiham Society (37)	Need to address development in the open countryside which affects the rural setting and character of Odiham and North Warnborough	Additional text proposed to cross refer to Village Design Statement (including in Policy 5)
2	Housing development sites	Odiham Society (37)	Landscape works need proper maintenance	None (addressed by Local Plan Policy NBE2)
		Hart District Council (41)	Related text would benefit from clarification	Text clarified
2(v)	Dunleys Hill	Kember Loudon Williams for Avant Homes (25)	Not appropriate to change the policy to reverse changes made by the examiner of the original NP	Changes are made to better reflect the original intentions for this site
		Hart District Council (41)	Support policy but suggest clarification	Text clarified
2(vi)	Hook Road	Resident (32) Resident (38)	Various matters indicate that this allocated site is not suitable	None
		Woolf Bond Planning obo TA Fisher &	The number of dwellings proposed should be expressed as a	None

		Sons Ltd (39)	minimum	
3	Local gap	Resident (28)	The creation and maintenance of gaps is to be commended	No change needed
4	Housing mix	Resident (20)	Might be appropriate to delete table	Updated to reflect latest Local Plan
		Hart District Council (41)	Should reflect new Local Plan policy or be based on new evidence	Updated to reflect latest Local Plan
5	General Design Principles	Resident (19)	Supports	None
		Resident (20) Resident (21) Resident (26) Whitewater Valley Preservation Society (30) Odiham Society (37)	Need to address inappropriate industrial development	Additional text proposed to cross refer to Village Design Statement
		Resident (20)	Need to address increase in working from home	Additional text proposed to changing working arrangements
		Odiham Society (37)	Some changes to wording suggested	Some changes made
		Hart District Council (41)	Notes note the policy has been updated to emphasise the importance of open spaces identified in the latest Odiham and North	None

			Warnborough Conservation Area Appraisal	
6	Odiham Conservation Area	Resident (15)	Need flexibility in approach to replacing windows	Change in text to allow flexibility if overall approach maintains consistency
		Resident (19)	Supports	None
		Odiham Society (37)	Some changes to wording suggested	Some change made
		Hart District Council (41)	Should reflect the wording in relevant legislation	Changes made
7	North Warnborough Conservation Area	Resident (19)	Supports	None
		Odiham Society (37)	Some changes to wording suggested	Some change made
8	Basingstoke Canal Conservation Area	Resident (19)	Supports	None
		Odiham Society (37)	Some changes to wording suggested	Some change made
9	Odiham High Street	Hart District Council (41)	Need to reflect changes in terminology	Changes made
			The Policy could seek to ensure that development should not restrict the improvement of the walking zone and cycle routes in the LCWIP and where appropriate contribute to their delivery	Subject to further review of the LCWIP

10	Education	Headteacher Robert May's School (33)	Supports	None
11	Local Green Spaces	Historic England (7)	Neighbourhood plans can designate Local Green Spaces, which can be integral to the character of the area	Consideration is being given to designating additional LGSs
		Resident (24)	The Deer Park should be designated as a LGS	Consideration is being given to designating the Deer Park as a LGS
		Whitewater Valley Preservation Society (30)	Deer Park should be reconsidered for LGS status	Consideration is being given to designating the Deer Park as a LGS
		Resident (34)	Deer Park should be incorporated as Open Green Space	Consideration is being given to designating the Deer Park as a LGS
		Resident (36)	The Deer Park should be designated as a LGS	Consideration is being given to designating the Deer Park as a LGS
		Resident (37)	Deer Park should be reconsidered for LGS status	Consideration is being given to designating the Deer Park as a LGS
		Resident (42)	Deer Park should be incorporated as Open Green Space	Consideration is being given to designating the Deer Park as a LGS
		Resident (44)	Land at Salisbury Close deserves further protection as valuable public open space	Consideration is being given to designating the lane at Salisbury Close as a LGS
		Odiham Society (37)	The Deer Park should be designated as a LGS	Consideration is being given to designating the Deer Park as a LGS
12	The Natural	Resident	Need to support	New wording added

	Environment	(20)	biodiversity net gain	
		Kember Loudon Williams for Avant Homes (25)	would require Avant Homes to provide the POS, contribute to its maintenance and towards monitoring measures across the TBHSPA	Changes are made to better reflect the original intentions for this site
		Woolf Bond Planning obo TA Fisher & Sons Ltd (39)	Supports new wording in supporting text referring to new requirement for 10% increase	None
		Hart District Council (41)	Need clarity of how the policy will be implemented	Changes made
13	Assets of Community Value	Historic England (7)	Neighbourhood plans can designate ACVs, which can be important elements of the historic environment	ACVs have been designated and additional ones will be nominated to HDC in the usual way
		Resident (16)	Suggest another ACV	None. OPC to consider separately
		Odiham Society (37)	Suggest other ACV	None, OPC to consider separately
14	Dunleys Hill Open Space	Resident (19)	Supports	None
		Kember Loudon Williams for Avant Homes (25)	Not appropriate to change the policy to undo changes made by the examiner of the original NP	Changes are made to better reflect the original intentions for this site
		Hart District Council (41)	Related text would benefit from clarification, including relationship to Policy 2(v)	Text clarified

		Resident (43)	supports	None

APPENDIX 4 Summary log of Pre-Submission Responses

ODIHAM AND NORTH WARNBOROUGH NEIGHBOURHOOD PLAN - RESPONSES TO REG 14 CONSULTATION REVIEW OF (22 JANUARY TO 7 MARCH 2024)

Rep ID	Organisation	Summary of Comments	Parish Council Response
1	Resident	Summary of comments below. Full comments can be found on OPC's website.	Responses below.
1.a	Resident	I would like to know why the plan doesn't cover the whole neighbourhood and is silent on areas outside the villages? Eg one of the biggest proposed developments at lodge farm and the various proposals around solar farms would significantly impact the rural character of the surrounding area and there is nothing in the plan to help guide decision making around that.	The whole neighbourhood area (as defined in Para 1.1 of the NP) is included, not all areas will have specific area policies. There are however many NP policies that will apply and be relevant as-and-when any planning applications for development are made - whatever scale.
1.b	Resident	The plan also fails to acknowledge the upcoming change to the volume of water extracted from the River Whitewater which could potentially lead to increased flooding in key areas, particularly if existing flood plains and ancient defences such as ditches are built over as is proposed. Removing these ancient natural defences itself is a major change in the character of the neighbourhood and the plan should make provision to ensure that flood plains and ditches are protected.	Hampshire County Council is the Lead Local Flood Authority and consulted by Hart DC for larger planning applications. The NP review process therefore has very limited scope in this matter. Protection for large solar panel farms is similarly considered strategic in nature and outside the scope of the NP review. OPC will generally raise concerns and treat any application on its merit.
1.c	Resident	Also while I support biodiversity improvements I think the lack of emphasis on access and recreational utility of common land is unhelpful. For example, the vision should expressly include provision for improving access to share spaces such as Odiham Common, especially for those with restricted mobility as some of the pathways are now routinely boggy and impassable for much of the year. This damages the surrounding areas as walkers are forced off	Hampshire County Council is ultimately responsible for footpaths. OPC does have an objective of supporting improvement to footpaths and common land access, but money needs to be allocated from S106 development to fund upgrades to footpaths.

		track and so is counterproductive.	
2	Resident	I am happy to support the proposed updates to the Plan.	Comment noted, no changes necessary to the draft Plan as a result.
3	Resident	I fully agree with the changes to the Neighbourhood Plan as proposed. I think they are an accurate and carefully considered update to the existing plan and should be adopted straight away. My only question is why have some parts of North Warnborough been excluded? For example, those on the other side of the A287 – Holt Lane, Derbyfields and Stonelea Grove. I don't think it should hold up the adoption of these changes, but I would be interested to know why these areas of the village have been excluded. Many thanks to all for your hard work on this. It is an excellent piece of work.	The Plan does cover the whole neighbourhood area (as defined in Plan A of the NP).
4	Surrey County Council	Full Comments: Thank you for consulting Surrey County Council on the above application. Please note that we have no comments to raise.	Comments noted, no changes necessary to the draft Plan as a result.
5	Eversley Parish Council	Eversley Parish Council wishes to thank you for the opportunity provided to comment on your Neighbourhood Plan. However they feel that no comments are necessary.	Comments noted, no changes are necessary to the draft Plan as a result.
6	Resident	I would like to what a positive impact I believe your Neighbourhood Plan Review 2024 will. I totally endorse it and look forward to the future together. Many thanks	Comments noted, no changes are necessary to the draft Plan as a result.
7	Historic England (Statutory Consultee)	Summary of comments below. Full comments can be found on OPC's website.	Responses below.
7.a	Historic England (Statutory	HE welcomes the production of the review and are pleased to see that the historic environment of the parish features throughout;	Noted and the response of this statutory consultee responsible for the historic environment is gladly received.

	Consultee)		
7.b	Historic England (Statutory Consultee)	The NPPF sets out that Plans including Neighbourhood Plans should set out a positive strategy for the conservation and enjoyment of the historic environment;	Noted. The PC considers that the Neighbourhood Plan achieves this.
7.c	Historic England (Statutory Consultee)	HE explains that as a minimum the strategy should safeguard the elements of the neighbourhood area that contribute to the significance of its heritage assets	Noted. The PC considers that the Neighbourhood Plan achieves this.
7.d	Historic England (Statutory Consultee)	Neighbourhood plans should include information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings and areas of historic landscape character;	The plan draws heavily on the recently completed Conservation Area Appraisal (November 2022) and the separate appraisal relating to the Basingstoke Canal CA. The Village Design Statement (2009) is also relevant to the historic environment.
7.e	Historic England (Statutory Consultee)	NPs can also consider heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement;	The updated CA Appraisal (2022) addresses risk to the preservation of the character and appearance of the conservation areas and makes appropriate recommendations.
7.f	Historic England (Statutory Consultee)	It may be useful to involve local voluntary groups;	The Whitewater Valley Preservation Society and Odiham Society had inputs to the original NP and have engaged in the Reg 14 consultation process on the current review (and their comments appear elsewhere in this document).
7.g	Historic England (Statutory Consultee)	NPs should be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area and policies should ensure the maintenance of a strong sense of place;	The recently completed Conservation Area Appraisal (2022), the separate appraisal relating to the Basingstoke Canal CA and the Village Design Statement (2009) provide robust evidence and articulate clear objectives relevant to the maintenance of a strong sense of place.
7.h	Historic England (Statutory Consultee)	NPs can designate Local Green Spaces, which can be integral to the character of the area;	The original NP designates two LGSs. The Reg 14 consultation process has resulted in suggestions for additional LGSs for consideration. The PC is discussing this matter with Hart DC before deciding on its preferred approach as part of the NDP Review process.
7.i	Historic England	They can also designate Assets of Community Value, which can be important elements of the historic	The made plan identifies four possible ACVs, all of which have subsequently been designated. Another

	(Statutory Consultee)	environment;	(the Bell PH) has also been designated (in 2021). Any further ACVs will be nominated with Hart DC in the usual way.
7.j	Historic England (Statutory Consultee)	The Neighbourhood Plan can also identify ways in which Community Infrastructure Levy funds can be used to facilitate the conservation of the historic environment, heritage assets and their setting;	The made plan identifies several possible projects that might be supported by CIL funding, including enhancements to the Basingstoke Canal, which is a key heritage asset.
7.k	Historic England (Statutory Consultee)	HE provides a number of links to resources including HE Guidance Notes on neighbourhood planning and heritage assets (and their setting), Strategic Environmental Assessment and Sustainability Appraisal;	These useful resources are noted by the Parish Council.
7.l	Historic England (Statutory Consultee)	HE recommends the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF in addition to details about legislative and policy protections.	The NPPF and Hart Local Plan both contain glossaries therefore this does not need to be repeated in the Neighbourhood Plan.
8	Resident	I have reviewed the NP plan and table of changes. There has clearly been a lot of effort involved in carrying out this review which is much appreciated. In addition to the general updates to reflect changes in documentation and to reflect the building carried out in the interim period there are many welcome enhancements. In particular I noted the following: - Enhancements relating to the protection of the Deer (Little) Park (3.35 p43) - Better protection of trees (3.35 p44) - Better protection of open spaces and views (3.40 p45) - Allowance for the future canal wharf development (3.51 p55) - Recognition of the Village Centre Action Plan (3.61 p59) - Enhancement of Biodiversity (3.70 p63 et al) - Addressing Environment and Climate Change (3.82 to 3.84 p66)	Comments noted, no changes necessary to the draft Plan as a result.

