

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

<b>Rep ID</b>	<b>Organisation</b>	<b>Summary of Comments</b>	<b>Parish Council Response</b>
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	Hampshire County Council is ultimately responsible for footpaths. OPC does have an

		<p>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 track and so is counterproductive.</p>	<p>objective of supporting improvement to footpaths and common land access, but money needs to be allocated from S106 development to fund upgrades to footpaths.</p>
2	Resident	<p>I am happy to support the proposed updates to the Plan.</p>	<p>Comment noted, no changes necessary to the draft Plan as a result.</p>
3	Resident	<p>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.</p> <p>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.</p> <p>Many thanks to all for your hard work on this. It is an excellent piece of work.</p>	<p>The Plan does cover the whole neighbourhood area (as defined in Plan A of the NP).</p>
4	Surrey County Council	<p>Full Comments: Thank you for consulting Surrey County Council on the above application. Please note that we have no comments to raise.</p>	<p>Comments noted, no changes necessary to the draft Plan as a result.</p>

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 Consultee)	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.
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 (Statutory Consultee)	They can also designate Assets of Community Value, which can be important elements of the historic environment;	The made plan identifies four possible ACVs, all of which have subsequently been designated. Another (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	<p>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:</p> <ul style="list-style-type: none"> <li>- Enhancements relating to the protection of the Deer (Little) Park (3.35 p43)</li> <li>- Better protection of trees (3.35 p44)</li> <li>- Better protection of open spaces and views (3.40 p45)</li> </ul>	Comments noted, no changes necessary to the draft Plan as a result.

		<ul style="list-style-type: none"> <li>- Allowance for the future canal wharf development (3.51 p55)</li> <li>- Recognition of the Village Centre Action Plan (3.61 p59)</li> <li>- Enhancement of Biodiversity (3.70 p63 et al)</li> <li>- Addressing Environment and Climate Change (3.82 to 3.84 p66)</li> <li>- Enhancements following Conservation Area Appraisal (Appendix 2 p78)</li> </ul> <p>There are numerous other enhancements in addition. Overall a very welcome and valuable review which I wholeheartedly support.</p>	
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	<p>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 &amp; 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?).</p>	<p>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.</p>
15	Resident	<p>Some of the wooden windows at Palace Gate are sorely in 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.</p>	<p>Comment noted appropriate changes made to 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</p>

16	Resident	<p>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.</p> <p>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.</p> <p>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?</p> <p>3) Goals and Objectives- 2.2 (Proposed additions in Red).</p> <p>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; 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</p>	<p>Comments noted and where appropriate revisions have been made to the Regulation 16 Submission Plan version of the plan.</p> <p>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.</p> <p>Policy 13: 3.88 OPC to consider proposing the Parish Room and the Public Toilets for ACV designation with Hart DC.</p>



		<p>schools and the Hook train station.</p> <p>Policy 13: Assets of Community Value (proposed addition in red).</p> <p>3.88 The following properties have been designated by Hart District Council:</p> <p>The Baker Hall (Listed 13 October 2023)</p> <p>The Cross Barn (Listed 13 October 2023)</p> <p>North Warnborough Village Hall (Listed 13 October 2023)</p> <p>The Library Building (“The Bridewell”) (Listed 10 June 2019)</p> <p>The Bell Public House (28 June 2021)</p> <p>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.</p>	
17.	Resident	<p>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).</p> <p>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.</p>	Comment noted, no changes necessary to the draft Plan as a result.
18	Resident	<p>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</p>	Comment noted, no changes necessary to the draft Plan as a result

		(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 are equally well considered. The proposed updates have my full support.	
19	Resident	<p>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.</p> <p>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:</p> <p><b>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</b></p> <p>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</p>	Comments noted, no changes necessary to the draft Plan as a result.

