



NOTICE OF MEETING

Meeting:	Cabinet
Date and Time:	Thursday 3 November 2022 7.00 pm
Place:	Council Chamber
Enquiries to:	Committee Services Committeeservices@hart.gov.uk
Members:	Neighbour (Leader), Radley (Deputy Leader), Bailey, Clarke, Cockarill, Collins, Oliver and Quarterman

Chief Executive

CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU51 4AE

AGENDA

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- **At the start of the meeting, the Lead Officer will confirm the Fire Evacuation Procedure.**

- **The Chairman will announce that this meeting will be recorded and that anyone remaining at the meeting had provided their consent to any such recording.**

1 MINUTES OF THE PREVIOUS MEETING 5 - 9

The minutes of the meeting held on 6 October 2022 are attached for confirmation and signature as a current record.

2 APOLOGIES FOR ABSENCE

To receive any apologies for absence from Members*.

**Note: Members are asked to email Committee services in advance of the meeting as soon as they become aware they will be absent.*

3 DECLARATIONS OF INTEREST

To declare disposable pecuniary, and any other interests*.

**Note: Members are asked to email Committee Services in advance of the meeting as soon as they become aware they may have an interest to declare.*

4 CHAIRMAN'S ANNOUNCEMENTS

5 PUBLIC PARTICIPATION (ITEMS PERTAINING TO THE AGENDA)

Anyone wishing to make a statement to the Committee should contact Committee Services at least two clear working days prior to the meeting. Further information can be found [online](#).

6 LEASE OF EDENBROOK FLATS 10 - 11

To seek approval to enter into a lease to transfer the 41 Apartments at Edenbrook (known respectively known as Heather Court and Thistle House) to Butterwood Homes.

RECOMMENDATION

1. That The Chief Executive be authorised, to agree the terms and then conclude a 20-year lease for Butterwood Homes to manage on behalf of the Council the 41 Apartments at Edenbrook (known respectively known as Heather Court and Thistle House)

7 ODIHAM AND NORTH WARNBOROUGH CONSERVATION AREA APPRAISAL 12 - 126

For Cabinet to adopt the Odiham and North Warnborough Conservation Area Appraisal.

RECOMMENDATION

That Cabinet:

1. Adopt the Odiham and North Warnborough Conservation Area

Appraisal attached at Appendix 1 for planning and development management purposes;

2. Agrees that the [Odiham Conservation Area Character Appraisal and Management Proposals December 2008](#) and the [North Warnborough Conservation Area Character Appraisal and Management Proposals March 2009](#) are no longer adopted or endorsed by the Council;
3. Authorise the Executive Director – Place to make minor alterations and typographical corrections to the Appraisal being published.

8 LEASE OF POND AREAS TO HARTLEY WINTNEY PARISH COUNCIL 127 - 129

To seek Cabinet’s approval to enter into a lease with Hartley Wintney Parish Council for the future management of Causeway and Hatton’s Ponds, Hartley Wintney and to release £50,000 from District S106 Leisure and Open Space receipts to support the future restoration of the ponds.

RECOMMENDATION

1. That Cabinet agrees that the Executive Director for Community be authorised to agree the terms and conclude lease for the transfer of ponds in Hartley Wintney Common (see Appendix 1) to Hartley Wintney Parish Council (HWPC)
2. That £50,000 of District S106 Leisure and Open Space funding is transferred to HWPC for the on-going restoration of the ponds.

9 GRANT FUNDING FOR BIODIVERSITY AND CARBON OFF-SETTING STRATEGY 130 - 133

To seek Cabinet’s approval to expend £110k (£100k Grant and £10k for earmarked reserves) towards the delivery of “Phase 2” of the approved Biodiversity and Carbon Off-Setting Project, and to seek Cabinet approval to procure the necessary expertise to progress the project.

RECOMMENDATION

1. That Cabinet agrees to expend £110k (£100k Grant and £10k from earmarked reserves) towards the delivery of “Phase 2” of the approved Biodiversity and Carbon Off-Setting Project
2. That approval is given to procure consultants to project manage and develop the strategy

10 SHAPLEY HEATH AUDIT REVIEW

To receive an oral update from the S151 Officer with regards to the proposed action plan.

11 CABINET WORK PROGRAMME

134 -
138

To consider and amend the Cabinet Work Programme.

Date of Publication: Wednesday, 26 October 2022

CABINET

Date and Time: Thursday 6 October 2022 at 7.00 pm

Place: Council Chamber

Present:

Neighbour (Leader), Radley (Deputy Leader), Bailey, Clarke, Cockarill, Collins, Oliver and Quarterman

In attendance:

Officers:

Patricia Hughes,	Joint Chief Executive
John Elson	Head of Environmental and Technical Services
Peter Summersell	Sustainability Officer
Gemma Watts	Housing Strategy and Development Officer
Laura Stone	Eunomia
Sharon Black	Committee Services Officer

49 MINUTES OF THE PREVIOUS MEETING

The minutes of 1st September were confirmed and signed as a correct record.

50 APOLOGIES FOR ABSENCE

No apologies for absence had been received.

51 DECLARATIONS OF INTEREST

The Joint Chief Executive declared a non-pecuniary interest in item 54, as a Director of the Housing Company.

52 CHAIRMAN'S ANNOUNCEMENTS

Recognising that this would be his last meeting, the Chairman and his Cabinet colleagues thanked Mr Elson for all his hard work and long service to Hart District Council.

53 PUBLIC PARTICIPATION (ITEMS PERTAINING TO THE AGENDA)

Mr Wilf Hardy and Ms Tamsin Briggs from Blackwater Valley Friends of the Earth were at the meeting. Mr Hardy made a statement relating to agenda item 7, in which he stated that it was hoped that the Council would produce a meaningful and comprehensive action plan for the future which would include timescales, milestones and checkpoints, and owners.

54 REPORT OF SCRUTINY PANEL ON THE OPERATION OF BUTTERWOOD HOMES

Cabinet received a report from Cllr Farmer on the recent Scrutiny Panel on the operation of Butterwood Homes. Income and expenditure were broadly in line with previous forecasts and there were no significant issues on the horizon.

The Terms of Reference for Butterwood Homes had been amended to show that there were now 4 Directors, with the only other amendment being the amalgamation of 2 separate but similar clauses into 1, making the intent clearer. The Terms of Reference also stated that the Directors would meet twice a year, and there were no plans to change this arrangement. The Terms of Reference were reviewed annually by the Board.

The Portfolio Holder for Commercialisation had also attended the Scrutiny Panel meeting as an observer and thanked Cllr Farmer for his accurate overview of the meeting,

DECISION

Cabinet:

1. Noted the 2021/22 performance of the Housing Company against the initial business plan
2. Adopted the altered Terms of Reference, which had been endorsed by Overview and Scrutiny Committee.

55 ENDORSEMENT OF HART'S CARBON PATHWAY

Cabinet received the background to the presentation of the delivery of the two reports from Eunomia. These covered the pathway to Operational Net Zero by 2035 and District Wide Net Zero by 2040. Both reports included indicative pathways on how the Council could achieve these targets.

Cabinet discussed a range of items, including:

- Whether the cost analysis had included a historical cost for energy or current prices, it was noted that the figures provided had broad variables included and the current cost of energy was not part of that calculation
- What would happen to the baseline data – this would be used to formulate the new action plan, and will inform outcomes and any milestones required
- The amount of carbon reduction that would be achieved against the costs involved
- What funding was likely to be available in future budgets
- Setting a short term (2-4 years) action plan that will still allow us to meet the trajectory required to achieve the 2035 target date. This should be

pragmatic and focussed, with “owners” for all items to ensure they were effectively managed

- Prioritisation of items and ensuring that there were some “quick wins” for the District
- The potential of future developments to greater assist the pathway to net zero

It was agreed that a third recommendation be added, in that a proposed action plan be brought back to Cabinet at their February 2023 meeting for endorsement.

DECISION

Cabinet endorsed:

1. The 2035 Net Zero Operational Road Map which had been circulated to the Cabinet members.
2. The Net Zero Carbon Action Plan which had also been circulated to the Cabinet members.
3. That a proposed action plan be presented to Cabinet at the February 2023 meeting for endorsement

56 QUARTERLY PERFORMANCE REPORTS

The Quarterly Performance Reports for Q1 had been discussed and agreed at the recent Overview & Scrutiny Meeting.

It was noted that the absence of data relating to the waste contract when reported to Overview & Scrutiny was due to a contractual dispute. Details had now been provided but, as indicated by the report’s narrative comments, this data was not validated by both parties.

DECISION

Cabinet noted the performance report for Quarter 1 2022/23.

57 ESSENTIAL REPAIRS TO THE CROSS BARN, ODIHAM, RG29 1JX

For background, the Chairman advised that the Cross Barn was a Grade II listed building which was owned by the Council and leased and managed by a Board of Trustees.

DECISION

Cabinet agreed:

That £25,000 be allocated from central reserves to fund essential repair works to The Cross Barn, Odiham.

58 UPDATE TO COUNCIL'S APPROACH IN DEALING WITH SHARED OWNERSHIP STAIRCASING WITHIN DESIGNATED PROTECTED AREAS AND WAIVER REQUESTS

The Portfolio Holder for Communities gave the background to the paper and explained that the amendment being proposed was to bring the Council into line with current Government legislation.

Cabinet discussed:

- The need for waivers to be made on occasion when dealing with shared ownership staircasing within designated protected areas
- That the Portfolio Holder for Communities already had the delegated power to deal with waivers but that there were changes to our procedures that needed to be “tidied up”
- Consultation was always undertaken with Ward Members before any decision was made
- There were maps and lists showing where the designated protected areas were within Hart
- Most who were able to staircase up to 100% did not usually do this, preferring to move out of shared ownership into the normal housing market
- There were very few shared ownership properties in Hart that have owners who have staircased to 100%

DECISION

Cabinet agreed:

That the Council move in line with the updated Government guidance which required all shared ownership properties to seek a waiver, where they wished to staircase above 80%, however the shared ownership homes were funded.

59 DRAFT CORPORATE PLAN CONSULTATION

Cabinet was advised that they were being asked to agree that the draft Corporate Plan go out to consultation, with a view to a final report coming back to Cabinet in the new year.

Thanks were given to the working group for the quality of the plan. Cabinet members felt that it was easy to understand and navigate, and well laid out.

DECISION

Cabinet approved:

1. The draft Corporate Plan for consultation purposes, which had previously been circulated to the Cabinet members.

2. The timetable and approach for public consultation which had also been previously circulated to Cabinet members

60 CABINET WORK PROGRAMME

Cabinet considered and approved the Work Programme as circulated prior to the meeting.

It was noted that it was likely that there would be an additional paper for the Civic Regen item, due to go to the December Cabinet meeting. A potential paper on bio-fuels and changes to Council vehicles was also raised.

As outlined, a paper would be coming forward to Cabinet on the outcomes of the public consultation on the Corporate Plan in February

The meeting closed at 8.19 pm

CABINET

DATE OF MEETING: THURSDAY 3rd NOVEMBER 2022

TITLE OF REPORT: BUTTERWOOD HOMES: LEASE OF EDENBROOK
APARTMENTS

Report of: Chief Executive

Cabinet Portfolio: Commercialisation

Key Decision: No

Confidentiality: Non-Exempt

PURPOSE OF REPORT

1. To seek approval to agree a lease with Hart Housing Property Management Company Ltd (Trading as Butterwood Homes) to manage the 41 Apartments at Edenbrook, known respectively known as Heather Court and Thistle House.

RECOMMENDATION

2. That the Chief Executive be authorised, to agree the terms and then conclude a 20-year lease with Butterwood Homes to manage on behalf of the Council the 41 Apartments at Edenbrook.

MAIN ISSUE

3. The Council own two apartment blocks known as Heather Court and Thistle House on Edenbrook. They are let according to a lettings Plan which prioritises key workers/local residents. The apartments are managed on the Council's behalf by Butterwood Homes (a wholly own Council trading company set up specifically for the purposes of managing these apartments). The proposal is to formalise the current management arrangements through a 20-year lease.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

4. Butterwood Homes is a wholly own Council trading company set up specifically for the purposes of managing these apartments. No useful purpose would be served by not entering into lease to formalise the management arrangements that the Council has already put in place.

CORPORATE GOVERNANCE CONSIDERATIONS

5. Butterwood Homes management of the apartments is scrutinised by an Overview and Scrutiny Committee sub-panel which provides feedback to Cabinet.

Legal and Constitutional Issues

6. No legal or constitution issues arise from this proposal.

Financial and Resource Implications

7. There are no further financial or resource implications arising from this proposal.

Risk Management

8. There are no identifiable risks in entering into a lease with this proposal.

EQUALITIES

9. There are no equalities issues arising from this proposal.

CLIMATE CHANGE IMPLICATIONS

10. No climate change implications arise from the proposal

ACTION

Subject to the recommendation of this report being approved, a 20-year operational lease will be concluded with the Council's wholly owned trading company, Butterwood Homes.

Contact Details: Daryl Phillips, Chief Executive

CABINET

DATE OF MEETING: THURSDAY 3 NOVEMBER

TITLE OF REPORT: ODIHAM AND NORTH WARNBOROUGH CONSERVATION AREA APPRAISAL

Report of: Executive Director - Place

Cabinet Portfolio: Place

Key Decision: No

Confidentiality: Non-Exempt

PURPOSE OF REPORT

1. For Cabinet to endorse the Odiham and North Warnborough Conservation Area Appraisal.

RECOMMENDATION

2. That Cabinet:
 - Agrees the Odiham and North Warnborough Conservation Area Appraisal attached at **Appendix 1 IS ADOPTED** for planning and development management purposes;
 - Agrees that the [Odiham Conservation Area Character Appraisal and Management Proposals December 2008](#) and the [North Warnborough Conservation Area Character Appraisal and Management Proposals March 2009](#) is no longer endorsed or adopted by the Council; and
 - Authorise the Executive Director – Place to make minor alterations and typographical corrections to the Appraisal being published.

BACKGROUND

3. Currently there are two separate conservation area appraisals; one for Odiham adopted in 2008, and one for North Warnborough adopted in 2009. Odiham Parish Council decided to update these appraisals and roll the two documents into one new one.
4. Updating these two appraisals is a logical 'follow on' from the Odiham and North Warnborough Neighbourhood Plan which was made in April 2017. Best practice is to review these appraisal every 5 years, although it is rare for any Planning Authority to do this.
5. The Parish Council has worked with consultants to produce the updated appraisal. Hart District Council officers supported the Parish Council and have fed into the process throughout its preparation.
6. The Council has a duty to from time to time formulate and publish proposals for the preservation and enhancement of conservation areas. In addition, to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area ([Sections 71 and 72 of the Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)).

MAIN ISSUES

7. A conservation area appraisal aims to identify those features that contribute to the special character and appearance of a conservation area and is a material consideration when determining planning applications within or affecting the conservation area. This appraisal will support the implementation of historic environment policies in the [Hart Local Plan 2032](#), and the [Odiham & North Warnborough Neighbourhood Plan](#).
8. This new appraisal is designed to be more modern in its presentation than past examples, easier to read, and more helpful in the development management process. It has also been prepared to comply with website accessibility requirements and the District Council's corporate branding.
9. Public consultation on the draft appraisal was undertaken in September 2021. This was led by Odiham Parish Council and was advertised on their website and in local media. It was also featured in the Autumn 2021 edition of the Parish Newsletter which is delivered to every household in Odiham and North Warnborough. The consultation generated many helpful responses and numerous detailed changes were made in response to the comments received. A summary of the responses received, and how they have been addressed, is attached at **Appendix 2**.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

10. The initiative to prepare the appraisal was taken by Odiham Parish Council. The alternative to endorsing this appraisal is *not* to endorse it. This would leave the 2008 and 2009 appraisals in place without bringing them up to date, increasing the risk that they lose accuracy and relevance over time and that less weight is attached to them in planning decisions.

CORPORATE GOVERNANCE CONSIDERATIONS

11. The appraisal helps deliver the Corporate Plan objective to take "account of the different roles and character of places within Hart and promoting the vitality of our towns and villages through implementing policies in the Hart Local Plan, and in Neighbourhood Plans".

Service Plan

- Is the proposal identified in the Service Plan? No
- Is the proposal being funded from current budgets? Yes
- Have staffing resources already been identified and set aside for this proposal?
Yes

Legal and Constitutional Issues

12. Cabinet is the appropriate decision-making body for this decision, in line with the Terms of Reference within the Constitution.

Financial and Resource Implications

13. No financial or resource implications will arise from endorsing this appraisal.

Risk Management

14. There are no significant risks to the Council in endorsing this appraisal. Should the Council *not* endorse it, the 2008/2009 appraisals will remain in place, the risk being that less weight might be attached to those as they get older.

EQUALITIES

15. There are no foreseeable impacts on groups with protected characteristics. The appraisal is an evidence base describing the current environment and attaching importance to different elements within it. It does contain some recommendations designed to maintain the character of the area, but it is not a policy or strategy document and no impacts on those with protected characters have been identified.
16. The document has been designed to be accessible, complying with WCAG 2:1 AA standards.

CLIMATE CHANGE IMPLICATIONS

17. There are no climate change implications arising from this report. The appraisal is an evidence base describing existing character. It does not change planning policy or permitted development rights within the conservation areas.

ACTION

18. Subject to endorsement, the Odiham and North Warnborough Conservation Area Appraisal will be published on the Council's website alongside the other [conservation area appraisals](#).

Contact Details: Daniel Hawes, daniel.hawes@hart.gov.uk

APPENDICES

Appendix 1 – Odiham and North Warnborough Conservation Area Appraisal, November 2022

Appendix 2 – Schedule of Responses to the Public Consultation



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Odiham and North Warnborough Conservation Area Appraisal

November 2022

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Odiham Conservation Area is characterised by the layering of different architectural periods and styles, demonstrating an evolution of local vernacular architecture. The buildings are brought together in visual harmony by a common scale and relationship with the relatively narrow roads, interspersed with views through to the surrounding countryside, especially the medieval deer park.

North Warnborough Conservation Area is defined by its rural character and the waters that run through it; the bucolic Green forms a verdant setting for historic houses and barns of all ages, grouped close to the road or dispersed amid fields, whilst the river and canal, crossed by numerous bridges and fords, meander past the ruins of Odiham Castle.

1.0 Introduction

1.1 Purpose

Conservation Area Appraisals help Hart District Council, Odiham Parish Council and the local community to identify, conserve and enhance the special character of the distinctive historic environment. They do this by providing a clear framework against which future development proposals in the conservation area can be assessed, alongside the development plan and other material considerations.

Both Odiham Conservation Area and North Warnborough Conservation Area are addressed within this single appraisal in view of their shared history and shared landscape setting.

Development on the outskirts of either settlement would likely impact the other and they are therefore considered together.

This conservation area appraisal draws on the rich history and in-depth knowledge of local people within the parish to set out what is special about the conservation areas; how the buildings, spaces and natural elements within them interact to demonstrate that character and how new development might better enhance that character.

In doing so, the appraisal supports Hart District Council's legal duty (under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended) to prepare proposals for the preservation and enhancement of conservation areas and to consult the public about those proposals.


1.2 Navigating this electronic document

This pdf contains features to assist navigation:

Click the contents page to reach individual sections, or use the 'bookmarks panel'.


Follow hyperlinks - identified by blue text – to online resources and documents or other parts of the report.


Use buttons at the bottom of each page to:

 return to the contents page

 access the layered maps



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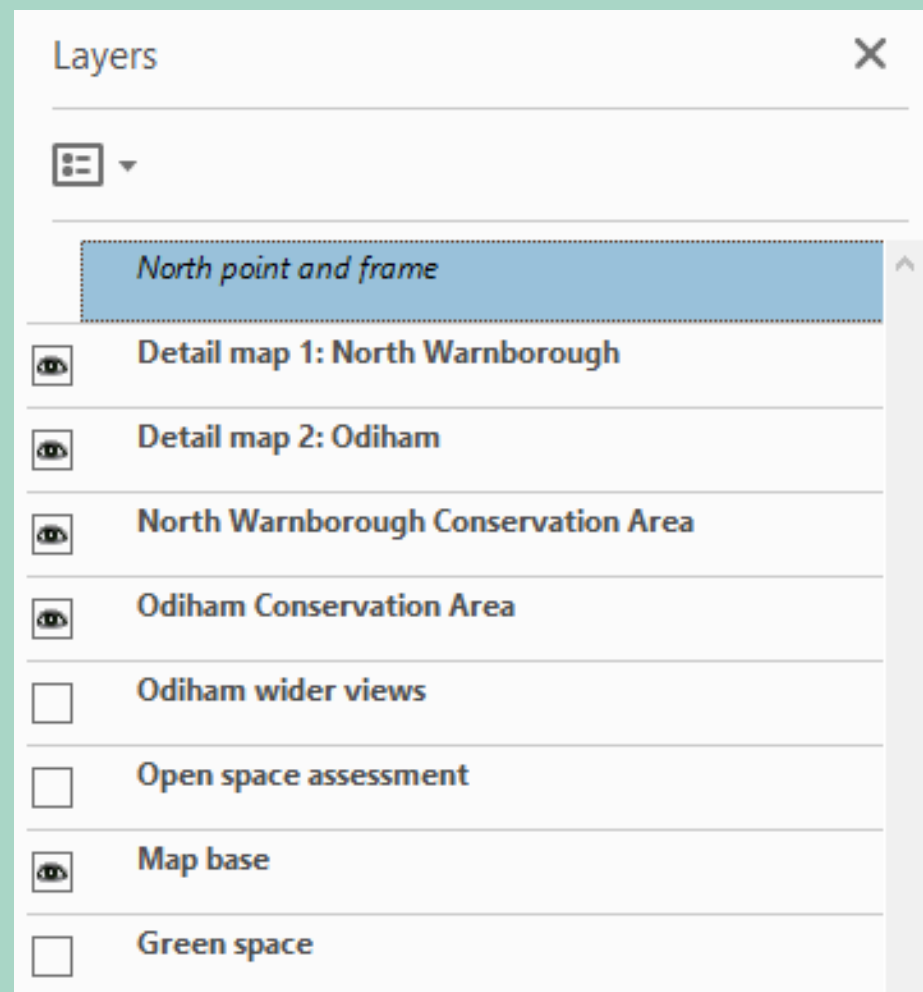
Interactive conservation area maps

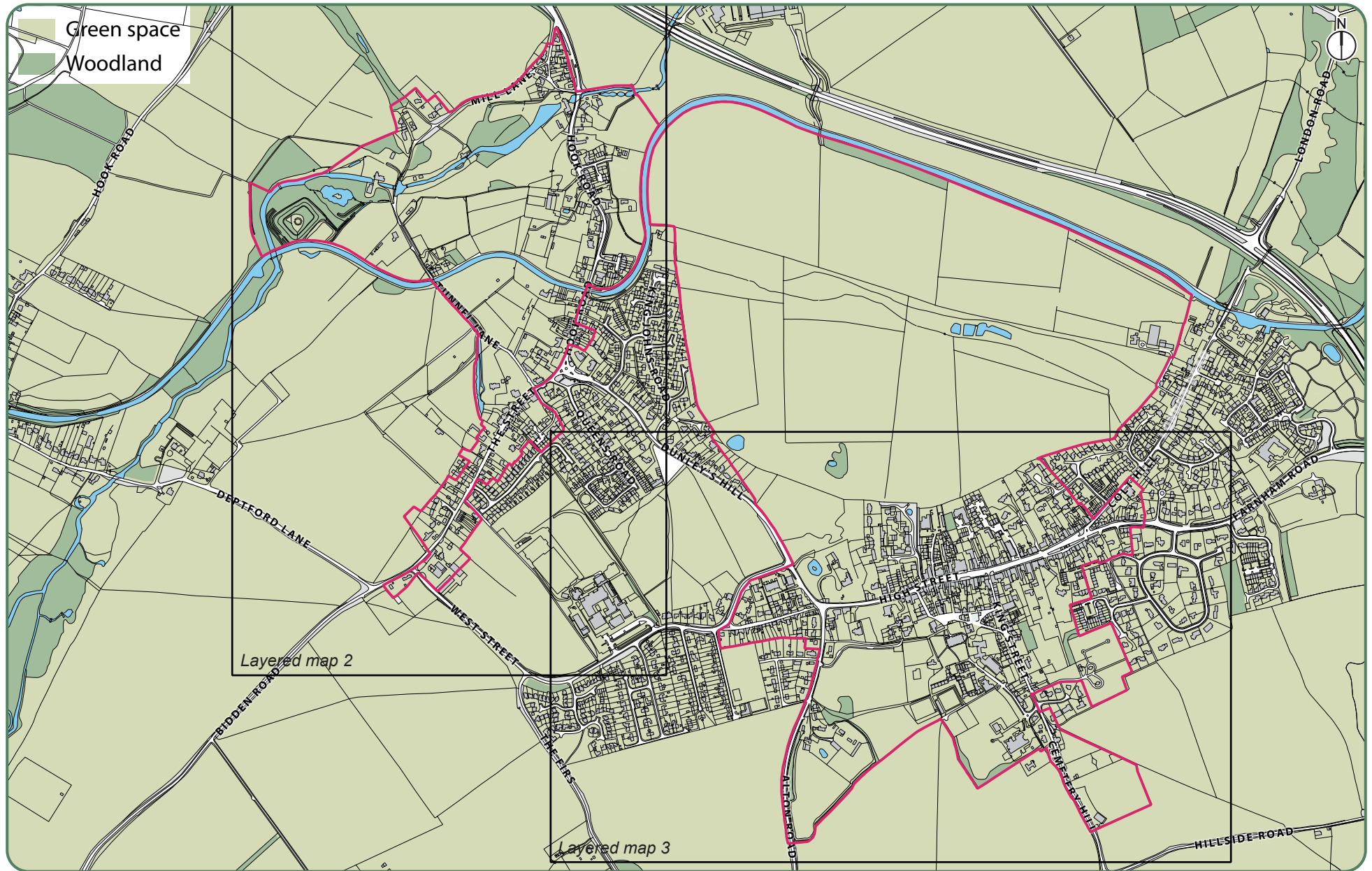
The interactive maps on the following page contain series of layers, each displaying a different piece of information. For example: listed buildings; the conservation area boundary; etc.