		- Enhancements following Conservation Area Appraisal (Appendix 2 p78) There are numerous other enhancements in addition. Overall a very welcome and valuable review which I wholeheartedly support.	
9	Resident	I am a resident of Odiham and am responding to the request for comment on the proposed updates to our Neighbourhood Plan.	Comment noted, no changes necessary to the draft Plan as a result.
10	Resident	Many thanks for the work on this, I am writing to express my support for it**.**	Comment noted, no changes necessary to the draft Plan as a result
11	Resident	I am not sure if an email is the right way to confirm support for this update, however if it is please record my support.	Comment noted, no changes necessary to the draft Plan as a result.
12	Resident	May I please add my support and approval of the most recent Neighbourhood Plan Consultation.	Comment noted, no changes necessary to the draft Plan as a result.
13	Resident	We were pleased to have the opportunity, in the Bridewell on the 17th, to discuss the updates to Odiham's Neighbourhood Plan with Parish Councillors and other residents. We are content with the updates.	Comment noted, no changes necessary to the draft Plan as a result.
14	Resident	Being a regular user of the wider UK canal network, there has been a very noticeable increase in canal boats becoming residential – clearly a viable alternative to the increasing expense of other accommodation. I would have absolutely no objection to this type of use but with one exception: some stretches of canal are blighted with abandoned boats which are often in a very poor & unsightly state, sometimes partly sunk etc. My feedback, therefore, is that if residential use is permitted on the proposed new moorings/basin, then the canal authority should be able to remove and sell (to recover costs of removal) unlicensed or abandoned boats after a defined period (say 6 or 12 months?).	Comment noted, no changes necessary to the draft Plan as a result – if the boat basin does happen it will be up to the Canal Authority to issue licenses and see that the regulations are followed.
15	Resident	Some of the wooden windows at Palace Gate are sorely in	Comment noted appropriate changes made to

		need of replacement. However, new wooden windows are very difficult to source and are also very expensive. It should be acceptable for the existing wooden windows to be replaced, as and when necessary, by components made of uPVC which replicates the look of wood. This would also facilitate the maintenance of the uniform design and present character of the estate, whilst reducing maintenance and increasing thermal insulation qualities. It would be helpful if the neighbourhood plan recognised the need for such works and the benefits of using suitable materials in planned maintenance and refurbishment works.	Regulation 16 Draft Plan. Changes made, see changes incorporated in the Policy text below: Policy 6: Odiham Conservation Area xv d: "Vertically sliding sash windows or side-hung casement windows of traditional appearance. Trickle vents should be avoided or well concealed within the frame to maintain consistency with historic appearance. Windows to contemporary development can vary in detail but it is still important to consider their design and proportions in relation to the character of the area. Replacement of windows to groups of buildings in separate ownership (flats etc) will be supported where there is a consistent approach to the design and appearance of the group.; and
16	Resident	Thank you for allowing me to comment on the Neighbourhood Plan which I believe is an excellent document for our community. I have several comments (in Red) that I would be pleased to submit for review and consideration. 1) So far, about half the new housing foreseen in the Plan's lifetime has already been delivered including developments at Crumplins Yard and Western Lane. I believe that Western Lane should be West Street as the recent new developments has its entrance from West Street. 2) History and Parish Profile 1.14 Should the land known as The Firs on Firs Lane be mentioned as land of historical significance and natural beauty? 3) Goals and Objectives- 2.2 (Proposed additions in Red). 4. To maintain and ideally improve recreational and sporting facilities and other community amenities including footpaths and cycleways. The objectives of this goal are as follows: To protect and ideally extend the provision of recreational opportunities and sporting facilities for community use;	Comments noted and where appropriate revisions have been made to the Regulation 16 Submission Plan version of the plan. The site was known as 4 Western Lane and was allocated in the made Neighbourhood Plan so making changes to it at this stage is likely to lead to confusion so no changes are proposed. Policy 13: 3.88 OPC to consider proposing the Parish Room and the Public Toilets for ACV designation with Hart DC.

		To sustain, and where possible, improve and extend footpaths in the Parish for all residents, including those with limited mobility; and Where possible to provide cycleways between Odiham and North Warnborough, RAF Odiham and Hook within key development sites and to key amenities such as the schools and the Hook train station. Policy 13: Assets of Community Value (propsed addition in red). 3.88 The following properties have been designated by Hart District Council: The Baker Hall (Listed 13 October 2023) The Cross Barn (Listed 13 October 2023) North Warnborough Village Hall (Listed 13 October 2023) The Library Building ("The Bridewell") (Listed 10 June 2019) The Bell Public House (28 June 2021) The Parish Room, Odiham - We propose that this should be considered a community asset as it holds historical exhibitions and is an archive centre for Odiham.	
17.	Resident	I live in Greywell and took a keen interest in the original Neighbourhood Plan process as many aspects were relevant to neighbouring villages (especially Greywell). The extant Plan was the result of what I consider to be a very professional piece of work and the proposed changes in the consultation represent well considered and relevant updates. As such it has my support without any reservations whatsoever.	Comment noted, no changes necessary to the draft Plan as a result.
18	Resident	I was an active supporter of Odiham's original Neighbourhood Plan. Although I live in nearby Greywell the Odiham Plan is still important to me (and many other residents in our village) as so much of what happens in Odiham is relevant to our local interests. The original Plan was born out of a lot of hard/detailed work and my judgement of the review of the Plan is that the changes	Comment noted, no changes necessary to the draft Plan as a result

		are equally well considered. The proposed updates have my full support.	
19	Resident	I strongly support the proposed changes in the Review of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 which has been published for Pre-Submission Consultation by Odiham Parish Council. It is clear the council has approached the review process with the same thoroughness, principles of good practice, use of professional advisers and commitment to public consultation that characterised the process by which the current Plan was created. I am particularly supportive of the following proposed changes: 1. **The desire to recognise more fully the significance of the remaining burgage plot boundaries on Odiham High Street and the insertion of text regarding the accessibility and character of the Little Park** The burgage plots and Little Park are two important elements of the parish's historic built environment and landscape. Research continues to reveal more and more evidence of Odiham's Tudor past and how it is physically evidenced in what survives in and around the Cross Barn and Deer Park – see for example a recent paper on the English royal stud site at Odiham published in The International Journal of Equine and Equestrian History; 2. **Linking housing allocation at site V Land at Dunleys Hill to the delivery of Policy 14 (Dunleys Hill Open Space)** This was clearly the Plan's intention when it was submitted for Examination, as the Examiner stated in his Note to Hart District Council requesting clarification on specific policies https://odihamparishcouncil.gov.uk/wp-content/uploads/2020/10/OPC-examiners-answers-final-1.pdf : 'I can see from the combination of policies 2 and 11	Comments noted, no changes necessary to the draft Plan as a result.

		that the intention is to develop the land at Dunleys Hill for open space as part of a package with housing sites at 2/1, 2/2 and 2/3 and 2/5. This is precisely the type of imaginative proposal that is appropriate to be included within submitted neighbourhood plans'. Unfortunately the change ended up making the proposal less enforceable; 3. T**he new text in Policy 5 Design, Policy 6 Odiham Conservation Area, Policy 7 North Warnborough Conservation Area and Policy 8 Basingstoke Canal Conservation Area** The text emphasises the important role of views to and from open spaces in creating the rural character of these Conservation Areas, and of the rural setting which frames and greatly enhances the parish's historic built environment.	
20	Resident	Summary of comments below. Full response can be found on OPC's website.	See the PC's responses below.
20.a	Resident	Inappropriate industrial development impact on neighbours, traffic congestion, views, SSSI, SINCs	Wording to added to supporting text Policy 1 para 3.9: 'The Village Design Statement (Section 5) identifies the countryside as highly valuable and states that "very large and alien buildings could easily destroy significant views and have a severe environmental impact, including increased traffic activity on small roads." New Wording added to as Policy 5i: Development proposals shall demonstrate how they have responded to the assessments and advice in the adopted Village Design Statement.
20.b	Resident	Parking	Parking is one of the aims and proposals of the Plan at Paragraph 4.5.
20.c	Resident	Housing numbers and windfall sites. Could NP indicate numbers from future developments.	It is beyond the capability of the NP to forecast what future unallocated land may become available.
20.d	Resident	Self and custom building housing. Included in NPPF and Hart Local Plan. Could support for custom and self	The NPPF and Hart Local Plan support custom and self-build homes. It Is a statutory requirement for Hart

		building housing be included in the NP?	DC to provide this.
20.e	Resident	Biodiversity and tree planting. Could NP incentivise additional biodiversity enhancement over and above the statutory 10% through the NP?	New wording has been included in Policy 12 to acknowledge 10% biodiversity net gain requirements.
20.f	Resident	M4(2). Desirability of more homes being built to M4(2) standard to provide flexible and adaptable living for occupants.	National and local policies already dictate accessibility requirements.
20.g	Resident	Working from home. Could NP reflect need for additional rooms or annexes?	Add to Policy 5 In so far as planning permission is required, proposals will be supported which assist home working in the Parish including the alterations of buildings and the development of live-work units subject to conformity with other policies in this Plan.
20.h	Resident	Housing mix and extensions. Should table be deleted?	Policy 4 will be updated to reflect Local Plan policies.
20.i	Resident	Living space in roofs. Explain the reasons for restrictions for roof extensions. Not clear whether intention is to restrict ridge heights or why?	Height restrictions are in place to allow new developments to fit in with neighbouring properties.
20.j	Resident	Brownfield development. Development should meet minimum space standards.	National and local policies already dictate these standards.
20.k	Resident	Listed buildings. Could NP acknowledge and encourage owners to continue good work with improving listed buildings. Could NP give support to such proposals of desirable works to improve energy efficiency, accessibility and improved living conditions?	Conservation officers have expert knowledge on this, and the new Conservation Area Appraisal gives guidance.
21	Resident	My wife and I attended the Bridewell in Odiham on the 17/02/24 to view and discuss the amendments to the Neighbourhood Plan. The Plan and the proposed amendments appear to have been very well thought out and is very comprehensive save for the fact that it does not deal with the possible development at Lodge Farm of huge warehouses on a huge section of land which is purely agricultural. We are completely opposed to any form of further development at the Farm which already has many Warehouses/ barns in a commercial setting and all in addition to the Farm shop. The proposed introduction of any warehouses let alone the hugely high structures possibly to be proposed would	Comments noted and where appropriate revisions have been made to the Regulation 16 Submission Plan Wording to be added to Policy 1 para 3.9: 'The Village Design Statement (Section 5) identifies the countryside as highly valuable and states that "very large and alien buildings could easily destroy significant views and have a severe environmental impact, including increased traffic activity on small roads." New Wording added as Policy 5i: Development proposals shall demonstrate how they have responded to the assessments and advice in the adopted Village Design Statement.

