

Hart District Council's Response to the Examiner's Questions

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 *development* of the public open space is the responsibility of the developer of site 2v, as set out at paragraph 3.78 of the current 'made' neighbourhood plan.

"... 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."

The landowner and developer originally agreed to deliver the Dunleys Hill open space, if site v was allocated for housing. This agreement formed the basis for the initial allocation of site 2v.

The neighbourhood plan does seek financial contributions for *maintenance and upkeep* of the Dunley's Hill open space from the following sites:

- Site i) Land at Longwood, Odiham – approx. 9 dwellings
- Site ii) Land at 4 Western Lane, Odiham- approx. 15 dwellings
- Site iii) Land at Crumplins Yard – approx. 8 dwellings
- Site v) Land at Dunleys Hill, Odiham – approx. 30 dwellings

To date, two of these sites have received planning permission:

- Site iii) Crumplins Yard (16/00635/FUL granted 10th August 2017)
- Site ii) Land at 4 Western Lane (19/02541/FUL granted 10th June 2021)

Neither of these sites contributed to the maintenance of the open space. In advance of site 2v and the Dunley's Hill open space coming forward there was no agreed costed maintenance plan that the other sites could contribute towards, as expressed in the Committee Report for 4 Western Lane:

"whilst the applicant is willing to contribute to this requirement, there are neither costing proposals for Dunleys Hill Open Space in the table from the PC nor infrastructure schemes identified that link with the future open space proposed to calculate a proportionate contribution from this scheme towards them. Therefore, there are no mechanisms in place for a financial contribution to be sought."

Linked to the delivery of the public open space, the policy for Site iii Crumplins Yard includes the requirement to provide a shared access and car park for users of the open space:

a. Vehicular access shall be via a shared access from Dunleys Hill to serve both this development and a public car and bicycle park for users of the adjoining public open space (Policy 14);

This was not delivered. The Committee Report states:

"the scheme provides access on a stand alone basis as there are currently no submitted plans to bring forward site V of the NHP, the applicant has also confirmed that land indicated within Policy 2 for the access is not within the ownership of the applicant."

The emerging Local Plan

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

A review to determine whether the Local Plan needs updating must be concluded by 30th April 2025, five years after adoption. A report on the local plan review is currently scheduled to go to Overview and Scrutiny Committee on 10th December 2024 and to Cabinet on 2nd January 2025. There is as yet no timetable for the next 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)?

The site is located within the Odiham Conservation Area, a designation that serves to protect the unique architectural and historic qualities of the area, including the character of the Deer Park. The [Odiham and North Warnborough Conservation Area Appraisal](#) provides further information of the deer park's significant interest. Please page 18, 26, 52 and 52 for more details.

The site is also located within the Odiham and North Warnborough Local Gap (Odiham and North Warnborough Neighbourhood Plan 2017) and is classified as countryside in the Hart Local Plan (Strategy and Sites) 2032.

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.

We received the 'start letter' from PINS on 24th October, which is attached at **Appendix 1** for reference. The letter outlines the timelines associated with the appeal process.