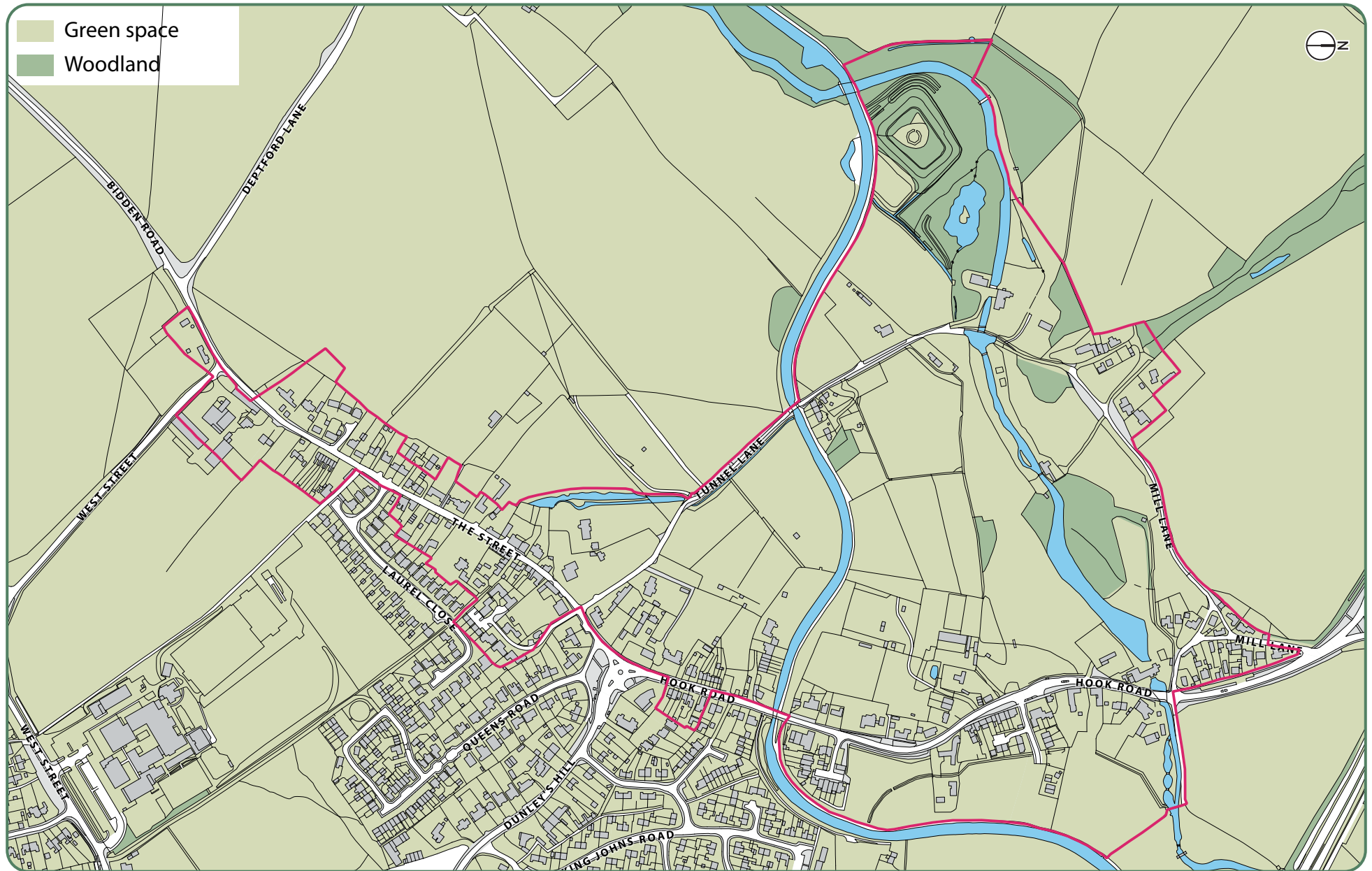
These layers can be hidden and revealed in any combination by using the 'layers panel', which is displayed by default on the left-hand side of the screen but can also be revealed by clicking the  symbol on the left hand side of the screen. Click on the small boxes alongside the layer names to hide or reveal them. An  displayed within the box indicates that layer is switched on.

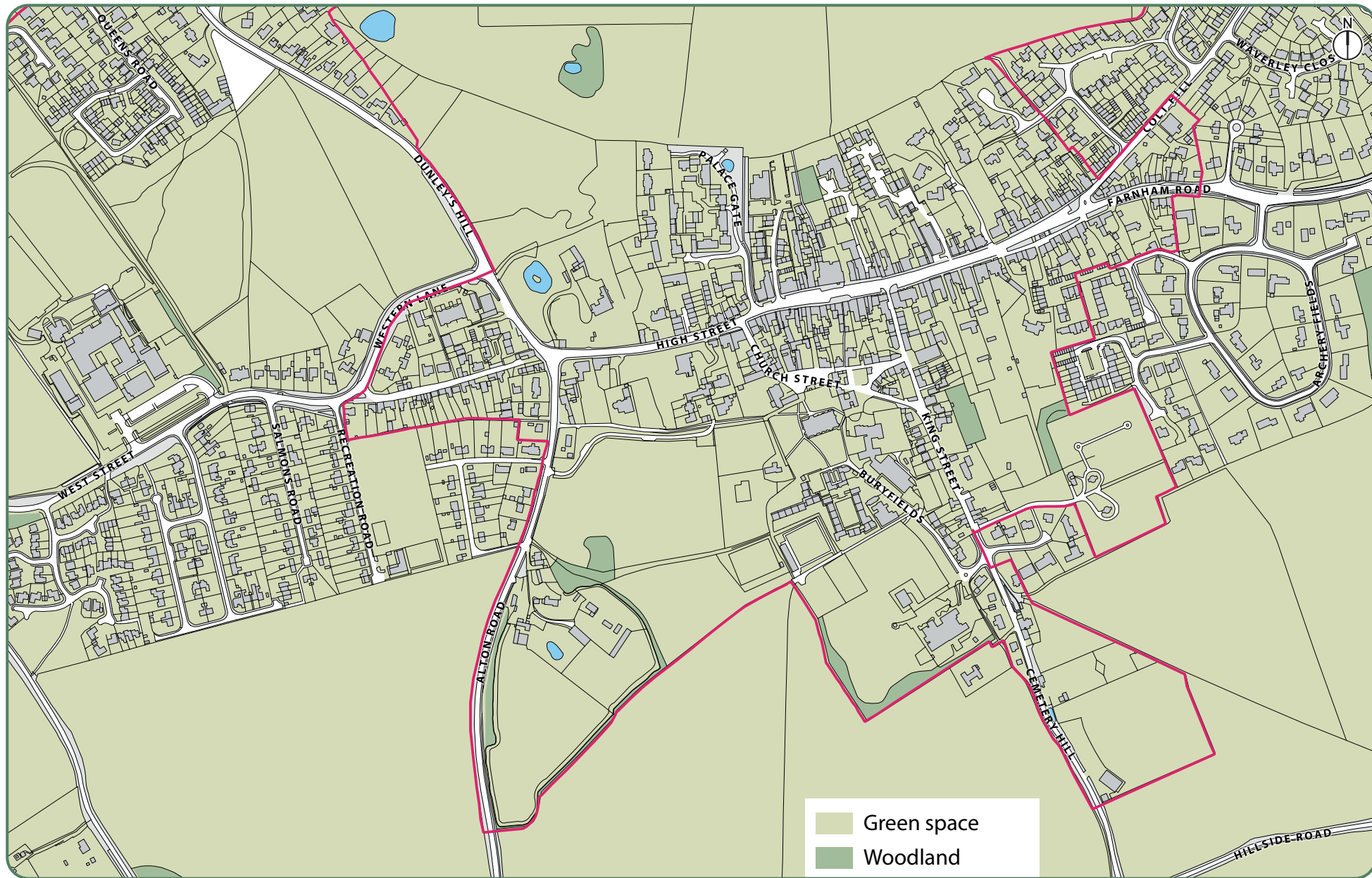
To view only the layers for the active page, click  and choose 'list layers for visible pages'.

Note: layered maps do not currently work on some pdf readers, or on the version of Adobe Reader which is used on some mobile devices such as Ipads and mobile phones.







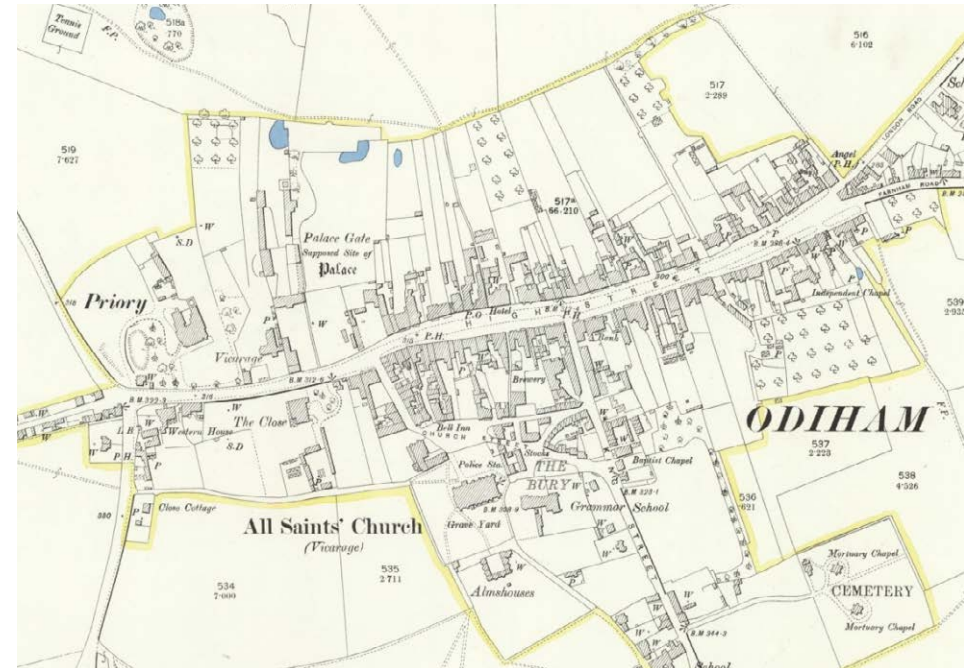


2.0 Overview

2.1 Location and context

The villages of Odiham and North Warnborough lie in north Hampshire, just south of the M3 and the A287. The town of Hook is about two miles to the north, Basingstoke about eight miles to the west, and Farnborough about ten miles to the east. Odiham, a small town, is half a mile south-east of smaller North Warnborough. Whilst Odiham lies on the edge of the chalk escarpment on the edge of the valley of the River Whitewater, North Warnborough is located in the valley itself. The river and the Basingstoke Canal run through North Warnborough. Both settlements are surrounded by countryside and are primarily residential. North Warnborough and Odiham conservation areas were designated in 1978 and 1979 respectively.

The Basingstoke Canal (and the Basingstoke Canal Conservation Area) runs to the north of Odiham and through North Warnborough, directly abutting both conservation areas.



1896 edition of the Ordnance Survey (detail) (yellow settlement boundary original to 1896 map).

2.2 Odiham Conservation Area: summary of special interest

Odiham contains one of the most outstanding collections of historic buildings in the county and is of national significance for its collection of medieval buildings. Odiham was a royal manor from before the Norman Conquest, and as such benefitted from centuries of royal patronage. The town retains its medieval street pattern, including the wide High Street, which is lined with historic buildings and some areas of surviving medieval burgage plots (long plots with narrower street frontages). Many of the buildings are timber-framed, dating back to the fourteenth or fifteenth centuries, often with eighteenth-century facades. The Bury, the original location of the town's market, is also surrounded by historic buildings and is overlooked by Grade I All Saints Church, which has Saxon origins. Nearby, the Pest House is one of only five surviving seventeenth-century 'isolation hospitals' in the country. The conservation area also contains the southern section of a former royal deer park which probably dates to before the Conquest. The northern part of the historic deer park, was later bisected by the Basingstoke Canal and M3.

2.3 North Warnborough Conservation Area: summary of special interest

North Warnborough has a string of listed and historic buildings along its length, and to the west, Grade I listed Odiham Castle, built by King John in the thirteenth century, is evidence of the village's ancient royal patronage. The conservation area also has two former mills, including The Mill House which, although dating back to the fourteenth century, probably sits on a yet more ancient site of one of eight mills noted in the parish's Domesday Book entry. There is an important collection of timber-framed buildings in North Warnborough, which retains its historic street plan. This includes the unusual Grade II listed Castlebridge Cottages, a terrace of twelve cottages dating to the fifteenth and sixteenth centuries; several medieval former hall-houses; and Grade II listed Cruck Cottage, a well-preserved cruck-framed house of c.1383/4 and one of the easternmost examples of cruck-construction in the country.

In addition to its collection of historic buildings, North Warnborough's outstanding characteristic is its overwhelming rural quality; here, the natural landscape, the River Whitewater and the Basingstoke Canal permeate and meander through the historic settlement, creating a unique and idyllic conservation area. Warnborough Green, at the heart of the village, is a Site of Special Scientific Interest, bringing not only biodiversity, but beautiful views from one side of the conservation area to the other.

3.0 Summary History

The following text is intended as a summary only. The reader is referred to [Appendix A](#) for a detailed account of the history of Odiham and North Warnborough.

3.1 Early history

Local Celtic and Roman archaeological finds indicate the ancient roots of settlement in this area. Odiham is a spring-line settlement (one which forms around springs resulting from the meeting of permeable and non-permeable strata). North Warnborough owes its linear formation to the River Whitewater.

3.2 Medieval period

By the Norman Conquest, Odiham was a large royal estate with a royal residence—possibly located near today’s Palace Gate in Odiham—and a deer park. The local economy was strong due to this royal patronage, and there were eight mills and a large chalk pit. Two churches are recorded, one on the site of the later All Saints Church (built in the thirteenth century), suggesting that Odiham might have had Minster status.

In 1205–12 King John built Odiham Castle in a bend in the River Whitewater to the north-west of North Warnborough. The castle was frequented by reigning monarchs for the next 250 years, and was included in the dowry of five queens. Due to the continued royal patronage in the area, the parish prospered and the fourteenth century saw the construction of many high-quality timber-framed buildings. Many of the buildings on the High Street and in the Bury in Odiham have medieval cores, and a considerable number of houses in North Warnborough are former hall-houses.

By the late Medieval period Odiham had grown to become a large market town serving the surrounding countryside, and North Warnborough a substantial settlement. In Odiham, long burgage plots stretched back from the High Street, where the market was held. The Bury was a smaller former market place between the High Street and the Church. The street plan is largely unchanged today.

3.3 Early modern period

Odiham and North Warnborough's prosperity continued throughout the sixteenth and seventeenth centuries, as did the construction of high-quality timber-framed buildings. A local brick-making industry developed over the course of this period, which produced bricks for local building projects. One such project was the erection in c.1530 of Odiham Place, a large mansion surrounded by ancillary buildings and a wall around its precinct. In the 15th century Odiham Castle fell into disuse and, by the early seventeenth century, it was a ruin.

In 1630 the manor was sold by Charles I to Sir Edward Zouche and soon thereafter the northern part of the deer park, known as the Great Park, was disemparked to become agricultural fields. The southern grassland part of the deer park, the Little Park, was retained as the park of Odiham Place, possibly for hunting. During the 1640s the parish, lying between Cromwellian Farnham and loyalist Basing House, was embroiled in the Civil War. The gatehouse and part of the mansion of Odiham Place were demolished in 1653 due to damage inflicted by Parliamentary soldiers in 1643.

Building in the seventeenth century included charitable activity by local gentlemen such as the construction of almshouses and a poor house that later became a pest house, where local residents and travellers with infectious diseases were housed (one of only five surviving examples of this type of building in Britain).

The steeple of Odiham church collapsed in 1647. The replacement tower, dated 1649, is a fine example of brick building in the style of the time.

In Odiham the last part of the 17th century and the years around 1700 saw notable achievements in domestic architecture - The Close, Marycourt, and the south facade of the rectory (today named The Priory).

3.4 Eighteenth century

During the eighteenth century, visible timber framing was increasingly seen as unfashionable, and buildings all over the parish were refaced with brick or stucco and given Georgian neo-classical facades. This included most of the High Street and many buildings in the Bury, as well as larger houses in both Odiham and North Warnborough. The quality of the Georgian craftsmanship is extremely high, and the houses newly built in this period very impressive, indicating the continued prosperity of this area. Towards the end of the century the High Street was turnpiked, resulting in the demolition of the earlier Market House and meat market in its centre, and a road was built over Dunley's Hill to connect Odiham with North Warnborough. The Basingstoke Canal was opened in 1798 and was intended to encourage the transport of local goods to London, via the River Wey Navigation at West Byfleet. However, the canal was not commercially successful and had little impact on the local economy.

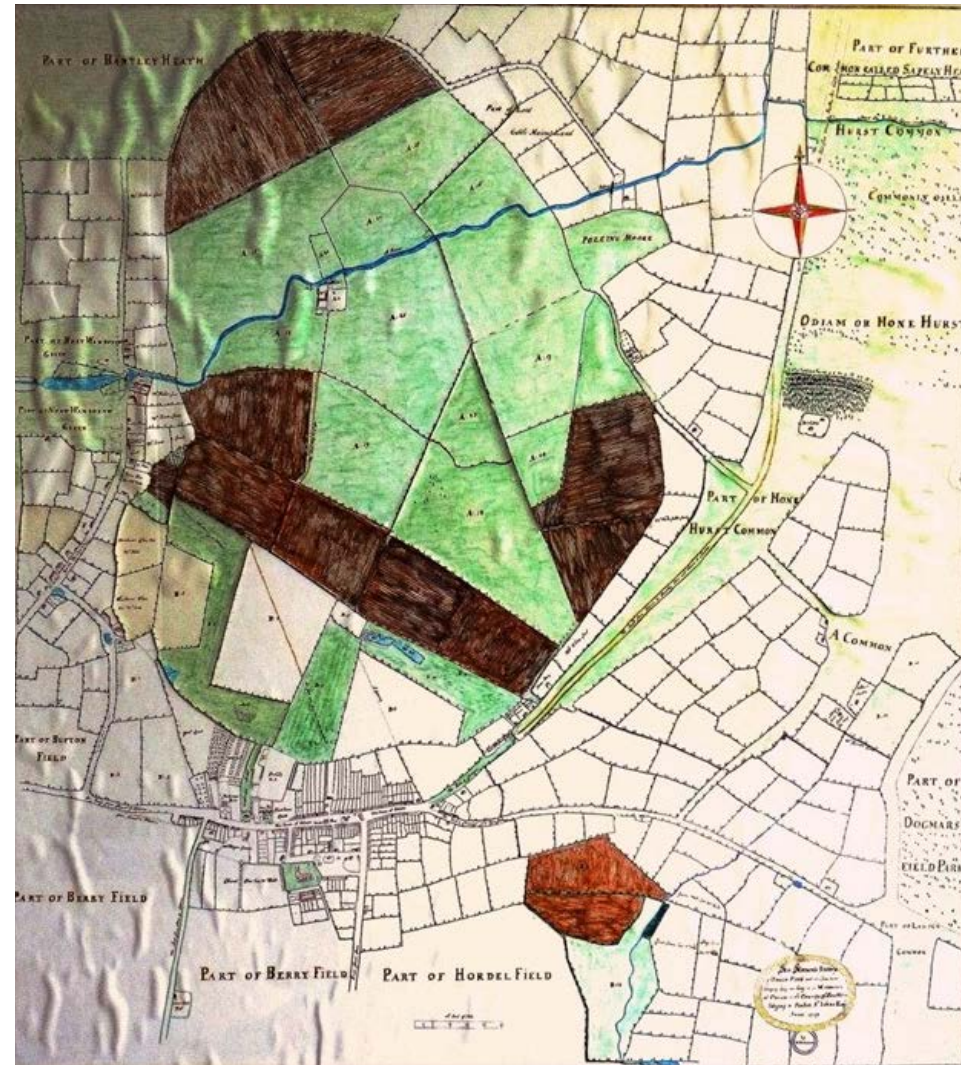
3.5 Nineteenth century

During the nineteenth century Odiham's brewing industry thrived, with the main brewery on King Street. There was a rise in population across the parish, but to a lesser extent than the rest of the country. With this rise in population came associated buildings, such as non-conformist churches, a cemetery, schools and assembly rooms. Many modest cottages were built near the peripheries of Odiham, and around Warnborough Green.

3.6 Twentieth and twenty-first centuries

Major housing developments on the outskirts of Odiham and North Warnborough began in the 1920s, after the manor lands were divided and sold off. By the Second World War, housing had been built on Crownfields to the south-west of Odiham, along Dunley's Hill and to the east of North Warnborough. New housing continued to be built after the war, to the east and south of North Warnborough, and to the west and east of Odiham, together with a new secondary school to the west of Dunley's Hill.

In the latter part of the twentieth century, the rears of plots on the north side of Odiham High Street began to be developed, which resulted in the loss of some historic burgage plots. This rear development between the High Street and the Little Park has continued into the twenty-first century.



Copy of Will Godson's Map of the Manor of Odiham in 1739, from All Saints Church, Odiham. This map is indicative only – included for historic interest.

4.0 Character

The character of a conservation area is more than the style of any particular building type; character arises as a consequence of building types sharing a relationship with each other; how those buildings relate to characteristic street patterns; how spaces between those buildings are experienced; how open or well-treed spaces contribute to that area and the relationship with the surrounding landscape. This section seeks to define the character of the Odiham and North Warnborough conservation areas in those terms but it should always be considered that the collective contribution of these elements is more than the sum of its parts.

4.1 Spatial and urban analysis: Odiham

- Odiham retains much of its medieval street plan.
- The long, broad High Street creates space between the densely developed historic street frontages. The High Street roughly follows a 'spring line', which was probably responsible for the original formation of a settlement in this location. The High Street is where the market was held historically, and there was, in 1739, a market house in its centre. Although this was later demolished, the rest of the High Street's historic buildings largely survive.
- The High Street is particularly wide at the east end, where it has generous grass verges, contributing a more rural character, before it splits into London Road and Farnham Road.
- The High Street is lined with two- to three-storey shops and houses that mostly front directly onto the pavement. The building line is occasionally punctured by wide carriageways and narrow passages leading to the rear of the plots.



Passageway to the east of Stoney Cottage in The Bury



View from King Street toward the High Street

- Behind these buildings the urban grain breaks out into gardens, yards, workshops, sheds and barns, which have a more dispersed character.
- The north side of the High Street has some long plots, which are remnants of medieval burgage plots.
- The historic buildings of Palace Gate Farm attest to the site's former agricultural use, in contrast to the commercial and residential character of the rest of the High Street.

- On the south side of the High Street plots are shorter and less regular—some remnants of medieval burgage plots survive to the east of King Street.
- A long, straight, treelined footpath, called the Close, marks the southern boundary of plots on the south side of the High Street to the west of the Bury, separating the gardens from the agricultural fields to the south.
- The west end of the High Street is characterised by impressive detached houses set back from the road in large gardens. These are separated from the High Street by tall brick boundary walls, giving this end a more private, residential feel.
- The area around the Bury is characterised by narrow, winding streets leading to and from the irregularly shaped former market place, which is overlooked by the church.
- One- to two-storey buildings around the Bury are grouped in an irregular street pattern, with irregular spaces in between. The changes in ground level around Mayhill Junior School add to the picturesque quality.
- West Street is densely developed with modest, two-storey, eighteenth and nineteenth-century cottages that front directly onto the road.
- The boundary of the Deer Park Wall forms the boundary of the built-up area.



The Cross Barn, Palace Gate Farm, seen from the High Street



View westwards along West Street

4.2 Townscape details: Odiham

Architectural interest

- Most of the buildings on the High Street, the north end of King Street and in the Bury are of timber-framed construction, dating from the fourteenth to the sixteenth century. Many of their facades, however, are eighteenth century, with Georgian proportions and details.
- Where buildings have been refaced, timber framing is occasionally left exposed on side or rear elevations, as at No. 1 High Street.
- Some medieval buildings have retained their original features, such as small, horizontal windows; exposed timber framing; brick nogging and jetties.
- Those buildings that have been refaced in the eighteenth century, as well as those built in the eighteenth century, feature large sash windows, classical doorcases, stone string courses, and entrance porches with columns. Marycourt, on the High Street, features a scallop shell door hood.
- Some historic shopfronts and shop windows, for example at No. 99 High Street.
- The oast houses on King Street have an unusual and characteristically tall roof form, serving as a reminder of Odiham's brewing history.