		be an aberration which would affect not only the immediate properties but the villages of North Warnborough and Odiham and Hook and indeed other local villages. The proposal which cannot in any sense be necessary, or of benefit to, our neighbourhood nor of National significance bearing in mind that the proposals are purely speculative and should not be even considered on the proposed site. The land has been farmed for many years, it is adjacent to one of very few chalk streams, it floods at times.and I believe has Roman remains within its proposed cartilage not to mention a public footpath. The proposal if successful would increase enormously the traffic flow of both large Lorries and private vehicles as not only would the Lorry traffic (estimated at some 200 plus movements per day) but the many hundreds of private cars for the estimated 2000 employees using the already busy local roads thus increasing traffic congestion at least as far afield as Alton Farnham Upper and Lower Hale and others. The proposed use would also inevitably increase noise pollution both within the site and locally from the vehicles entering and leaving on what may be a 24 hour per day basis. In our view the proposal must be opposed with all the strength and expertise that the Parish Council can bring to bear including canvassing the Hart District Council members who according to their election pamphlets are against the proposals already. In conclusion it appears that the proposed scheme has no Planning justification which would justify the change of use of the agricultural land and is an ill conceived scheme which would be in breach of the existing Planning position and be only of benefit to the land owner, the developer	

		and the planning advisers.	
22	Resident	Having read the proposed changes, I have no specific comments but support the changes.	Comment noted, no changes necessary to the draft Plan as a result.
23	Resident	I am pleased to advise that I have read, and support, the proposed updates as circulated.	Comment noted, no changes necessary to the draft Plan as a result.
24	Resident	Summary of comments below. Full response can be on OPC's website. Wishing the Deer Park to be added as a Local Green Space and giving evidence for its designation.	Consideration is being given to the evidence and may be added as a Local Green Space if the criteria is met.
25	Kember Loudon Williams on behalf of Avant Homes	Summary of comments below. Full response can be found on OPC's website. Avant Homes hold a contractual interest in the land at Dunleys Hill, Odiham that is allocated for "approximately thirty dwellings" within Policy 2v (Site v) of the Neighbourhood Plan – made in June 2017. Policy 14 – Dunleys Hill Open Space seeks to make provision of public open space adjacent to Site v. Summary of Paragraph 4: The Examiner of the (ultimately made) plan recommended modifications to Policy 2v and the addition of Policy 14. Summary of Paragraph 5: The Examiner removed clauses from Policy 2v which required works to the Public Open Space. He also created Policy 14 to define the POS. Summary of Paragraphs 8 and 9: The NP review is changing the proposed obligations in Policies 2v and 14. Summary of Paragraphs 10 and 11: The policy is being changed retrospectively. Summary of Paragraph 12:	The Examiner's report as a whole made clear that the Examiner intended to transfer those policies, or equivalent ones, into Policy 14 – quote: 7.46 *"In my commentary on Policy 11 (Local Green Spaces) later in this report I have recommended that the proposed open space is addressed through a separate policy rather than the local green space policy.* ***I have recommended the incorporation of some of the elements of this policy into that new policy****. This will make the requirements for each site much simpler to understand and will meet the need for clarity as set out in the NPPF. I recommend associated modifications to this policy by way of deleting criteria* ***that sit better within the format of the recommended new policy****."* The changes made recognise the commitment made by Avant Homes during the making of the original plan and the previous Examiner's enthusiasm for this proposal in the Submission version of the made plan, which he describes in para 7.46 as *"innovative and proactive planning"* The proposed policy was agreed and endorsed by the representative for Avant Homes through every consultation stage of the initial NP **in order to secure**

		The policy would require Avant Homes to provide the POS, contribute to its maintenance and towards monitoring measures across the TBHSPA. Summary of Paragraphs 13 and 14: This is inequitable compared to other sites and impacts viability. Summary of Paragraph14: The proposal would impact on the viability of the development. Summary of Paragraph 15: No requirement was made of the developers of Site 2ii or Site 2iii for the upkeep of the Public Open Space. Summary of Paragraph 16: The proposed change tries to retro-fit provision of the POS to sole delivery of Dunleys Hill site, which would not accord with the Examiner's report or reflect the basis of the negotiation between Avant Homes and the landowners on the option for the land. Summary of Paragraph 17: The onus on Avant Homes is disproportionate. Summary of Paragraphs 18 – 20 : The Health check does not require change in this policy. Summary of Paragraph 21: No discussions have been held between OPC and Avant Homes regarding the proposed modification. Summary of Paragraphs 24 – 26: The health-check report concludes Policy 14 does not need to be modified. Summary of Paragraph 27: The original NP should have provided for this.	the allocation of the 1 ha for housing. It is clear from the **attached correspondence** that the requirement was committed to by Avant Homes to secure the original NP site allocation in the plan. Furthermore, Avant Homes' representative came to a meeting of Odiham Parish Council on 5th January 2021. The minutes state: ***Presentation by Kember*** *Loudon Williams on proposals for Dunley's Hill site* *Mr Black presented two outline options for 43 housing units at Dunley's Hill on Neighbourhood Plan (NP) Policy site 2v. Mr Black explained that, since his previous representation to the Council in 2019, the developer had since worked with the owner of the adjacent land to the north of the site which was designated as public open space (POS) in NP Policy 14. The developer hoped to find a solution through a land deal to develop the entire site which included 43 housing units on NP Policy site 2v and public open space. The developer presented a constraints map for the two options which were both for 43 units on 1.3 hectares of land.* *The developer expressed an interest in working with OPC to develop plans for the 3.18 hectares of POS to create an attractive solution which enhanced the entire site and promoted biodiversity. It was hoped the POS would be offered to OPC through a S106 agreement which included a 3-5 years management fund. The developer re-iterated they had not control over the POS land and were seeking a land agreement.* *Mr Jones stated there had been a lengthy process with NP Policy 14 land owners before reaching this position.* *(Attendees were noted as: Julian Black (Kember Loudon Williams), Grant Westall-Reece (Avant*

			Homes), Warren Jones (Kingerlee) Avant Homes agreed to this in order to secure the allocation of the land for housing in the first place and further told the parish council in January 2021 that they could achieve this This was clearly not the position of Avant Homes at the time the site was allocated. It was the SOLE basis for allocation of this very sensitive site in what would otherwise have been Local Gap site in the NP as Avant Homes was aware, **see correspondence** between former NPSG and Avant Homes. Avant Homes is being unreasonable in changing its position again following the meeting on January 5th 2021. No evidence has been provided to support the statement that the provision of Public Open Space would make the site unviable. The POS was not in existence when the planning application was granted so no contribution could be sought at that time. Policy changes made to revise the POS access and parking space requirements to be accessed off Western Lane, to be a shared access with the development site. Also consider how to change policies 2v and 14 to highlight the POS layout needs to support SPA mitigation. Refer to HRA docs provided by Hart for text, it also reinforces the full 3.48 ha area must be allocated. The policy change is based on the clearly visible intent of the made NP (3.78 that "*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.") and the commitments offered and promoted by the developer at the time of original allocation. This was the basis of the original allocation and was agreed to by Avant Homes' representative. Examination of the existing NP included an explanation of why policies were structured this way (and consequently meet the basic conditions for the plan) The consultant wrote the Healthcheck "based on the information publicly available, so was unaware at the time of the background to the original allocation of the site. OPC is however acutely aware of Avant Homes' decision seeking to exploit an apparent omission/oversight in the Examiner's report when making planning applications. At the time of consultation, a planning application for the site was under consideration by Hart. It was not deemed appropriate for OPC to discuss the matter during the application. OPC is seeking to redress the apparent oversight/omission. The necessity is to keep faith with residents of the parish who reluctantly agreed to the allocation of 1ha of this site on the basis that the remainder would be provided by the developer as Public Open Space. The attached extracts from the consultation process for the original plan demonstrate that and Avant Homes' own correspondence clearly shows their understanding of this. The original NP did provide for this following very clear

			support from Avant Homes in order to secure the allocation. An email dated 27 November 2015 from JB Planning for Avant Homes to the Steering Group stated: ***"1.25*** *The text refers to key points that emerged from the recent draft Neighbourhood Plan consultation. Regarding Dunleys Hill, it is stated that many of the 75 objectors appeared to assume that the gap would disappear, rather than combine both designated Local Green Space for a public open space and some housing as had been proposed. We very much welcome the fact that the Pre-Submission Draft text provides further clarity and detail in respect of this matter. We can confirm that our client is fully committed to ensuring that 3.5 hectares public open space provision will be a key component of any future development scheme, with 1 ha (net) of housing being provided as enabling development."* The full email can be viewed on OPC's website. **Consequently, no changes to the Regulation 16 draft plan have been made based upon the Consultee Regulation 14 Comments.**
26	Resident	I am writing as a resident to register my support for the proposed changes to the original Neighbourhood Plan made 7 years ago. Any additional wording which would give protection to the rural setting of the parish from industrialisation (such as the warehouse structures at Lodge Farm) would be welcome. I am of the opinion that the two waterways which run through the parish (namely the River Whitewater and the Basingstoke canal) would benefit from an extension to the margin of protection to 20 metres at least, along their	Comments noted and where appropriate revisions have been made to the Regulation 16 Submission Plan version of the plan.

		entire length. Public open spaces provide many benefits to residents and wildlife and should be supported.	
27	Resident	I support the update of the Neighbourhood Plan.	Comment noted, no changes necessary to the draft Plan as a result.
28	Resident	Having read the updated plan I would commend the efforts of all who have contributed. I would give my total support to the update. I believe it is vitally important we ensure no further housing developments are permitted beyond those in the plan. Car parking is an ongoing challenge for Odiham so all efforts to assist the situation would be much appreciated. The creation and maintenance of gaps is to be commended.	Comments noted, no changes necessary to the draft Plan**.**
29	Resident	Summary of comments below. Full response can be found on OPC's website.	See the PC's responses below.
29.a	Resident	Disagrees with the outcomes of the Health Check with regard to the development site at Hook Road.	The Health Check was prepared as a scoping exercise for the Parish Council using only public available documents (i.e. The Plan) and monitoring reports. It was approved by the Parish Council
29.b	Resident	Current plan fails to address safety of residents and adequate car parking provisions.	Parking is one of the aims and proposals of the Plan at 4.5
29.c	Resident	The issue of flooding is unaddressed. The Neighbourhood Plan must incorporate robust measures to mitigate the risks of flooding.	The District Council, Environment Agency and water companies deal with flooding issues not the Neighbourhood Plan.
29.d	Resident	The inclusion of Hook Road as a development site should be looked at again in the light of windfall properties close to this site.	The site at Hook Road was selected following extensive consultation in the original Neighbourhood Plan and passed the examination and referendum. It has been formally 'made' by Hart District Council. Windfalls sites are not a reason to remove a selected site as Hart considers these separately and relies for the usual rate of windfalls in their calculations of houses needed.
30	Whitewater	Summary of comments below. Full response can be found	Responses are provided below.

	Valley Preservation Society	on OPC's website.	
30.a	Whitewater Valley Preservation Society	The review supports a number of significant planning and environmental issues which align with the objectives of the Whitewater Valley Conservation Society (WVCS). Therefore, the WVCS Committee, at a committee meeting on 4th March, unanimously voted to support the revised plan and suggested three possible extensions for the kind consideration of the Parish Council	Support is noted.
30.b	Whitewater Valley Preservation Society	• to improve protection of the Deer Park by re-considering it for Local Green Space status.	The Local Green Space Assessment evidence base is being updated and the Local Green Space Policy is being reviewed.
30.c	Whitewater Valley Preservation Society	• to extend the margin of protection afforded, from inappropriate development to the canal and the river, to 25 metres on both sides.	No evidence has been provided to support this suggestion.
30.d	Whitewater Valley Preservation Society	• to emphasise the importance of the rural setting of the parish and conservation areas and the need to defend such settings from industrialisation caused by developments (such as significant warehouse structures). The Whitewater Valley Conservation Society supports the plan and highlights the following: • Protection against any impact on water quality. • Increases in biodiversity in public open spaces. • Protection of the numerous important views throughout the parish. • Aims to deliver 10% net sustainable biodiversity gain from any development. • Improvements and increases to wildlife habitats. • Incorporation of OPC Environmental and Climate Change policies. • Improved tree protection. • The Plan reflects the latest Odiham and North Warnborough Conservation Area appraisal. • The Plan improves support for the planned Public Open Space in Odiham/N Warnborough gap at Dunleys Hill.	Wording to be added to Policy 1 para 3.9: 'The Village Design Statement (Section 5) identifies the countryside as highly valuable and states that "very large and alien buildings could easily destroy significant views and have a severe environmental impact, including increased traffic activity on small roads." New Wording added to Policy 5i: "Development proposals shall demonstrate how they have responded to the assessments and advice in the adopted Village Design Statement."