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 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. The 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 building housing be included in the NP?	The NPPF and Hart Local Plan support custom and self-build homes. It is a statutory requirement for Hart 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	<p>My wife and I attended the Bridewell in Odiham on the 17/02/24 to view and discuss the amendments to the Neighbourhood Plan.</p> <p>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.</p> <p>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</p>	<p>Comments noted and where appropriate revisions have been made to the Regulation 16 Submission Plan</p> <p>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."</p> <p>New Wording added as Policy 5i:</p>

	<p>addition to the Farm shop. The proposed introduction of any warehouses let alone the hugely high structures possibly to be proposed would 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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Development proposals shall demonstrate how they have responded to the assessments and advice in the adopted Village Design Statement.</p>
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		<p>bring to bear including canvassing the Hart District Council members who according to their election pamphlets are against the proposals already.</p> <p>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.</p>	
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	<p>Summary of comments below. Full response can be on OPC's website.</p> <p>Wishing the Deer Park to be added as a Local Green Space and giving evidence for its designation.</p>	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 obo Avant Homes	<p>Summary of comments below. Full response can be found on OPC's website.</p> <p>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.</p> <p>Summary of Paragraph 4: The Examiner of the (ultimately made) plan recommended modifications to Policy 2v and the addition of Policy 14.</p> <p>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.</p> <p>Summary of Paragraphs 8 and 9: The NP review is changing the proposed obligations in Policies 2v and 14.</p> <p>Summary of Paragraphs 10 and 11: The policy is being changed retrospectively.</p> <p>Summary of Paragraph 12: The policy would require Avant Homes to provide the POS, contribute to its maintenance and towards monitoring measures across the TBHSPA.</p> <p>Summary of Paragraphs 13 and 14:</p>	<p>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 <i>"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. <b>I have recommended the incorporation of some of the elements of this policy into that new policy.</b> 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 <b>that sit better within the format of the recommended new policy.</b>"</i></p> <p>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 <i>"innovative and proactive planning"</i></p> <p>The proposed policy was agreed and endorsed by the representative for Avant Homes through every consultation stage of the initial NP <b>in order to secure</b> the allocation of the 1 ha for housing.</p> <p>It is clear from the <b>attached correspondence</b> that the requirement was committed to by Avant Homes to secure the original NP site allocation in the plan.</p>
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	<p>This is inequitable compared to other sites and impacts viability.</p> <p>Summary of Paragraph 14: The proposal would impact on the viability of the development.</p> <p>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.</p> <p>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.</p> <p>Summary of Paragraph 17: The onus on Avant Homes is disproportionate.</p> <p>Summary of Paragraphs 18 – 20 : The Health check does not require change in this policy.</p> <p>Summary of Paragraph 21: No discussions have been held between OPC and Avant Homes regarding the proposed modification.</p> <p>Summary of Paragraphs 24 – 26: The health-check report concludes Policy 14 does not need to be modified.</p>	<p>Furthermore, Avant Homes' representative came to a meeting of Odiham Parish Council on 5<sup>th</sup> January 2021. The minutes state: <b>Presentation by Kember Loudon Williams on proposals for Dunley's Hill site</b> <i>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.</i></p> <p><i>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.</i></p>
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		<p>Summary of Paragraph 27: The original NP should have provided for this.</p>	<p><i>Mr Jones stated there had been a lengthy process with NP Policy 14 land owners before reaching this position.</i></p> <p><i>(Attendees were noted as: Julian Black (Kember Loudon Williams), Grant Westall-Reece (Avant Homes), Warren Jones (Kingerlee)</i></p> <p>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</p> <p>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, <b>see correspondence</b> between former NPSG and Avant Homes. Avant Homes is being unreasonable in changing its position again following the meeting on January 5<sup>th</sup> 2021. No evidence has been provided to support the statement that the provision of Public Open Space would make the site unviable.</p> <p>The POS was not in existence when the planning application was granted so no contribution could be sought at that time.</p> <p>Policy changes made to revise the POS access and parking space requirements to be accessed</p>
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			<p>off Western Lane, to be a shared access with the development site.</p> <p>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.</p> <p>The policy change is based on the clearly visible intent of the made NP ( 3.78 that <i>“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.”</i>) and the commitments offered and promoted by the developer at the time of original allocation.</p> <p>This was the basis of the original allocation and was agreed to by Avant Homes’ representative.</p> <p>Examination of the existing NP included an explanation of why policies were structured this way (and consequently meet the basic conditions for the plan)</p> <p>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</p>
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			<p>acutely aware of Avant Homes' decision seeking to exploit an apparent omission/oversight in the Examiner's report when making planning applications.</p> <p>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.</p> <p>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.</p> <p>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:</p> <p><i>“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</i></p>
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			<p><i>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.”</i></p> <p>The full email can be viewed on OPC’s website.</p> <p><b>Consequently, no changes to the Regulation 16 draft plan have been made based upon the Consultee Regulation 14 Comments.</b></p>
26	Resident	<p>I am writing as a resident to register my support for the proposed changes to the original Neighbourhood Plan made 7 years ago.</p> <p>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.</p> <p>I am of the opinion that the two waterways which run through the parish (namely the River Whitewater and</p>	<p>Comments noted and where appropriate revisions have been made to the Regulation 16 Submission Plan version of the plan.</p>