No. 78 High Street

- There is a variety of roof forms: gabled, hipped and half-hipped. Crooked rooflines betray the true ages of the buildings behind the Georgian facades. Roofs tend to be steeply pitched, suggesting that many earlier buildings were originally thatched.
- There is an abundance and variety of chimneys punctuating the rooflines, and occasionally visible on gable walls. Some are quite substantial, for example those of Queensmead, High Street.
- Several wide, historic carriage ways pierce the street frontage on the High Street, and lead to rear courtyards or rear plots.
- The modest nineteenth-century cottages along West Street have small casement windows with shallow brick arches above. These are often only two bays wide.

Building materials

- Red brick made from local clay is common.
- Many Georgian facades employ stucco.
- Timber framing is very common, either exposed or encased within later brick shells. The timber frame is either infilled with brick nogging or wattle and daub.
- Flint is occasionally used, for example, in boundary walls or at All Saints Church but brick is more common.
- Hung clay tiles, used to disguise timber framing, and handmade clay roof tiles attest to the local abundance of good clay. Slate roofs are also common.
- Windows and exterior doors are historically painted timber.

Street furniture and public realm

- Traditional cast-iron street lights can be found in the High Street, The Bury, All Saints Churchyard, and King Street.
- Although almost all historic paving has been lost, the concrete paving and granite setts on the High Street have weathered and make a neutral contribution to the character of the conservation area.
- Reclaimed historic granite setts at the eastern end of West Street are characterful and make a positive contribution to the conservation area.
- There is a variety of public seating in wood and metal, which sit harmoniously in the townscape, and, less appropriately, concrete.
- Street and parking signage and bus stops are minimal and reasonably unobtrusive.
- Streets and open spaces are notably free from overhead wires and telephone poles, with the exception of West Street.



Nos. 67-69 High Street. The re-fronted north façade of a major 15th-century courtyard house



King's Restaurant on the High Street

Boundary treatments

The following historic boundary treatments contribute positively to the character and appearance of the conservation area:

- Historic boundaries are often marked by brick or brick and flint walls.
- At the west end of the High Street, tall, Grade II listed walls and mature trees behind them enclose the Priory and the Close. These create an enclosed atmosphere when entering the town from the west, which opens out into the main part of the High Street.
- Tall brick walls also create a sense of enclosure around the passageways leading of the High Street and through the Bury.
- There are a number of traditional metal ‘kissing gates’ associated with footpaths, such as all the footpaths into the Deer Park along its southern edge.
- Clipped hedges bordering front gardens on Church Street contribute to the residential character of the Bury.
- There is a historic cob wall that marks the southern boundary of the plots between the High Street and the Close footpath. The wall has brick piers, brick coping and clay capping.
- Cast- and wrought-iron railings can be found throughout the conservation area; for example, at the east end of West Street, around the churchyard, and outside Marycourt (No. 43 High Street).



The historic north boundary wall of demolished Odiham Place, viewed from Little Park

- Toward the outskirts of town, along King Street, boundaries tend to be marked by planted boundary treatments and low wooden picket fences.
- The tall brick and flint wall known as the Deer Park Wall is an important historic boundary that was once associated with the sixteenth-century mansion Odiham Place (now demolished). It contains bricks of a variety of dates ranging from the sixteenth to the twentieth century

4.3 Open space, parks and gardens, trees: Odiham

Open space assessment

The character of Odiham Conservation Area is derived not just from the buildings in it, but also from open space inside and outside its boundaries. Open space contributes in three main ways:

- It allows views across the conservation area and forms the setting to its historic buildings;
- It defines the pattern of the historic settlement and its relationship to the landscape around;
- It may be of historical interest in its own right.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important.

Individual parcels of land are mapped on the interactive map at the front of this appraisal (and in the individual maps in the appendices) according to how much contribution they make to the character and appearance of the conservation area: strong, some, none / negligible. Those that are not or barely visible from within the conservation area and provide limited views into it have been assessed to make no contribution or a negligible contribution, and are not discussed below; however, they are noted on the maps.

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). In a residential conservation area like Odiham, private gardens can and do contribute to character; however, for the most part, private gardens are minimally visible from public spaces, except through glimpses. These glimpses and moments as one moves around the conservation area are an important part of its character and are considered more fully under the Views section. These, and the contribution of the trees within the gardens and the gardens' boundary treatments, are noted separately; therefore, private gardens are generally not included in this assessment of open space with some few exceptions.

Open space within the conservation area

1 The Little Park: strong contribution

The Little Park was once part of the medieval royal deer park. It remains reasonably intact, despite having been severed from the Great Park (outside the conservation area) by the Basingstoke Canal. It is now mostly grassland, with mature trees and hedgerows marking the historic field boundaries that date from when the park was enclosed in the eighteenth century. The park has several public footpaths across it and is a popular resource for the local community. As well as having significant interest in itself, Little Park also allows views towards Odiham from the north. From here the private gardens, rear elevations and rooflines of the buildings to the north of the High Street and the tower of All Saints Church are visible across the historic park, as they would have been in past centuries. This area forms an important part of the North Warnborough Local Gap: open space which separates the villages of North Warnborough and Odiham.

2 Churchyard: strong contribution

The churchyard is of considerable historic interest, having been at the heart of the settlement and the community since Saxon times, and as the historic setting of the listed church, Pest House and almshouses. Along with the Bury, its open character acts as a foil to the density of the historic development immediately to the north and gives this area of the conservation area a quiet, rural character, in comparison to the busyness of the built-up High Street. The churchyard provides important close views of all of these listed buildings, and of the Bury, across to the back of the buildings on the High Street.



View west in Little Park



Open space of the churchyard, viewed facing east

3 *The Bury: strong contribution*

The Bury is a quiet urban open space, acting as the focus of community events, such as a summer music event and carol-singing, although most commercial activity takes place on the High Street. It retains its historic form and setting: it is irregularly shaped, surrounded by historic buildings on three sides and connected to the churchyard to the south, where the ground level rises so that it overlooks the Bury. Very few cars come through the Bury; however, there is carparking around its edges.

4 *Cemetery: strong contribution*

The cemetery accessed from King Street was consecrated in 1860 and contains two listed mortuary chapels—one for non-conformists and one for Anglicans—and a caretaker's cottage of the same date. The cemetery is of considerable interest in itself, being an important part of town and local family history, and being the historic setting of the chapels and cottage. It also acts as a visual link between the gardens to the north-west and the countryside to the south, allowing the surrounding landscape to permeate the town. This reinforces the rural character of the conservation area.



View 45, Chalk Pit viewed from the entrance to Chalk Pit Farm on Alton Road

5 *The Chalk Pit: Strong contribution*

The chalk pit accessed from Alton Road is recorded in the Domesday book. It was a common right for tenants to dig chalk for marling (spreading chalk or limestone on fields to improve the soil) and the chalk was also used for lime in building. It is the largest chalk pit in Hampshire, at c.3 hectares, reflecting its age and long use. The chalk pit is a significant part of the history of the parish and the white 'cliffs' surrounding the flat plain at the bottom are a remarkable and dramatic sight. It is not publicly accessible; however, views into the pit, glimpsed through hedgerows from the footpaths around its precipice, and from the entrance of Chalk Pit Farm on Alton Road, are possible.

6 *Close Meadow: Strong contribution*

Historically, Close Meadow was used for town celebrations. It allows views into the town, especially views of the church tower, from Alton Road as it descends toward the west end of the High Street and from the footpath along its southern edge, which leads to Chamberlain Gardens. Views into it and across it toward the surrounding countryside from The Close footpath make it an important part of the rural setting of the town.

7 *Field south of Close Meadow: strong contribution*

This open space allows slightly uphill views toward the farmland on the southern edge of the conservation area from the footpath between it and Close Meadow and from the footpath on its southern boundary. From here, there are views of rooftops in the town and across to the valley of the River Whitewater in the distance. This view helps to locate the conservation area in its historic rural and geographical setting.

8 *Odiham and Greywell Cricket Club grounds: some contribution*

The Odiham and Greywell Cricket Club is located on what used to be known as Little Field, to the east of Cemetery Hill. The club, founded in 1847, moved here in 1980 from Odiham Common, before which Little Field was a playing field and was owned, along with Buttsfields to the north, by Corpus Christi College, Oxford. The grounds have little interest in their own right but provide impressive views across the countryside to the west, east and south. These views underline the rural character of the conservation area and the historic importance of agriculture to the town.

9 *Kitchen Garden: some contribution*

The Kitchen Garden is a private area of open space but is appreciable from the well-used public footpath which runs alongside it.

10 *Chamberlain Gardens: some contribution*

Chamberlain Gardens is an area of green public space with a children's play area that was gifted to the village by Hilda and Ida Chamberlain (sisters of Prime Minister Neville Chamberlain, and inhabitants of The Bury House) in 1948/9. It is surrounded by tall trees and therefore feels enclosed and protected. The path running through Chamberlain Gardens connects the farmland to the south with the churchyard and, ultimately, the Bury. The gardens have some historic interest in their own right, due to their benefactors, and a great deal of community value, but contribute little to views into, out of or through the conservation area.

11 *Pay and display carpark in the Bury: negligible contribution*

The pay and display carpark in the Bury occupies the site of the old Fire Station and its yard that was demolished and redeveloped in 1966. The open space was not redeveloped, leaving a notable gap in the otherwise tightly-knit built form of the Bury. It does, however, allow views of the rears of buildings on the High Street and around the Bury.

12 Bowling Green and tennis court: negligible contribution

The bowling green and pavilion were opened in 1991. The green is surrounded by the pavilion to the west, and Gurney Court almshouses to the east. The land the tennis court occupies was part of the land gifted to the village by Hilda and Ida Chamberlain. Although the tennis court and bowling green are of community value, as open spaces, they make a negligible contribution to the character of the conservation area.

Open space outside the conservation area

13 Agricultural field south of Buryfields Infants School: Strong contribution

This field, which slopes down toward the town from the south, allows important views into the conservation area from the footpath that runs through its centre. It also forms an important part of the rural setting of the conservation area, especially when viewed from the footpath to the south of Close Meadow and the footpath along the southern boundary of the conservation area.

14 Mostly Agricultural field south-east of the cemetery: Strong contribution

This field is crossed by several footpaths and allows views into the conservation area, namely the cemetery and the cricket ground, from the south. It also forms an important part of the rural setting of the conservation area when viewed from within the cemetery and the cricket ground.



Field south-east of the cemetery

15 Field to the west of Dunley's Hill: Strong contribution

This field is in agricultural use and lies between Dunley's Hill, the road connecting Odiham and North Warnborough, and Robert May's Secondary School. It is visible from the field entrances at its corners, which touch the boundary of the conservation area, and forms part of its rural setting. It can also be seen from Dunley's Hill and provides an attractive rural approach to the town. It plays an important part of the North Warnborough Local Gap. Notwithstanding this, a small portion along Western Lane is an allocated development site within the ONWNP which sets out design recommendations for its future development.

16 *Field to the west of Alton Road: some contribution*

The field to the west of Alton Road is in agricultural use and has no footpaths running through it. It therefore provides views out of, but not into, the conservation area. It can be glimpsed through the hedgerow separating it from the road, particularly near the entrance to Chalk Pit Farm, and contributes to the rural setting of the conservation area. This contribution is weakened slightly by the presence of the twentieth-century housing that abuts it to the north, which is visible in most views of the field from the conservation area. A small portion of the site is an allocated development site within the ONWNP which sets out design recommendations for its future development.

17 *Basingstoke Canal: Some contribution*

The Basingstoke Canal was built in 1795, re-separating the areas which had been the two sections of the royal Deer Park. It forms the northern boundary of the conservation area. It is an important part of the history of the conservation area, despite being outside its boundary—the canal is a conservation area in its own right. There are some views into the Little Park and toward Odiham in the distance from the canal, where there is a break in the line of trees along its southern bank. However, much of the canal is enclosed by vegetation, limiting the visibility between it and the conservation area.

Gardens and trees

- Trees in private gardens make an important contribution to the rural character of the conservation area, connecting the built environment to the surrounding countryside. They also contribute to the setting of Odiham's historic buildings.
- The garden of Garden House, east of The Bell, is concealed from the Bury (and public view) by a tall brick wall; however, it contains a small tree in its south-east corner that overhangs the wall, into the Bury.
- The large private gardens to the east of King Street belong to houses on the south side of the High Street that have subsumed parts of adjacent plots over time. They contain mature trees, which can be appreciated from the footpath that skirts the north-west corner of the cemetery.
- Some private gardens belonging to houses on either side of the High Street can be glimpsed through carriage ways and passageways leading off the street. They often contain sheds or barns, and other small structures. Their open space allows views of the rear of the buildings to the north of the High Street from Little Park.
- The private gardens of large detached houses on the west end of the High Street are hidden behind tall brick walls, but have mature trees that are visible from the road. These large residences, The Close and The Priory, are grand houses and have large gardens.

4.4 Views: Odiham

An appreciation of Odiham's rural context is an important part of experiencing the conservation area. Due to the open character of Odiham's rural setting, there are very many views into and from the surrounding countryside, to the extent that identifying every single one would be impractical. Therefore, a representative selection has been identified in this appraisal that encapsulate and express the special and unique character of the conservation area, including the contribution of its landscape setting. Every effort should be made to preserve and enhance the views that are specifically mentioned in this appraisal. However, if a view is not specified, this does not imply that it does not contribute to the character of the conservation area, and there should be a presumption toward preserving such views.

Views that take in the rural setting of Odiham Conservation Area make a very important contribution to its character. Its rural character is reinforced as much by views into the conservation area, across open fields, from roads and footpaths around the town, as views across the surrounding countryside from within the conservation area. Odiham is located on a north-facing slope, as the chalky downland descends to the valley of the River Whitewater. Because of this position, there are some good views over Odiham from the public footpaths to the south. Within the town, views are characterised by long views up the High Street and dynamic views along King Street and the narrower streets around the Bury. There are also glimpses into back gardens through passageways and carriageways.



View 44 across Close Meadow toward the church from Alton Road



View S5 towards High Street from Little Park

Three types of view have been identified. These are mapped on the interactive map and illustrated on the following pages. The selection is not exhaustive and other significant views might be identified by the Council when considering proposals for development or change.

- **Setting views** from outside the developed area which enable its boundaries and rural setting to be understood and appreciated (Views S1–S12).
- **Contextual views** which look out to the landscape beyond the conservation area, or to elements of the landscape that are part of the conservation area, and give an understanding of its topography and setting (marked in pink on the relevant maps).



View S8 toward Odiham from the footpath between the top of the Chalk Pit and Buryfields

- **Townscape views** within the conservation area which give a sense of the spatial character and architectural quality of the village/townscape. Trees play an important part in these views (marked in blue on the relevant maps).

Some of these views are dynamic, in which moving along a street or path reveals a changing streetscape or landscape.



View 58 southwards along King Street from the High Street

Important examples of setting views include views toward the High Street from the Little Park and toward the town from the footpaths through fields to the south of the conservation area. An important contextual view is the view southward from the cemetery and from the footpath between Alton Road and Buryfields, where the surrounding countryside merges with the conservation area and give an understanding of the town's topographical context.

Townscape views are generally one of two types: either they are views into private gardens, suggesting the loose urban grain of a rural settlement, or they are defined by tight urban grain, such as views along Church Street and King Street from the High Street. Other views highlight important landmarks, such as views from Alton Road toward All Saints Church or the Chalk Pit.

4.5 Character zones: Odiham

Eight zones of discernibly different character can be identified within Odiham Conservation Area, based on their spatial character and architectural qualities, historical development and the contribution they make to the conservation area.

The features and individual characteristics of each zone that contribute to the character and appearance of the conservation area are summarised below. The boundaries of the Character Zones are mapped on the interactive map at the front of this appraisal.

Odiham character zone 1: The Little Park

- This character zone contains the Little Park a relatively unchanged part of the medieval royal deer park
- The character zone extends all the way to the canal, encompassing the whole of the Little Park
- Large, gently undulating grassy fields feature hedgerows and mature trees.
- The historic north precinct wall of Odiham Place forms part of the southern boundary of the park.
- Views southward toward the High Street and in every direction across the park give an understanding of the conservation area's rural setting.



Tall brick boundary walls at the west end of the High Street

Odiham character zone 2: West end of High Street

- Large listed houses are set back from the road in generous gardens.
- The road is lined with tall brick boundary walls, concealing the gardens from the road.
- Mature trees in gardens behind boundary walls can be seen from the road.
- Views in both directions on the High Street have an enclosed character.
- Views out to the surrounding countryside from Dunley's Hill give an understanding of the conservation area's rural setting.

Odiham character zone 3: High Street, London Road and Farnham Road

- The long, wide High Street is densely developed with historic buildings either side, which directly front the pavement.
- Some surviving medieval burgage plots on both sides of the High Street, especially to the east.
- The High Street is characterised by a mixture of commercial and residential use, although residential predominates to the east.
- Some historic shopfronts survive and feature characterful shop windows.
- Wide carriageways and narrow passageways give glimpses into rear gardens, courtyards and rear developments.
- Many buildings have Georgian facades that conceal older, often medieval, cores.
- The eastern end of High Street, where it splits into London Road and Farnham Road, has a more rural character, with wide grass verges and smaller terraced cottages.
- Building materials include brick and stucco, handmade hung clay tiles and roof tiles, and timber framing, which is usually only visible on side elevations.
- Georgian facades have features such as columned porches, classical doorcases and sash windows.
- Cottages to the east tend to have smaller casement windows and little decorative detail.



Carriageway to the west of No. 85 High Street

- Views in both directions on the High Street and views up Church Street and King Street express the density of development in the heart of the town.
- Views out to the surrounding countryside on Farnham Road give an understanding of the conservation area's rural setting.

Odiham character zone 4: West Street

- This zone is characterised by the dense development of eighteenth and nineteenth-century cottages directly fronting the road.
- The cottages are modest—mostly two bays wide and two storeys tall—with small casement windows.
- Building materials include timber framing at the east end of the street, with red brick and white-painted brick elsewhere. Roofs are hand-made clay tiles or slate.
- Views in both directions on West Street convey density of development, within its rural setting.
- Views out to the surrounding countryside, including over the field to the west of Dunley's Hill, give an understanding of the rural setting of the conservation area.
- Timber casement windows are typical of the area.
- Buildings are typically built along the edge of the street with no or limited set-backs.

Odiham character zone 5: The Bury

- The Bury has a tight urban grain, with buildings directly fronting the road.
- Buildings are generally modest in scale, almost all two storeys tall.
- The medieval street pattern survives intact, with narrow lanes and passageways and irregular shaped blocks and open spaces.
- The former market place provides an open space from which to view the historic buildings around its edges and the Grade I listed church on higher ground to the south.
- The Bury has a quiet residential character, with few cars passing through.
- There is a mixture of ages of buildings, including some with Georgian facades and older cores.
- Building materials include timber framing, red brick and white-painted brick and stucco.



View of Stoney Cottage from the Bury

Odiham character zone 6: King Street and Cemetery Hill

- There is a dense line of historic buildings directly fronting the road on King Street, between the High Street and Church Street.
- The oast houses have unusual and characterful roof forms and an historic industrial character.
- The site of the Oast Garage provides a break in the building line.
- There is a range of building ages, from medieval houses to nineteenth-century cottages and villas.
- Buildings are generally no more than two storeys tall.
- Building materials include timber framing, sometimes with brick nogging, red brick, white-painted brick and stucco.
- Rural character increases with distance from the High Street.
- Houses usually have small casement windows, often with shallow arches above, except the Victorian villas on higher ground on the west side of the road, which have large plate-glass sash windows.
- Rising ground level to the top of King Street enables good views of the townscape towards the High Street.
- The cemetery is of historic and architectural interest.
- Views from Cemetery Hill, the cemetery and the Cricket Ground out to the surrounding countryside convey the town's rural setting.

Odiham character zone 7: Alton Road, Chalk Pit and Close Meadow

- Footpaths around the Chalk Pit and Close Meadow provide setting and contextual views.
- The chalk pit is of special historic interest and is a dramatic landscape feature, viewed from Alton Road and glimpsed through hedgerows from footpaths around its edge.
- Close Meadow brings the countryside close to the heart of the town.
- Views over Close Meadow from Alton Road toward the town are very important.
- The Close footpath is a verdant, peaceful approach to the church and The Bury from Alton Road, with views over Close Meadow and out to the surrounding countryside. It passes the Kitchen Garden which is recognised as of particular local significance in the ONWNP.
- Historic buildings on Alton Road include The Close Cottage and, at the entrance to the Chalk Pit, Hill View and Chalk Pit Cottages.

Odiham character zone 8: All Saints Church, almshouses and schools

- Grade I listed All Saints Church sits in its ancient churchyard surrounded by mature trees.
- The church yard leads to the seventeenth-century almshouses and Pest House behind.
- This area has a community focus; development behind the church is dispersed and has community or civic uses, such as Mayhill County Junior School, Buryfields Infant School, Odiham Cottage Hospital and Chamberlain Gardens. There is also a bowling green, community tennis courts and the Scouts and Guides headquarters.
- A quiet footpath leads from the church through Chamberlain gardens, an enclosed green space, and through to the surrounding fields, strengthening this area's rural character.



West elevation of All Saints Church

4.6 Spatial and urban analysis: North Warnborough

- North Warnborough has a linear settlement form with no centre, loosely following the course of the River Whitewater. Development is strung along Hook Road, which enters the conservation area to the north, passing through Mill Corner and meandering southwards, and The Street, which meets Hook Road at a mini-roundabout (excluded from the conservation area) and runs south-west.
- The conservation area owes much of its unique character to the presence of both the man-made and natural watercourses running through it: the Basingstoke Canal and the River Whitewater. These interact with the built environment where there are bridges, fords and the two mills.
- Buildings are mostly two-storey and detached (Grade II listed Castlebridge Cottages are an unusual example of a medieval terrace), giving the settlement a diffuse form and rural character.
- Buildings are interspersed with open green spaces along Hook Road, lending this part of the conservation area a particularly spacious character.
- The Street is more densely developed, with buildings positioned closer to the road. This is particularly prominent around the Anchor public house, where buildings front directly onto the road, creating a more urban character.
- Mill Corner is the most densely developed part of the conservation area, with cottages sitting close to one another with small gardens. This picturesque area is intersected by narrow, winding lanes.
- Development is mainly residential, with commercial activity taking place a short distance away in Odiham. Hockley's Farm, at the southern end of the conservation area, is the only working farm.
- There is a proliferation of barns and outbuildings, which indicate the village's agricultural roots.
- The buildings along Tunnel Lane and Mill Lane are few and dispersed.
- Grade I listed Odiham Castle, which is also a Scheduled Monument, stands to the north-west of the village, on an inside curve of the river. The southern corner of the site is cut off by the Basingstoke Canal.
- At the heart of the conservation area is Warnborough Green SSSI and some horse paddocks to the south. That such a large proportion of the conservation area is undeveloped underlines its rural character.
- Although historic buildings within the conservation area are interspersed with modern houses, most of the twentieth-century development of the village lies to the east of the conservation area, around Dunley's Hill.

4.7 Townscape details: North Warnborough

Architectural interest

- The conservation area contains a variety of building types, including substantial houses, modest cottages, agricultural buildings, former mills—and a ruined castle.
- Grade I listed Odiham Castle is of particular interest; built by King John in c.1207–12, the ruined flint and stone keep is the only octagonal keep in Britain.
- There several fifteenth-, sixteenth- and seventeenth- century houses that have been remodelled or extended, often in the eighteenth century, concealing their earlier cores. Examples include Springwell House, Hockley House, Choseley House and on The Street, and Nevills, Clevedge House and Strete Farm on Hook Road. These houses have a mixture of Georgian and vernacular features; sash windows, symmetrical front elevations and neo-classical doorframes sit side-by-side with steeply pitched roofs, baffle-entry plans, and exposed timber framing.
- Smaller, vernacular cottages have steeply pitched roofs, low eaves and small casement windows. Many are made of brick and date from the eighteenth and nineteenth centuries, such as those next to the swing bridge carrying Mill Lane over the canal.
- There are a significant number of medieval timber-framed buildings, including several hall-houses (high-status houses with a central, double-height hall, open to the roof with a hearth in its centre). These include fourteenth century Tudor Cottage, the Thatched Cottage (1445–46) and Cruck Cottage (1383–84).



Castlebridge Cottages viewed from the south-west



Cruck Cottage and Oakholme and Shepherd's Cottage, The Street

- Of particular interest are Nos. 1–12 Castlebridge Cottages, a highly unusual terrace of timber-framed cottages. Despite having been altered over the years, the north range has been dendro-dated to 1447–48, and the south range to 1533–34. The entire terrace is jettied and the first-floor has close studding and cross braces. The timber frame is infilled with brick nogging.
- Examples of timber-framed agricultural buildings include the Grade II listed barns at Hockley Farm, The Mill House, and Chosely Barn, which has been converted for residential use.

Building materials

Red brick made from local clay is common.

- Many Georgian facades are stuccoed.
- Timber framing is very common, either exposed or encased within later brick shells. The timber frame is either infilled with brick nogging or wattle and daub.
- Flint is occasionally used.
- Handmade clay roof tiles are prevalent.
- Windows and doors are historically painted timber.



