



Odiham and North Warnborough Neighbourhood Plan 2014-2032

Representation Form

Copies of the Odiham and North Warnborough Neighbourhood Plan and supporting documents are available on [Hart District Council's website](#). Paper copies are available at the locations listed on the website.

Comments must be received by 4pm Monday 16 September

You can send your comments by:

- filling in this form and emailing it to: [REDACTED]
- printing this form and posting it to us at:

Planning Policy Team
Hart District Council,
Harlington Way
Fleet,
Hampshire, GU51 4AE

We cannot accept anonymous comments and will publish all comments on our website with your name and organisation (where applicable). If Odiham Parish Council, who prepared the plan, request a copy, we will send a redacted version showing only your name and comments.

We will send the neighbourhood plan examiner a full copy of your comments and details. The examiner will retain the data until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published.

For further details on: how your information is used; how we maintain the security of your information; your rights, including how to access information we hold on you; and how to complain if you have concerns about how your personal details are processed, please see [Hart's Privacy Notice](#).

If you would like to be notified of Hart District Council's decision whether to 'make' the Plan (to bring it into legal force), please mark the box below.

Yes, please notify me

If you would like to opt out of this decision at any time, please email
[REDACTED]

PART A: Details of the individual or organisation making the representation

	Your details	Agents details (if applicable)
Full name	Stuart Garnett	
Address	Newfrith House, 21 Hyde Street, Winchester, Hampshire	
Postcode	SO23 7DR	
Email	████████████████████	
Organisation (if applicable)	Shorewood Homes	

PART B: Your representation

To which part of the Neighbourhood Plan does your representation relate?

Whole document? No

Paragraph number:

Policy reference: 1 & Section 5 Policies Map (with Insets)

Do you support, oppose, or wish to comment on this policy/paragraph?

(Please tick one answer)

Support Support with modifications Oppose Have Comments

Please give details of your reasons for support/objection, or make other comments in the space below, including any specific changes you wish to see to the Plan. Please be as precise as possible and use a new form for comments on different policies/parts of the Plan. Please do not include any personal information in your answer below.

Representation:

The draft Neighbourhood Plan (NP) says the Hatchwood Farm site is outside the settlement boundary (see Policies Map 2).

This conflicts with the Hart Local Plan Strategy and Sites 2032, adopted 30 April 2020, as noted [here](#) which shows (Modification No. PM12) the change to Odiham's Settlement Policy Boundary – see Figure 1 overleaf. That change to the Settlement Policy Boundary was sought in the Inspector's Report (para 75) to ensure consistency with the Odiham & North Warnborough Neighbourhood Plan.

The amendment to Hart District Council's (HDC) Policies Map not only included the Montford Place development to the north, but also included the Hatchwood Farm site and adjacent commercial land (known as Hatchwood Place).

This draft NP (2024) cannot disregard the modification to the adopted Local Plan, which is part of the development plan, and the Local Plan Inspector's requirements. To do so would be inconsistent with the up-to-date development plan and is not sound.

The officer's Delegated Report (**Appendix 1**) for the Permission in Principle (PiP) (Ref. 23/02313/PIP) unambiguously stated the site is inside the settlement boundary. The report's conclusion states, *"the location of the site for the purpose of residential development is acceptable in principle"* and the PiP was granted (see our representations for Policy 11).

Figure 1 – Modified Odiham Settlement Policy Boundary

PM12: Odiham Settlement Policy Boundary – change to ensure consistency with Odiham & North Warnborough Neighbourhood Plan



Conclusion

The Hatchwood Farm site is in the Odiham settlement boundary as shown in HDC's adopted Local Plan, 2020.

The draft NP must be updated to correct their error and align the settlement boundary with HDC's Policy Map.

Modification

The NP and the settlement boundary must be amended to be consistent with the adopted Local Plan Policies Map settlement boundary, as per modification PM12.

This applies to section 5. Policies Map (with Insets) and applies to the maps on page 102 to 106.

Appendices

Appendix 1 – Officer's delegated report to Permission in Principle (23/02313/FUL)

DELEGATED REPORT

APPLICATION NO.