		<p>the Basingstoke canal) would benefit from an extension to the margin of protection to 20 metres at least, along their entire length.</p> <p>Public open spaces provide many benefits to residents and wildlife and should be supported.</p>	
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 Valley Preservation Society	Summary of comments below. Full response can be found on OPC's website.	Responses are provided below.
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	<ul style="list-style-type: none"> <li>• to improve protection of the Deer Park by re-considering it for Local Green Space status.</li> </ul>	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	<ul style="list-style-type: none"> <li>• to extend the margin of protection afforded, from inappropriate development to the canal and the river, to 25 metres on both sides.</li> </ul>	No evidence has been provided to support this suggestion.

30.d	Whitewater Valley Preservation Society	<ul style="list-style-type: none"> <li>• 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).</li> </ul> <p>The Whitewater Valley Conservation Society supports the plan and highlights the following:</p> <ul style="list-style-type: none"> <li>• Protection against any impact on water quality.</li> <li>• Increases in biodiversity in public open spaces.</li> <li>• Protection of the numerous important views throughout the parish.</li> <li>• Aims to deliver 10% net sustainable biodiversity gain from any development.</li> <li>• Improvements and increases to wildlife habitats.</li> <li>• Incorporation of OPC Environmental and Climate Change policies.</li> <li>• Improved tree protection.</li> <li>• The Plan reflects the latest Odiham and North Warnborough Conservation Area appraisal.</li> <li>• The Plan improves support for the planned Public Open Space in Odiham/N Warnborough gap at Dunleys Hill.</li> </ul> <p>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.</p>	<p>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."</p> <p>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.”</p>
31	Resident	Summary of comments below. Full response can be found on OPC’s website.	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	<p>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.</p>	<p>Flooding matters are addressed through the national policy (NPPF) and the Hart Local Plan.</p>
32.d	Resident	<p>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.</p> <p>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.</p> <p>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.</p>	<p>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.</p>
33	Headteacher Robert May's School	<p>Summary of comments below. Full response can be found on OPC's website.</p>	<p>Responses are provided below.</p>

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 1,350 students.	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 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".	Noted.
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 [...]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	<p>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:</p> <p>a) The paragraph mentioning the completed rural 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.</p> <p><i>A rural exception scheme for 12 houses (Warren Andrew Close near the Derby Inn) was completed in 2023 and is now fully</i></p>	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.

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.

		<p><i>Identifying a suitable, viable and available site is the key challenge to be overcome when seeking a further rural exemption 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.</i></p> <p><i>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.</i></p>	
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 <b>Mr. Hugh Sheppard, of Manor Barn, Odiham</b> 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 <b>Policy 1 para 3.9</b> : "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."

			<p>Wording added to <b>Policy 5</b> –inserted as <b>5i</b> – “Development proposals shall demonstrate how they have responded to the assessments and advice in the adopted Village Design Statement”.</p> <p>New Wording added to <b>Policy 5 (xiv)</b> “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 <b>(xiv)</b> “Development shall be designed, constructed and operated to ensure that lighting is unobtrusive and does not harm the countryside”.</p>
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 “ <i>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</i> ”. 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 was the desired 5 year review date.	The Parish Council was unable to carry out a review 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 planned 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	The comments in relation to the housing requirement point out that Policy SS1 of the Hart

	TA Fisher & Sons Ltd	<p>consistency 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.</p> <p>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).</p> <p>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'.</p>	<p>Local Plan (2032) 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.</p>
39.e	Woolf Bond Planning obo TA Fisher & Sons Ltd	<p>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 should be a 'minimum figure' and proposes wording as such.</p>	<p>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.</p>