Brick nogging between timber framing on Castlebridge Cottages



Timber framing on the side elevation and stucco on the front elevation of Nevills, Hook Road

Street furniture and public realm

- The public realm reflects North Warnborough's rural and informal character. For instance, The Street and Mill Corner have no pavements.
- Street signage is minimal and unobtrusive.
- Bus shelters on Hook Road are simply designed and unobtrusive.
- There are traditional cast-iron street lamps throughout the conservation area, which contribute to character.

Boundary treatments

- Boundary treatments are varied. However, low brick walls, timber post-and-rail or cleft-timber paling is relatively common; these traditional boundary treatments contribute to character. So too do informal hedges marking plot boundaries, which add to the rural character of the conservation area.
- Boundary treatments are more predominant in the north of the conservation area than in the south. This is because, along The Street, more buildings directly front the road.

4.8 Open space, parks and gardens, trees: North Warnborough

Open space assessment

The character of North Warnborough Conservation Area is derived not just from the buildings in it, but particularly from open space inside and outside its boundaries. Open space contributes in two main ways:

- It allows views across the conservation area and forms the setting to its historic buildings;
- It defines the pattern of the historic settlement and its relationship to the landscape around;
- It may be of historical interest in its own right.

The extent of the contribution of individual parcels of open space depends on the way they are experienced. Hence, those which are visible in views from the streets of the conservation area or from public footpaths tend to be the most important.

Individual parcels of land are mapped on the interactive map according to how much contribution they make to the character and appearance of the conservation area: strong, some, none / negligible. Those that are not or barely visible from within the conservation area and provide no views into it have been assessed to make no contribution or a negligible contribution, and are not discussed below; however, they are they noted on the interactive map.

Open space is defined as common land, farmland, countryside and recreational spaces (including allotments, school grounds, churchyards and cemeteries). In a residential conservation area like North Warnborough, private gardens may contribute to character; however, for the most part, private gardens are not visible from anywhere except within the property or neighbouring properties, except through glimpses. This contribution to views, and the contribution of the trees within the gardens and the gardens' boundary treatments are noted separately; therefore, private gardens are not included in this assessment of open space.

Open space within the conservation area

18 Warnborough Green: strong contribution

The Green is a SSSI. It is a biodiverse wet grassland, rich in wildlife and various natural habitats. It is an area of immense value to the local community, and can be experienced via the footpaths that traverse it. This open space enables views across the conservation area from the surrounding roads and footpaths, and make an extremely important contribution to its rural character, and also forms the setting of Webbs Cottages, Gorse Cottage, Willow Cottages and Castle Mill Cottage. Folly Cottage sits right beside the river, where a footbridge allows access from the north half of the Green to the south. The Green extends right up to Hook Road, opposite the former Jolly Miller PH, providing an uninterrupted view of the Green from the road. In this way, the Green permeates this developed part of the village.



Warnborough Green viewed from the drive of The Mill House, Hook Road

19 Paddocks next to Warnborough Green and south of the canal: Some contribution

These horse paddocks contrast with the wild qualities of the SSSI: the grass is kept short by horses, the boundaries are defined by wooden post-and-rail fencing, and there is a proliferation of equestrian structures and equipment, including stables, jumps, electric fencing and horseboxes. The paddocks are in character with the rural nature of the conservation area, but have little interest in themselves. They enable views across the conservation area from the canal towpath, and north-westward from Hook Road.

20 Allotments to the west of Hook Road: Some contribution

The allotments, accessed from Hook Road, were created on the site of a recreation ground, itself created from a field in the early twentieth century. Although this open space is not in itself of much historic interest, it allows views from Hook Road toward the woods on land rising to the M3, thereby integrating the landscape into the heart of the village.

21 Fields west of Mill Lane, to the north and south of Castle Bridge House: Some contribution

These fields provide a rural setting for the houses along Mill Lane and underline the rural character of the conservation area. They are both lined by trees and allow limited views from Mill Lane to the surrounding countryside.

22 Open space to the south of Nevills on Hook Road: some contribution

This parcel of open land connects Hook Road, to the south of Nevills, with the canal, allowing potential views from the road towards the canal to the east, and vice versa. This space is of little historic interest in itself, but it enables the surrounding landscape to permeate into the heart of the conservation area. At the time of writing, this land is unmanaged and overgrown, and contains a chain-link metal fence that detracts from its rural character. This is an allocated development site within the ONWNP which sets out design recommendations for its future development.



View 24 through the allotments on Hook Road to the distant woodland to the north of the village



View 16 ford where Mill Lane crosses the River, viewed from the North

23 Fields to the east of the conservation area, between the canal and Hook Road: some contribution

These fields are traversed by a public footpath which runs between the east end of Mill Lane and the canal towpath. They can also be glimpsed beyond the buildings on the east side of Hook Road and through the hedgerow lining the canal tow path. They are part of the rural context of the conservation area and provide an appropriate setting for the listed buildings along Hook Road.

Open space outside the conservation area

24 Field south-east of Hockey's Farm: Strong contribution

This field provides a rare contextual view out of the conservation area towards the surrounding landscape from The Street, which is more densely developed than other parts of the conservation area. Furthermore, from the footpaths that cross the field there are good views over The Street, especially Hockley's Farm, enabling an understanding of the shape of the settlement and its relationship to its setting.

25 Field to the north-west of Mill Corner: Strong contribution

This field allows views from the conservation area to the surrounding countryside, contributing to its rural character. They form the setting of Mill Corner and can be viewed through field entrances and glimpsed through the hedgerows lining Mill Lane.



View S1 over North Warnborough from the footpath through the field to the south-east of Hockley's Farm



View 29 into paddocks to the south, from the towpath on the north side of the canal

26 *Field to the north-east of Mill Corner: Strong contribution*

This field is in agricultural use and can be viewed from the field entrance on Hook Road and glimpsed through the hedgerow. It forms part of the rural setting of Mill Corner but is less visible from the conservation area than the field to the north-west of Mill Corner.

27○ *Large field to the south west of the conservation area: Some contribution*

This field is in agricultural use and has several footpaths traversing or going around it. Although it directly adjoins the conservation area, views into it are limited by hedgerows and trees that line Tunnel Lane due to the flat topography. Instead, views out of the conservation area into the field, from Tunnel Lane, are important as they reinforce the rural character and setting of the village.



View into Warnborough Green from Hook Road, opposite the former Jolly Miller PH

Gardens and trees

- Trees in private gardens make a positive contribution to the conservation area, by reinforcing its rural character and providing an attractive, natural setting for its historic buildings. Trees in private gardens are more visible north of The Street, where development is looser and set further back from the road.
- There is a wide variety of trees and hedges in the conservation area, especially around Warnborough Green.
- Both the canal and the river are lined with trees, which create an idyllic, sylvan character.
- The area around Odiham Castle is particularly well wooded, creating a secluded, verdant setting for the ancient castle ruins.

4.9 Views: North Warnborough

Due to the open character of North Warnborough's rural setting, there are very many views into and from the surrounding countryside, to the extent that identifying every single one would be impractical. Therefore, a representative selection has been identified in this appraisal that encapsulate and express the special and unique character of the conservation area, including the contribution of its landscape setting. Every effort should be made to preserve and enhance the views that are specifically mentioned in this appraisal. However, if a view is not specified, this does not imply that it does not contribute to the character of the conservation area, and there should be a presumption toward preserving such views.

The conservation area benefits from an extensive and popular network of public footpaths. These footpaths take in important green spaces and notable sites, such as Warnborough Green, the canal towpath, the banks of the river and Odiham Castle. They also enable a number of important views across the open spaces within the conservation area, giving an important impression of the village in its historic and topographical setting. Important views into the conservation area from the outside are less common; however, the open spaces around the edge of the conservation area allow outward views from roads and footpaths to the countryside, which brings the rural landscape into the heart of the village.

Three types of view have been identified. These are mapped on the interactive map and illustrated on the following pages. The selection is not exhaustive and other significant views might be identified by the council when considering proposals for

development or change.

- **Setting views** from outside the conservation area which enable its boundaries and rural setting to be understood and appreciated (Views S1–S12).
- **Contextual views** which look out to the landscape beyond the conservation area, or to elements of the landscape that are part of the conservation area, and give an understanding of its topography and setting (marked in pink on the relevant maps).
- **Townscape views** within the conservation area which give a sense of the spatial character and architectural quality of the village/townscape. Trees play an important part in these views, but are sometimes intrusive (marked in blue on the relevant maps).

Some of these views are dynamic, in which moving along a street or path reveals a changing streetscape or landscape. This particularly applies to View 33 which could be positioned at various points along The Street.

Important contextual views include the view into Warnborough Green SSSI from Hook Road, opposite the former Jolly Miller PH, which brings the natural landscape right up to the edge of the road and into the heart of the village, making a strong contribution to its rural character. The views from the field south-east of Hockley's Farm towards the village contributes to an understanding of the conservation area in relation to its rural setting, whilst townscape views down The Street are characterised by the density of development and indicate the centrality of this area to the historic settlement.

4.10 Character zones: North Warnborough

Five zones of discernibly different character can be identified in North Warnborough, based on their spatial character and architectural qualities, historical development and the contribution they make to their respective conservation areas.

The features and individual characteristics of each zone that contribute to the character and appearance of the conservation area are summarised below. The boundaries of the Character Zones are mapped on the interactive map at the front of this appraisal.

North Warnborough character zone 1: Mill Corner

- Mill Corner is densely developed with nineteenth and twentieth-century cottages, either directly fronting or close to the road.
- Building materials include red brick, white painted brick and stucco, and one example of historic timber framing with brick nogging—Lane’s Corner, which is the only listed building in this character area.
- A small stream runs south of The Cottage from Warnborough Green
- Views out to surrounding fields and over Warnborough Green give a sense of the conservation area’s rural setting.

North Warnborough character zone 2: Hook Road

- This part of the village has a linear development pattern along the road.
- Buildings are dispersed, leaving gaps through which to glimpse the gardens and green open space behind them.
- Warnborough Green meets Hook Road opposite the former Jolly Miller PH, providing views westwards over the SSSI.
- Open green space also meets the road to the south of Nevills, on the east side of the road, and near the allotments on the west side of the road, conveying the rural setting of the conservation area.
- There is a collection of listed buildings around The Mill House, now a pub and restaurant. Historic buildings are of a mixture of styles and ages.
- Building materials include red brick, white painted brick and stucco, and timber framing.
- Bridges over the River Whitewater and the Basingstoke Canal provide views across the water and convey the village’s geographical context.

North Warnborough character zone 3: Warnborough Green and Odiham Castle

- Warnborough Green, which is crossed by the River Whitewater, is a wet grassland and an SSSI.
- A footpath through the Green crosses the river over a footbridge next to Folly Cottage and provides good views in all directions.
- Grade I listed and scheduled monument Odiham Castle is an impressive landmark, set amid a ring of trees and approached by the peaceful canal and an open grassy field bordered by mature trees.
- There are good views east along the canal to the swing bridge when approaching Mill Lane.
- Castle Mill House is a former mill, converted to residential use.
- Cottages off Mill Lane are set amid the open space of the Green and the agricultural fields to the north.
- Mill Lane crosses the river via a ford.



Odiham Castle viewed from the canal

North Warnborough character zone 4: Paddocks, Basingstoke Canal and Tunnel Lane

- There is a collection of picturesque nineteenth-century cottages where Mill Lane crosses the canal, set in small gardens with open green space beyond.
- The swing bridge over the canal is a landmark feature.
- Horse paddocks provide openness and add to rural character of the conservation area.
- The canal meanders through the paddocks offering views into the open space to both sides.



Swing Bridge over the canal

North Warnborough character zone 5: The Street

- The Street has a linear development pattern along the road.
- The street is densely developed with cottages and larger residences of a range of dates.
- Buildings here are mostly positioned close to, or directly fronting, the road, creating a tight urban grain.
- Buildings on The Street include several medieval timber-framed buildings, including former hall-houses. The timber framing is either left exposed, or is encased within later extensions or facades.
- A large number of agricultural buildings, particularly at Hockley's Farm, indicate the agricultural roots of the village.



View 33 southwards on The Street, from opposite The Anchor

5.0 Heritage assets and opportunities for enhancement

5.1 Collective contribution

The buildings, structures and spaces of the conservation areas collectively contribute to its character but some particular buildings and spaces are worth noting, either for their positive contribution, or conversely, because they do *not* contribute to the defined character of the conservation areas. Where such exemptions from character occur (see sections 5.3 and 5.4), their existence should not be relied on as a precedent for any further changes of a similar type, where this would result in a detrimental impact to the identified character of the conservation areas. Such elements may have some merit in non-heritage terms; however, with respect to the character of the conservation area, they may provide opportunities for its enhancement.

5.2 Listed buildings and positive contributors

Limitations of mapping

The preparation of this appraisal has not included a survey of significant outbuildings in the conservation areas. Accordingly, outbuildings are left uncoloured on the maps but no inference as to the nature of the contribution made by any particular outbuilding should be made from the absence of colouring. Additionally, outbuildings may be curtilage listed through association with listed buildings.

Listed Buildings

The Odiham Conservation Area contains 128 nationally, statutorily listed buildings which are identified on the Interactive Map. North Warnborough Conservation Area contains 40 listed buildings. There will always be a strong presumption in favour of the retention of these buildings and special regard to conserving their significance and setting will be expected in any development proposals.

It is possible to add evidence (from published research) to list entries through Historic England's 'Enrich the List' online facility. Enriching the list entries for Odiham and North Warnborough's listed buildings in this way is encouraged and would aid both applicants and HDC in the proposal and assessment of changes to listed buildings.

Positive Contributors

Whilst not recognised within the NPPF, Historic England describe the existence of 'positive contributors': buildings which may or may not be historic, and which may have been significantly altered, but make a positive contribution to the appearance or defined character of the conservation area.

Positive contributors in each conservation area are identified on their respective interactive maps at the beginning of this appraisal. All non-designated heritage assets are identified in this appraisal as positive contributors.

5.3 Elements which do not contribute to character: Odiham

The sites, buildings and structures mentioned below do not contribute to the character of the conservation area. This is not to say that they are not of merit in non-heritage terms, but simply that they are not part of the defined character of the conservation area. The purpose of identifying these elements is to define more clearly the character of the conservation area, to highlight opportunities for enhancement, and to indicate which elements should not be taken as precedents for the design of future developments.

Houses of modern construction

Some twentieth- and twenty-first century houses do not contribute to the character the conservation area, for various reasons, including scale, style, materials, proportions, fenestration and roof forms, relationship to plot and relationship to neighbouring buildings. These include:

Manse Cottage, King Street

Chapel Cottage, King Street

Maplecroft, Cemetery Hill

Mildmay House, Buryfields

Mimosa, Cemetery Hill

Nos. 1, 2 and 3 Red Lion Mews

Nos. 1–48 Palace Gate

Nos. 1–3 Farm Cottages, Palace Gate



1980s development at Palace Gate

Nos. 1–6 Palace Gate Farm

Nos. 1–20 Goodchild Square, High Street

Nos. 42, 44 and 44a High Street

Nos. 1–3 The Old Orchard, Angel Meadows

Nos. 8–24 (even) Angel Meadows

Nos. 5–15 (odd) Angel Meadows

Benford Court Almshouses, the Bury

No. 137 High Street

Thrimrowe and Carlyon, Alton Road

Nos. 1–13 Barton's Court, West Street,

The Chalet, West Street

Dervaig, West Street

Nos. 1–2 Honeywood Cottages, Barton's Yard, Dunleys Hill

Kirklands, West Street

Copperfield, West Street

Nos. 1–5 (odd) Western Lane

Nos. 1–15 Regal Heights, Western Lane

Clover House, Western Lane

The Bury Car Park, Church Street

This carpark occupies the site of the old Fire Station that was demolished in 1966. The brick walls of its yard survive and form the north and east boundaries of the car park. The openness of the car park allows long views of the buildings in The Bury and toward the backs of the buildings on the south side of the High Street; however, it is not in character with the tight urban grain of the rest of the Bury. The car park markings on the ground, as well as parked cars, bollards and signage, make this site less attractive than it might be.

Vine Church car park on London Road

Vine Church, a positive contributor to the conservation area, was formerly known as The Old School and was built in 1849 as a Day and Sunday School. It was converted into a Baptist church in 1982. The site of the car park was formerly a neighbouring undeveloped plot, that was amalgamated with the School's plot in the 1960s or



Pay and display car park in The Bury, looking south towards Mayhill Junior School



Vine Church car park, off London Road

'70s. At present the car park is a large expanse of pot-holed tarmac with no hard or soft landscaping features, and makes a stark setting for the historic building. It is mostly bordered by a low brick wall, some of which is historic, which is appropriate for this red-brick building; however, part of the rear boundary is marked by a worn, close-boarded wooden fence with concrete posts. This fence and the car park detract from the appearance of the Conservation Area

Co-op building (No. 56 High Street)

This building was built after 2013 to replace a 1950s car show room and repair garage. The new building, like the garage, is set a fair distance back from the High Street, which is out of character with, and stands out from, the rest of the High Street. The present building is a storey taller than its neighbours and this is not disguised by its unusually tall parapet wall. This site is in a prominent position in the conservation area, and could be developed in order to enhance its character and appearance.

Utilitarian outbuildings

Throughout the conservation area, there are utilitarian outbuildings made from modern materials that do not contribute to the defined character of the conservation area, such as metal and concrete, or with modern, metal roller-shutter doors. Mostly, these are located in private gardens and yards, and therefore are less visible. However, some are in fairly prominent positions, visible from the road, such as the concrete garage at Kingsdene on Cemetery Hill and the garage with a corrugated iron roof at Forge House, at the junction of Church Street and King Street. Both are highly visible, due to the



The Health Centre has degraded views towards the back of the High Street from Little Park

topography of King Street; the former, as it is positioned on higher ground, overlooking the road, and the latter because it is on lower ground, towards which the road descends from the top of King Street. Another highly visible example is the triple garage to the north of No. 1 Church Street.

The Oast Garage, King Street

This 1950s garage is a utilitarian structure, with an entirely glazed wall facing the concrete forecourt. The gable end of this single-story building is covered in corrugated metal. This building does not contribute to the defined character of the conservation area, and it may present an opportunity for enhancement through redevelopment.

Wooden telegraph poles and overhead wires in West Street

Most of the conservation area is free of overhead wires and telegraph poles, but they remain in proliferation on West Street. The appearance of this street would be much improved, and the conservation area thus enhanced, if these were removed or rationalised.

Modern buildings of Mayhill Primary School

The historic school building, formerly Robert May's Grammar School, dates from 1876 and replaced the original school founded by May, a wealthy local gentleman, in 1694. The building is built of red brick with ashlar stone dressings and quoins, steeply pitched gabled roofs and dormer windows. The building makes a positive contribution to the conservation area; however, its large 1970s extension to the south-east is not in keeping with the character of the conservation area. Furthermore, the scale of the extension means that it dominates the setting of the original school building.

The Health Centre

The Health Centre, built in 1993, is built in red-brick. However, it doesn't contribute to the character of the conservation area due to its modern style; it features dark-brown, weather-boarded, cantilevered oriel windows and large horizontal windows, including a long, ribbon window over the entrance.

Texaco/Mace Garage, Dunley's Hill

This late twentieth-century garage comprises a single-storey brick building with a hipped roof, in front of which is a large brick and tarmac forecourt and carpark. The forecourt is covered by a double height canopy supported on metal columns. Due to its form and materials the garage does not contribute to the character of the conservation area.

5.4 Elements which do not contribute to character: North Warnborough

As previously noted, the identification of the following sites, buildings and structures as elements that do not contribute to the defined character of the conservation area does not mean that they are without merit. The purpose of identifying these elements is to define more clearly the character of the conservation area, to highlight opportunities for enhancement, and to indicate which elements should not be taken as precedents for the design of future developments.

Houses of modern construction

Some houses of modern construction do not contribute to the character of the conservation area, due to various factors such as style, scale, proportion, materials, fenestration and roof forms, relationship to plot and relationship to neighbouring buildings. These include:

Meadow View, Hook Road

Nos. 1 – 2 Hook Road

Fair View, Hook Road

The Firs, Hook Road

Playford, Mill Corner

Milford House, Mill Corner

Nos. 1–10 Swan Mews, Hook Road

Nos. 1–2 Jubilee Villas, Hook Road

Harlington Court, Hook Road



Meadow View, Nos. 1-2 Hook Road and Fair View, Hook Road

Harlington House, Hook Road

Springfield, The Street

Butterwood, The Street

Minley Cottage, The Street

Le Recoin, The Street

Ryton House The Street

Fratton House, The Street

Nos. 1–3 Adam's Close, The Street

Castle House, Mill Lane

The Sheiling, Mill Lane

Inappropriate boundary treatments

Throughout the conservation area there are examples of boundary treatments that do not contribute to its unique character. This includes the metal chain-link fence in the field south of Nevills on Hook Road and the metal railings on the bridge that carries Hook Road over the river Whitewater. Tall, solid boundary treatments, such as close-boarded timber fences, detract from the characteristic openness and porosity of views in North Warnborough.

Wooden telegraph poles and overhead wires

Overhead wires and telegraph poles feature in nearly all views within the conservation area, even on Warnborough Green. They are an unsightly intervention into what would otherwise be an exceptionally bucolic scene. The character and appearance of the conservation area would be much improved by their removal or rationalisation.

Electricity substation on Mill Lane

This large green metal box fronts directly onto Mill Lane and is surrounded by vegetation and wooden fencing. It is a jarring sight and contrasts with the natural, rural character of its surroundings.

Esso Garage on Hook Road

This site was first developed in the early twentieth century and the present garage was built in the late twentieth or early twenty-first century. The garage comprises a single-storey shop, built of red brick with a grey-brown tiled roof, and a large forecourt with



Tall close-boarded timber fencing on Hook Road and inappropriate modern metal railing on the bridge behind

a double height roof covering supported on metal columns. The forecourt and car park are paved in tarmac and red brick. Due to its form and materials, the garage does not contribute to the character of the conservation area.

6.0 Management risks, opportunities and recommendations

The following analysis and recommendations have emerged from the assessment of Odiham and North Warnborough Conservation Areas in the preparation of this appraisal.

6.1 Key risks and opportunities

Key risks to the preservation of the character and appearance of the conservation areas include:

- inappropriate development within and outside the conservation areas;
- inappropriate alterations to listed and unlisted buildings;
- the loss of Odiham's High Street's medieval plot boundaries;
- vacant buildings falling into disrepair;
- the felling of trees;
- insufficient importance assigned to non-designated heritage assets, such as the Little Park or the Tudor wall surrounding Palace Gate (including the 'Deer Park Wall').
- Harmful impacts to setting and key views may arise from insensitive new development.

Opportunities for the enhancement of the conservation areas include managing small cumulative developments to better respond to the identified character of the conservation areas as well as the potential sensitive redevelopment of sites that do not contribute to the character of the conservation area where other heritage and amenity considerations are met.

6.2 Management recommendations

Recommendation 1

The Article 4 Directions for North Warnborough and Odiham should be reviewed on a regular basis in terms of their scope and the extent of the areas covered. If or when Hart District Council decide to review the Article 4 directions for Odiham and North Warnborough Conservation Areas, this appraisal will assist in that review.

Reason

An 'Article 4 Direction' (so called as it is described in Section 4 (1) of The Town and Country Planning [General Permitted Development Order) 2015 updated 2020]) is a mechanism whereby changes that are usually possible without planning permission can be controlled. Implementing an Article 4 Direction does not prevent development but helps the local authority to better manage change within the Conservation Area.

Works which are not currently controlled by Article 4 directions include:

- Works to the sides and rear of dwellings in North Warnborough.
- Works to and around non-residential buildings.
- Works within the wider plots of listed buildings.

Article 4 Directions do not seek to stymie development, rather to ensure that it is appropriate with regard to the character of the conservation areas. Having reviewed the identified character of the conservation areas and noted the cumulative contribution of many buildings and spaces as seen from within the conservation areas. and from views into and through them, it is recommended that the Article 4 Directions covering North Warnborough and Odiham be amended to better control development which may affect the character and appearance of the conservation area for the following reasons:

- *Works to the sides and rear of dwellings in North Warnborough*

The present Article 4 Direction for Odiham covers works not just to the frontages, but to all side and rear elevations of unlisted dwelling houses. In comparison, the Article 4 Direction for North Warnborough only covers works to the frontages of unlisted dwelling houses. However, due to the open character of North Warnborough, the sides and rears of buildings can often be seen from a distance, and unmanaged changes to these have the potential to negatively impact views across the conservation area. Therefore, it is suggested that works to these elevations should come under the control of the planning system to better manage the character and appearance of the conservation area.

- *Works to and around non-residential buildings*

Although Odiham has an Article 4 Direction that covers some works to agricultural and industrial premises, North Warnborough has no such provision. Article 4 Directions covering non-residential buildings, where they would otherwise have rights within conservation areas, would allow the appropriate management of change. This also relates to potential changes of use, specifically the conversion of shops or community buildings to dwellings. Whilst this may be acceptable, it would be appropriate to bring under the control of the planning system the potential social and physical impacts of such a development on the conservation area.

- *Works within the wider plots of listed buildings*

Finally, the present Article 4 Directions for both conservation areas exclude listed buildings, under the assumption that works to a listed building would normally require listed building consent. However, there are instances where this would enable unmanaged changes to the character and appearance of the conservation areas. For example, works to outbuildings or boundary treatments that post-date 1948 do not always require listed building consent, even if they lie within the curtilage of a listed building. Works within a wider plot of a listed building can also conceivably be outside of its curtilage and would not be subject to listed building consent. Article 4 Directions covering all buildings, including listed buildings, would ensure that any changes that would affect the character and appearance of the conservation areas would be regulated by the planning system.

