



Odiham and North Warnborough Neighbourhood Plan Update 2014-2032

Regulation 16 Submission

Hart District Council Comments

Hart District Council welcomes the opportunity to comment on the Odiham and North Warnborough Neighbourhood Plan submission version. We are pleased to see that many of our previous comments have been taken into consideration. There are, however, some areas of the plan that may benefit from further clarification and these comments are set out in the table below.

Suggested deletions are shown as struck through, suggested new text is shown underlined.

These comments were agreed with the Portfolio holder for Planning Policy and Development Management on 13 September 2024.

Paragraph/Page	Comment/requested change	Reason
<p>Planning Policy Context</p> <p>Paras 1.6 - 1.13</p>	<p>Suggest the following change:</p> <p>1.6 The Neighbourhood Plan must be in line with national and local planning policies. At the national level, these are set by the National Planning Policy Framework (NPPF) of December 2023, which is complemented by the Planning Practice Guidance. These documents set out the key national planning principles that apply to preparing plans and managing development proposals across the country.</p> <p>1.7 At the local level, the key documents are the Hart Local Plan (Replacement) 1996-2006 and First Alterations – Saved Policies (“Adopted Hart Local Plan”) and the Hart Local Plan (Strategy and Sites) (2011-2032). <u>the key document is the Hart Local Plan (Strategy and Sites) 2032 (HLP32) adopted in April 2020. Neighbourhood plans must be in general conformity with the ‘strategic’ policies in the local plan. Appendix 4 of the HLP32 sets out which policies are ‘strategic’ for the purposes of neighbourhood plans. In addition to the Hart Local Plan 2032 there remain some ‘saved’ polices from an earlier local plan - the Hart Local Plan (Replacement) 1996-2006).</u></p> <p>1.8 The Neighbourhood Plan originally proceeded from the basis of the Housing Development Options Consultation Paper (“HDOCP”) produced by Hart District Council in August 2014. The HDOCP provided for a preferred housing distribution strategy to deliver 7,500 new homes in Hart District in the period 2011 to 2032.</p> <p>1.9 In April 2020, the Hart Local Plan (Strategy and Sites) 2032 was adopted. The Hart Local Plan sets out (See Policy SS1 Spatial Strategy and Distribution of Growth and Table 1 – Sources of Housing Supply) the housing supply sources that are expected to deliver 7,384 dwellings over the plan period. This includes 111 dwellings on “Sites in the Odiham and North Warnborough Neighbourhood Plan without planning permission at 1st April 2018. The figure</p>	<p>Clarification</p>

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	<p><u>of 111 homes was derived from the</u> A total of 119 dwellings are allocated across seven sites in the Neighbourhood Plan, <u>(8 of which already had permission at Crumplins Business Court) and so fell into an outstanding permissions category</u>). As of July 2024, 54 dwellings have been permitted and on the allocated sites of which 24 dwellings have been delivered on the allocated sites. 50 windfall dwellings have been delivered over the same period, with 12 of these dwellings delivered on a rural exception site. The remaining housing requirement for the Neighbourhood Plan's <u>allocated sites</u> is therefore 65 dwellings still to be permitted and 95 still to be delivered.</p> <p>1.10 The Neighbourhood Plan was first submitted for its examination during 2016 ahead of the adoption of the Hart Local Plan (Strategy and Sites) 2032. Since the Neighbourhood Plan was 'made' in 2017, there have been a number of policy and regulatory updates and changes at the local and national level. These changes include the adoption of the Hart Local Plan, several changes to the National Planning Policy Framework (NPPF) which was updated most recently in December 2023 and the Town and Country Planning (Use Classes) Order 1987 which was amended on the 1st of September 2020. This Neighbourhood Plan Update includes changes to a number of policies and supporting text to improve accuracy, clarity, relevance and to ensure general conformity with the Hart Local Plan, NPPF and Use Classes Order.</p> <p>1.11 The Parish Council undertook a review and update of the Neighbourhood Plan to ensure its general conformity with the Hart Local Plan and national policy and regulations. This update incorporates new evidence, including the Odiham and North Warnborough Conservation Area Appraisal 2022, Hart District Local Cycling and Walking Infrastructure Plan (LCWIP) 2024 and the Odiham and North Warnborough Local Green Space Assessment 2024. It also reflects the latest status of site allocations, providing details on whether a site has been completed and information regarding its delivery. Additionally, the</p>	