			<p>Furthermore, <a href="#">Hart District Council's Authority Monitoring Report (December 2023)</a> confirms a housing surplus of approximately 160 dwellings by the end of the plan period.</p>
39.f	<p>Woolf Bond Planning obo TA Fisher &amp; Sons Ltd</p>	<p>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 would update the NP in line with the current NPPF.</p> <p>The consultee's detailed comments on the draft wording are as follows:</p> <ul style="list-style-type: none"> <li>• <b>Draft Paragraph 1.9</b> : 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.</li> <li>• 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</li> </ul>	<p>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.</p> <p>The NPPF does state at Paragraph 128 that:</p> <p>"Planning policies and decisions should support development that makes efficient use of land, taking into account:</p> <ol style="list-style-type: none"> <li>a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;</li> <li>b) local market conditions and viability;</li> <li>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;</li> <li>d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of</li> </ol>

		<p>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.</p> <ul style="list-style-type: none"> <li>• <b>Proposed amendment to paragraph 1.9</b>  <b>“A minimum of 119 dwellings are allocated across seven sites in the Neighbourhood Plan”.</b></li> <li>• 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 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.</li> <li>• Paragraph 3.14 sets out the remaining housing requirement for the</li> </ul>	<p>promoting regeneration and change; and</p> <p>e) the importance of securing well-designed and beautiful, attractive, and healthy places.”</p> <p>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.</p> <p>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.</p> <p>Point noted which further supports our response regarding the need for site capacity to be based on local character and constraints.</p> <p>The proposed wording reflects the Local Plan which the Neighbourhood Plan must be in general conformity with, therefore no change is proposed.</p> <p>See responses above – the same reasoning applies here therefore no change is required.</p>
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		<p>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;</p> <p><b>“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.”</b></p> <p>This would bring the wording in line with the NPPF.</p>	
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	<p>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:</p> <p><b>Policy 2: Housing Development Sites</b></p> <p><b>Site vi – Land at Hook Road, North Warborough</b></p> <p>Following on from the assessment and suggested changes earlier in the document, the wording for the</p>	See responses above – the same reasoning applies here therefore no change is required.

site-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.

		<p><b>It is considered that this table should be amended to reflect the variables which will influence the final yield number for each site.</b></p> <p><b>Point X: Policy 12: The Natural Environment</b></p> <p>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.</p>	
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	<p>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</p>	<p>Points noted and will be updated accordingly.</p> <p>It appears the consultee is referring to Paragraph 3.77 rather than 3.64.</p>
41	Hart District Council	<p>Summary of comments below. Full response can be found on OPC's website.</p> <p>General references to the current Neighbourhood Plan:</p>	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 –	The Neighbourhood Plan preparation process of the 'made' NDP and this update will be made clear in the submission version of the NDP.

		<p>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</p> <p>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 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.</p> <p>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) -  <a href="#">Sheepy_Parish_Neighborhood_Plan_Review_Made_May_2022_V8.pdf</a>  Cuckney, Norton, Holbeck and Welbeck Neighbourhood Plan Review <a href="#">CNHW Review Neighbourhood Plan (bassetlaw.gov.uk)</a></p>	<p>This will be updated accordingly.</p>
41.b	Hart District Council	<p><b>Para 1.3</b> As a referendum may not be required perhaps delete 'approved at a referendum' and just</p>	<p>This text will be updated accordingly.</p>



		say 'Once formally 'made' by Hart District Council.	
41.c	Hart District Council	<b>Para 1.9</b> There is a date missing – it states “XX 2024”, presumably 31st March or 1 <sup>st</sup> 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	<b>Para 1.10</b> 4th sentence starting ‘This 2024 Neighbourhood Plan update...’ does not seem to make sense.	The 4 <sup>th</sup> 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	<b>Para 1.11</b> 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 <a href="#">Strategic Policies of the Hart Development Plan for Neighbourhood Planning purposes</a> or including the complete list if you want to retain a list in the Plan.	A link will be provided along with a link to the Hart DC document.
41.g	Hart District Council	<b>Para 1.13</b> 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	<b>Para 3.2</b> As per general comments above. This para describes the Pre-Submission process for the 2017	This will be updated to reflect the NDP Review / Update process.