Recommendation 2

That when determining planning applications, the open space assessment in this appraisal is used to assess the impact that the proposed development would have on the rural character of the conservation areas and their setting. This includes the impact on any views into or out of the conservation areas that contribute to their character.

Reason

To protect the open, rural character of the conservation areas. Views into and out of both conservation areas are an important part of their open, rural character; therefore, even if a proposed development would be at a distance from the conservation area boundaries, it could still harm their character through its impact on views that contribute to this character.

It is recognised that some areas identified as open space are allocated in the Odiham Neighbourhood Plan 2014-2032 for development and are expected to be developed in accordance with the policies of the development plan. This appraisal is a material consideration in the determination of planning applications to develop those sites.

Recommendation 3

When determining planning applications, the significance of the remaining burgage plot boundaries on Odiham High Street is recognised, and the amalgamation of burgage plots, alterations to their boundaries or development in the rear parts of these plots is avoided where it would erode the special characteristics of these historic features. Development of this kind that predates this appraisal should not be accepted as a precedent.

Reason

A crucial element of Odiham Conservation Area's character is its surviving medieval townscape; this includes not only its surviving medieval buildings and street pattern, but also its medieval plot boundaries and patterns of development vs open space. Historically, development on burgage plots was focussed on the front, street-facing part of the plot, leaving the rear part undeveloped. The cumulative effect of development on the rear parts of these plots, and changes to plot boundaries, is the loss of these important medieval characteristics, causing harm to the character of the conservation area.

Recommendation 4

Development that reduces public accessibility to any part of Little Park, or reduces its open, rural character, should be resisted given the unique and strong contribution it makes to the special historic interest of the conservation area, its open, rural character and appearance.

Reason

Openness and public accessibility are key characteristics of the Little Park, which has remained undeveloped for over a thousand years. It is a popular asset for the local community, which makes a strong and unique contribution to the character of Odiham Conservation area. The Little Park should therefore remain undeveloped.

Recommendation 5

Trees make a valuable and important contribution to the special character of the conservation areas. Any development within the conservation areas must therefore seek to protect the future growth and longevity of any trees in the vicinity of a development site which contribute to the character and appearance of the Conservation Area.

When determining planning applications, or applications for works to trees, within the Conservation Areas, those trees that make a positive contribution to the character and appearance of the Conservation Areas will be protected, unless there are strong reasons that outweigh their protection.

Reason

Trees, both young and old, make an important contribution to the special character of both conservation areas. Young specimens are important as without them, older trees lost to disease or damage in the future would have no replacements. All trees within the conservation area should therefore be afforded high level of protection, and felling of trees should be exceptional.

Recommendation 6

The Parish Council promote the pursuit of the appropriate designation of the 'Deer Park Wall', parts of which date to the Tudor period. Until any such designation, the wall is identified as a positive contributor within Odiham Conservation Area.

Parts of the wall are currently in a poor state of repair. All applications for its appropriate repair are encouraged and would be considered a heritage benefit. A long-term solution for its repair and upkeep will be encouraged by the Parish Council.

Reason

The 'Deer Park Wall', which separates Palace Gate from Little Park, probably dates to the construction, in c.1530, of a Tudor mansion called Odiham Place on the site of present Palace Gate and Palace Gate Farm. As such, it is of considerable historic significance, despite some parts having been reconstructed over the past five centuries.

Adequate formal protection of the wall and appreciation of its importance would better protect it from inappropriate repair, rebuilding or development. Its proper repair and upkeep would enhance its contribution to the character and appearance of the conservation area, and would conserve this important heritage asset for future generations.

Recommendation 7

The removal or consolidation of unsightly overhead wires, or other communications technology, will be encouraged as enhancing the character and appearance of the conservation area(s).

Reason

Overhead wires and obsolete technology can detract from the character and appearance of the conservation areas and impede views into and out of them. Therefore, their removal would have a positive impact.

7.0 Glossary, methodology and further information

7.1 Glossary

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Non-designated heritage asset: A heritage asset which is not listed or scheduled.

7.2 Methodology

Designation and management of conservation areas

What are conservation areas?

Conservation areas are areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

- They were introduced by the Civic Amenities Act 1967. They need to have a definite architectural quality or historic interest to merit designation.
- They are normally designated by the local planning authority, in this case Hart District Council.

Effects of conservation area designation

- The Council has a duty, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
- Designation introduces some extra planning controls and considerations, which exist to protect the historical and architectural elements which make the areas special places.
- To find out how conservation areas are managed and how living in or owning a business in a conservation area might affect you, see the Hart District Council's website.

Best practice

Two Historic England publications provided relevant and widely-recognised advice that informed the methodology employed to prepare the appraisal:

- *Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1* (Second edition), English Heritage (2019)
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Second Edition) 2017

Process

The appraisal of the conservation area involved the following steps:

- A re-survey of the area and its boundaries;
- A review of the condition of the area since the last appraisal was undertaken to identify changes and trends;
- Identification of views which contribute to appreciation of the character of the conservation area;
- A description of the character of the area and the key elements that contribute to it;
- Where appropriate, the identification of character zones where differences in spatial patterns and townscape are notable that have derived from the way the area developed, its architecture, social make-up, historical associations and past and present uses;
- An assessment of the contribution made by open space within and around the conservation area
- Identification of heritage assets and detracting elements; and,
- Recommendations for future management of the conservation area.

Heritage assets

The appraisal identifies buildings, listed or unlisted, which contribute to the character and appearance of the conservation area, and those that do not.

- **Statutorily listed buildings** are buildings and structures that have, individually or as groups, been recognised as being of national importance for their special architectural and historic interest. The high number of nationally listed building plays an important part in the heritage significance of many of the district's conservation areas. Listed buildings are referred to as designated heritage assets.
- There are many **unlisted buildings, structures and spaces** that help to shape the character of an area. All such buildings and places are considered 'non-designated heritage assets' (see glossary). The Historic England advice note on conservation area designation, appraisal and management includes a set of criteria that can be used to identify these.
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former use in the area?
- Does its use contribute to the character or appearance of the area?

Open space analysis

The analysis considered open space inside and immediately outside the conservation area. Seasonal variations, particularly leaf growth, may make a difference to the contribution of open space at different times of year.

Fieldwork was combined with an analysis of historic mapping and other secondary sources. From this, the following factors were taken into account in assessing the contribution of open space to the character and appearance of each Conservation Area:

1. the historical relationship and function of open space
2. its contribution to the form and structure of historical settlements
3. how open space is experienced and viewed from within the Conservation Area
4. how the pattern of historic settlements and their relationship to the wider landscape can be understood when looking in from outside.

The contribution of open spaces to the conservation area are shown on the maps. They are graded into three different categories: 'strong contribution', 'some contribution' and 'no / negligible contribution'.

7.3 Statement of community engagement

This appraisal has been undertaken as a community-led project with the full involvement of Odiham Parish Council and Hart District Council at every stage of the process. View locations and important local spaces have been identified by the parish council and local stakeholders who have fed back on every stage of the process. Following the completion of the draft plan, which was agreed on by members of Odiham Parish Council and Hart District Council, this went to public consultation in September 2021. This was led by Odiham Parish Council and was advertised on the website and in local media. It was also featured in the Autumn 2021 edition of the Parish Newsletter which is delivered to every household in Odiham and North Warnborough. All comments received by 30 November 2021 were summarised, analysed by Hart District Council, Odiham Parish Council and their advisors and the draft updated to reflect local responses.

7.4 Sources and further information

Legislation and policy

Planning (Listed Buildings and Conservation Areas) Act 1990
[Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(legislation.gov.uk\)](#)

National Planning Policy Framework [National Planning Policy Framework \(publishing.service.gov.uk\)](#)

Local Plan: Available at the following link [Hart Local Plan \(hart.gov.uk\)](#)

An accessible version of the Local plan is also available at the following link: [Hart Local Plan plain text version \(hart.gov.uk\)](#)

Neighbourhood Plan: Available at the following link: [Odiham NH plan adopted June 2017.pdf \(hart.gov.uk\)](#)

Guidance

Conservation Area Designation, Appraisal and Management; Historic England Advice Note 1 (Second edition), Historic England (2019)

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second edition), Historic England (2017)

Reference

Millard, S. *The Parish of Odiham: An Historical Guide* (1993)

National Heritage List for England, Historic England

Hampshire County Council, *Historic Settlement Surveys: Odiham & North Warnborough* (undated)

Hart District Council, *North Warnborough Conservation Area Character Appraisal and Management Policies* (2009)

Hart District Council, *Odiham Conservation Area Assessment of Setting* (2014)

Hart District Council, *Odiham Conservation Area Character Appraisal and Management Policies* (2008)

Tithe Map of Odiham Parish, 1842

Ordnance Survey mapping (various)

'The hundred of Odiham' and 'Parishes: Odiham', in *A History of the County of Hampshire: Volume 4*, ed. William Page (London, 1911), pp. 66-67 & pp. 87-98. [The hundred of Odiham | British History Online \(british-history.ac.uk\)](#) & [Parishes: Odiham | British History Online \(british-history.ac.uk\)](#) [accessed 5 February 2021].

Roberts, E. et al, *Hampshire Houses 1250-1700*, 3rd edition, 2015

Sheppard, H. "The Heritage of Odiham: The Royal Deer Park and Odiham Place" *Odiham Society Journal*, Summer 2016, pp.9-17

Spruce, D. *The Church in the Bury* (2001)

Appendix A: History of the Odiham And North Warnborough Conservation Areas

Early history and the Norman Conquest

Archaeological evidence of Celtic and Roman settlement has been found locally. Odiham originally formed along a clay-chalk spring line (where the ridge of permeable chalk to the south lies over the impermeable clay of the valley of the River Whitewater, resulting in a line of springs where the two make contact). This probably gave rise to the linear form of the High Street. North Warnborough is also linear, roughly following the course of the River Whitewater.

The Domesday book (1086) is the first written record of Odiham. Odiham is the first entry under Hampshire indicating its importance—the manor was the largest royal estate in the county, occupied, worked and directly controlled by the Crown. There were two churches, suggesting that the one in Odiham was a former minster serving a large area. The present-day All Saints Church replaced the earlier building in the thirteenth century. The tenants in 1086 appear to have been relatively well-off, indicating that there was a royal residence in Odiham at this date. It has been suggested that an Early Saxon palace in the Bury was superseded by a Late Saxon palace to the north of the High Street (on a site later occupied by Odiham Place), built in conjunction with the creation of the associated deer park. There were eight mills in the parish—two of which were probably located on the same sites as the surviving mills in North Warnborough today—and a chalk pit from which tenants took chalk to marl their fields and for building.

The earliest known written record of the royal deer park in Odiham dates from 1130; however, there is evidence that it may have been established before the Norman Conquest, either in the

reign of King Edward the Confessor (1042–66) or by one of his predecessors. The deer park originally extended northwards one and a quarter mile from the northern boundary of Odiham to what is today the M3, and three quarters of a mile east to west, from North Warnborough to Poland Mill. It was heavily wooded to the north, with grassland to the south.

Later Middle Ages

The medieval economy of the parish was primarily driven by agriculture, but there were other important industries: brewing, tanning, cloth-making and milling, all benefitting from the abundance of good water from local springs, and from the river, which supported many mills. In the fifteenth century there were six cloth manufacturers in Odiham parish.

In c.1207-12 King John built a new castle on a site in a bend of the river north-west of North Warnborough. The castle replaced the royal residence in Odiham, but royal use of the deer park continued. The thick walls of the octagonal keep—the only surviving keep of this type in Britain—were built of flint and clad in dressed stone. It was surrounded by subsidiary buildings contained within a series of moats for defence. The castle was a convenient stopping point between Winchester and Windsor and was often visited by the King John and it is said that it was from here that he issued the Magna Carta in 1215. The castle was frequented by reigning monarchs for the next 250 years and was included in the dowry of five queens. However, in the fifteenth century the castle fell into disuse, and by 1603, when it was sold by the Crown, it was a ruin.

Over the centuries, the settlement of Odiham became a town, with the High Street as its hub. By the later Middle Ages, Odiham was a market town serving the surrounding countryside. The market centred on the High Street, off which were burgage plots: long plots with a building filling the street frontage. As the town grew in size and prosperity, buildings in the centre began to be replaced with more substantial timber-framed buildings, many of which survive today. Dendro-dating (tree-ring dating) identifies the three earliest buildings to have been dated on, or very near, the High Street: Monk's Cottage (111 High Street) (1300), 6 Farnham Road (1317–36) and 81 High Street (1340). The period from the 14th century to the middle of the 16th century saw the construction of a remarkable series of surviving or partially surviving buildings along the High Street. Those from which dendro-dates have been obtained include the former vicarage (176 High Street); a large merchant's house of courtyard plan on the south-west corner of the King Street junction; the stone-walled 15th-century part of the former rectory (now named The Priory); the George (100 High Street), which was built as an inn in the 15th century; and no.90 High Street. 138-140 High Street and 46-48 High Street are also worthy of note, because each of the two pairs was built as a single house with an exceptionally wide frontage.

North Warnborough also has a large number of late medieval timber-framed buildings, including several former hall-houses (high-status houses with a central, double-height hall, open to the roof with a hearth in its centre), such as fourteenth-century Tudor Cottage, the Thatched Cottage (dendro-dated to 1445–46), Cruck Cottage (1383–84), Springwell House and Strete Farm, whose

Georgian façades hide late medieval timber-framed halls. Such a proliferation of high-quality timber-framed buildings, to the extent that a substantial number survive today, speaks of the prosperity and importance of Odiham and North Warnborough during the medieval period.

Early modern period

In c.1530 a mansion called Odiham Place was built by the then lessee of the royal manor, Richard Hill, to the north of the High Street in Odiham, possibly on the site of or within the precinct of the late Saxon palace. Will Godson's map of 1739 depicts the mansion as E-shaped and built of brick. There was also a gatehouse, walled court and garden, laundry, dairy, bakehouse, brewery and barn with a dovecote, all built in bricks made from clay sourced in the locality. (Brickmaking became a key local industry in the sixteenth and seventeenth centuries and many brick buildings of this period survive in both Odiham and North Warnborough.) The barn survives as the Cross Barn and has yielded a dendro-date of 1532. It is Hampshire's earliest known barn of load-bearing brick construction. Queen Elizabeth I stayed at Odiham Place on six occasions between 1560 and 1591.

Elsewhere in Odiham and North Warnborough are a number of sixteenth-century timber-framed houses, attesting to the continued prosperity of the parish in this period, especially Odiham, where the market was based.

Odiham Place was added to in the 1630s, after the sale of the manor by Charles I to Sir Edward Zouche. However, damage inflicted during the Civil War in 1643 resulted in the demolition of the gatehouse and part of the mansion house in 1653. Odiham and North Warnborough were located in the heart of the Civil War, lying right between Cromwellian Farnham and loyalist Basing House. Warnborough Green was the site of a battle in 1644, where 150 Royalists were taken prisoner and many were killed.

Apart from the effects of the Civil War, the seventeenth century saw some changes to the town on account of charitable activity. In 1623 Sir Edward More founded eight almshouses, next to the church. The single-storey brick almshouses date from 1628 and are arranged around a three-sided court, the north side having a low brick wall with tall gate piers and gateway in the centre. To the west of the almshouses, in c.1625, the Pest House was originally built to house the poor, using funds donated by Julian Smith; however, in the eighteenth century it was used to house local people suffering from infectious diseases, such as smallpox and plague. Today, it is one of just five surviving examples of pest houses in Britain. Also near the church, a grammar school was founded in 1694 under the will of Robert May, a mercer of Odiham; however, the original building was replaced in 1876 by the older part of the building that now houses Mayhill Junior School.

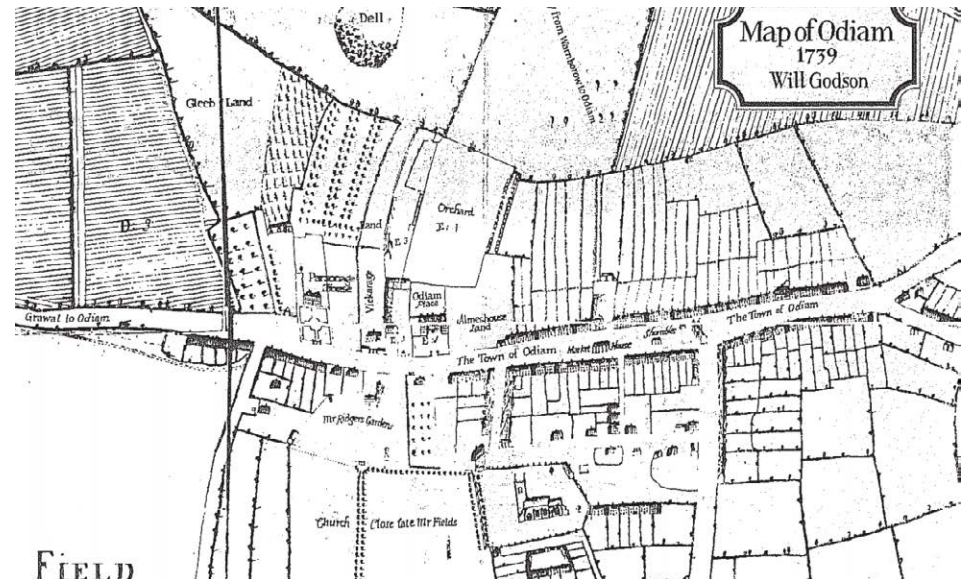
Eighteenth century

The eighteenth century saw the decline of Odiham Place and the deer park: although a viewing tower (today known as Swale House) was built within the precinct of Odiham Place in 1702–08, probably to view the hunt in the Little Park, the Little Park was enclosed shortly afterwards, at some point between 1708 and 1736. Between 1759 and 1777, the mansion house was demolished, with some outbuildings retained and adapted for use as a farm, called at first Place Gate Farm and later Palace Gate Farm.

Paulet St John, Lord of the Manor of and resident of neighbouring Dogmersfield, bought the former royal manor of Odiham in 1742, having previously commissioned Will Godson to produce a map, dated 1739, which clearly delineates the historic boundary of the deer park. The map shows, in a schematic fashion, medieval burgage plots to the east of Odiham Place and Church Street, stretching back from the High Street, which had at its centre the Market House and Shambles (meat market). Odiham's medieval street layout, depicted in the map, is largely unchanged today.

The eighteenth century saw the construction of a small number of large Georgian residences, including The Bury House in Odiham, and Cedar Tree House in North Warnborough. However, a much larger number of seemingly Georgian houses that survive today are the result of an explosion in refronting and extension that took place in the eighteenth century. As the century progressed, medieval-looking timber framing grew increasingly unfashionable as classical ideals became popular. Most of the timber-framed buildings in the centre of Odiham and many of the larger residences throughout the parish, were encased in brick and sometimes stucco.

Towards the end of the century advances in technology led to changes in the parish. The road over Dunley's Hill was constructed during this period, and the opening of Odiham and Farnham Turnpike in 1789 was probably responsible for the demolition of the Market House and the Shambles in the High Street. The Basingstoke Canal, constructed in 1788–92, bisected the deer park and was carried over the River Whitewater on an aqueduct near the ruins of Odiham Castle. It linked Basingstoke to the River Wey Navigation at West Byfleet (which connected to the Thames) and was intended to boost local trade by providing the means of transport of agricultural goods, timber, bricks and chalk to London. However, the canal was not a commercial success, and this was compounded by the opening of the London to Southampton Railway in 1839. The last commercial craft used the canal in 1950, after which the canal became derelict before its restoration in 1977–1991.



FIELD
Detail of Will Godson's map of the manor of Odiham, 1739

Nineteenth century

During the nineteenth century, Odiham Brewery, partly housed in what is now the Dental Practice on King Street, thrived; the associated Oast Houses on the other side of the street date from the mid-nineteenth century. The industrial revolution seems to have touched Odiham and North Warnborough lightly, and they were bypassed by the railway when a route via Hook was selected for it: although the population continued to increase, it grew at much less than half the rate of the rest of the country. Nonetheless, this period saw the construction or reconstruction of various buildings in Odiham, such as places of worship, civic buildings and schools. These included the Independent Chapel on the High Street (now converted into housing), rebuilt in the 1820s and enlarged in the 1840s, and the Assembly Rooms on King Street, built in 1860 (its ground storey was originally a market area open to the street). The cemetery was also created in 1860 on land to the south of town, and two mortuary chapels built. In 1874–76 the governors of Robert May's grammar School bought two acres of land next to the original school premises in the Bury, demolished the old buildings there and built a new school complex, including headmaster's residence and dormitories for 30 boarders. Another school—the National School (demolished in the 1960s)—was built in 1841 to the south of the church, the British School in London Road (now the Vine Church) was built in 1849, and Buryfields Infant School was opened in 1898.

During this period, many cottages were built on the outskirts of Odiham and in North Warnborough, including cottages on West Street, King Street, Cemetery Hill, The Street and Mill Lane.

Twentieth century

The twentieth century saw the most substantial changes to Odiham and North Warnborough in their history. In 1920 the manor lands were broken up and sold off, and by 1931, new detached and semi-detached housing had been built on Crownfields to the south-west of Odiham, along Dunley's Hill and to the east of North Warnborough. RAF Odiham, to the south of the town, was established as a permanent base in 1937. The residential development continued after the Second World War with new housing to the east and south of North Warnborough, and to the west and east of Odiham, together with a new secondary school to the west of Dunley's Hill.

Page 84 Towards the end of the twentieth century, the rears of plots on the north side of Odiham High Street began to be developed much more intensively, including Palace Gate and Angel Meadows in the 1980s, and Deer Park View, including the Health Centre, in the 1990s. These developments saw the shortening or amalgamation of some historic burgage plots.

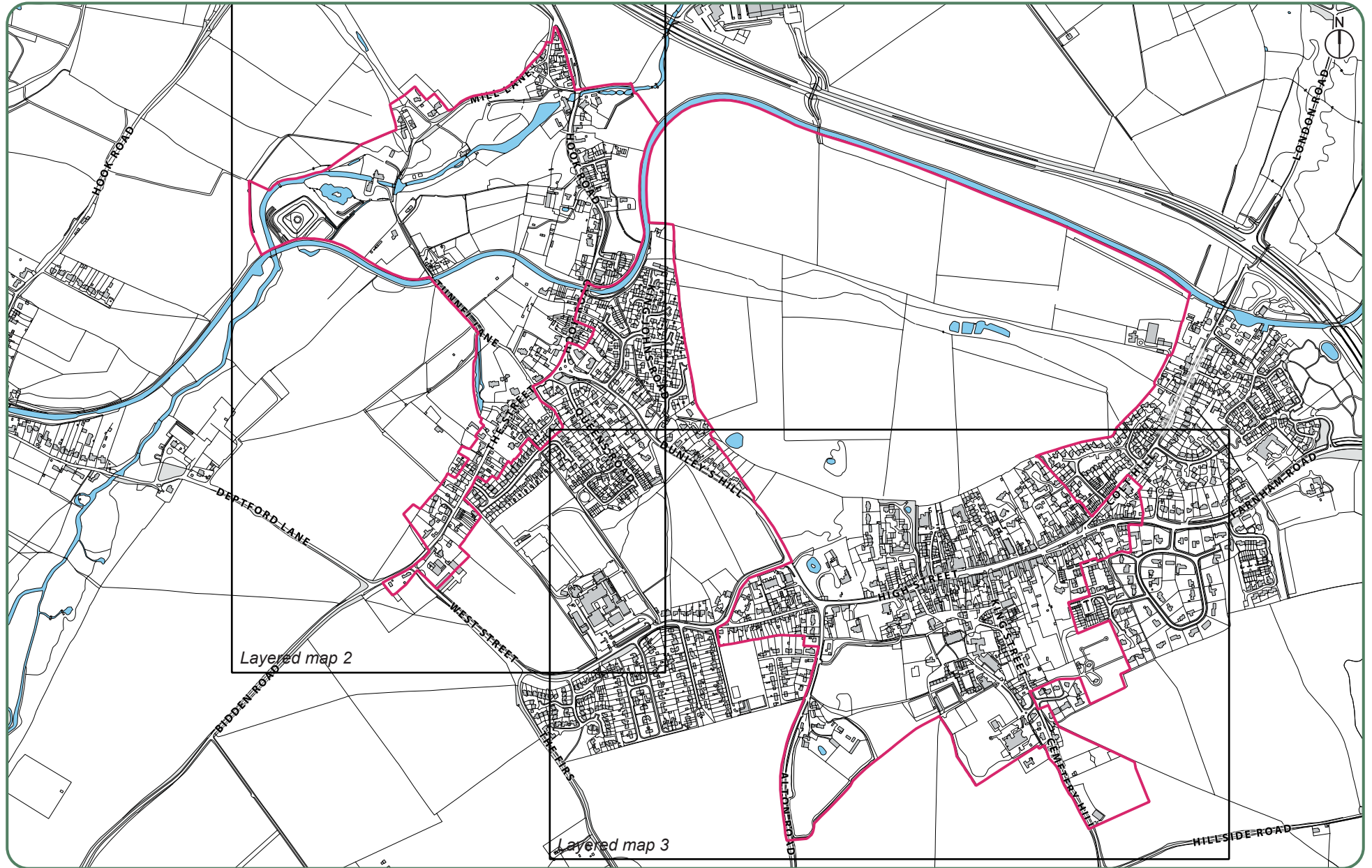
Twenty first century

The first two decades of this century have continued to see growth of the settlements, with large housing developments on the eastern outskirts of Odiham, north and south of Farnham Road. Within the Odiham conservation area, there have been further changes to historic plot boundaries and development on plots to the rear of the High Street, such as Goodchild Square. East of the burgage plot zone but inside the conservation area boundary, four substantial houses at Lancaster Cottages, Farnham Road, were erected in 2014.