		The WVCS welcomes the fact that once completed, and accepted by HDC, the Plan becomes a formal policy document within the district's planning portfolio and will be used to support planning decisions and appeals to the benefit of the Parish and its residents and, consequently, the Whitewater Valley, its residents and visitors.	
31	Resident	Summary of comments below.	See the PC's responses below.
31.a	Resident	My brief comments are: Page 7 1.10 the sentence " This 2024 Neighbourhood Plan Update provides on the reasoning and evidence that the Plan." This sentence doesn't make sense.	Point noted, to be updated accordingly.
31.b	Resident	Page 13 paragraph beginning " Neighbourhood Plan Update (2024)" in red font doesn't provide enough detail about" ….latest position on site allocations and other changes locally……"	Point noted, additional information to be provided.
31.c	Resident	Page 14 1.39 and 1.40 doesn't evidence detail about " mitigation measures" which are a new addition to the original Neighbourhood Plan.	Point noted, additional reference to Hart Local Plan Policy NBE3 to be provided.
32	Resident	Summary of comments below. Full response can be found on OPC's website.	Responses are provided below.
32.a	Resident	I am reaching out to express my disappointment with the recent neighbourhood plan review, particularly regarding the oversight of certain crucial aspects, such as the land at Hook Road. While I acknowledge the effort put into the process, there are significant concerns that have not been adequately addressed.	Noted.
32.b	Resident	One major issue is the health check outcomes, which I believe have failed to account for important factors, including the situation at Hook Road. Despite community concerns and the significance of this area, it appears to have been disregarded in the review process.	The Health Check was prepared as a scoping exercise for the Parish Council using only public available documents (i.e. The Plan) and monitoring reports. It was approved by the Parish Council.
32.c	Resident	The current plan lacks provisions for resident safety and sufficient car parking, which could greatly impact accessibility and convenience for both residents and properties in the area.	Parking is one of the aims and proposals of the Plan at 4.5.

32.d	Resident	Additionally, the issue of flooding remains unaddressed, despite the site experiencing two floods from regular storms in 2024 alone. This lack of attention to environmental challenges is concerning, especially with plans to develop 15 dwellings on the land.	Flooding matters are addressed through the national policy (NPPF) and the Hart Local Plan.
32.d	Resident	Furthermore, there is a notable imbalance in the plans, favouring individual interests over the collective needs of the community. Recent changes, such as the infill of Jolly Miller Close, seem to have been overlooked since the plan's formulation in 2018. This further development not only increases risks but also threatens the countryside ambiance of the conservation area. It is crucial that any neighbourhood plan reflects the diverse needs of all residents and I urge the Parish Council to reconsider the review process and ensure that all relevant issues, including those concerning Hook Road, are thoroughly evaluated, and addressed. Thank you for considering my concerns. I am hopeful that positive steps will be taken to create a neighbourhood plan that truly serves the best interests of Odiham's residents.	The site at Hook Road was selected following extensive consultation in the original Neighbourhood Plan and passed the examination and referendum. It has been formally adopted by Hart District Council. Windfalls sites are not a reason to remove a selected site as Hart considers these separately and relies for the usual rate of windfalls in their calculations of houses needed.
33	Headteacher Robert May's School	Summary of comments below. Full response can be found on OPC's website.	Responses are provided below.
33.a	Headteacher Robert May's School	Thank you for the opportunity to comment on the pre-submission Plan documents. Robert May's School serves Odiham, North Warnborough and the surrounding villages in a catchment area of 100 square miles. The school recently expanded to 10 form entry and is now full, with 1,350students.	Noted.
33.b	Headteacher Robert May's School	One of our greatest challenges is to ensure all of our facilities meet students' needs, with historic expansion largely benefitting general teaching space over more specialist areas. Among other things, the school is	Noted.

		significantly under-landed for the numbers on roll and new accommodation is needed for outdoor and indoor sports. Accordingly, we strongly support Policy 10: Education that safeguards land adjoining Robert May's School for educational purposes and community outdoor recreation facilities. The school shares its existing sports facilities extensively with the community and we are well aware of the shortage of such spaces in our catchment area. The plan rightly seeks to "protect and ideally extend the provision of recreational opportunities and sporting facilities for community use".	
33.c	Headteacher Robert May's School	To emphasise this objective, may we suggest including a specific policy to this effect?	The Parish Council considers the existing policy (Policy 10) to be appropriate as it safeguards the land for educational purposes provided that they are confined to outdoor recreational facilities.
34	Resident	I am writing in support of Hugh Sheppard's proposal to the OPC that the Deer Park be incorporated as Open Green Space as part of the Neighbourhood Plan Review.	The Local Green Space Assessment evidence base is being updated and the Local Green Space Policy is being reviewed.
35	Odiham Consolidated Charities	Summary of comments below. Full response can be found on OPC's website.	Responses are provided below.
35.a	Odiham Consolidated Charities	Trustees of Odiham Consolidated Charities (OCC) appreciate all the work undertaken by the Parish Council in producing the consultation draft of the Neighbourhood Plan review. Trustees only wish to make comments on the paragraphs dealing with Rural Exception Sites. In the hope of a further rural exception site becoming available, OCC has a reserve of £1,000,000 to finance another project of this nature. That sum could, with good fortune, be supplemented by government funds drawn down through Hart District Council (HDC).	Noted.
35.b	Odiham Consolidated Charities	The Hart Local Plan (HLP) 32 and the latest NPPF have introduced changes that are pertinent to updating. OCC would like to submit the following comments, which trustees hope will be helpful in finalising the draft: a) The paragraph mentioning the completed rural	The proposed changes are noted and accepted apart from the Neighbouring Plan needing to mention specific organisations as advised by Hart DC in its response to the Regulation 14 Consultation.

		exemption site (in red in the draft) is a welcome addition. Naming the site and its approximate location could be valuable for readers unfamiliar with it. *A rural exception scheme for 12 houses (Warren Andrew Close near the Derby Inn) was completed in 2023 and is now fully occupied. Nine houses are for affordable social rent and 3 are for shared ownership. (Application 19/01749).* b) Continued enthusiasm of the Parish Council and retention of the short explanation of the benefits of a rural exception site is very positive. Trustees of OCC wish to suggest a few additional words (in purple) which could be included in the final draft. *Odiham Parish Council remains keen to identify another Rural Exception Site. A Rural Exception Site allows construction of a small number of houses on land outside (but adjacent to) the settlement boundary in places that might not satisfy the normal planning policies. All such houses may be allocated using local connection criteria. The Neighbourhood Plan consultation process and the Housing Needs Survey of 2008, updated in 2015, established that residents favour such local connection criteria. Further work to confirm continuing need may be required.* c) Since site identification is the greatest challenge in progressing another rural exception site, it is suggested that a paragraph with that focus would be helpful. It would also enable mention of Action Hampshire, which has recently established a fresh partnership with HDC Housing. A possible form of words, illustrated in purple text, is in the box below. *Identifying a suitable, viable and available site is the key challenge to be overcome when seeking a further rural exception site. The Parish Council will work with Hart District Council and Action Hampshire (which has*	

		funding to assist district and parish councils) to investigate suitable opportunities. *In the event of a Rural Exception Site being identified and the landowner's agreement secured, the Parish Council will work Action Hampshire, Hart District Council and Odiham Consolidated Charities to progress a project.*	
35.c	Odiham Consolidated Charities	Trustees of OCC wish to commend the goals and work undertaken so far by the Parish Council and are keen to help in any way to assist the identification, and development of a further rural exemption site.	Noted.
36		We would like to register our total support for the submission to the Neighbourhood Plan Review by […] regarding the designation of the Deer Park as a Local Green Space.	The Local Green Space Assessment evidence base is being updated and the Local Green Space Policy is being reviewed.
37	Odiham Society	Summary of comments below. Full response can be found on OPC's website.	Responses are provided below.
37.a	Odiham Society	Plan should pay more attention to any development in the open countryside which affects the rural setting and character of Odiham and North Warnborough.	Wording added to **Policy 1 para 3.9**: "The Village Design Statement (Section 5) identifies the countryside as highly valuable and states that "very large and alien buildings could easily destroy significant views and have a severe environmental impact, including increased traffic activity on small roads." Wording added to **Policy 5** –inserted as **5i** – "Development proposals shall demonstrate how they have responded to the assessments and advice in the adopted Village Design Statement". New Wording added to **Policy 5 (xiv**) "Development shall be designed, constructed and operated to ensure that noise levels are maintained as low as possible at all times in accordance with technical specifications to be defined by the local planning authority" and **(xiv)** "Development shall be designed, constructed and operated to ensure that lighting is unobtrusive and does not harm the countryside".

37.b	Odiham Society	Support and request reconsideration of the designation of part of the Deer Park as Local Green Space, given other large designations elsewhere.	The Local Green Space Assessment evidence base is being updated and the Local Green Space Policy is being reviewed.
37.c	Odiham Society	Paragraph 3.14 is unclear. It refers back to para 1.8 which has never existed so the explanation of housing numbers needs to be reviewed.	Noted and updates made accordingly.
37.d	Odiham Society	Policy 2. Most of the allocated sites require landscaping and tree planting but no mention is made of the need for early maintenance of such planting and replacement of it if it dies.	NBE2 of the Local Plan does require "*Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings".* This is normal good practice typically imposed by condition (included within a landscape strategy and management plan).
37.e	Odiham Society	Policy 6 xv c we are unclear what is meant by "jettied gables" and suggest removal of this phrase for clarity.	A jettied gable is one which overhangs the storey below it and is a commonly used architectural phrase therefore no change is required.
37.f	Odiham Society	Policy 6 xvii and Policy 7 vii we suggest replacing "must seek to" with "shall"	Replaced with "shall"
37.g	Odiham Society	Policy 7 vi c we suggest replacing "cleft-timber railing" with "fencing"	Changed to "cleft timber rails".
37.h	Odiham Society	Design and conservation policies (5-8). Most clauses say "shall". All should say "shall" and not "should" or "seek to".	Replaced with "shall".
37.i	Odiham Society	Para 3.77 add "to" between "expected" and "enhance"	Add "to".
37.j	Odiham Society	Page 66. We suggest that both the Parish Room and the public toilets in King Street be added to the list of Assets of Community Value.	The Parish Council will consider proposing the Parish Room and the Public Toilets as ACVs to Hart DC.
38	Resident	Summary of comments below. Full response can be found on OPC's website.	See the PC's responses below.
38.a	Resident	Disappointed that review did not take place in 2022 which	The Parish Council was unable to carry out a review

		was the desired 5 year review date.	due to funding and staffing issues.
38.b	Resident	Current plan fails to address safety of residents' adequate car parking provisions and preserving listed properties	Parking is one of the aims and proposals of the Plan at 4.5
38.c	Resident	The issue of flooding is unaddressed. Neighbourhood Plan must incorporate robust measures to mitigate the risks of flooding.	The District Council, Environment Agency and water companies deal with flooding issues not the Neighbourhood Plan.
38.d	Resident	The inclusion of Hook Road as a development site should be looked at again in the light of windfall properties close to this site.	Site at Hook Road was selected following extensive consultation in the original Neighbourhood Plan and passed the examination and referendum. It has been formally adopted by Hart District Council. Windfalls sites are not a reason to remove a selected site as Hart considers these separately and relies for the usual rate of windfalls in their calculations of houses needed.
39	Woolf Bond Planning obo TA Fisher & Sons Ltd	Summary of comments below. Full response can be found on OPC's website.	See the PC's responses below.
39.a	Woolf Bond Planning obo TA Fisher & Sons Ltd	Client has a controlling interest in land to the east of Hook Road, North Warnborough (Allocated for housing development under Policy 2 of the 'made' Neighbourhood Plan ("NP").	Point noted.
39.b	Woolf Bond Planning obo TA Fisher & Sons Ltd	As an overarching comment, and general observation, the consultee is supportive of the plan-led approach to place-making and this includes in relation to neighbourhood planning.	Point noted.
39.c	Woolf Bond Planning obo TA Fisher & Sons Ltd	The consultee generally commends the Parish Council's endeavours and proactive approach to updating the NP, and offer comments on a positive basis in order assist the NP Team in preparing a Plan that continues to be fit for purpose and in line with current national planning policy, having regard to satisfying the basic conditions.	Point noted.
39.d	Woolf Bond Planning obo	Suggestion that some of the proposed amended wording in the draft NP Review is revised to ensure consistency	The comments in relation to the housing requirement point out that Policy SS1 of the Hart Local Plan (2032)