23/02313/PIP

LOCATION

Land Adjacent The Mapletons Farnham Road Odiham Hook Hampshire

PROPOSAL

Application for Permission in Principle (PiP) for the residential development of between 3 and 5 dwellings

APPLICANT

Mr Jonathan Walton

CONSULTATIONS EXPIRY

17 November 2023

APPLICATION EXPIRY

22 November 2023

Date of site visit: 20 October 2023

RECOMMENDATION

Grant

CONSULTEES RESPONSES

Streetcare Officer (Internal)

Please provide a swept path analysis which shows that access and use of the proposed turning head is suitable for a 26 tonne refuse collection vehicle.

Please also confirm whether or not the road surface on site will be constructed to adoptable standards suitable for a 26 tonne refuse vehicle.

Odiham Parish Council

Neutral:

OPC has no objection in principle to the lower housing number stated but raises the following concerns which would need to be mitigated:

- The 40mph speed limit at the point of joining the Farnham Rd
- Potential impact on neighbouring properties
- The design would need to be in keeping and sympathetic to the surrounding area
- Trees should be protected to avoid tree loss.

County Rights Of Way Group
consultee comment

Hampshire County Council (Highways)
No objection in principle.

NEIGHBOUR COMMENTS

10 objections have been received on grounds of:
Location of site in terms of Settlement Boundary
Impact on visual amenity of PRow users and loss of green space
Safety of road users due to existing speed limits and nature of the road and traffic
Proximity to a commercial laboratory - emissions affecting future occupants
Impact on traffic generation considered cumulatively with development in the surrounding area
Impact on Heritage Asset at Hatchwood House

1 general comment received as follows:
Two mature trees on site should be protected by TPO
Consideration should be given to the safety of the access onto Farnham Road
Speed limit signs should be moved

Background

On 1 June 2018 a new route for obtaining planning permission via an application became available for most small, housing-led developments: an application for Permission in Principle (PIP) followed by an application for Technical Details Consent (TDC).

A PIP application cannot be a development that is major, household, habitats or Schedule 1 EIA development.

This PIP application establishes whether a site is suitable in-principle for residential led development i.e. minor development that is less than 10 dwellings. The scope of any PIP, and therefore consideration of it, is limited to location, land use and amount of development; conditions cannot be imposed.

The requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 apply in that the application is to be determined in accordance with the development plan unless material considerations indicate otherwise.

Planning Policy

Hart Local Plan (Strategy and Sites) 2032 (HLP32):
SD1 Sustainable Development
SS1 Spatial Strategy and Distribution of Growth

NBE5 Managing Flood Risk
NBE9 Design

Saved Policies from the Hart Local Plan (Replacement) 1996-2006 (HLP06):
GEN1 General Policy for Development
CON23 Development Affecting Public rights of Way

Odiham and North Wanborough Neighbourhood Plan 2032:
Policy 1: Spatial Plan for the Parish
Policy 4: Housing Mix
Policy 5: General Design Principles

The South East Plan - Regional Spatial Strategy for the South East 2009 (SEP09):

Saved Policy NRM6: Thames Basin Heaths Special Protection Area

The following policy and guidance have also informed this assessment:

National Planning Policy Framework (NPPF, 2021)
Planning Practice Guidance (PPG)
Town and Country Planning (Permission in Principle) Order 2017

Description of Site

The application site is 0.23 ha of grassland located inside the Settlement Boundary of the designated Local Centre of Odiham. Farnham Road runs along the south boundary of the site. The residential development at The Mapletons is located to the west. A Public Right of Way runs along the west boundary between the site and The Mapletons. The Spectro Jet-Care Laboratory lies towards the north east beyond which extends a predominantly residential development encompassed by the Settlement boundary towards the north and north east. The Grade II Listed Building at Hatchwood House is located towards the south west. The Settlement Boundary closest to the site runs along the south edge of Farnham Road. Open countryside extends from this boundary towards the south and south east.

There exist established trees along the south and west boundaries and others within the site. The west boundary shared with the PRow is bare of trees.

Proposal

The application seeks permission in principle for the development of a minimum of 3no. and maximum of 5no. dwellings on site. Access would be provided off Farnham Road adjacent to the existing access into The Mapletons and along the north west edge of the PRow.

Relevant Planning History

No relevant planning history on records.

Assessment

Planning law requires that applications for planning permission must have regard to Section 38 (6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the development plan for the area is the Hart Local Plan (Strategy & Sites) 2032, the Hart District Local Plan (Replacement) 1996-2006 Saved Policies, Saved Policy NRM6 of the South East Plan 2009 and the Odiham and North Warnborough Neighbourhood Plan 2014 - 2032. At a national level, the National Planning Policy Framework (NPPF) constitutes guidance which the Local Planning Authority (LPA) must have regard to. The NPPF does not change the statutory status of the development plan as the starting point for decision making, but is a material consideration in any determination.

