



Odiham Parish Council's (OPC) guidelines for initial developer consultation

Odiham and North Warnborough's Neighbourhood Plan was made in June 2017. A copy of this Plan can be found at <http://www.odiham.org.uk/planning/neighbourhood-plan/>

Statement of principles:

- a) OPC supports the National Policy Planning Framework (NPPF) approach of encouraging residents, local authorities and developers working together to deliver sustainable development that will benefit existing and future residents.
 - b) OPC will deal with issues arising from new development in an open, transparent way and reach conclusions based on its experience of past planning issues, our understanding of the views of residents and wherever possible sound evidence.
 - c) OPC expects developers to produce plans that respect the character of the parish's built-environment, particularly its heritage assets, its non-urban character, and the sense of community felt by many of the villagers, particularly the young and the elderly.
1. OPC draws attention to what is particularly valued by the residents:
- a) The large number of listed buildings. This includes the settings, which enhance their visual impact and the public's enjoyment of them.
 - b) The numerous footpaths and alleys in the parish enabling all ages to walk safely to school, work, village facilities and friends.
 - c) The special character of central Odiham and the older part of North Warnborough, a character created by the listed buildings, the small scale of much housing, the close proximity of the countryside, a definite sense of community, and the pockets of quietness and stillness.
 - d) The still largely rural setting of the parish despite its proximity to the M3 and large settlements.
2. OPC expects developers to:
- a) Show that their plans address the policies and aims in the made NH Plan.
Justification - the NH Plan was made in June 2017.
 - b) Engage in meaningful public consultation and demonstrate a willingness to adapt plans in response to concerns and comments - OPC expects that at the very least adjoining neighbours who would be affected by any development are actively given the chance to air

concerns directly to the developer, and that the developer will seek to accommodate valid concerns in the final plan put forward for planning permission. Wider consultation may on occasion be considered desirable by OPC, depending on the location and size of the development.

Justification - NPPF paragraph 66 says 'Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community'.

- c) Adhere to Hart District Council parking guidelines.

Justification - (1) Parking in Odiham, particularly around the High Street, is a problem as the interests of residents who live in houses with no or inadequate parking inevitably clash with the desire for parking from visitors, shoppers and businesses, as well as with the provision of safe roads for car drivers and pedestrians. New developments must be self-sufficient as regards parking so there is no 'spillage' into adjoining streets; (2) Parts of the parish further away from the High Street still suffer from very narrow, or no residential roads, hence little if any parking provision. Any new development in these places must not exacerbate the current parking situation and must provide for its own needs; (3) Parked cars can have an adverse impact on the visual appearance of conservation areas and listed buildings.

- d) Produce plans that address the principles and characteristics highlighted in the Village Design Statement (VDS).

Justification - the VDS was adopted by Hart District Council 2nd October 2008.

- e) Where relevant, demonstrate how the plans have been influenced by the evidence and findings of previous inquiries and appeals concerning the site in question.

Justification - the developer needs to demonstrate that they have approached the development with a sound understanding of the site's history and value.

- f) Design developments that show a consideration for existing buildings, land boundaries and landscapes within the conservation area.

Justification - Odiham's character is in part defined by the survival of a historic landform characterised by small and/or long plots.

- g) Enhance the ability of all residents to move around the parish on foot, particularly by linking in with existing public rights of way and by offering permitted pathways.

Justification - Odiham and North Warnborough have a number of traffic-free paths and by-ways that encourage walking, cycling and the integration of the community.

- h) Add to the parish's recreational facilities and enhance the recreational opportunities of all residents, not just those who will live on the new development.

Justification - some recent developments have 'turned their backs' on existing houses and areas.

- i) Acknowledge affordable housing for local people is a key issue. OPC would welcome creative ways for this issue to be addressed by, for example, the actual provision of affordable

housing in the parish through ownership by existing parish organisations rather than by the giving of money for use in the district.

Justification - feedback from village surveys and the actual history of such schemes.

- j) OPC is elected to represent an understanding of residents' views, including years of experience of local issues, and will comment on planning applications in accordance with that knowledge and experience.

3. Developers can expect OPC to:

- a) Be willing to engage in discussions about specific sites and plans during a public meeting.
- b) Comment in what it believes to be the best interests of the residents, backed wherever possible by evidence, with due regard to the principles laid out in the NPPF and the policies in the NH Plan.
- c) Demonstrate in practice its commitment to openness and transparency.
- d) Encourage residents to engage with developers in a constructive way.

4. These guidelines were adopted by OPC's Planning and Development Committee on 6 June 2018.