	TA Fisher & Sons Ltd	with the NPPF in terms of achieving housing delivery and making effective use of land. The draft NP Review effectively specifies the quantum of housing expected to be delivered on each of the allocated sites within the NP area. This does not reflect the wider wording within the NP Review document and is not consistent with the NPPF objective of significantly boosting the supply of housing and ensuring the best and most effective use of land. In this regard, and as drafted, it therefore would not accord with the basic conditions and other legal requirements. The key policy in the Local Plan which sets the housing requirement for the District is Policy SS1: Spatial Strategy and Distribution of Growth. This confirms that the housing requirement for the Plan period is 7,614 homes (432 per annum). Part d) sets out that part of the housing supply will come forward through the delivery of new homes through Neighbourhood Plans, and Table 1 'Sources of Housing Supply' specifies that 111 homes will come from 'Sites in the Odiham and North Warnborough Neighbourhood Plan without planning permission at 1st April 2018'.	states the housing requirement for the Plan is 7,614 homes. Table 1 (Sources of Housing Supply) in the supporting text states that 111 will be sourced from sites in the Odiham and North Warnborough Neighbourhood Plan without planning permission at 1st April 2018.
39.e	Woolf Bond Planning obo TA Fisher & Sons Ltd	The consultee makes the point repeatedly that the NP allocations should be rephrased to ensure each site is delivering its 'full potential of dwellings' and the consultee refers to it making "good planning sense to to 'maximise' the delivery of housing on sites". The consultee considers therefore that all housing figures shoud be a 'minimum figure' and proposes wording as such.	The Local Plan does not refer to this being a minimum housing figure for Odiham and North Warnborough. The Local Plan explains at Paragraph 92 that any potential shortfall will be addressed through the next Local Plan Review (not through Neighbourhood Plan Reviews). The NP of course needs to be in general conformity with the strategic policies of the development plan. Furthermore, Hart District Council's Authority Monitoring Report (December 2023) confirms a housing surplus of approximately 160 dwellings by the end of the plan period.
39.f	Woolf Bond Planning obo TA Fisher & Sons Ltd	The consultee states that it remains for the Local Plan to identify sites for the delivery of the remaining 230 dwellings, and it considers that there is scope to re-phrase the NP allocations to ensure that each site is delivering its full potential of dwellings. It considers this would assist in the District meeting the overall housing requirement, and	The Neighbourhood Plan wording already states for each allocation that the housing number is an approximate figure. There is nothing in the NPPF that describes delivering 'full potential' or 'maximising the delivery of housing on sites'. This is simply not supported by Local or National policy.

		would update the NP in line with the current NPPF. The consultee's detailed comments on the draft wording are as follows: • **Draft Paragraph 1.9** : Re-drafted paragraph 1.9 is overly prescriptive in respect of the number of new homes that the neighbourhood area anticipates delivering over the Plan period. This could prove restrictive for housing delivery and problematic in community engagement with neighbours local to the allocated sites when developing schemes and preparing planning applications. • It also does not reflect one of the main objectives of the NPPF which is to ensure that housing delivery is forthcoming and responsive to various environmental and economic considerations. In the spirit of 'significantly boosting the supply of housing' as set out in paragraph 60 of the recently updated NPPF (2023), and in response to chapter 11 which supports 'making effective use of land', the paragraph should be redrafted to support the delivery of the stated numbers of dwellings as minimums rather than absolute numbers. This will allow flexibility at the time the development sites come forward into the planning application system. • **Proposed amendment to paragraph 1.9** **"A minimum of 119 dwellings are allocated across seven sites in the Neighbourhood Plan".** • The consultee states that the focus for growth will be the villages of Odiham and North Warnborough as the two principal settlements in the Parish. It explains that the NP Policies Map amends the settlement boundaries to include the allocated sites. The consultee explains that in spatial planning terms, development is directed to sites within the	The NPPF does state at Paragraph 128 that: "Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed and beautiful, attractive, and healthy places." Therefore the 'efficient use of land' is not about simply using the full potential of a site or maximising development it is about prevailing character, setting and creating well-designed, beautiful, attractive, and healthy places. The NPPF does refer to the 'optimal use of the potential of each site' when there is an existing or anticipated shortage of land however this is not the case for Odiham Parish, and any potential shortfall is being dealt with through the next Local Plan Review which will consider this matter strategically across the District rather than through individual Neighbourhood Plans.

		settlement boundaries in sustainable locations. It makes good planning sense to maximise the delivery of housing on sites already identified as suitable, and within sustainable locations within settlements. They consider this would assist in delivering the deficit identified in the Local Plan as we near the end of the Plan period. • Paragraph 3.14 sets out the remaining housing requirement for the Neighbourhood Plan as two absolute figures; 65 still to be permitted and 95 still to be delivered. This wording is again too specific and should be similarly amended to; **"As is explained in paragraph 1.8 above, the remaining housing requirement for the Neighbourhood Plan is therefore a minimum of 65 dwellings still to be permitted and a minimum of 95 still to be delivered over the plan period."** This would bring the wording in line with the NPPF.	Point noted which further supports our response regarding the need for site capacity to be based on local character and constraints. The proposed wording reflects the Local Plan which the Neighbourhood Plan must be in general conformity with, therefore no change is proposed. See responses above – the same reasoning applies here therefore no change is required.
39.g	Woolf Bond Planning obo TA Fisher & Sons Ltd	The consultee supports the wording of paragraphs 3.17, 3.20 and 3.21 which state that the site specific policy for each allocated site will include an indicative yield for each site.	Point Noted.
39.h	Woolf Bond Planning obo TA Fisher & Sons Ltd	The consultee states that this wording and approach should be clearly included within the site-specific policies as it reflects the approach set out in the NPPF and provides the flexibility needed at the time of application for planning permission to respond to site-specific constraints and opportunities. The suggested changes are set out below: **Policy 2: Housing Development Sites** **Site vi – Land at Hook Road, North Warborough** Following on from the assessment and suggested changes earlier in the document, the wording for the site-	See responses above – the same reasoning applies here therefore no change is required.

		specific policy in respect of Site vi – Land at Hook Road, North Warborough should be amended as follows; **"~~approx.~~ a minimum of 15 dwellings**". This is particularly important given that there are two live planning applications on the Site for a total of 22 dwellings (LPA Ref: 23/02094/FUL and 23/02095/FUL), for which there are no technical objections from the statutory consultees. This demonstrates the acceptability of developing the Site for this number of dwellings. **Paragraph 3.22 and Table Paragraph** 3.22 and the associated table should be amended to reflect the intention of the above supporting paragraphs (3.17, 3.20 and 3.21), that the development yield from each of the allocated sites should be determined based on technical work and final scheme design in accordance with relevant development management policies. **The table heading should therefore be re-titled 'minimum number of dwellings'.** The use of the wording 'approximate number of dwellings' for each site sets an expectation locally that this is the 'maximum' number of dwellings which will come forward, and can lead to unjustified objections at the consultation stage. The final development yield from each of the allocated sites will not only depend on the outcome of the technical input, but also other factors such as proposed housing size, type and mix. **It is considered that this table should be amended to reflect the variables which will influence the final yield number for each site**. **Point X: Policy 12: The Natural Environment** The consultee acknowledges and supports the new additional wording on Biodiversity Net Gain in paragraphs 3.71 – 3.73, which is in line with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021)	

		for a 10% increase in relation to the pre-development biodiversity value.	
39.i	Woolf Bond Planning obo TA Fisher & Sons Ltd	The consultee welcomes the opportunity to make comments on further rounds of consultation on the emerging NP Update.	Point noted.
40	Resident	Please thank OPC for all their hard work on this. I only have two small comments to make as follows.... at Para 3.27: spelling error - "their sperate" in New Para above 3.64: missing "to" ? - "will be expected enhance biodiversity" Regards	Points noted and will be updated accordingly. It appears the consultee is referring to Paragraph 3.77 rather than 3.64.
41	Hart District Council	Summary of comments below. Full response can be found on OPC's website. General references to the current Neighbourhood Plan:	See the PC's responses below.
41.a	Hart District Council	The Neighbourhood Plan preparation process needs to be clearer about what was undertaken in relation to the 'made' Neighbourhood Plan and this update – which will become the 'made' Neighbourhood Plan replacing that made in 2017. This is particularly relevant for the Sections on: The Neighbourhood Plan Preparation Process The Pre-Submission Plan (ie this Plan) Submission Plan and Examination Referendum and Adoption Strategic Environmental Assessment Habitat Regulation Assessment For instance, this review or update Plan is going through the same statutory process as the 'made' Plan and will have its own SEA and HRA process. Without further	The Neighbourhood Plan preparation process of the 'made' NDP and this update will be made clear in the submission version of the NDP. This will be updated accordingly.

		explanation it is misleading to say the Plan has an SEA. We would suggest that much of the text in these sections needs to be reviewed. We have set out below some examples of Neighbourhood Plan Reviews that you might find helpful in considering the wording of text in the above sections: Sheepy Neighbourhood Plan update (no referendum required) - Sheepy_Parish_Neighborhood_Plan_Review_Made_May_2022_V8.pdf Cuckney, Norton, Holbeck and Welbeck Neighbourhood Plan Review CNHW Review Neighbourhood Plan (bassetlaw.gov.uk)	
41.b	Hart District Council	**Para 1.3** As a referendum may not be required perhaps delete 'approved at a referendum' and just say 'Once formally 'made' by Hart District Council.	This text will be updated accordingly.
41.c	Hart District Council	**Para 1.9** There is a date missing – it states "XX 2024", presumably 31st March or 1st April 2024.	This is holding text for the latest monitoring data at the time of the NDP Update submission to Hart DC. This will reflect the latest position.
41.d	Hart District Council	**Para 1.10** 4th sentence starting 'This 2024 Neighbourhood Plan update…' does not seem to make sense.	The 4th sentence will be updated.
41.e	Hart District Council	We would suggest that the changes are more extensive than 'minor text changes' as there are also Policy updates and could therefore more accurately be described as 'changes to a number of Policies and supporting text to improve.'.	The description of changes is that they include 'minor text changes' not that these are the full extent of changes. For clarity the submission version of the NDP will explain that there are proposed changes to policy and supporting text.
41.f	Hart District Council	**Para 1.11** The list of Strategic Development Plan policies is not complete and only includes those Policies from the HLP32. We would suggest either including a link to the list of Strategic policies that is on our website Strategic	A link will be provided along with a link to the Hart DC document.

