



ODIHAM AND NORTH WARNBOROUGH NEIGHBOURHOOD PLAN 2014-2032 Pre-Submission Draft Plan

Introductory Summary from the Steering Group

14 October 2015

Dear Residents,

Publication of the Pre-submission Draft Plan marks an important step in our Neighbourhood Plan's progress, as it initiates the first *formal* consultation phase from a legal perspective.

Since June 2014, around 20 volunteer residents from Odiham and North Warnborough have been working hard to develop this Plan on behalf of Odiham Parish Council and we have been consulting the community extensively and collecting your views. Understandably, we have confronted many challenges along the way ... from initially getting to grips with the all the complexities of the Neighbourhood Planning process that we needed to follow, to the current uncertainty on a final housing allocation (due to delays in the completion of Hart District Council's Local Plan for the District). In addition we have the responsibility of doing right by the community, that has sometimes involved reconciling the views of the majority with the disappointment of a minority.

The resulting Draft Plan for Pre-submission is a necessarily long and formal document. We therefore thought it might help for you to have a summary of the key points. However, we strongly advise you to read the Plan in full, or certainly those aspects that concern you most.

HOUSING DEVELOPMENT SITES

The main task of the Plan is to find sites to accommodate housing numbers allocated for the Parish by Hart District Council's emerging Local Plan. Please note these figures are a **guide only** at this point and may increase.

Accordingly, 7 sites in Odiham and North Warnborough are currently proposed for development that will generate approximately 170 new homes (including the equivalent of 45 dwellings from a proposed new care home on the land next to Crownfields) over the 2014-2032 period that the Plan covers.

These proposed sites are land adjoining the following:

Longwood (next to Robert May's school), Western Lane, Crumplins Yard (north of Dunleys Hill), Albion Yard in North Warnborough, Dunleys Hill, Hook Road and land next to Crownfields. The above list of sites will be reviewed prior to Submission of the Plan when the status of new, or in-progress planning applications is clearer; such as for the land next to Archery Fields, the land behind Beech Cottage, land adjacent to Hook Road (aka Neville's Gap) and Palace Gate (the old Spectro offices site).

There will also be "windfall sites" i.e. less than 5 homes (and not within a garden), developed throughout the period of the Plan that will provide additional homes above and beyond the above sites.

LISTENING TO THE COMMUNITY

Criteria for site selection

In January's consultation, the Community generally favoured small-to-medium sites and supported the criteria for site selection that have guided the Steering Group's analysis since. In May 2015 there were further consultation events together with a survey where approximately two thirds of 711 total survey respondents agreed with the initial site selection. Two sites (Roughs Cottage and land next to The Swan Inn) have since been removed from the Plan for planning-related reasons.

Development and design guidelines

The Steering Group has reviewed all comments from residents carefully and where possible these have been taken account of in the Plan. For example, at Dunleys Hill, it has always been intended that a gap between Odiham and North Warnborough should be retained but allowing a minimal housing scheme in return for a large area of open space which is to be given to OPC. On the land adjacent to Crownfields, the height of proposed buildings has been limited to two storeys to help protect existing views. At Hook Road the Plan proposes less intensive development than in the most recent planning application, as well as strict guidelines taking into account the canal setting and flood risk.

Please note the site layouts shown in the Plan are illustrative of the sort of layout that would be possible to comply with the site and design parameters listed for each site.

Local Gaps

Two Local Gaps are proposed: one retains a gap between Odiham and North Warnborough with a second new gap proposed between North Warnborough and Greywell. This initiative is designed to avoid coalescence between settlements and in consequence helping protect the integrity and special identity of each.

Housing mix

Regarding the mix of housing, the Plan seeks to prioritise small dwellings and provide for affordable housing, proposing to reserve a proportion (20%) for those with local connections.

Odiham High Street and Parking

To assist in encouraging the vitality of Odiham High Street, the Plan advocates preservation of a balance of use of buildings (e.g. between retail, restaurant and residential). An additional car park is not proposed specifically for Odiham High Street, which has recently been improved by the addition of car parking to the rear of the new Co-op. However additional car parking is proposed in the Plan to serve for example, Odiham Castle, Leapfrogs, and the proposed new public open space at Dunleys Hill. Other opportunities may also present themselves in planning applications during the period the plan covers.

Local Green Spaces

As well as dedicated policies on design principles and policies for our three existing Conservation Areas, seven valued green spaces are proposed for potential designation as *Local Green Spaces* (LGS), affording protection akin to Green Belt. These are: Close Meadow, land adjacent to Dunleys Hill, Hockleys Farm, Kitchen Garden, land behind Beech Cottage, land adjacent to Archery Fields (south of Farnham Road) and an area of the Deer Park.

It should be noted that the land adjacent to Archery Fields may in time be affected by the recently granted outline planning approval (for up to 35 houses) as this proceeds through the planning process .

Other valued open spaces (The Basingstoke Canal, and Odiham, Broad Oak and North Warnborough Commons) already benefit from protection.

ADDITIONAL AIMS AND PROPOSALS

A Neighbourhood Plan can only include policies that relate to land use that after the Plan is **made** (following a Parish referendum) are then used by Hart DC in their determination of planning applications. Further to these *policies* there are included in Section 4 of the Plan a range of **aims and proposals** that could be achieved but which the Plan can only encourage and not necessarily deliver. For these OPC will be able to use any funding from planning obligations plus an allocation of the Community Infrastructure Levy (CIL) that it receives from Hart, currently 25%. Potential improvements could include for example could be cycle routes, maintenance of public footpaths, enhancing the canal area for recreation, upgrading King Street toilets, improved signage and more.

PLAN IN FULL

The most recent and up-to-date Plan is for Pre-Submission, you can read this in full online via www.onwardplan.com/presub or a paper copy is also available to read:

In Odiham at ...

- Odiham Parish Council offices.
- Odiham Library.
- Next Door at the George.
- WACC at RAF Odiham.

In North Warnborough at ...

- The Anchor.
- Purcell Rooms.
- Mill House.

HOW TO COMMENT

Please make your views known **by noon on 30 Nov 2015** when the formal consultation period finishes:

- Via an online Comment Form www.surveymonkey.com/r/presub
- By emailing comments@onwardplan.com
- Or by a letter to OnwardPlan, c/o the Clerk OPC, The Bridewell, The Bury, Odiham, RG29 1NB

Please note that even if you have commented previously on the earlier Plan version, you will need to do so again in full on this Pre-Submission version of the Plan for your comments to be considered.

For your comments to count, please provide your name, address and postcode.

We will use your comments to help us refine the Pre-Submission Plan before its final Submission leading onto its final examination and ultimately its approval that we hope will be in the early part of 2016; however this is by no means certain as the time for examination is not a prescribed fixed period.

Meanwhile thank you for your interest and continued involvement in the Neighbourhood Plan.

Best wishes

Steering Group
Odiham and North Warnborough Neighbourhood Plan