

Odiham and North Warnborough Neighbourhood Development Plan Review

Examiner's Clarification Note

Purpose

This Note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification.

For the avoidance of any doubt, matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Parish Council's ambition to review the Plan responds positively to national guidance and associated best practice. The Plan continues to provide a clear vision for the neighbourhood area. The review addresses a balanced range of issues. Moreover, it properly takes account of the adoption of the Hart Local Plan 2032.

The presentation of the Plan is very good. The package of submission documents is proportionate to the neighbourhood area, and to the review of the Plan. In combination, the various documents helpfully identify the aspects of the Plan which have been updated. The review has helpfully continued with the format of the 'made' Plan.

Points for Clarification

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now able to raise issues for clarification with both the Parish Council and with the District Council.

The comments made on the points in this Note will be used to assist in the preparation of my report and in recommending any modifications that may be necessary to the review of the Plan to ensure that it meets the basic conditions.

I set out specific policy clarification points below in the order in which they appear in the submitted Plan.

Questions for the Parish Council

Policy 2v

Has the Parish Council discussed the revisions to the policy with the landowner/potential developer, and is it satisfied that the development as now proposed in the revised policy will be both deliverable and financially viable?

The final part of the policy comments that the proposed Dunley Hills Open Space also serves as part of the SPA mitigation to deliver site i (Longwood) and site ii (land at Western Lane). In this context, what progress has been made on the delivery of the overall SPA mitigation package?

Policies 6-8

The policies and their supporting text have usefully been updated to reflect the most recent Character Appraisal work. This is best practice.

Policy 11

The first element of the policy wording (penultimate paragraph) properly reflects the matter-of-fact approach taken in paragraph 107 of the NPPF. Nevertheless, please can the Parish Council explain the purpose of the second part of the policy (the final paragraph) and the extent to which it has regard to national policy and is realistic/deliverable through the development management process.

In general terms, the proposed additional Local Green Spaces consolidate the approach taken in the made Plan and respond to community feedback as the Plan was being prepared. However, I would appreciate the Parish Council's comments on the following proposed designations:

- Football Club – The supporting text (paragraphs 3.90 to 3.92) comments about the social and the environmental characteristics of the site. It would be helpful if the Parish Council provides a more detailed assessment of the site against and the two factors in paragraph 105 and in criterion b of paragraph 106 of the NPPF beyond that already included in the Local Green Spaces Derived Evidence (May 2024);
- Hatchwood Farm – Does the Local Green Spaces Derived Evidence (and the Parish Council's approach to the site) now need to consider the grant of permission in principle (23/02313/PIP) for residential development on the site, and therefore the contents of Planning practice guidance (ID:37-008-20140306)? and
- Little Park (Deer Park) - It would be helpful if the Parish Council provides a more detailed assessment of the site against criterion c of paragraph 106 of the NPPF beyond that already included in the Local Green Spaces Derived Evidence. In addition, please can the Parish Council comment on the extent to which circumstances have changed on the site since the proposed Local Green Space was deleted from the Plan as an outcome of the 2016 examination?

Policy 12

The policy and its supporting text have usefully been updated to reflect the approach towards biodiversity net gain as now captured in national policy. This is best practice.

Policy 14

Is the Parish Council satisfied that the use of land at Dunleys Hill as proposed in the policy (and in paragraph 3.132) continues to be capable of delivery in the Plan period?

Questions for the District Council

The development of housing sites

To what extent have other relevant housing sites (as listed in Table 1 of the Plan) contributed to the development of the Dunleys Hill Open Space?

The emerging Local Plan

What is the current timetable for the review of the adopted Local Plan?

Proposed Local Green Space - Deer Park

What (if any) existing protections exist on the site (either in the context of contents of Planning practice guidance ID: 37-011-20140306 or in relation to local policies)?

Other Matters

I note the details in the Planning Inspectorate's letter of 25 September 2024 in relation to the appeal against the planning application for residential development off Dunleys Hill (23/02063/OUT). It would be helpful if the District Council advises me of any updates on the timetable for the appeal which may be received from the Planning Inspectorate whilst the examination is taking place.

Representations

Does the Parish Council wish to comment on any of the representations made to the Plan?

I would find it helpful if the Parish Council commented on the representations submitted by:

- Michael Conoley Associates (Representation 6);
- Shorewood Homes (Representation 11);
- LRM Planning (Representation 21); and
- Avant Homes (21).

Some of the contents of these representations have featured in the policy-based questions in this Note. I am happy for the Parish Council to structure its overall response to this Note as it sees fit.

The District Council (Representation 29) makes a series of comments on the policies and the supporting text. I would find it helpful if the Parish Council responded to the various suggestions.

Protocol for responses

I would be grateful for responses to the questions in this note by 6 November 2024. Please let me know if this timetable may be challenging to achieve. It is intended to maintain the momentum of the examination. If certain responses are available before others, I would be happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled, please could it come to me directly from the District Council. In addition, please can all responses make direct reference to the policy concerned.

Andrew Ashcroft

Independent Examiner

Odiham and North Warnborough Neighbourhood Development Plan Review

21 October 2024