		Policies of the Hart Development Plan for Neighbourhood Planning purposes or including the complete list if you want to retain a list in the Plan.	
41.g	Hart District Council	**Para 1.13** Delete "Other interesting Parish profile facts can be found at Appendix 2" because you propose to delete Appendix 2. (Remove any other references to Parish profile).	This appears to be in reference to Para 1.14 and this text is already proposed for removal. There are no other references to 'Parish Profile' apart from the heading 'History and Parish Profile' on Page 9 as the text following this heading does including information related to the Parish's profile.
41.h	Hart District Council	**Para 3.2** As per general comments above. This para describes the Pre-Submission process for the 2017 NP and not for this version.	This will be updated to reflect the NDP Review / Update process.
41.i	Hart District Council	**Para 3.5** Could use' Hart Development Plan' in the last sentence rather than Hart Local Plan	This will be updated accordingly.
41.j	Hart District Council	**Para 3.14** Should reference to Para 1.8 be to Para 1.9?	This will be updated accordingly.
41.k	Hart District Council	**Para 3.15** As all policies in the HLP and saved Hart Local Plan policies 1996 – 2000 are adopted the last sentence is slightly confusing and could be reworded – again perhaps to reference policies in the Development Plan for Hart?	This will be updated accordingly.
41.l	Hart District Council	**Para 3.18** As set out previously, there needs to be greater clarity between the preparation process of this Neighbourhood Plan and the 2017 NP. A separate HRA is being prepared for this update Plan.	This will be updated accordingly.
41. m	Hart District Council	**Policy 2 Housing Development Sites** It is not particularly clear from the small footnotes which sites have been	It was our understanding from our meeting and discussion with HDC that once removed from the Plan, the allocations are effectively removed which

		completed. As discussed at our meeting, where sites have been completed or are under construction, you might want to either include as an Appendix with some supporting text in the main body of the Plan, or you could delete these altogether and just include a Table of the completed schemes – by way of example the Alton Neighbourhood Plan update removed existing allocations that had been completed – see page 33. download (easthants.gov.uk) These Policies will not be relevant now that the schemes have been completed.	could become problematic if additional proposals were to come forward within the allocated area in the future. This option to remove from the Plan or leave it in was left open for the PC to consider its preferred approach. Looking at the Alton example, it is our opinion that it is less clear from that Plan what the status of each of the allocations when compared with the proposed changes in the Odiham and North Warnborough NDP. We will clarify this through additional text and a table at Paragraph 3.17 the status of each of the allocations and leaving the footnote text within each allocation section.
41.n	Hart District Council	**Policy 2v Land at Dunleys Hill, Odiham** When the original neighbourhood plan was prepared this site was allocated on the understanding that the land identified at Policy 14 would become public open space brought into public ownership. The community accepted a reduction in the size of the local gap because in exchange they would gain a well located public open space which would also provide long term protection to the remainder of the gap. At the time the developer promoting the site supported this approach. We support efforts to clarify the requirement that the land allocated for public open space at Policy 14 must come forward with the development of this site (although we query whether the term 'planning gain is the best wording).	Point noted it will be updated accordingly.
41.o	Hart District Council	There is another important aspect that the policy (and Policy 14) needs to pick up. The public open space at Policy 14 serves as part of the SPA mitigation required to deliver Site 2v in conjunction with Site I Longwood and Site ii land at 4 Western Lane. This was the case under the original plan and it remains the case in this updated plan. It is explained at paragraph 3.23 of the plan, but it should be addressed in the policy itself. The appropriate assessment carried out under the Habitat	This will be updated accordingly.

		Regulations (dated 28 February 2024, recognises this issue and at paragraph 1.21 makes a specific recommendation that *"Policy 2 is updated to include the requirement for the land to be managed as a public open space in perpetuity"*. It is important that the 'in perpetuity' requirement is picked up in the plan otherwise it falls short of adequate SPA mitigation. Natural England are being invited to comment on this appropriate assessment. In light of the above, the policy might benefit from similar wording to that contained in the submission version of the original neighbourhood plan e.g. "**The public open space shall be laid out to include a circular perimeter footpath and other facilities, all to be agreed and transferred by appropriate legal obligation to suitable community ownership, in perpetuity, for the recreational benefit of the local community;"**. With regards maintenance of the open space, criterion g. of the policy (unchanged over the original plan) states ***"A financial contribution will be sought from the developer, towards the maintenance and upkeep of the public open space on Dunleys Hill (Policy 14)";*** If the intention is for the developer to fund the open space maintenance *in perpetuity,* so as to meet the requirements of SPA mitigation, this update to the plan presents an opportunity to make that clear in this policy.	
41.p	Hart District Council	**Policy 4 Housing Mix** This mix differs from that in the Local Plan at para.125 of the supporting text to Policy H1. The neighbourhood plan mix is more skewed towards 1 / 2 bed homes, at the expense of 3 bed homes. Policy 4 and the supporting text recognise that the mix should reflect more up to date evidence if/when this is produced. The 2016 SHMA, which underpins the mix in	This will be updated accordingly.

		the local plan, is more recent, but the neighbourhood plan review is silent on this. We have no objection in principle to a neighbourhood plan having a bespoke housing mix policy. However, in this case questions arise as to whether the latest evidence base still supports this mix, and whether any deviation from the adopted local plan/2016 SHMA mix can be supported by up-to-date local evidence? At face value it would appear that the evidence pre-dates the 2016 SHMA and is insufficient to support a different approach to that at Local Plan Policy H1. With regards to *affordable* homes, the policy does not add anything to the adopted local plan. In fact, the supporting text is unhelpful at paragraph 3.29 where it states there is a particular need for small affordable homes. Unless the site is a rural exception site, only district wide housing needs would be considered (i.e. needs shown through the Hart Housing Register). A steer towards smaller affordable homes may mislead the developer. In conclusion, we recommend that you re-consider whether this policy is necessary, helpful, and can be justified now that the local plan has been adopted with policies to address market housing mix and the delivery of affordable homes, based on more recent evidence. If you do wish to retain this policy, you may need to demonstrate that the mix of market homes at para. 3.30 is still justified. We would also request that the supporting text is clarified with regards to the mix for affordable housing.	
41.q	Hart District Council	**Para 3.32** This paragraph refers to a desire to deliver a rural exception site. This reads as though there has not been a rural exception site delivered, when of course there was one delivered fairly recently for 12 homes (which you identify at para. 4.4). Suggest this is updated	This will be updated to clarify that there is an aspiration for a further rural exception site.

		accordingly and clear as to whether there is an aspiration for a further rural exception site.	
41.r	Hart District Council	**Policy 5 General Design Principles** We note the policy has been updated to emphasise the importance of open spaces identified in the latest Odiham and North Warnborough Conservation Area Appraisal.	Noted.
41.s	Hart District Council	Has this acronym (ONWCAA) been used in full previously? If not suggest write it out in full.	ONWCAA to be fully spelled out the first time it is used in Policy 5.
41.t	Hart District Council	We support the reference to Building for a Healthy Life in the supporting text.	Noted.
41.u	Hart District Council	**Policy 6 Odiham Conservation Area** Criterion ii.a. – we would suggest using the wording in relevant legislation here. Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 sets out the duty to pay special attention to the desirability of **preserving or enhancing** the character or appearance of the conservation area in exercising planning functions. Planning (Listed Buildings and Conservation Areas) Act 1990 (legislation.gov.uk)	Noted, changes will be made accordingly.
41.v	Hart District Council	**Policy 9 Odiham High Street** There is reference in the 3rd Para to Clause 1 – it might be useful to number each section of the Policy.	Noted, reference to Clause 1 will be replaced.
41.w	Hart District Council	Paragraph 3.58 refers to the previous A1 retail Use Class and that part of Policy 9 which has been deleted. The supporting text needs to be updated in line with the changes to the policy.	Noted, changes will be made accordingly.
41.x	Hart District Council	We request that reference be made to the Hart Local Cycling and Walking Infrastructure Plan (LCWIP) due to be	LCWIP text has been added to the 'Goals and Objectives' and the 'Aims and Proposals' sections.

		adopted at Cabinet on 7th March 2024 (item 9). The LCWIP includes a core walking zone in Odiham centre as well as a primary cycle route. The next version of the Neighbourhood Plan should recognise LCWIP and what it says for the Parish of Odiham. This Policy could seek to ensure that development should not restrict the improvement of the walking zone and cycle routes in the LCWIP and where appropriate contributes to their delivery?	
41.y	Hart District Council	**Policy 12 The Natural Environment** Policy criterion vi and para 3.77. It is not clear how this would be delivered or how new developments would deliver improvements to public space. It is not clear whether this in addition to BNG requirements. Further clarity is needed before this is consistent with the requirements for the wording to be clear to a decision maker.	Updated text by Odiham PC: 3.77 (3.79 in updated Plan) *Development will be expected to enhance public spaces by improving habitat condition or increase habitat area or connectivity, creating new habitats or installation of wildlife features (e.g. nest boxes or hedgehog tunnels). Contributions will be sought to enhance biodiversity in these spaces as set out in the Odiham Parish Council Biodiversity Plan. This should be assessed as part of any Biodiversity Net Gain calculations as appropriate.*
41.z	Hart District Council	Criterion vii.c. does not seem to make sense and needs to be reviewed.	**Proposed changes to the policy:** **Existing:** *Any development shall avoid high flood or surface water areas of sites must be avoided for development in accordance with the sequential approach.* **Proposed:** Development shall avoid areas of high flood risk in accordance with the sequential and exceptions test set out in national policy.
41.aa	Hart District Council	Paragraph 3.70 - If you wish to cross-refer to HDC guidance on biodiversity it is probably better to do so under the new 'Biodiversity net gain' sub-heading in the supporting text. Rather than refer specifically to the TAN, suggest making reference to 'the latest Hart District Council planning guidance on biodiversity".	The supporting text has been updated as follows: *"This policy sets out some key principles to which proposals affecting the natural environment of the Parish must have regard. Planning applicants should refer to the latest Hart District Council planning guidance on*

			biodiversity."
41.ab	Hart District Council	Para 3.77 'to' is missing between 'expected' and 'enhance'.	Paragraph 3.77 – noted and changes will be made accordingly.
41.ac	Hart District Council	**Policy 14: Dunleys Hill Open Space** This policy should be clear on the requirement for the open space to be provided and maintained 'in perpetuity' as part of the SPA mitigation for the three sites 2i, 2ii and 2v. See response to Policy 2v. There should be a good read-across between the two policies.	Noted. Text to be amended accordingly.
41.ad	Hart District Council	**Section 4: Aims and Proposals** Revised wording has been added at Point 4.4 which provides an update on the RES which has recently been delivered in North Warnborough. However, the (original) wording within Points 4.2 and 4.3 still read as though it's a future intention to deliver a RES. Is it the Parish Council's intention to include wording within the updated Plan which sets out their interest in delivering a further RES? If so, could this be made clearer.	Text to be amended to update the position and clarify that the PC does have aspirations for another Rural Exception Site.
41.ae	Hart District Council	**Para 4.3** This references the HARAH partnership, however, this arrangement doesn't exist anymore. It's suggested that alternative wording should say something like "to work with an RP chosen by the Parish Council and Hart District Council". We would highlight that the Rural Housing Enabler (RHE) may or may not be around in the future and so this reference may become outdated. The service that the RHE offers had ended. However, there is now funding for the next 18 months but after that we don't know whether the role will still be funded going forward.	Noted. Text to be updated accordingly.
41.af	Hart District Council	**Aims and Proposals** Consideration should be given to updating the wording in this section to reflect that this is a new Plan. This could still reference all the matters that	There have been a number of updates to the Aims and Proposals section including adding a section on Hart LCWIP and in relation to Assets of Community Value (ACV).

		are already set out but should somewhere acknowledge for example that they were identified as a result of consultation on the original NP but that they are still considered relevant – if there is any evidence that would support this through other community engagement that that should also be identified.	
41.ag	Hart District Council	With regards to rural exception sites, it could be clearer as to whether there remains an intention to deliver a second rural exception site.	See above, this will be made clear.
41.ah	Hart District Council	**Appendix 1 Schedule of Evidence** We are unclear what the 11th bullet point and the 'Supplementary Planning Document (May 2023) for Strategic Environmental Assessment and Habitat Regulations Assessment Screening.	It is meant to read Cycle and Car Parking in New Development SPD (May 2023). This will be amended to reflect this.
41.ai	Hart District Council	**Appendix 2** Suggest delete Appendix 2. It is unnecessary. The Conservation Area Appraisal stands as a separate document, not part of the neighbourhood plan. Potentially a future update to the CAA would be at odds with the neighbourhood plan appendix.	It is considered that the maps in Appendix 2 are relevant to the proposed new text at 3.49 in relation to the Open Space Assessment prepared as part of the CAA.
42	Resident	My wife […] and I live at […] abutting the Deer Park - so have a strong reason to try to protect the character of the land around our beautiful home. […] has brought to my attention his submission to OPC, to the extent it contributes to discussions regarding the Neighbourhood Plan Review. I have read it carefully, and in fact have looked further into the points he makes regarding the Deer Park's suitability and qualifying status as an Open Green Space. I strongly support the view that the Deer Park is certainly local in character - given its history and position at the heart of Odiham, I don't really see how it could be considered otherwise. And its size shouldn't preclude it, given the ample examples of precedent outlined in the	The Local Green Space Assessment evidence base is being updated and the Local Green Space Policy is being reviewed.

