



OPC Deer Park Update - 17 June 2015

Following the owners public exhibition, much feedback has been provided by the community regarding the vision and proposal for the Deer Park, the land behind the Bel and Dragon.

Having reviewed the qualitative and quantitative analysis provided from research conducted by The Odiham Society, Neighbourhood Plan and Bell Cornwell (the owners agent), it seems clear that the current proposal does not meet the expectations of much of the community.

In response to this feedback, OPC have been informed by Bell Cornwell that a revised proposal is being developed for the land that they believe will answer much of the feedback that has been supplied by the community. The extent to how far this will be achieved by the new proposal is yet to be seen - however, Bell Cornwell have offered to present these new plans to OPC. We are requesting that this is conducted in a public meeting, of which the date, time, format and venue need to be agreed with them.

Given that the Deer Park is not a SHLAA (Strategic Housing Land Availability Assessment) site, it was initially considered within the Neighbourhood Plan as Local Green Space. OPC have since been updated by our Neighbourhood Plan Committee that despite being an area much valued by the community, located within our conservation area and referenced by English Heritage as having "strong local impact and high historic significance", unfortunately it may not meet the criteria for classification as a Local Green Space and they have decided not to progress it as such.

The only proposed approach put forward by our Neighbourhood Plan team was a policy to resist development in the Deer Park. However this was felt by a majority of Councillors to be inappropriate as would imply that all possible future proposals / visions for the land would fail to meet the communities expectations. No matter how much the current Deer Park proposal fell short of our mutual expectations, this cannot be assumed for all future proposals.

Given that the time pressures to complete the Neighbourhood Plan and the fact the Deer Park;

- Is not a SHLAA site
- Is now no longer being considered by our Neighbourhood plan team as a local Green Space
- And in the knowledge that a revised proposal is being put forward by the owner in response to community feedback.

OPC agreed in our full council meeting on the 1st of June that the Deer Park should be removed from our Neighbourhood Plan to go through the normal planning approval process. The minutes of this meeting will be published on our website once approved.

We will be requesting a new exhibition / public presentation of the revised proposal and ensure that the public are consulted on the plans once available.