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	<p>update reflects other local changes such as updates regarding community facilities and Assets of Community Value.</p> <p>1.12 Hart District Council has defined which of its saved policies are ‘strategic’ for the purpose of guiding the preparation of Neighbourhood Plans (see Hart Local Plan Appendix 4 for Strategic Policies of the Hart Development Plan for Neighbourhood Planning purposes).</p> <p>1.13 Hart District Council’s saved rural policy RUR 1 “Definition of areas covered by RUR policies” states that North Warnborough, Broad Oak, Bartley Heath and RAF Odiham are to be regarded as rural settlements to which any of its saved Rural Policies must be applied. Its policy URB 1 “Definition of areas covered by URB policies” says Odiham is to be regarded as a “rural centre” to which its saved Urban Policies must be applied. The Neighbourhood Plan’s consultation found preservation of the rural nature of the Parish is a major priority for residents. <u>In the HLP32 Odiham and North Warnborough are together identified as a Secondary Local Service Centre in Hart District Council’s Settlement Hierarchy (“Tier 3”), but they are separate settlements, each with its own settlement boundary. This hierarchy also identifies RAF Odiham as a “Main Village” (see Plan B). The majority of the Parish lies outside the Thames Basin Heaths Special Protection Area beyond the 5km zone (see Plan C) although North Warnborough, Broad Oak and most of Odiham fall within the 5km to 7km zone where larger developments may require SPA mitigation.</u></p>	
Para 1.31	Para 1.31 states: “A Regulation 14 (Pre Submission) consultation was held for an initial six-week period (22nd January 2024 – 7th March 2024 followed by an extended consultation period.”	The reference to “followed by an extended consultation period” requires clarification.

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<p>Paras 1.35 to 1.36</p>	<p>Suggest the following change:</p> <p>1.35 Saved Policy NRM6 of the South East Plan states that “new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England”.</p> <p>Given that most of the settlements of Odiham and North Warnborough lie within the 7km zone (but not within the 5km zone itself), the Neighbourhood Plan has been screened for a Habitats Regulations Assessment. The conclusion is that the Plan does not have a significant effect on the TBHSPA 5km zone and no Appropriate Assessment is necessary. a Habitats Regulations Assessment has been undertaken to test if the neighbourhood plan could significantly harm the designated features of the SPA. This found there was no potential for significant adverse effect on the SPA except in the case of Policy 2 Housing Development Sites. Policy 2 was therefore ‘screened-in’ for an appropriate assessment (AA). The conclusion is that when the proposed mitigation is taken into account there is no potential for adverse significant effects on the SPA.</p> <p>1.36 <u>Through the HRA process</u> Natural England has confirmed that the 3.58 hectares of open space at Dunleys Hill needs to be secured as an absolute minimum size as the site still needs to function as effective Thames Basin Heaths SPA mitigation. Natural England is also supportive of the possibility of any further land coming forward as open space. Natural England recommends that links, if not already present, are established so that there is the opportunity to have connectivity between the Dunleys Hill open space and other local green spaces in the vicinity so that residents can benefit from extended walking routes in the area. Natural England requires a management plan for the Dunleys Hill open space which must demonstrate how the land will</p>	<p>Clarification</p>

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	<p>be costed, funded and managed/maintained for in-perpetuity, for the lifetime of the proposed development. If the 50 dwellings threshold is reached then the necessary SAMM payments must be made, including from any previously agreed/built-out housing allocations contributing towards the 50+ mitigation threshold.</p>	
<p>Para 3.16</p>	<p>Suggest the following change:</p> <p>3.16 In addition to the delivery of houses from the seven sites allocated in this policy residential development is also likely to take place on windfall sites within the Plan area. As part of this process the further conversion of business and office premises to residential use is expected, subject to the provision of policies in the development plan. The yield on these and other sites will be monitored and assessed against the overall housing need for the District and against any housing requirement figure set for the Neighbourhood Plan area. Where necessary Neighbourhood Plan policies will be reviewed accordingly. <u>(referred to as 'windfall sites') is additional to the yield from the allocated sites and contributes to meeting district-wide housing targets.</u></p>	<p>Clarity regarding the role of windfall sites.</p>
<p>3.19</p>	<p>Suggest the following change:</p> <p>3.19 <u>Mitigation will be required for sites i, ii and v if together they exceed 50 homes to avoid adverse effects on the Thames Basin Heaths Special Protection Area (see paragraph 3.26).</u> Strategic Access Management and Monitoring Measures (SAMM) form one of the elements of mitigation to ensure that new residential development avoids likely significant effect upon the Thames Basin Heaths Special Protection Area (as summarised in paragraph 1.34 above 8.10 of the Odiham Neighbourhood Plan Habitat Regulation Assessment). This is set out in saved South East Plan Policy NRM6, and through the Thames Basin Heaths Special Protection Area Delivery Framework prepared collectively by the affected local authorities and Natural England. The Thames Basin Heaths SPA comprises multiple SSSI sites,</p>	<p>Clarity regarding sites i, ii and v and the need for SPA mitigation if together they exceed 50 homes.</p>