		attached submission. So I believe that it should be adopted as an OGS, as a benefit and wonderful green space for all of us who live in the this beautiful place. As the world seems to close in around us, let's try to keep these historic spaces available to all, to live and breathe in. I hope this is helpful in your debate. All the best,	
43	Resident	I am writing as a resident to register my full support for all the proposed changes to the original Neighbourhood Plan (NP) now under review. It was very disappointing to see that in a recent planning application for development of the land adjacent to Dunleys Hill (that failed at Appeal) did not include in the proposal delivery of the 3.48 ha of public open space, as defined in Policy 14 of the current plan. This despite very clear commitments made by Avant Homes during the original mandatory consultations on the original NP this public open space would be delivered. I am therefore very pleased to see proposed changes to Policies 2v and 14 to make it absolutely clear that the full 3.48ha area of land (defined in Hart Policies map) must be delivered as a planning gain arising from any housing development at the site. It was clearly the Plan's intention when the existing NP was submitted for its Examination ... with the examiner commenting "This is precisely the type of imaginative proposal that is appropriate to be included within submitted neighbourhood plans".	Comments noted.
44	Resident	Received after the close of the NP Review Regulation 14 consultation period. Congratulations on the required update of ONP. The original plan was excellent and I applaud the environmentally sustainable improvements. I have no real comments to make, apart from noticing a few minor typos	Consideration being given to evidence concerning land at Salisbury Close and may be added as a Local Green Space if criteria is sufficient.

		and syntax inconsistencies., which I shall not comment on. One minor point is that the green opposite […] does nor appear to be protected beyond presumably Section 106/52 clauses. Is it necessary to strengthen this as a public open space which can never be developed? Is there adequate protection on the ancient and high hedges that abut this site and extend on both sides of Firs Road up to the Firs and in the adjacent fields. These provide strong wildlife corridors including vibrant winter populations of redwings and fieldfares. I trust the amended plan will be adopted.	

APPENDIX 5

ODIHAM & NORTH WARNBOROUGH PARISH NEIGHBOURHOOD PLAN REGULATION 14 REPORT: MARCH 2024

Purpose

1. The purpose of this report is to summarise the outcome of the consultation on the Pre-Submission version of the Review of the Odiham & North Warnborough Neighbourhood Plan held during January, February and March 2024. The report makes recommendations on how the Review should proceed in the light of representations made.

2. The report is published by Odiham Parish Council (OPC) and will be appended to this Consultation Statement that accompanies the submitted Review of the Plan in due course, in line with the Neighbourhood Planning (General) Regulations 2012.

3. During the consultation period there were a total number of 44 representations made by local people, by statutory consultees, developers/landowners and by other local and interested organisations. We understand that this is a healthy level of response for an NP Review in a community of this size. The responses have been reviewed and analysed by the NP review Steering Group and Troy Planning and appear at Appendix 3.

4. This report summarises representations made by the statutory consultees, developers/landowners, residents and other interested organisations in relation to the extent to which the proposed land use policies meet the basic conditions as required by the Regulations.

5. Summary of consultation responses

5.1 77% of responses (35/44) came from local residents of which a majority were wholly supportive, whilst others were supportive but added comments/suggestions on specific aspects. There were reactions from other consultees, including councils and bodies such as Historic England, The Odiham Society and The Whitewater Valley Preservation Society all of which made suggestions. There were 2 responses from NP Policy 2 selected site landowner representatives with detailed comments.

5.2 5.2 The local planning authority – Hart District Council (HDC) – has provided officer comments. OPC has been in regular dialogue with HDC during the Review preparation. HDC has commented upon some of the proposed policies and made a number of suggestions on how the Regulation 16 version of the document could be improved.

6. Modifying the Plan following review

6.1 In many cases the representations summarised above raise various points that required consideration on how to improve wording in the NP .

6.2 Modifications are proposed for the Submission Plan:

- As a result of consultation comments further Local Green Spaces (LGS) sites are added
- The Review of the NP is finalised for submission for examination, subject to the

completion of its Basic Conditions Statement, Consultation Statement and the necessary amendments of the Strategic Environmental Assessment, the Site Assessment and the Local Green Space evidence base reports.

6.3 Some comments made refer to non land-use issues and therefore are appropriate to Aims and Objectives Section 4 of the Pre-Submission plan. This section of the plan captures issues where OPC may be minded to address such points raised and appropriate, modifications made to plan wording in the Regulation 16 submission version of the revised NP.

7. Consultation analysis by policy

7.1 The Pre-Submission consultation has implications for policies in the Plan as follows:

- **Policy 1** Comments included that there should be recognition of the importance of the countryside as highly valuable and the Village Design Statement
- **Policy 2** Concerns from some residents expressed the risk of flooding on some selected sites; other resident comments supported suggested changes to Policy 2v to make the necessity of a link to Policy 14.
- **Policy 4** Comment were made about the discrepancies between the Neighbourhood Plan policy and the Hart District Local Plan Policy. Changes will be made to correct these.
- **Policies 5, 6, 7 and 8** There were relatively few residents' comments made on these policies but minor changes will be made to these due to changes in strategic national and local policies.
- **Policy 11** There were many comments from residents that included support for LGS areas both generally and on specific proposals. A further LGS scoping exercise has been carried out as a result and additional sites for LGS designation have been put forward. See Locally Derived Evidence document on Odiham Parish Council website https://odihamparishcouncil.gov.uk/planning-matters/neighbourhood-plan-review-2024
- **Policy 13** There were very few residents' comments on this policy but the Plan wording will be reviewed with minor changes incorporated if appropriate.
- **Policy 14** See Policy 2 comment

7.2 In line with the advice from Troy Planning, we believe that the representations summarised above are not unexpected for a review of the Neighbourhood Plan such as ours.

7.3 The process used in developing the Review of the NP has been transparent, consistent and accurately reflects the community view, as showcased in the positive feedback received from local people.

7.4 Regarding the Policies Map and Insets, appropriate modifications will be made before submission.

8. Summary of Recommendations

- The plan policies and supporting text should be reviewed and changed with minor modifications where appropriate.
- No selected sites for new housing development will be removed nor will any additional sites be added..
- New sites for LGS designation have been put forward with supporting locally derived evidence.
- The Review of the NP is to be finalised for its submission to Hart for a Regulation 16 consultation and subsequent examination. The revised plan will also require completion of its Basic Conditions Statement, a Consultation Statement and necessary Strategic Environmental Assessment Site Assessment documents and the Local Green Space locally derived evidence document.

APPENDIX 6

HOUSING DEVELOPMENT SITE 2v – DUNLEYS HILL CORRESPONDENCE* WITH LANDOWNER'S REPRESENTATIVE LEADING TO INCLUSION OF THE SITE IN THE NEIGHBOURHOOD PLAN, SPRING AND SUMMER 2015

*except some emails exclusively about arranging meeting dates and times.
Text fonts are not original and have been standardised to aid reading, the dates of the primary exchanges are **in red.**

23.03.2015 *13:27 Email Philip James to Laurence Quail (landowner's representative)*

Dear Mr Quail
Please find attached a letter from the Steering Group of the Odiham and North Warnborough Neighbourhood Plan. A hard copy follows in the post.
Please don't hesitate to get in touch if you have any questions.
Philip James

Letter from Philip James:
Dear Mr Quail
NEIGHBOURHOOD PLAN ODIHAM & NORTH WARNBOROUGH.
DUNLEY's Hill: SHLAA SITE NO 65

We understand you are the agents for the above site.

You may be aware that in August last year the settlements within Odiham Parish were formally designated by Hart DC as the area for the Odiham & North Warnborough Neighbourhood Plan (NP). Since then the NP Steering Group ('SG'), with the assistance of specialist advisors, has progressed the plan, including four public engagements that have contributed to the evidence based acceptability of the draft NP.

We are working closely with local councillors, the Parish Council and key personnel at Hart DC (to whom we have copied this letter) both in terms of information sharing and co-operation, and future compliance of the NP with Local Strategic Core Plan ('LSCP'). The main purpose of our NP is to regulate land use. This involves selection of the most suitable sites for future residential development and other land uses. When the NP is endorsed by the community through referendum approval, the NP will have legal status within the LSCP.

Accordingly the SG is working to reflect in the NP the views of the community. The purpose of this letter is to inform you that the SG has identified the above site as an important spatial gap separating Odiham and North Warnborough and an open green space having potential to contribute to the emerging NP. As part of the continuing consultation process we propose to present the following options for the development of the above site to the community for consideration:

1. Local Green Space designation which would prohibit any development on the site for the duration of the NP (18 years), other than in very special circumstances.
   Or
   2 A limited and sympathetic residential development on the periphery of part of the site along the Western Lane side with vehicular access off Western Lane and with the substantial majority of the submitted site
   designated as a Local Green Space and for that space to be for used for unlimited public access by the provision of cycle and footpaths and some appropriate car parking.
   Any development would necessarily need to comply with the NP policies and all of the NPPF and Hart DC housing development planning policies at the time.

2. By way of clarification the role of the SG is to investigate the potential land use within the NP settlements and the identification of this site and the options proposed is part of that process; and consequently this

site is no more and no less likely at this stage to form part of the NP than any other SHLAA or submitted site.

Should you wish to comment on the content of this letter the SG would be pleased to hear from you and would be grateful to receive a reply prior to 2nd April 2015. When doing so please confirm when the land would be available for development. You can contact us on 01256 704746 Alternatively, if you wish to arrange to meet and discuss the above, please contact me by telephone as shown above or by email on […]
In the absence of a reply we shall proceed on the basis that you do not propose to enter into any dialogue with the NP Steering Group.

Yours faithfully
Philip James
Chairman of the O&NW Neighbourhood Plan Steering Group

Cc to D. Phillips and R Jackson, Hart DC
Cc to The Clerk, Odiham Parish Council
The Gladedale Group for Thomas family

Laurence Quail
JB Planning Associates Ltd
Chells Manor
Chells Lane
Stevenage
Herts

From: John Boyd <John.Boyd@jbplanning.com>
To: Philip James […]
Sent: Monday, **23 March 2015**, 15:45
Subject: RE: Attached Letter re Dunley's Hill Site

Dear Philip,

Thank you for your letter today addressed to my colleague who is no longer with my Company. Can you liaise with me for the time being please.

It would be helpful if you could send me a plan showing the 2 options that you are hoping to consult on so that I can see how this affects our Client's land interest.

Following this is may be helpful if we could meet subject to obtaining my Clients instructions.

I look forward to hearing from you.

Yours sincerely,

John Boyd MRTPI
Managing Director
Chells Manor, Chells Lane, STEVENAGE, Herts SG2 7AA
01438 312130 | www.jbplanning.com

24.03.2015 *09.55 Email from Philip James (Chair, NPSG) to John Boyd, forwarded to Helen Fleming and others.*

As regards Option 1, this would be for the whole site as submitted. For option 2, and subject to our discussions, the Steering Group considers that a small portion of the site at the southern edge parallel with Western Lane and with access off Western Lane could be reserved for up to 15 houses; the remainder of the site to be public open space. We can discuss over a map how this could be realised.

I hope that helps and enables you to discuss further with us.