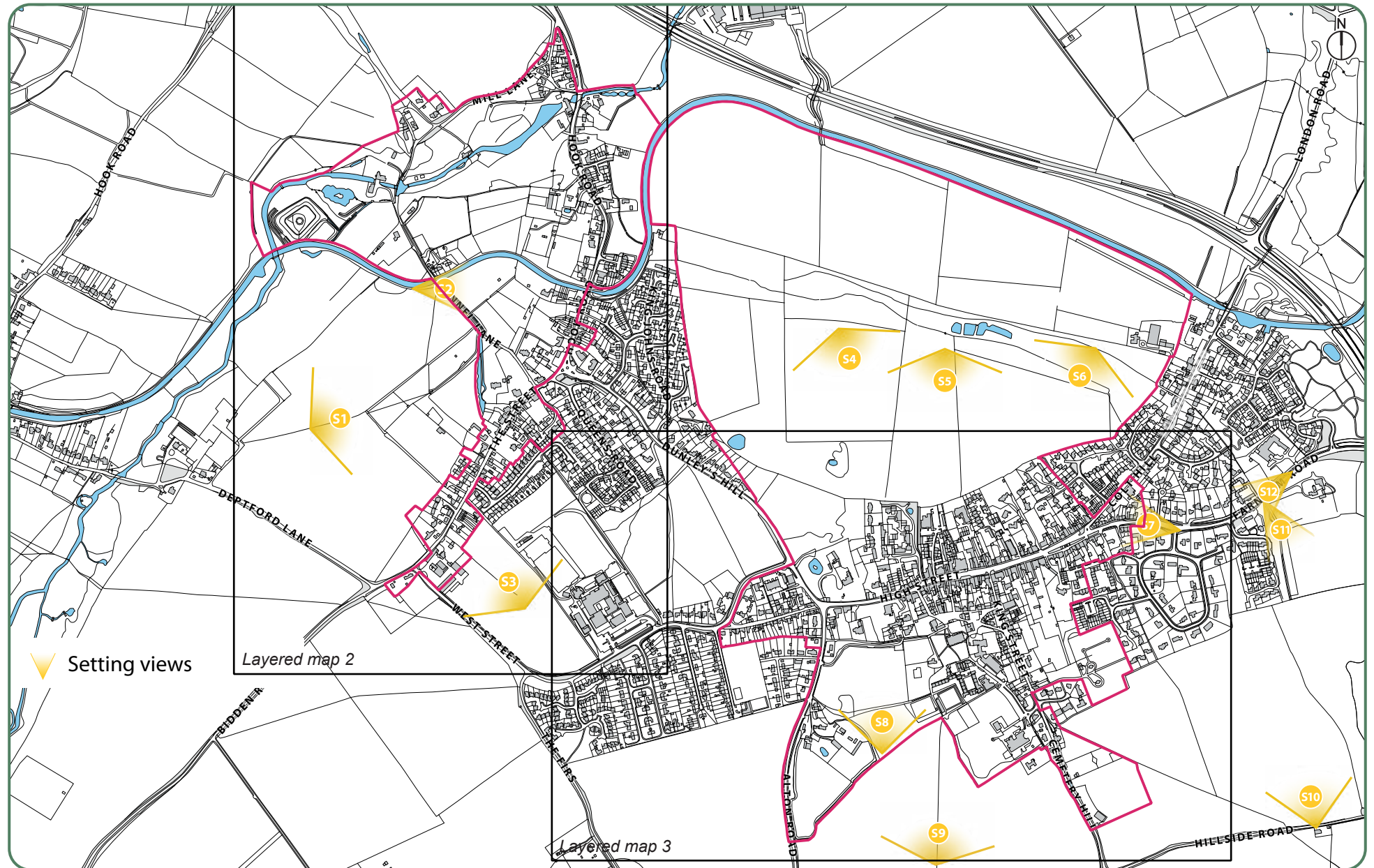


Aerial view of The Bury, King Street and the High Street, facing north-east, in 1928

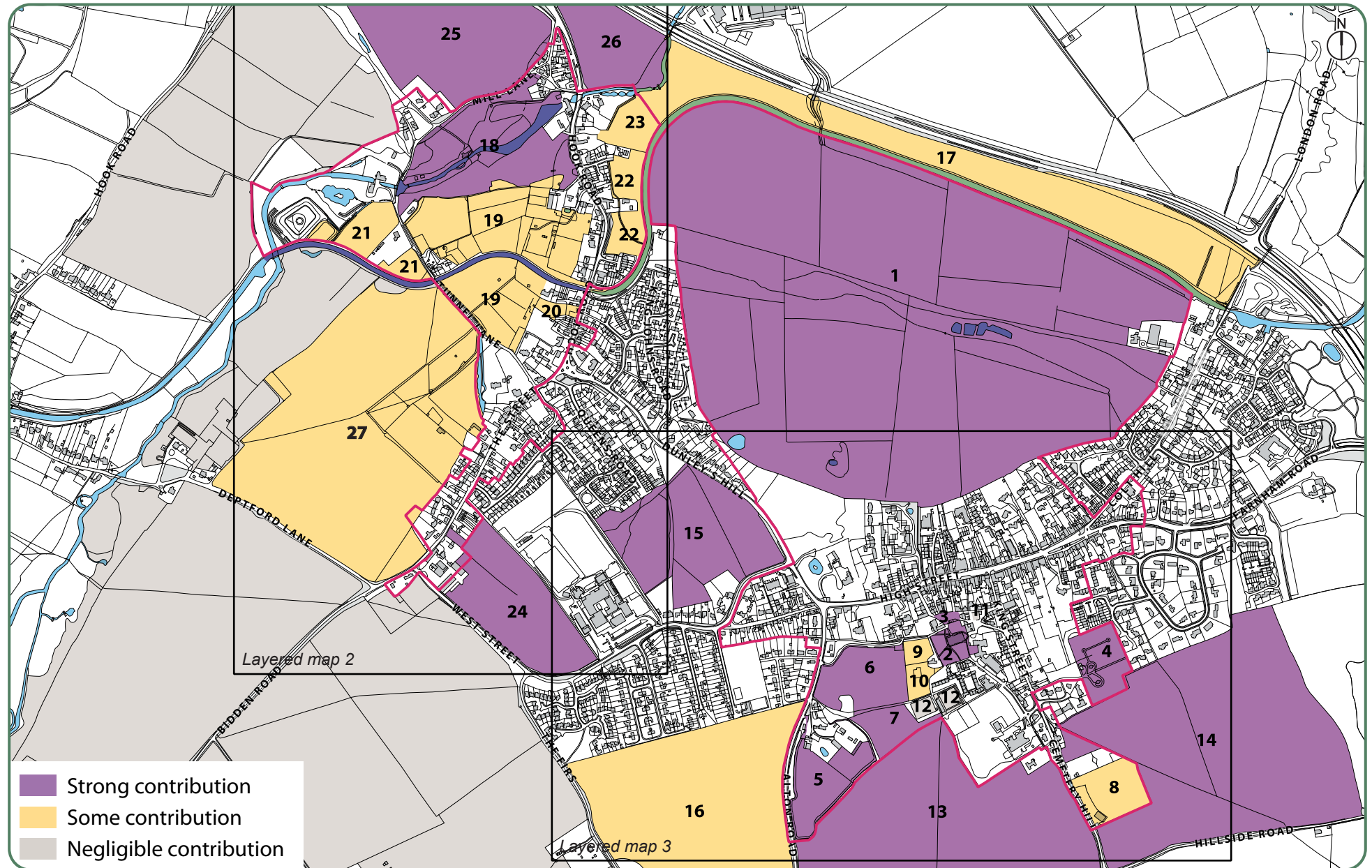
Appendix B: Maps



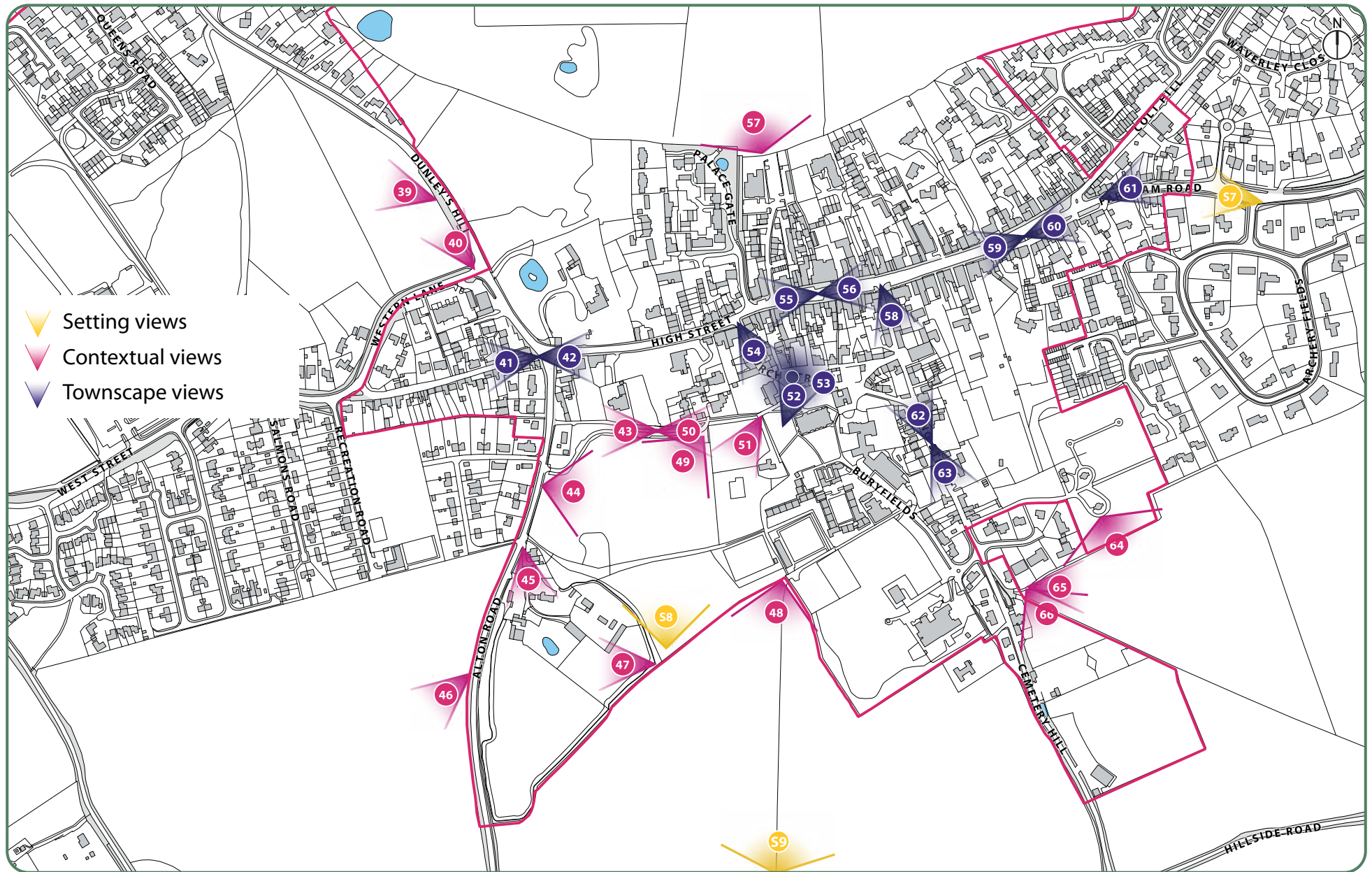
Overall: summary map



Overall: setting views



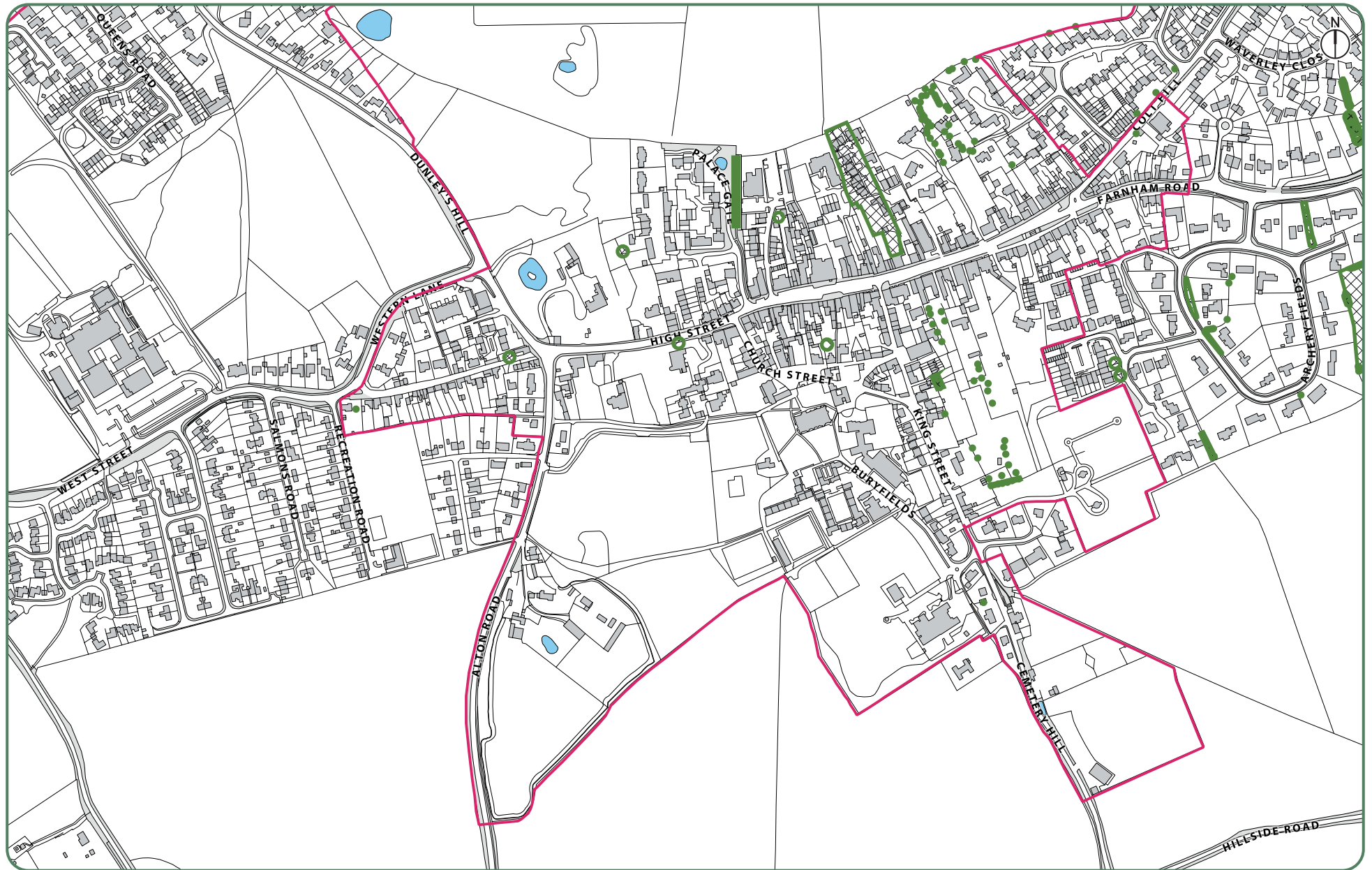
Overall: open space assessment



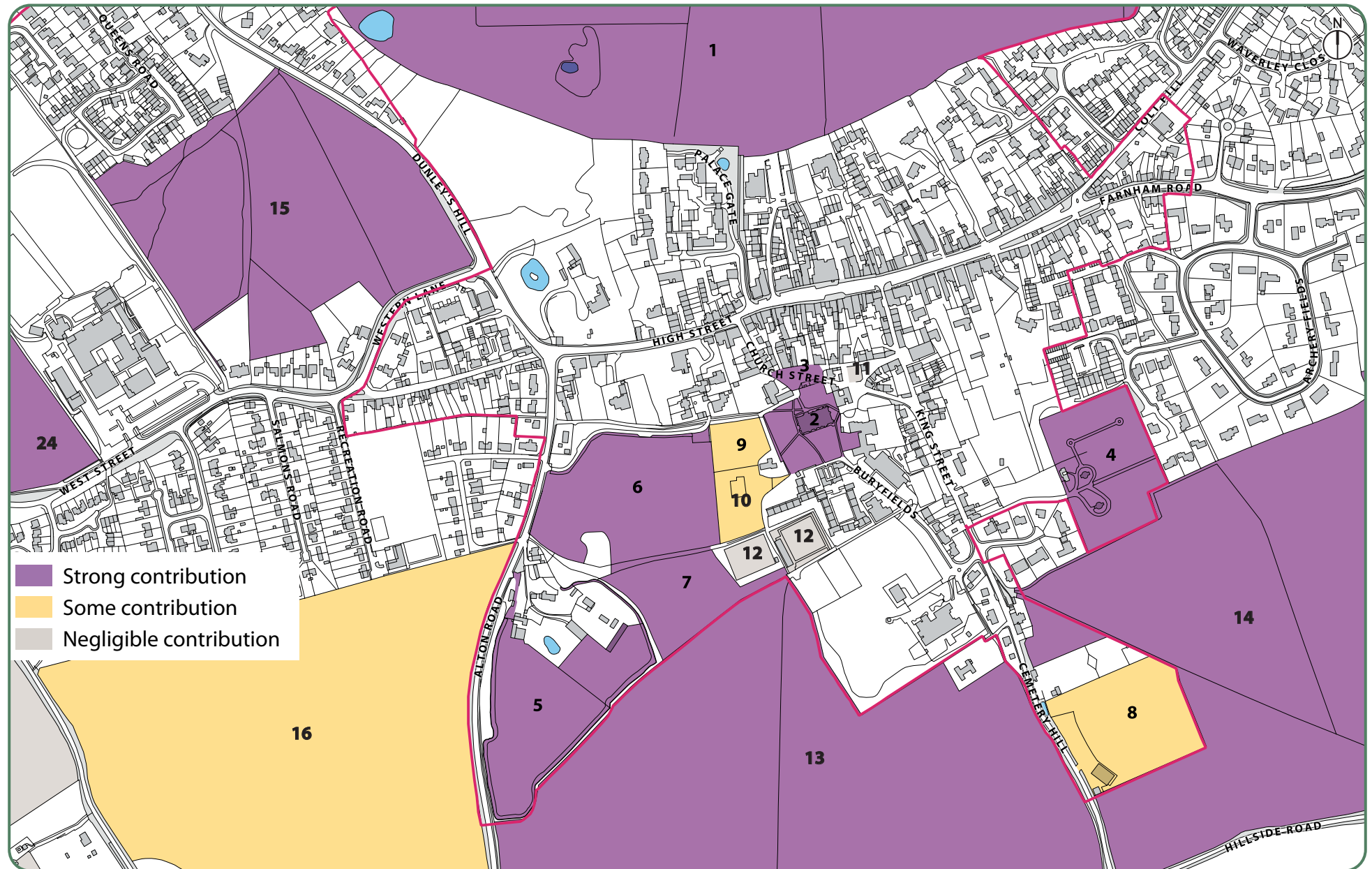
Odiham: views (note wider setting views are on overall views map)