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	<p>owned and managed by many different organisations and some private individuals. In order to ensure that access management implemented in one area does not simply displace visitors onto another part of the SPA, to measure the effects of SANG provision and to monitor visitor and bird numbers, it is necessary to take a strategic approach to visitor access management. Where appropriate direct reference is made to this matter in the relevant housing site in Policy 2.</p>	
<p>Policy 2 Housing Development Sites Site i - Land at Longwood, Odiham</p>	<p>Suggest the following change: It should be noted that the Dunleys Hill Open Space (Policy 14) serves as part of the SPA mitigation required to deliver Site 2v Land at Dunleys Hill in conjunction with Site ii land at 4 Western Lane. <u>sites i, ii and v in the event that together they exceed 50 homes.</u> The Dunleys Hill Open Space must be maintained and managed as a public open space in perpetuity.</p>	<p>Clarification</p>
<p>Policy 2 Housing Development Sites Site ii - Land at 4 Western Lane</p>	<p>It should be noted that the Dunleys Hill Open Space (Policy 14) serves as part of the SPA mitigation required to deliver Site 2v Land at Dunleys Hill in conjunction with Site i Longwood <u>sites i, ii and v in the event that together they exceed 50 homes.</u> The Dunleys Hill Open Space must be maintained and managed as a public open space in perpetuity.</p>	<p>Clarification.</p>
<p>Policy 2 Housing Development Sites</p>	<p>Suggest the following change: It should be noted that the Dunleys Hill Open Space (Policy 14) serves as part of the SPA mitigation required to deliver Site i Longwood and Site ii land at 4 Western Lane <u>sites i, ii and v in the event that together they</u></p>	<p>Clarification.</p>

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Site v - Land at Dunleys Hill, Odiham	<u>exceed 50 homes.</u> The Dunleys Hill Open Space must be maintained and managed as a public open space in perpetuity.	
Policy 5 xiv	<p>Policy 5 xiv states: 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 <u>there are no unacceptable levels of noise pollution. Development shall comply with relevant noise standards and guidelines, including any relevant local thresholds.</u></p>	<p>It is unclear how the Council will implement a policy that requires development to have noise levels that are “as low as possible”.</p> <p>Nor does that requirement appear consistent with national policy or ‘strategic’ local plan policy NBE11 Pollution.</p> <p>Furthermore, Hart District Council does not have plans to define any technical specifications around noise.</p> <p>Alternative wording is proposed to overcome these issues.</p>
Policy 5 xv	<p>Suggest the following change:</p> <p>Policy 5 xvi states: Development shall be designed, constructed and operated to ensure that lighting is unobtrusive and does not <u>result in an unacceptable level of light pollution that could impact on the character and appearance of</u> harm the countryside;</p>	<p>To bring the policy more in line with national policy and ‘strategic’ local plan policy NBE11.</p>

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Policy 6 a	<p>Suggest the following change:</p> <p>“Development proposals shall: <u>a. pay special attention to the desirability of preserving or enhancing the character or appearance the Conservation Area and its setting. Preserve or enhance the character or appearance the Conservation Area and its setting</u>”</p>	<p>To more closely reflect the statutory requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990</p>
Policy 12vi	<p>Policy 12 vi states: “They include measures to enhance biodiversity in public spaces, for example, improving habitat condition or increase habitat area or connectivity, creating new habitats or installation of wildlife features such as nest boxes (measures should be assessed as part of any Biodiversity Net Gain calculations as appropriate);”</p>	<p>Currently, the Parish does not have a biodiversity scheme that offers 'net gain units' for developers to purchase. The Council is also unaware of any mechanism through S106 contributions to facilitate such a scheme, making its implementation unclear at this stage. However, the Council is in the process of developing a biodiversity scheme that will allow developers to purchase 'net gain units,' with the potential to expand this to sites across the district in the future.</p>
Para 3.118	<p>Para 3.118 states “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</p>	<p>Please see above.</p>

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	as set out in the Odiham Parish Council Biodiversity Plan. This should be assessed as part of any Biodiversity Net Gain calculations as appropriate.”	
Para 3.129	<p>Suggest the following change:</p> <p>The following properties have been designated by Hart District Council:</p> <ul style="list-style-type: none"> • The Baker Hall (Listed 13 October 2023) • The Cross Barn (Listed 13 October 2023) • North Warnborough Village Hall (Listed 13 October 2023) • The Library Building (“The Bridewell”) (Listed 10 June 2019) • The Bell Public House (28 June 2021) 	The Bridewell is no longer an Asset of Community Value.
Para 3.133	<p>Suggest the following change:</p> <p>Delete para 3.133</p>	Replication of para 3.132
4.19	<p>Suggest the following change:</p> <p>4.19 In addition, it is possible that Odiham Parish Council will secure funding from planning obligations and the <u>potentially</u> a Hart Community Infrastructure Levy once in place in order to make financial contributions to a number of infrastructure projects during the life of the Neighbourhood Plan. Projects suggested during the course of the Neighbourhood Plan’s consultation process included:</p> <p>Add new bullet:</p> <ul style="list-style-type: none"> • <u>The implementation of improvements identified in the LCWIP in connection with the Core Walking Zone in Odiham and the new cycle route 200 (Hook to Odiham)</u> 	<p>At this time there has been no decision to introduce a CIL.</p> <p>To update the Neighbourhood Plan Update following the adoption of the LCWIP</p>