Philip James
Chair of Odiham and North Warnborough Neighbourhood Plan

31.3.2015 *19:08 Email from Mr Boyd to Philip James copied to Helen Fleming and others*

Dear Mr James,

Our Client is keen to meet with the Steering Group to explore these options further. Would you be able to offer some dates after Easter when this could be arranged.

I look forward to hearing from you.

Yours sincerely,

John Boyd MRTPI

Managing Director

The ONWNP Regulation 16 Consultation Statement refers to the above ***13 April 2015*** *follow-up meeting:*

Table 1. Table 1. Summary table of Engagement and Consultation Activity in Developing ONWNP Page 24:

13 April 2015	Meeting with agent and developer about Dunleys Hill/SHLAA 65 (Policy 2 v)	To discuss potential options for the site following public consultation events	JB Planning, Gladedale devs. & members of NPSG.	NP process explained. Developers explained that owner is amenable to develop a portion of the site and make over remaining land to Parish Council for Public Open Space. Developer to produce rough outline of their proposal.

28.04.2015 *18:27 Email from Jonathan Dixon to Philip James copied to Helen Fleming and others*

Dear Mr James,

Further to our recent meeting, please find attached three concept sketches for the site at Dunley's Hill. We trust that you will find these useful in your forthcoming consultation. If you have any comments on these, require any amendments or would prefer them in another format (e.g. as jpegs), please don't hesitate to contact us.

Regards,
Jonathan Dixon
Associate Director
JB Planning Associates
Attachments: Concept 1, Concept 2, Concept 3

JB Planning Associates

Chells Manor, Chells Lane, STEVENAGE, Herts SG2 7AA
01438 312130 | www.jbplanning.com
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Sent via Outlook Web App.

2/7/2015 10:41 Email to Jonathan Dixon from Helen Fleming

-----Original Message-----
From: Helen Fleming […]
Sent: 02 July 2015 10:41
To: Jonathan Dixon
Cc: Gill Warsop
Subject: Re: Automatic reply: Dunley's Hill, Odiham (1082)

Dear Jonathan, please can you confirm if you are coming to Odiham tomorrow, or if we are meeting by phone? And also whether you will be on your own or with your client?

many thanks, Helen

2/7/2015 14:18 Email from Jonathan Dixon to Helen Fleming

Helen,

Apologies for the delay in responding - I can confirm that both me and Ross Brodie from Avant Homes (previously known as Gladedale Homes) will be with you at 10 am tomorrow.

We look forward to seeing you then.

The ONWNP Regulation 16 Consultation Statement refers to the arranged 3 July 2015 meeting:
Extract from Consultation Statement,

Table 2. Summary table of Engagement and Consultation Activity in Developing ONWNP Page 27:

3 July 2015	Meeting regarding site v. (Dunleys Hill)	Arranged by e mail	Developer and agent plus members of SG housing team.	Further discussions about development of site, access, site parameters and housing numbers for inclusion in Pre-Submission Plan.

9.7.2015 13:27 Email from Jonathan Dixon to Helen Fleming and others

Dear Helen,

Gladedale / Avant have undertaken some initial viability assessment. This suggests that the proposal as you have envisaged it works (taking into account the housing mix requirements) so long as 45 dwellings can be delivered. By way of a breakdown of this 45 figure, we have assumed:

Two blocks of 3 x 1-bed plus 3 x 2-bed flats - AH affordable rent.
Two terraces of 3 x 3-bed AH houses or three pairs of 2 x 3-bed houses - AH shared ownership.
One block of 3 x 1-bed plus 3 x 2-bed flats - Private.
Two terraces of 3 x 2-bed houses - Private.
Three pairs of 2 x 3-bed houses - Private.
Nine detached 4-bed Houses - Private.
Total: 45.

With regard to a draft allocation, we have put the following together for your consideration:

LAND AT DUNLEY'S HILL

Land to the west of Dunley's Hill is allocated for mixed residential development and public open space provision. Proposals will only be permitted where they comply with the following criteria:

X. A comprehensive proposal including all of the allocation, both the residential area and that proposed

for public open space.

X. No more than 45 dwellings to meet the housing mix requirements set out elsewhere in this Plan on no more than 1.25 ha (developable land) of the site adjacent to the existing urban area.

X. The provision of 40% affordable housing of a dwelling type and tenure mix (affordable rent and shared ownership) to be agreed with the Council.

X. The creation of a new vehicular, cycle and pedestrian access to serve the residential development from Western Lane, subject to detailed highway design.

X. The creation of a new vehicular, cycle and pedestrian access off Dunley's Lanes to provide access to the public open space.

X. The protection of an area of land along the northern boundary of the site of sufficient width to provide a vehicular, cycle and pedestrian access to the land immediately to the west of the allocation; this might be combined with the new access to serve the public open space.

X. The provision of the remainder of the site as public open space, to include:
x. A main / central area of grass to provide space for recreation and leisure to meet local needs / play space requirements.
x. Landscaping and additional planting around the periphery of the allocation including selected thinning of the existing tree belt fronting Dunley's Hill to improve views /connectivity between the new public open space and the villages.
x. Footpath and cycleway links.
x. A trim / exercise trail around the new open space.
x. Benches / seating around the periphery of the new public open space.

X. On completion of the development, or within five years of the commencement / implementation of the development, whichever is the sooner, the freehold ownership all areas of public open space including that for access and landscaping shall be transferred to the Council [for a sum of £X].

X. Planning obligations as necessary to make the development acceptable in planning terms.

X. The new residential development abutting the new area of public open space should front onto that public space and should not include any three-storey, or taller development.

X. Local vernacular architectural styles should be respected and a design approach adopted that reinforces the 'village' setting and environment.

We trust that you find this of assistance and look forward to working with you further.

Regards,

Jonathan Dixon
Associate Director

JB Planning Associates

From: Helen Fleming […]
Sent: 09 July 2015 15:54
To: Jonathan Dixon
Cc: ross.brodie@avanthomes.co.uk; Paul Cronk; Gill Warsop; David Stewart
Subject: Re: Dunley's Hill, Odiham (1082) - NP Meeting

Dear Jonathan,

Thank you for getting this to us in time for our meeting this evening. I am sure there will be many questions to deal with afterwards. I am unavailable tomorrow, am not sure of Gill's or David's availability, and realise that you are on holiday after tomorrow. Should we liaise with Paul in your absence?

But, if possible before 6 this evening, could you please expand on what you have in mind here on the following stipulation, in particular "the sum of £x"

X. On completion of the development, or within five years of the commencement / implementation of the development, whichever is the sooner, the freehold ownership all areas of public open space including that for access and landscaping shall be transferred to the Council [for a sum of £X].

And, do you have any kind of sketch layout? If not can you please confirm that you envisage that all this can be fitted into the space we discussed, namely no further north than the tip of site 66, Land at 4 Western Lane, curving around the boundary of the existing houses at Western Lane, and leaving the south eastern corner open?

Thank you
Yours sincerely,
Helen Fleming

09.07.2015 *16:27 Email Jonathan Dixon to Helen Fleming and others*
Helen,

Please note that the following has not been run through our client and is thus completely without prejudice to future discussions but the figure I was assuming was a nominal one, e.g. £1.

As yet there is no layout we can issue but I have thought about how the development we suggest could be accommodated and it should fit in the area you describe.

Regards,

Jonathan Dixon
Associate Director

jb planning associates

-----Original Message-----
From: Helen Fleming […]
Sent: **09 July 2015** 16:49
To: Jonathan Dixon
Cc: Paul Cronk; ross.brodie@avanthomes.co.uk
Subject: Re: Dunley's Hill, Odiham (1082) - NP Meeting

Jonathan,

I have realised that for the Habitat Regs Screening Assessment I need to provide a plan of the site showing developed area and open space. You have given the area to be developed in your email; does it work to the sketch in your original concept 3? The work is scheduled for 15th July for 3 days, so if a new plan is needed, that would be my deadline.

Yours sincerely,

Helen Fleming

10.7.2015 *09:09 Email from Jonathan Dixon to Helen Fleming and others*

Helen,

From my knowledge of the HRA process, it requires a certain degree of certainty as to what it is assessing but not absolute certainty.

As we have not prepared a layout we cannot be definitive about the extent of the housing area.

Thus what I propose is that we identify an area that fits within your parameters that is probably a little larger than 1.25 ha and then the HRA can assess the concept of a development of 45 dwellings on 1.25 ha within that area.

On the assumption that this is acceptable we will put a red line around a suitable area and provide you with this in advance of next Wednesday.

Regards,

Jonathan Dixon
Associate Director

jb planning associates

10.07.2015 *14:28 Paul Cronk (JB Planning) to Helen Fleming and others*

Dear Helen,
As promised, please find attached a plan of the developable area for the HRA.
The size of this area is 1.4 ha.
Let me know if you require anything else from us.

Kind regards,
Paul Cronk MRTPI
Principal Consultant

Chells Manor, Chells Lane, STEVENAGE, Herts SG2 7AA
01438 312130 | www.jbplanning.com

Attachment JBPA – 1082 – N01.pdf

24.07.2015 *11:36 Email from Philip James to Jonathan Dixon, copied to Head of Planning, Hart DC, Helen Fleming and others*

Please find a letter posted to you today. You can always get me on […] to discuss
Philip James

Letter Friday, July 24, 2015 to:
Jonathan Dixon
Associate Director
JB Planning Associates
Chells Manor, Chells Lane, STEVENAGE, Herts SG2 7AA

Dear Jonathan

SHLAA SITE 65: Dunley's Hill
Thank you for your proposal for the development of this site, which was considered by the Neighbourhood Plan Steering Team on Thursday 9th July.

You will appreciate that our main objective in discussing any development on the site is to safeguard and restore for community use, if possible, this significant gap between the two settlements. Whilst we have no in principle objection to your proposals in respect of creating a public open space that would be provided to the Parish Council, though there is much detail to be assured on, we have a fundamental problem with the degree of development you are proposing for the south and west of the site.

As you know residents made clear both that they wanted the Gap between the settlements retained and that development in the parish should be in small or small to medium sized sites. Because of that we have not and are not proposing to put in the plan any developments of more than 30 houses.

Therefore, we intend to proceed with the inclusion of this site in the plan on this basis:
1) Confirming all the improvements you have suggested for a public open space which would become the property of the Parish Council and providing a lump sum to allow for maintenance costs over 20 years
2) A housing development proposal that is consistent with 30 dwellings on 1 hectare and is also consistent with the housing mix policy in the draft plan for 50% of the market dwellings to be 1-2 bedroom.

We remain open to consider your views either now or as part of the section 14 consultation process. By way of clarification the role of the SG is to investigate the potential land use within the NP settlements and the identification of this site and the option proposed is part of that process; and consequently this site is no more and no less likely at this stage to form part of the NP than any other SHLAA or submitted site.

Yours sincerely
Philip James
Chairman of the O&NW Neighbourhood Plan Steering Group

27.07.2015 *11:50 Email from Jonathan Dixon to Philip James, Ccd to Helen Fleming*

Dear Philip,
Many thanks for your letter. I have passed this on to the client and we will be in touch again in due course.

Regards,

Jonathan Dixon
Associate Director

jb planning associates

31.07.2015 *17:19 Email Jonathan Dixon to Philip James copied to Helen Fleming and others*

Dear Philip,

Further to our conversation this afternoon, please see the attached letter.

Regards,

Jonathan Dixon
Associate Director

Letter to 31 July 2015 to Philip James:

Dear Philip

Dunley's Hill, Odiham
Thank you for your letter of 24 July. I have now discussed your proposal with Mr Ross Brodie of Gladedale, who is agreeable to you progressing as you have suggested – i.e. the allocation of 1 hectare (of net developable land) for residential development.

We look forward to working with the Steering Group in further developing the detail of this allocation and ultimately progressing this towards a sustainable development that will deliver a significant community benefit.

Yours sincerely
(signed by hand and scanned)

Regards,

Jonathan Dixon
Associate Director
JB Planning Associates