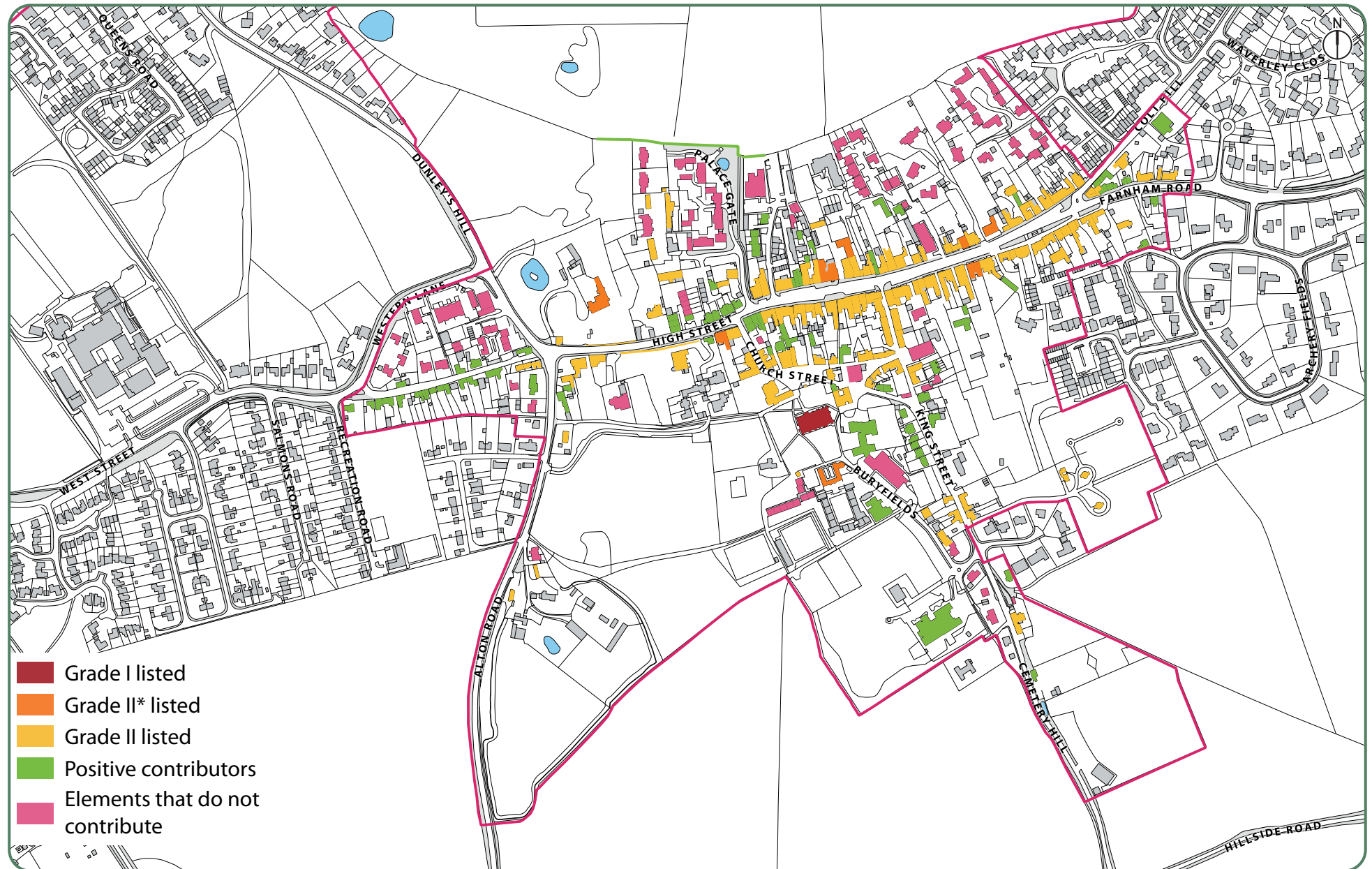
Odiham: green space and woodland



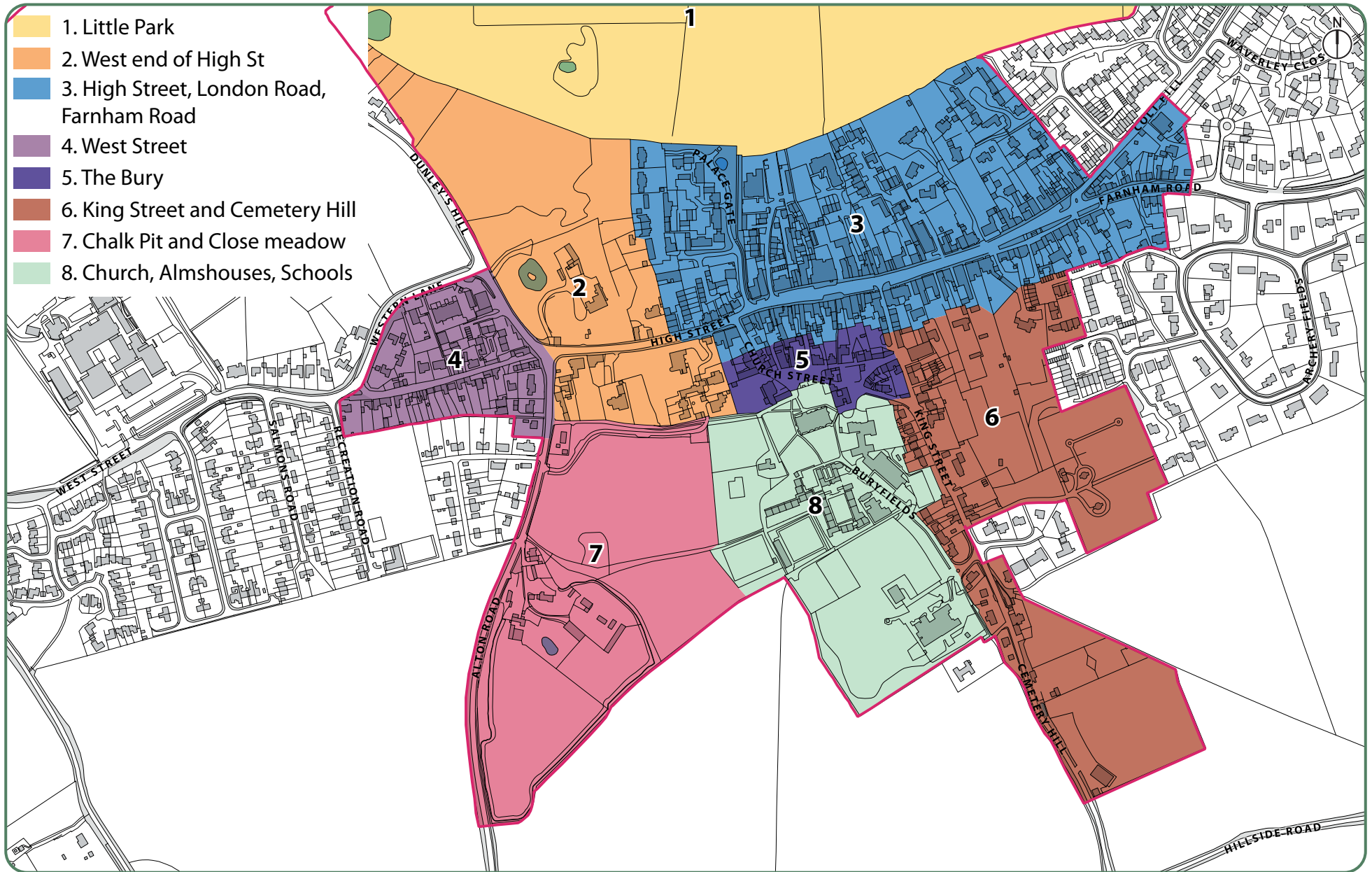
Odiham: tree preservation orders



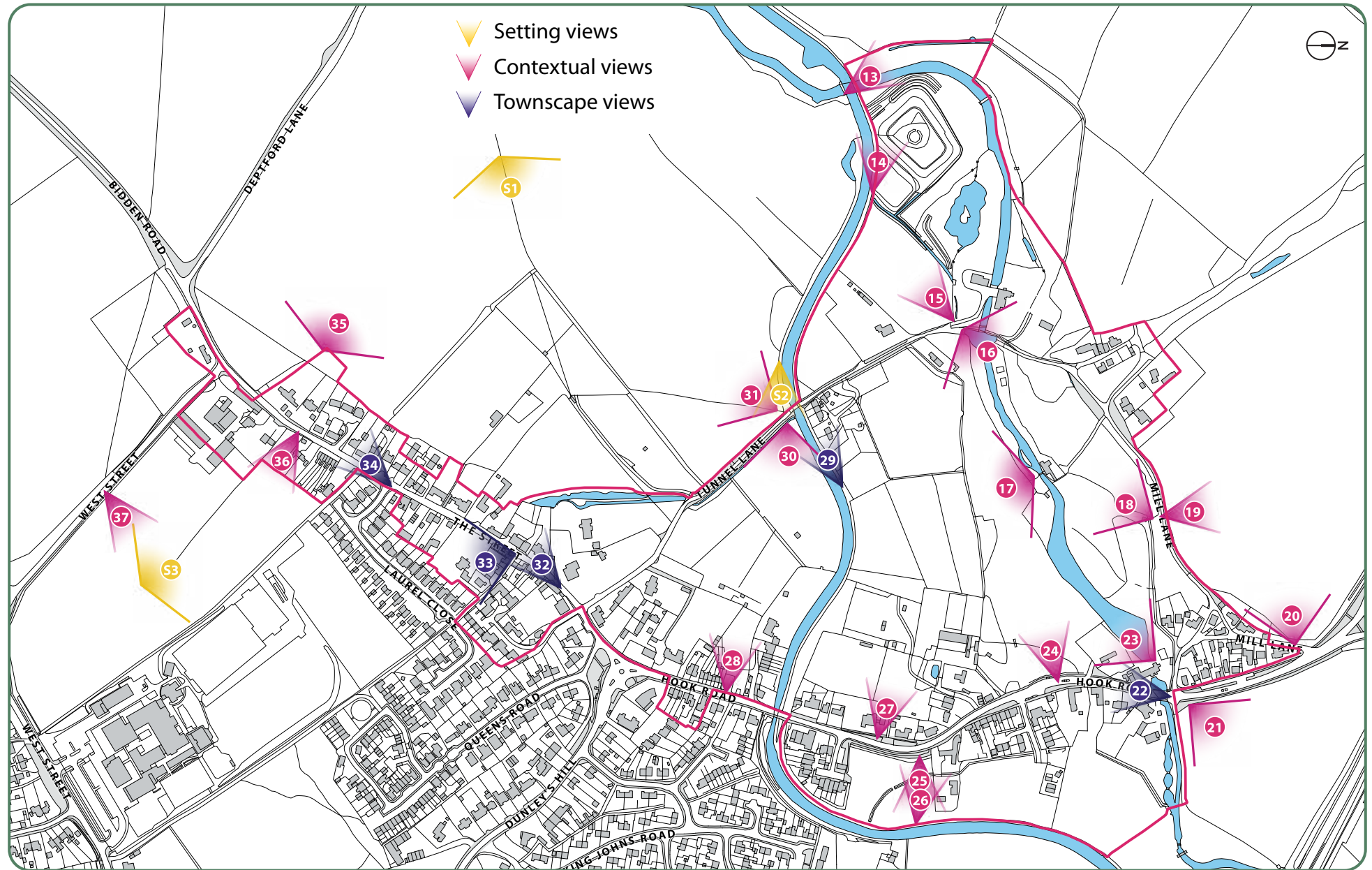
Odiham: open space assessment



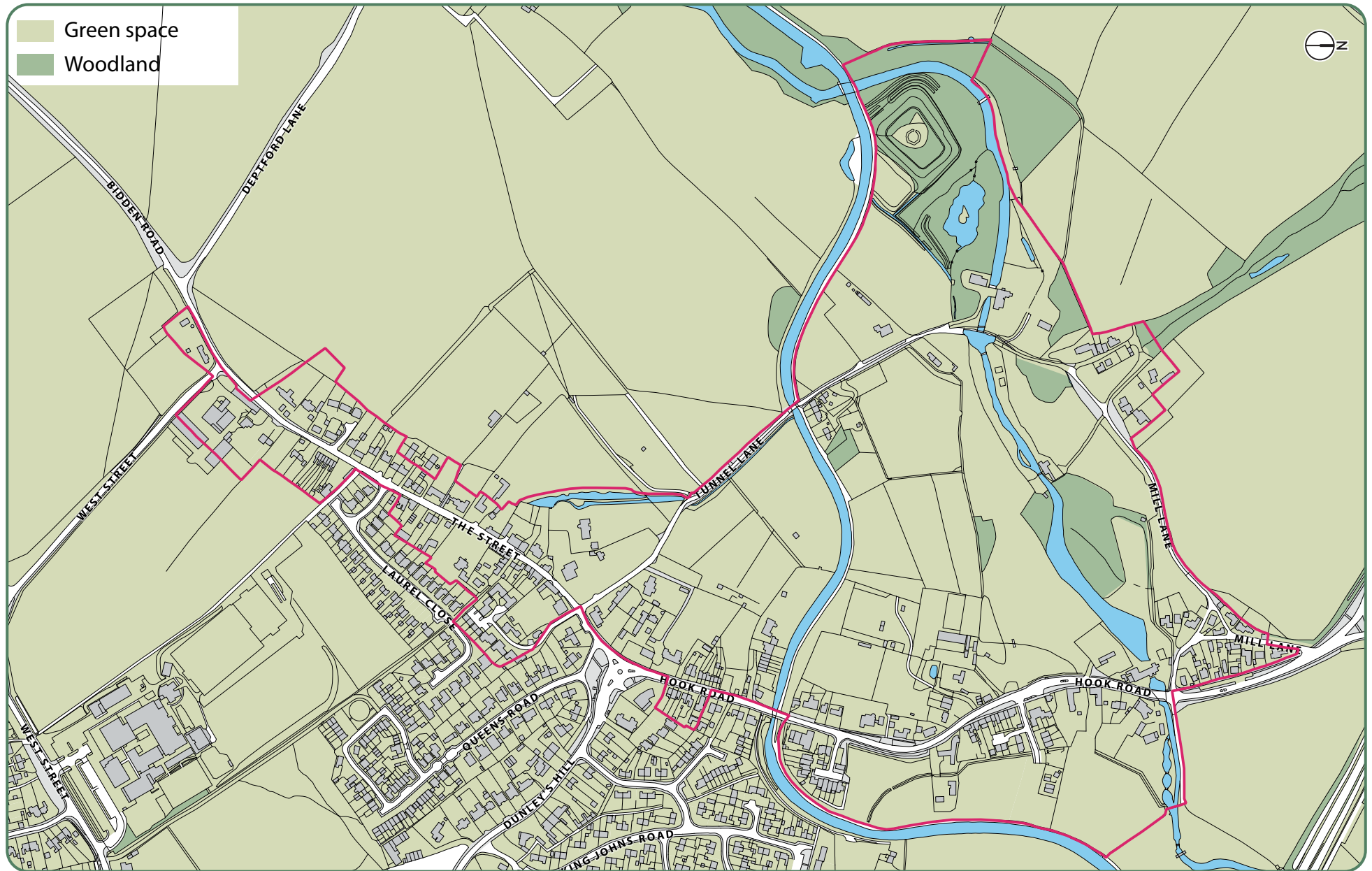
Odiham: heritage designations, positive contributors, elements that do not contribute



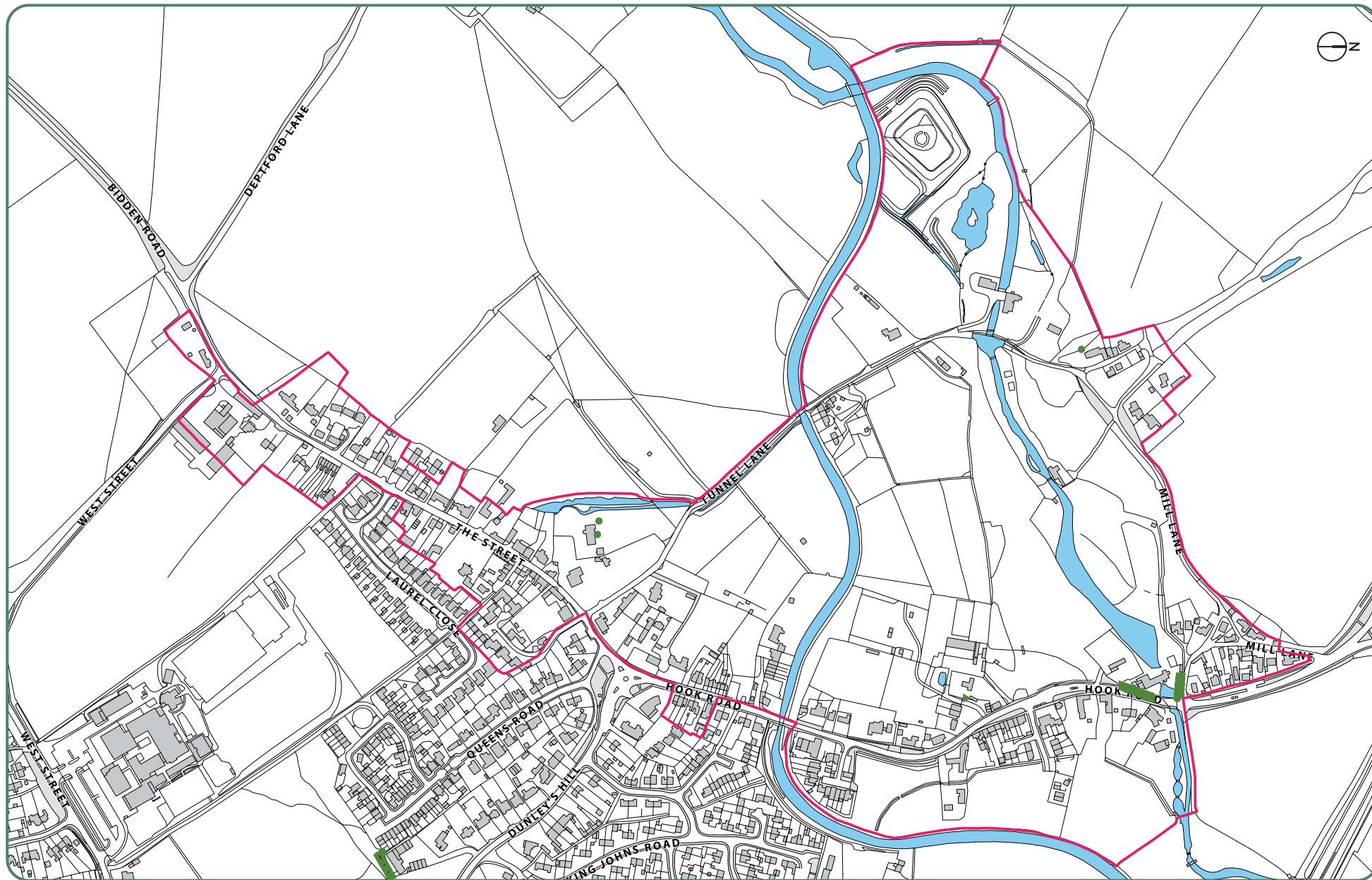
Odiham: character zones



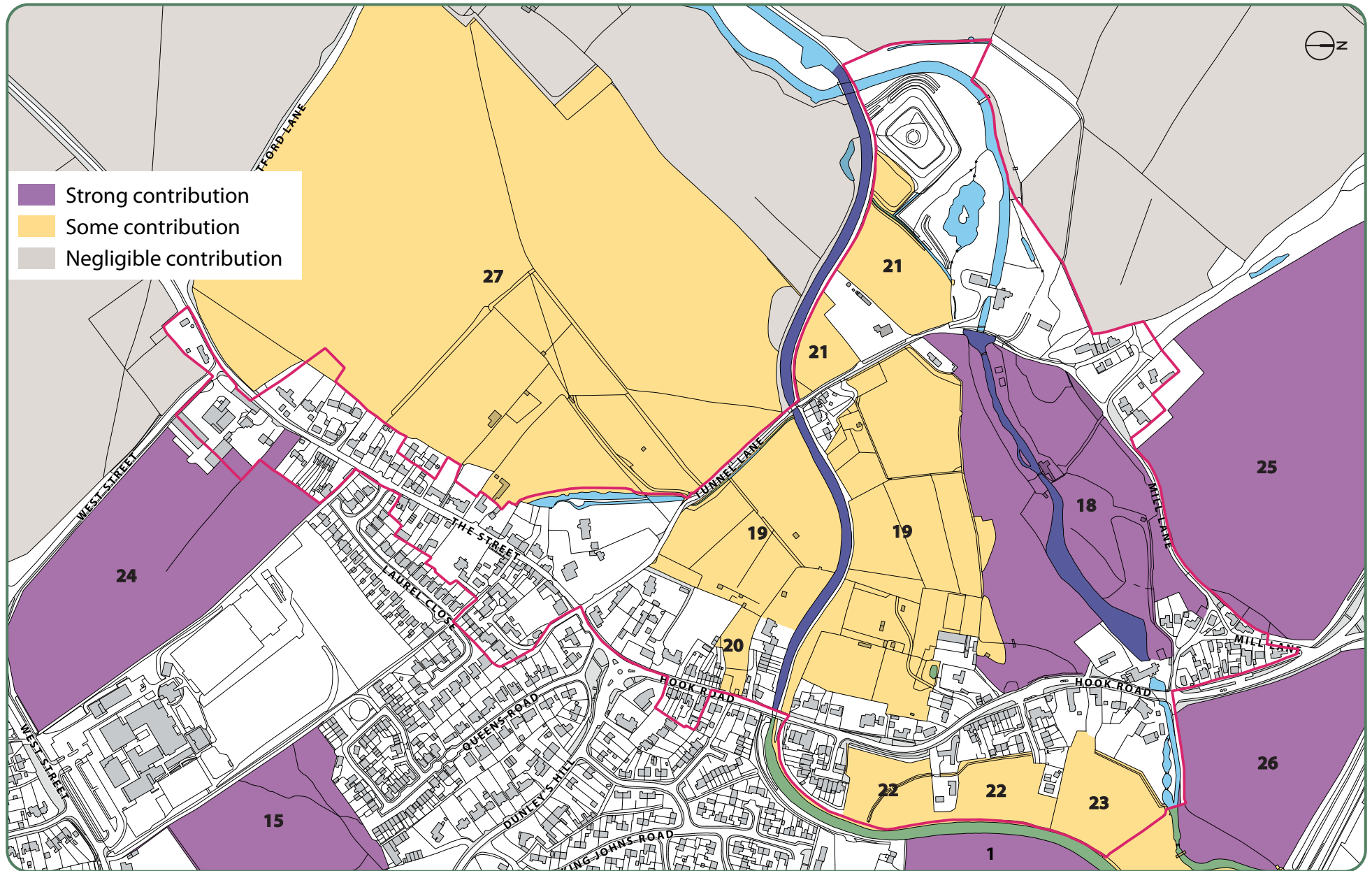
North Warnborough: views



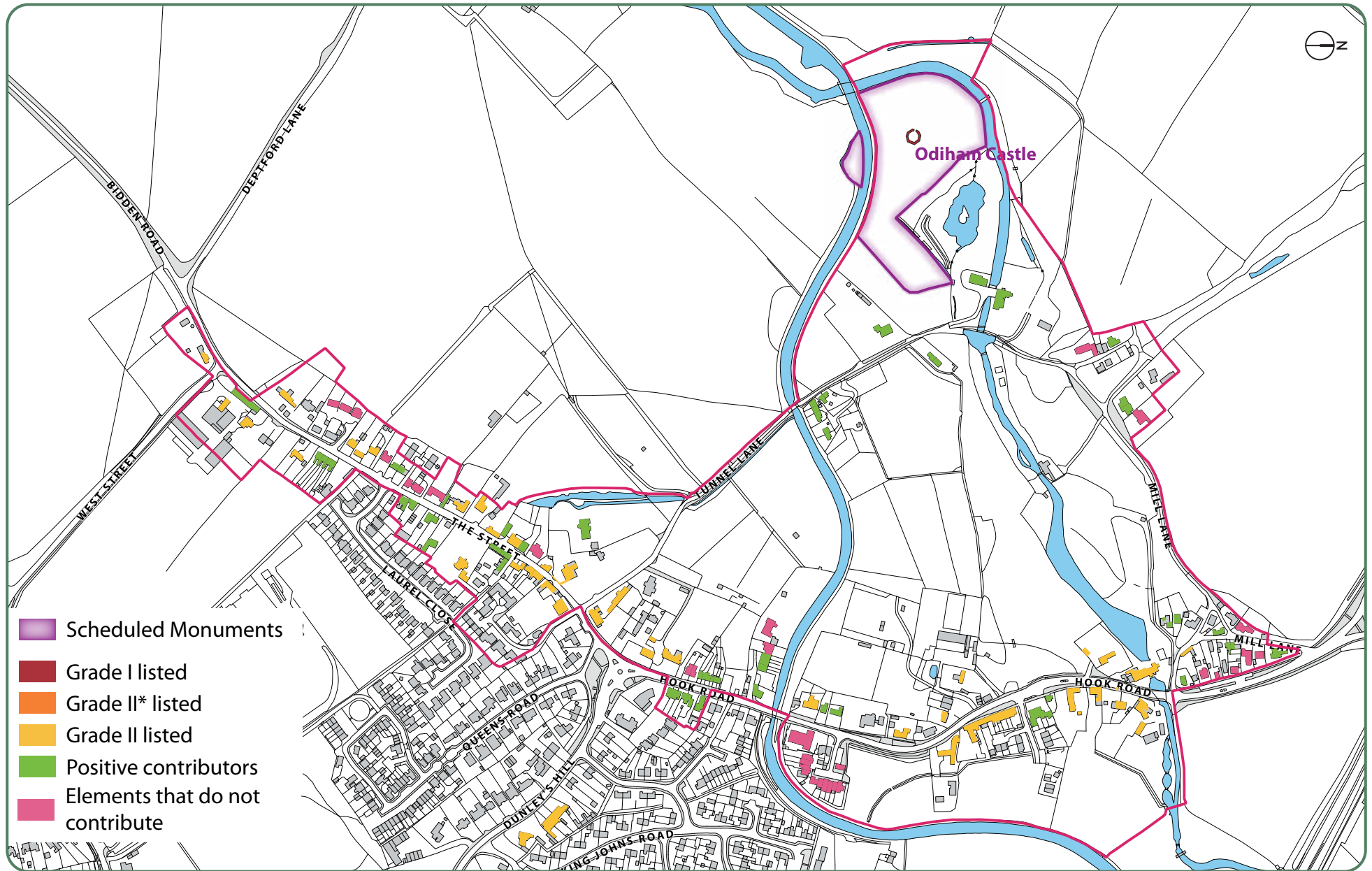
North Warnborough: green space and woodland



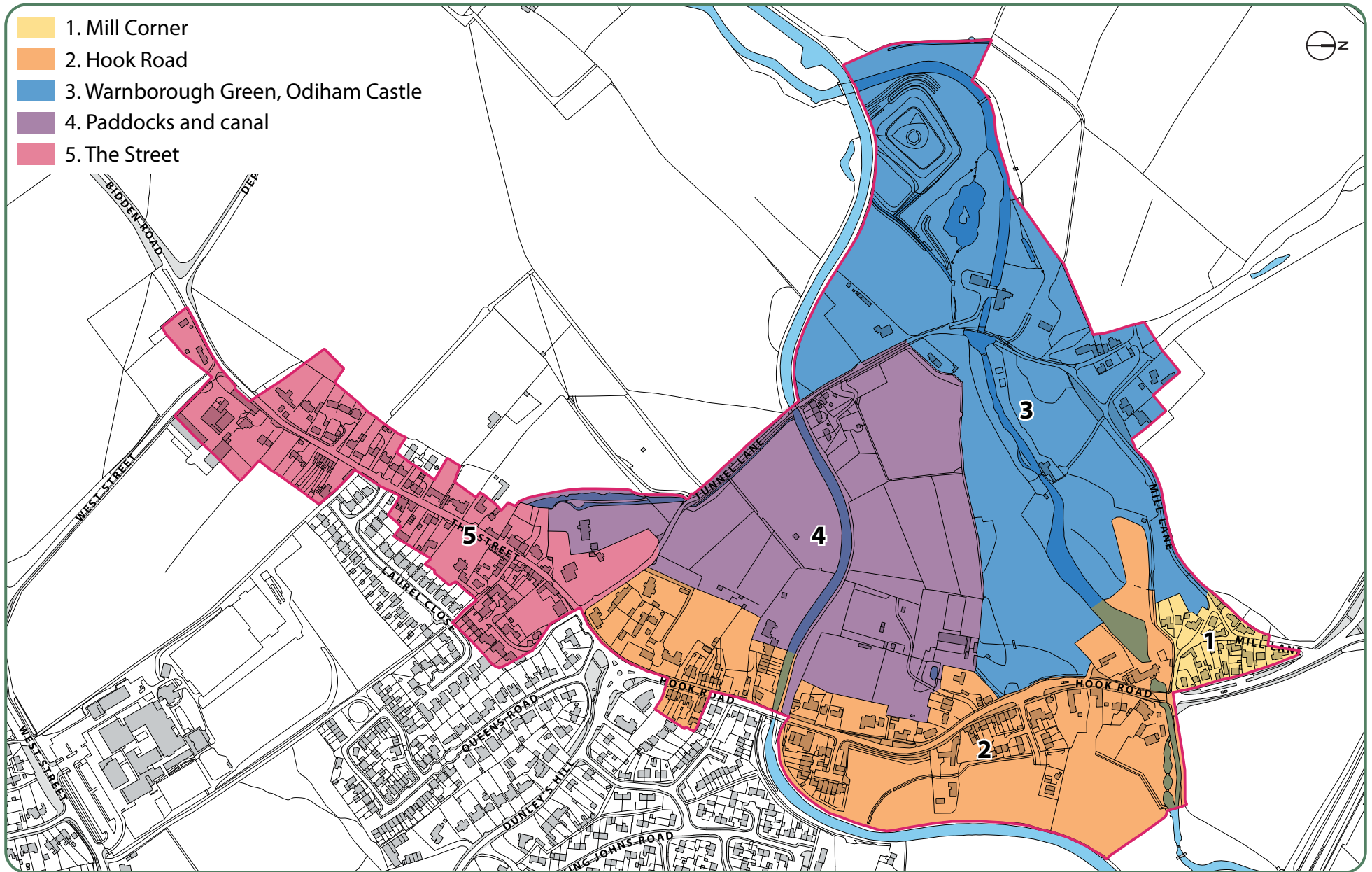
North Warnborough: tree preservation orders



North Warnborough: open space assessment



North Warnborough: heritage designations, positive contributors, elements that do not contribute



North Warnborough: character zones

Appendix C: Policy

Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) ('The Act'), defines Conservation Area as:

areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Once identified these areas should be designated as Conservation Areas and regularly reviewed.

Section 69 (2) of the Act, states:

it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas.