		NP and not for this version.	
41.i	Hart District Council	<b>Para 3.5</b> Could use 'Hart Development Plan' in the last sentence rather than Hart Local Plan	This will be updated accordingly.
41.j	Hart District Council	<b>Para 3.14</b> Should reference to Para 1.8 be to Para 1.9?	This will be updated accordingly.
41.k	Hart District Council	<b>Para 3.15</b> 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	<b>Para 3.18</b> 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	<b>Policy 2 Housing Development Sites</b> It is not particularly clear from the small footnotes which sites have been 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	It was our understanding from our meeting and discussion with HDC that once removed from the Plan, the allocations are effectively removed which 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

		<p>completed – see page 33. <a href="http://easthants.gov.uk">download (easthants.gov.uk)</a> These Policies will not be relevant now that the schemes have been completed.</p>	<p>changes in the Odiham and North Warnborough NDP.</p> <p>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.</p>
41.n	Hart District Council	<p><b>Policy 2v Land at Dunleys Hill, Odiham</b> 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).</p>	<p>Point noted it will be updated accordingly.</p>
41.o	Hart District Council	<p>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.</p>	<p>This will be updated accordingly.</p>

The appropriate assessment carried out under the Habitat 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	<p><b>Policy 4 Housing Mix</b> 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.</p> <p>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 the local plan, is more recent, but the neighbourhood plan review is silent on this.</p> <p>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.</p> <p>With regards to <i>affordable</i> 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</p>	This will be updated accordingly.

		<p>steer towards smaller affordable homes may mislead the developer.</p> <p>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.</p> <p>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.</p>	
41.q	Hart District Council	<p><b>Para 3.32</b> 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 accordingly and clear as to whether there is an aspiration for a further rural exception site.</p>	This will be updated to clarify that there is an aspiration for a further rural exception site.
41.r	Hart District Council	<p><b>Policy 5 General Design Principles</b> 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.</p>	Noted.
41.s	Hart District Council	<p>Has this acronym (ONWCAA) been used in full previously? If not suggest write it out in full.</p>	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	<b>Policy 6 Odiham Conservation Area</b> 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 <b>preserving or enhancing</b> the character or appearance of the conservation area in exercising planning functions. <a href="https://www.legislation.gov.uk/ukpga/1990/29/section/72">Planning (Listed Buildings and Conservation Areas) Act 1990 (legislation.gov.uk)</a>	Noted, changes will be made accordingly.
41.v	Hart District Council	<b>Policy 9 Odiham High Street</b> There is reference in the 3 <sup>rd</sup> 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 adopted at <a href="#">Cabinet on 7<sup>th</sup> March 2024</a> (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	LCWIP text has been added to the 'Goals and Objectives' and the 'Aims and Proposals' sections.

		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	<b>Policy 12 The Natural Environment</b> 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) <i>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.</i>
41.z	Hart District Council	Criterion vii.c. does not seem to make sense and needs to be reviewed.	<b>Proposed changes to the policy:</b> <b>Existing:</b> <i>Any development shall avoid high flood or surface water areas of sites must be avoided for development in accordance with the sequential approach.</i> <b>Proposed:</b> Development shall avoid areas of high flood risk in accordance with the sequential and exceptions test set out in national policy.
41.a a	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:  <i>"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."</i>



41.a b	Hart District Council	Para 3.77 'to' is missing between 'expected' and 'enhance'.	Paragraph 3.77 – noted and changes will be made accordingly.
41.a c	Hart District Council	<b>Policy 14: Dunleys Hill Open Space</b> 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.a d	Hart District Council	<b>Section 4: Aims and Proposals</b> 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.a e	Hart District Council	<b>Para 4.3</b> This references the HARA 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	Noted. Text to be updated accordingly.

		know whether the role will still be funded going forward.	
41.a f	Hart District Council	<b>Aims and Proposals</b> 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 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.	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).
41.a g	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.a h	Hart District Council	<b>Appendix 1 Schedule of Evidence</b> 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.a i	Hart District Council	<b>Appendix 2</b> 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.	The Local Green Space Assessment evidence base is being updated and the Local Green Space Policy is being reviewed.

		<p>[...] 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.</p> <p>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 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.</p> <p>I hope this is helpful in your debate.</p> <p>All the best,</p>	
43	Resident	<p>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.</p> <p>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</p>	Comments noted.

		<p>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.</p> <p>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.</p> <p>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".</p>	
44	Resident	<p>Received after the close of the NP Review Regulation 14 consultation period.</p> <p>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 and syntax inconsistencies., which I shall not comment on.</p> <p>One minor point is that the green opposite [...] does not 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</p>	<p>Consideration being given to evidence concerning land at Salisbury Close and may be added as a Local Green Space if criteria is sufficient.</p>

		<p>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.</p> <p>I trust the amended plan will be adopted.</p>	
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