Paragraph: 012 Reference ID: 58-012-20180615 of the Governments Planning Practice Guidance state that: "The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage."

Location

Having regard to the Council's spatial strategy, as set out in Policy SS1 (Spatial Strategy and Distribution of Growth) of the Hart Local Plan (Strategy and Sites) 2032, as the site is located within the defined settlement boundary of Odiham, the principle of residential development in this location would be acceptable in principle.

Additionally, the site is within walking distance of High Street Odiham which provides access to a number of facilities including retail. The closest rail station for further transport connections would be the Hook Rail Station accessible by public transport in under 30 minutes and in 6 minutes in a car. The access off Farnham Road as proposed would ensure accommodation of visibility splays as required by the County Highway Authority. The proposal would affect the existing views from the PRow. It is considered that mitigation measures to be considered at the Technical Detail stage would address this impact. The site is located in Flood Zone 1. A SUDs scheme can be secured at the next stage in order to ensure sustainable surface water drainage. On this basis the proposal is considered to accord with Policy SS1 of the HLP32.

Land use

The site is used as agricultural land (Grade 3) and is not cultivated. The surrounding developments are predominantly in residential use together with the high street, schools and a network of public transport within easy reach. The proposal comprising of residential development at this location would accord with the aim of Policy SS1 of the HLP32.

Amount of development

The proposed development would comprise of either 3 number, two-storey detached 4 or 5 bedroom dwellings or a combination of detached, semi detached and terraced

two storey 4 number 3 or 4 bedroom dwellings or 5 number 2 and 3 bedroom dwellings. This would amount to a density in the range of 13 to 28 dwellings per hectare.

The existing post war residential development in close proximity have a density in the range of 16-26 and 11-35 units per hectare.

The proposed density is considered acceptable at this location to the extent of this application for permission in principle in terms of Policy NBE9 of the HLP32 and Policy GEN 1 of the HLP06.

The applicant is not required to provide any details relating to the design, layout and access arrangements at the PIP stage.

Conclusion

The location of the site for the purpose of residential development for is acceptable in principle.

The amount of development proposed would be compatible with the existing density of residential units at this location.

It is recommended that Permission in Principle be granted.

CONDITIONS

INFORMATIVES

- 1 This permission in principle (PIP) shall cease to have effect three years after the date of this Decision Notice. Any Technical Details Consent (TDC) relating to the proposed development within the section of the land falling within Hart's district boundary must be granted prior to the expiration of the PIP.

- 2 The following documentation and relevant information will be required as part of any subsequent Technical Details Consent (TDC) for any changes/alterations or proposed development within the section of the development site falling within Hart's district boundary:
 1. A Design and Access Statement which addresses how any proposed development would

i) Respect the established pattern and character of surrounding development;
and

ii) Ensure that an acceptable level of residential amenity would be available to the occupants of the development and neighbouring properties in terms of amenity space, privacy, outlook and levels of natural light, as required by Policy NBE1 of the Hart Local Plan (Strategy and Sites) 2032, Saved Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and Policy 5: General Design Principles of the Odiham and North Wanborough Neighbourhood Plan 2032.

2. A Preliminary Ecological Assessment, and any subsequent surveys and/or mitigation in relation to protected species, as required by Policy NBE4 of the Hart Local Plan (Strategy and Sites) 2032.

3. A Flood Risk Statement, where relevant, detailing how all relevant sources of flooding would be dealt with, in accordance with Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2032.

4. A site plan which displays the proposed access point and demonstrates suitable levels of intervisibility can be provided from the site access, both for vehicles and pedestrians. These details are required in accordance with Policy INF3 of the Hart Local Plan (Strategy and Sites) 2032.

5. Details of the retention of the PROW FP21 at its existing width together with unobstructed and open to safe and convenient use by the public at all times during any construction period and subsequent occupation of any dwellings. This applies to HGVs delivering equipment and materials or those of occupants of the dwellings.

6. Details of provision of visibility splays of 2.4m. x 59m. in both directions at point of access from Farnham Road together with confirmation from asset.information@hants.gov.uk that the bank to the rear of the footway to the west of the access is part of the highway.

3 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:

The applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.