This Conservation Appraisal Constitutes a review of the 2008 Odiham Conservation Area Character Appraisal and Management Proposals and the 2009 North Warnborough Conservation Area Character Appraisal and Management Proposals.

In addition the statutory test in Section 72 of the Act states:

that with respect to any buildings or land in a conservation area special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

This appraisal and the accompanying management plan are in compliance with government guidance on the management of the historic environment through the National Planning Policy Framework (NPPF) (2021) Chapter 16 'Conserving and Enhancing the Historic Environment' Paragraphs 190 to 193. and Historic England's Historic Environment, Advice Note 1 (second edition) 'Conservation Appraisal, Designation and Management.'

The Hart Local Plan Policy NBE8 is currently the key policy relating to the historic environment for development control purposes.

With regards to the development plan, Policy NBE8 Historic Environment in the Hart Local Plan (Strategy and Sites) 2032 sets out an overarching policy approach towards planning applications that would affect heritage assets. The Local Plan also contains Policy NBE9 Design which includes a criterion relating to heritage assets and their settings. The Odiham and North Warnborough Neighbourhood Plan 2014-2032 contains separate policies for the Odiham, North Warnborough and Basingstoke Canal Conservation Areas within the Parish of Odiham.

Alan Baxter

Prepared by Holly Lomax and Gemma Fowlie
Reviewed by Alice Eggeling
Draft issued February 2021
Final issued March 2022

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APPENDIX 2

Schedule of consultation responses on the Draft Odiham and North Warnborough Conservation Area Appraisal published August 2021

This schedule sets out the responses received to the public consultation and how they have been addressed.

Topic	Detail	Page number	Comment	Response/Action
Purpose of the appraisal	At start of Document	Page 1	Insert statement that document as Supplement Planning Guidance status, is adopted by HDS as S.PK.G. and supplements Local Plan and N. Plan.	Clarify that the document will go to Cabinet to be 'endorsed' and will be a material consideration in the determination of planning applications.
Conservation Area Boundaries	End of King Street/ Cemetery Hill	Map on Page 74	Why is agricultural field included in conservation area	It protects important views into and out of the Conservation Area.
Conservation Area Boundaries	Settlement boundary at Butts Cottages	Map - page 74	Should be extended to include garden of Butts Cottages	The conservation area boundary already includes the gardens of Butts Cottages. If this comment is referring to the settlement boundary identified in local plan and neighbourhood plan, it cannot be changed through a conservation area appraisal, it can only be changed through a local plan or neighbourhood plan process.
Conservation Area Boundaries	North Warnborough to the north	Map - page 83	Extending to the north, would afford CA protection to boundary trees around land designated as prone to flooding.	It would be an inappropriate extension as there is no recognizable boundary or

Topic	Detail	Page number	Comment	Response/Action
				character to justify inclusion of this area of land in the CA.
2.0 Overview	Wrong map	Page 6	Map on page 6 should show both Conservation Areas not just Odiham. Yellow lines are wrong if c.a. boundary, are they settlement boundary?	The caption to the map has been clarified stating that the yellow line around the settlement is original to the 1896 map. There is no similar map showing North Warnborough hence it is not shown.
2.0 Overview	2.3 North Warnborough Conservation Area: summary of special interest	Page 7	2.3 Correction required - Thatched Cottage is box framed and dates from 1444/5. Cruck Cottage is one of the easternmost examples of cruck construction in the country and is dated 1382-1384.	Agree – replace reference to Thatched Cottage with Cruck Cottage.
3.0 Summary History	Illustration	Page 10	Map on page 10 is incorrect and misleading and most of the area is outside the two conservation areas.	Clarify that the map is indicative only and included for historic interest.
4.2 Townscape details: Odiham		Page 14	Materials – reference should be made to the large number of slate roofs in the CA.	Agree – text has been amended accordingly.
4.2 Townscape details: Odiham	Street furniture and public realm	Page 15	Upper picture. Caption should read: “67-69 High Street. The re-fronted north facade of a major 15th- centre courtyard house”	Agree but centre should be ‘century’
4.2 Townscape details: Odiham	Building materials	Page 14	Addition of “windows and exterior doors are of timber, painted”. Without such addition there is no	Agree – text has been added at page 14.

Topic	Detail	Page number	Comment	Response/Action
			text from which it can be deduced that plastic and stained timber are inappropriate materials	
4.3 Open Space Assessment: Odiham	Open space outside the conservation area	Page 21	There is no mention of Odiham Common or Broad Oak Common.	Settlements at Odiham Common and Broad Oak Common are separate geographically and too distant to be included in the Odiham or NW CAs.
4.3 Open Space Assessment: Odiham	Bury Car Park	Page 20, no. 10	Disagree with wording as the Bury is a square and is a strong contributor	Agree, words should be changed to "...old Fire Station and its yard Take out words "incongruous" and reword This says 'agree', and the wording has been edited to insert reference to the 'yard', but the appraisal still shows this as a negligible contributor. Should this be changed?
4.3 Open Space Assessment: Odiham	Open space outside the conservation area	Page 21	More importance should be given to the Basingstoke Canal Conservation Area which is close to both Odiham and N Warnborough Conservation Areas	Disagree. The text is clear that much of the canal is enclosed by vegetation, limiting the visibility between it and the conservation area. However, text has been added at 2.1 Location and Context to clarify that the Basingstoke Canal (and the Basingstoke Canal Conservation Area) runs to the north of Odiham and through

Topic	Detail	Page number	Comment	Response/Action
				North Warnborough, directly abutting both conservation areas.
4.3 Open Space Assessment: Odiham	Butts Cottages, Cemetery Hill	Map - page 80 Page 21 no. 13 Page 17	This is not open space but private garden and should not be included in map of assessment of open space. Open space 13 - description.	Disagree. This area should be included as open space. However, the description on page 21 should be changed from "agricultural field" to "mostly agricultural field". Clarify under 4.3 that private gardens are 'generally' not included in this assessment of open space with some few exceptions.
4.3 Open Space Assessment: Odiham		Page 76 Open Space	Should Kitchen Garden be included as a contributor in its own right. It is in independent ownership and it would seem necessary to list independently as otherwise it stands out as unprotected. (space close to 2, 6 and 9)	Agree. This has been changed to having 'some contribution', - see No.9 Kitchen Garden on page 20 of the final version. Subsequent numbering of open spaces has been adjusted.
4.5 Character zones: Odiham	Illustration	Page 31	Wrong caption. Should be All Saints Church (no apostrophe)	Agree – correction has been made
4.6 Spatial and urban analysis: North Warnborough		Page 32	4.6 third bullet point Castlebridge Cottages requires correction. probably the most unusual urban domestic building from mediaeval Hampshire' They are not rural examples	Agree – text has been amended accordingly.

Topic	Detail	Page number	Comment	Response/Action
4.6 Spatial and Urban analysis: North Warnborough	North Warnborough	Page 32	Error in saying NW has a linear settlement form with no centre. This carries forward error from previous CAA. Statement contradicted by the Hampshire County Council ancient settlements appraisal of 1999, which is the most authoritative document in this regard, and asserts that the original settlement comprised clusters of buildings. 18th and 19th century maps show development spread outwards and neither the village as a whole nor the conservation area today can be described as linear.	Disagree. It is visually linear.
4.7 Townscape details: North Warnborough	Caption to second photo	Page 33	For Cruck Cottage picture, add "The earliest dated crown-strut roof in Hampshire at Shepherd's Cottage/Oakholme (1402)"	Agree with addition of 'is ' ie : "The earliest dated crown-strut roof in Hampshire is at Shepherd's Cottage/Oakholme (1402)" Pam and DH note that this has not been added.
4.7 Townscape details: North Warnborough	Building materials	Page 34	Addition of "windows and exterior doors are of timber, painted". Without such addition there is no text from which it can be deduced that plastic and stained timber are inappropriate materials	Agree – text has been added at pages 34.

Topic	Detail	Page number	Comment	Response/Action
4.7 Townscape details: North Warnborough	Wrong picture	Page 34	Illustration is inappropriate example to illustrate (it is modern). Historic brick logging in conservation areas is always horizontal not diagonal. Diagonal nogging is part of vernacular in some counties (Kent, Suffolk) not this area.	Agree it is a bad example of brick nogging. Herringbone brickwork in Odiham/NW is rare, and examples found have always been modern C20 additions. Suggest a photograph of historic brick nogging with lime mortar which better reflects the local vernacular is used instead. This has been corrected.
4.8 Open Space Assessment: North Warnborough	North Warnborough 21 and 22	Map - page 86	Boundary line to left of figure 22 should be deleted. It is incorrect, legal boundary is under figure 22.	Agree. Correction has been made.
4.8 Open Space Assessment: North Warnborough	Parcel 21	Page 38	Description misleading and not true as canal cannot be seen because of embankment. The views in page 83 do not mention parcels 21 or 22 so why is this view noted with the description as being of note or importance. Description should be reviewed and separated out between existing situation and future situation as site within NP.	Don't agree about separating out between current situation and future situation, but wording has been changed to "allowing potential views from the road towards the canal ..."
4.8 Open Space Assessment: North Warnborough	Parcel 22	Page 39	The area to the rear of Castle Bridge Cottages includes a higher density of development, including a recent residential development, a pumping station along the north boundary and Barley House to the	Agree that clarification is needed – the text and map have been adjusted to be clearer on the extent of these spaces. In the revised document, these spaces are numbers 22 and 23.

Topic	Detail	Page number	Comment	Response/Action
			<p>south. This is quite of different character to the open field to the north which extends from the canal corridor up to the hedgerow boundaries of houses (listed buildings) along Hook Road. The two areas of Open Space are of different character and represent a contrasting degree of change in the layout and form of development within the conservation area. It is considered that the extents of Open Space 21 and 22 should be defined and the contrasting character of the spaces to the north of Barley House expressed within the appraisal. The area to the north of Barley House and to the east of Castle Bridge Cottages is also an allocated site in both the ONWNP and in the Hart Local Plan - 2032. This has been omitted in the section of the appraisal dealing with Open Space 22.</p>	<p>Allocations for development in any plans are irrelevant as this is an appraisal of the situation as it is today.</p>
<p>4.8 Open Space Assessment: North Warnborough</p>	<p>25 and 26</p>	<p>Page 76, and 86 Open Space</p>	<p>If 14, 23 and 24 are strong, then it is reasonable for both 25 and 26 also to be strong - both have footpaths which are noted as one</p>	<p>Agree that 25 is important to the setting as very open and visible from many points. Disagree agree that 26 is a strong contributor because from within</p>

Topic	Detail	Page number	Comment	Response/Action
			of considerations for strong contributors.	the conservation area you only get glimpsed views from The Street to 26.
4.10 Character zones: North Warnborough	Zones or Areas?	Page 41 and page 88	Page 41 states character zones, map on page 88 caption reads character areas. Name should be the same.	Agree. Use the term 'character zones' consistently. Change 'areas' to 'zones' on map. With regard to Odiham character zone 4: West Street amend the text as it refers only to clay tiled roofs when many are slated. In addition, add text to explain that timber casement windows are typical of the area, and buildings are typically built along the edge of the street with no or limited set-backs.
4.10 Character zones: North Warnborough	Character Zone 2: Hook Road	Page 42	Error in saying NW has a linear settlement form with no centre. This carries forward error from previous CAA. Statement contradicted by the Hampshire County Council ancient settlements appraisal of 1999, which is the most authoritative document in this regard, and asserts that the original settlement comprised clusters of buildings. 18th and 19th century maps show	Disagree. It is visually linear.

Topic	Detail	Page number	Comment	Response/Action
			development spread outwards and neither the village as a whole nor the conservation area today can be described as linear.	
4.10 Character zones: North Warnborough	Zone 2 North Warnborough	Page 42	Bullet no. 4: Misleading comment about views and the land is not open as very overgrown and privately owned.	Disagree. Wording is correct
4.10 Character zones: North Warnborough	Albion Yard	Page 44	This should be in Zone 2 not Zone 4. It lies within the settlement boundary and is designated for housing development in NP.	Disagree. Whilst part of this site (southern section) is an allocated site for new homes in the neighbourhood plan, the land is being assessed as it exists today not in anticipation of what it might look like if it is developed.
Appendix A: History	Wrong caption	Page 68	Should read "Detail of Will Godson's map, 1739")"	Agree – has been changed to "Detail of Will Godson's map of the manor of Odiham, 1739".
Appendix A: History	Wrong caption	Page 70	Delete entire second sentence, (because the car park replaced the Old Fire Station, not a barn, and the historic barn behind the Oast Garage still exists today)	Agree – change made – and in addition 'King Street' is added to first sentence.
Maps	Wrong terminology in key to map of Odiham character zones	Page 82	1. The Little Park 7. Chalk Pit and Close Meadow Appendix Odiham Character areas	This comment relates to the key for the map showing Odiham character zones. It is not considered necessary to change references to Little Park to 'The' Little Park. Equally no need to change references reference to

Topic	Detail	Page number	Comment	Response/Action
				Close Meadow to 'The' Close Meadow.
Maps	Outbuildings	Page 45	<p>The problem concerns outbuildings, some of which are historic and are positive contributors (an example is the early C18 gazebo in the back garden of 16 Odiham High Street, which can be seen from the S side of the High Street). The problem can, I suggest, be overcome by adding a note as an extra and final element on page 45 - such a note would function as a kind of footnote, e.g.</p> <p>"A note on outbuildings The preparation of this appraisal has not included a survey of significant outbuildings in the conservation areas. Accordingly, outbuildings are left uncoloured on the maps, and no inference as to the nature of the contribution made by any particular outbuilding should be made from the absence of colouring. Most outbuildings of listed buildings are curtilage-listed, but have not been coloured as such."</p>	Agree. Text regarding outbuildings has been inserted at 5.2 page 45.

Topic	Detail	Page number	Comment	Response/Action
Maps	Heritage, positive contributors	Page 81	<p>The key: first, the shading for scheduled monuments should be removed from this key, because there are no scheduled monuments on this map;</p> <p>The key: the order of the key is presently illogical but it can be made logical by rearranging it into hierarchical order, as follows: grade I, grade II*, grade II, locally listed, positive buildings, non-contributing buildings.</p> <p>The same comment applies to the corresponding map of the North Warnborough c.a. (page 87), except that there the key has to continue to include scheduled monuments (at the head of the hierarchy, followed by grade I, and so on).</p>	The keys of these maps have been amended.
Maps	Heritage, positive contributors	Page 81	Car park on the site of the old Fire Station: under the rules which this map follows with respect to everything else, it's impermissible to colour the car park, because it's not a building but an open space: colouring this single open space pink would imply, wrongly, that no other open space in the c.a. makes a negative contribution to	Disagree – it is a feature and so it is appropriate to colour it. It does not contribute to the defined character so is coloured pink.

Topic	Detail	Page number	Comment	Response/Action
			the character of the c.a. In fact, there are other detracting open spaces and gaps, such as the horrible unloading area behind the Co-op, the forecourt of the Oast Garage, and (in its present state) the car park of the Vine Church.	
Maps	Heritage, positive contributors	Page 81	High Street, N side [note that house numbers are given on the coloured map at the end of OCACAMP]:- Although nos 42, 44 and 44A have High Street addresses, their driveway is private and the High Street doesn't turn a corner into it: the words High Street should not appear on that driveway	Agree - label was removed
Maps	Heritage, positive contributors	Page 81	Goodchild Square: the small block should be pink, not grey (it is residential, with parking space at ground-floor level)	Agree – this has been changed
Maps	Heritage, positive contributors	Page 81	No.66 (Courtyard Cottage) should be green, not grey (this building was erected in the late C19 as the stable block of Orchard House)	Agree – this has been changed so it is recognized as a positive contributor.
Maps	Heritage, positive contributors	Page 81	Ackender House (behind no.68: an L shape on the map) should be green, not grey (a good building, compliant with OCACAMP)	Agree – this change has been made.

Topic	Detail	Page number	Comment	Response/Action
Maps	Heritage, positive contributors	Page 81	No.88 (Byways) and nos 1-4 Fountain Terrace (S of no.88) should be pink, not green. This is an extremely serious mistake. I have no images which I can supply in order to demonstrate that these are damaging elements. But in case the consultants have no images either, I can at least point out that (as proved by this map) Byways is closer to the Little Park and much larger than the pink 42 High Street and its adverse impact on the Little Park is thus proportionally much greater than that of no.42. In addition, it can easily be appreciated that allowing Fountain Terrace to be built was a direct contravention of OCACAMP (see OCACAMP, page 45).	Disagree – it is appropriate to the conservation area.
	Heritage, positive contributors	Page 81	No 90 (Fountains Mall): the grey in the middle of the front block should be yellow (because the opening is at ground level only); but the block behind (named The Wheat House) is modern and unlisted so should not be yellow (see coloured map in OCACAMP	Agree – this change has been made

Topic	Detail	Page number	Comment	Response/Action
			for dividing line between front and back blocks).	
Maps	Heritage, positive contributors	Page 81	High Street, S side [again, see OCACAMP map for house numbers]:- No.5: the part shaded grey is oversailed by the upper storey of the house: should be yellow	Agree – this change has been made
Maps	Heritage, positive contributors	Page 81	Nos 27-33: these form an unbroken terrace and all are listed: the area of grey in the middle needs to be converted to yellow	Agree – this change has been made
Maps	Heritage, positive contributors	Page 81	No.37 (Waytes): this is a C20 house built on a backland site and is of no interest: it is not locally listed and it should be coloured grey, not blue Waytes Barn (behind no.41 and beside the driveway to Waytes): this is the building which is locally listed: it should be coloured blue, not green	Agree that main house should be coloured grey. Waytes Barn is shown as a positive contributor (references to local list in this appraisal have been replaced as 'positive contributors').
Maps	Heritage, positive contributors	Page 81	No.45: the consultants have repeated an error made on the coloured map in OCACAMP: in fact, the whole of this very deep property is both ancient and listed: the whole should be yellow, not just the front part Note on Hart	Agree – this change has been made

Topic	Detail	Page number	Comment	Response/Action
			maps it is also incorrect, see Historic England listing site	
Maps	Heritage, positive contributors	Page 81	Archway of no.85: this should be yellow, not grey, because it is listed and it is oversailed by the upper storey of a listed building (see Historic England mapping)	Agree – this change has been made
Maps	Heritage, positive contributors	Page 81	Church Street: 1-2 Bury Villas is a pair of grade II properties, but on the present draft of this map no.1 (the W property) is grey: needs to be yellow (see Historic England mapping)	Agree – this change has been made
Maps	Heritage, positive contributors	Page 81	King Street:- The ancient barn which runs northwards from the E end of the modern part of the Oast Garage is a very important positive contributor and needs to be coloured green [nowadays the barn is in the curtilage of the C20 Old Dray House, 55 High Street]	Agree – this change has been made
Maps	Heritage, positive contributors	Page 81	In my original submission (October 2020) I drew attention to the fact that the coloured map in OCACAMP fails to colour the cemetery gates on King Street as grade II listed. The present consultants have repeated the error, so rectification is needed. The exact location of the gates is	Agree – they are already coloured yellow but very small

Topic	Detail	Page number	Comment	Response/Action
			marked on the map which accompanies the list entry, which can be searched for by its number: 1244403.	
Views	Setting views	Page 24	Setting views - change wording to "from outside the built-up area") instead of "outside the conservation area"	Agree – wording has been changed to "outside the developed area"
(see attached sheets with new views)	Setting views	Page 24	Wording page 24 - setting views of Odiham are defined as being from outside the conservation area, but on this map Odiham views A, B and C are views from inside the conservation area.	Wording has been changed to "outside the developed area"
Views	Maps	Page 83	View from Hook Road eastwards positioned to the south of Barley House and Nevills	Agree
Views	Wider setting views	Page 77	Add view from just west of crest of Hatchwood Hill across village to church tower and also southwards towards the downs along the footpath between Hatchwood House and Oak Tree Drive.	Agree Has this been addressed – Pam says yes
Views			Add view from Redbrick Cottage at Hillside back towards Odiham (wide view)	Agree
Views		Page 83	Add view from bench at corner of West St near the junction with the Firs across Hockleys Farm and across NW CA.	Disagree

Topic	Detail	Page number	Comment	Response/Action
			Add wide view from midway down West Street between its junction with The Firs and its junction with The Street looking Eastwards.	Disagree
Views	Contextual views	Page 77	Map on page 77 contextual views: two additions are needed: the views over the Chalk Pit (through the two viewing gaps in the hedge) from the footpath which runs along the top of the SE edge of the Chalk Pit. These views have been mentioned by the consultants on page 30. They are finer views than the view of the Chalk Pit from Alton Road.	Agree
Views	NW Views	Page 83	Add view looking eastwards along the Street from approx the traffic calming at its western end.	Disagree
Views		Page 83	Add view from The Cat on Hook Road up towards the canal and from the Canal opposite The Cat looking back down again (this latter re-instates one of previous CA views)	Agree
Views		Page 83	Add view from towpath looking westwards as the castle comes into sight.	Disagree
Views	Odiham Views	Page 77	View K - angle should be widened eastwards	Agree

Topic	Detail	Page number	Comment	Response/Action
Views	Add Views	Page 83	Down river Whitewater from aqueduct carrying canal over the river Approaching the Castle on towpath or by boat Towards the canal from the ford East from the Cat towards Odiham	Agree
Views	Wrong view	Page 83	View U page 83. Inconsequential glimpse never been noted before. It undermines the logic, credibility and value of the Character Appraisal. It is as if there has been a printing error of 180 degrees, since the view eastwards to Odiham across the Deer Park from the pavement outside the Cat was always highly prized.	Disagree. One of the last remaining glimpses on Hook Road due to infill building giving a glimpse of the rural part of the Conservation area, and reinforces the rural character of the area.
5.0 Heritage assets and opportunities for enhancement	Listed and Locally Listed Buildings	Page 45	5.2.Odiham should be 11 (as coloured blue on map on page 81). Waytes is a C20 house and is coloured blue in error. The locally listed structure is Waytes Barn	Agree. This change has been made.
Recommendations	1 - Article 4 Directions	Page 52	Change to sides and rear of buildings should not apply to modern properties that cannot be seen from anywhere else in CA. (i.e. Burlingham Grange, development of 12 houses in back garden)	This recommendation has been revised to state that the Article 4 Directions should be reviewed on a regular basis, taking into account the appraisal.

Topic	Detail	Page number	Comment	Response/Action
Recommendations	9 - Trees	Page 57	Further strengthening of this recommendation and inclusion of encouragement to carry out new planting to start to replace many trees that have been lost to improve biodiversity, residents' health and combat future climate change.	Trees in CAs are protected whether or not they have a tree Preservation Order and new tree planting in residential development and ecological enhancement through biodiversity gain are national requirements
Recommendations	10 - Deer Park	Page 58	More protection needed, following heritage Big Dig examination	This recommendation has been revised to better reflect the Parish's preference for a stronger designation.
Recommendations	11 - Overhead wires	Page 58	Should be expanded to include other unsightly yet essential infrastructure plant. Suggest: <i>The removal or consolidation of unsightly overhead wires, pumping stations, and all other communications technology and infrastructure plant and equipment, will be encouraged as enhancing the character and appearance of the conservation areas.</i>	This recommendation deals explicitly with communications infrastructure because this was an issue identified in the appraisal and in theory there is scope to put overhead wires underground. Most utility structures are permitted development.
Recommendations	New recommendation	n/a	Most of the recommendations in the draft relate to prevention, with the exception of the removal of overhead lines. It would be nice to include more recommendations and guidance that would positively	A further recommendation in this vein is not considered necessary. There are already policies in the local plan and neighbourhood plan that cover good design, open space and biodiversity.

Topic	Detail	Page number	Comment	Response/Action
			enhance the conservations areas, such as encouragement of gardens and tree planting and ponds in new developments - to maintain historic character and increase and support biodiversity.	
References	Additions and changes	Page 63	Add: Tithe Map of Odiham Parish, 1842	Agree – has been added into references.
References		Page 63	<i>VCH</i> : a serious mistake has been made and needs to be corrected: the present reference is to the chapter on Odiham hundred, but it's not that chapter but instead the chapter on Odiham parish which needs to be referred to here: the parish chapter is in the same volume, but its page numbers are 87-98. For the purposes of this appraisal, it's best to leave the chapter on the hundred unmentioned.	The reference to A History of the County of Hampshire has been amended.
References		Page 63	Add: Hampshire Houses 1250-1700, Edward Roberts and others, 3rd edition, 2015	Agree – this is now referred to.
General	River Whitewater	n/a	It would be helpful to hear comment on the future of the River Whitewater and its banks. It was immaculately maintained by water bailiffs and gardeners of	No change. This is not within the control of the Planning Authority

Topic	Detail	Page number	Comment	Response/Action
			Castle Mill and the Mill House until approximately 1970 and older residents would say it is a pale shadow of its former self today.	
General	Comment on two specific sites not mentioned in appraisal	n/a	The appraisal does not mention the either the Land East of Hook Road nor Swan Inn, Hook Road, North Warnborough. It may be good to see a recommendation for what should happen at these sites to maintain the nature of the conservation area with so many historic buildings in the vicinity.	No change. Land east of Hook Road is an allocated development site with identified important views. The Neighbourhood Plan (NP) sets out the design principles for the site, and local and national policies provide further protection. Open space south of Nevills is referred to on p.38, It is part of the allocated site which should be left undeveloped as set out in the NP. With regards to the Swan Inn, rather than be prescriptive on this or any other building, any proposals should be informed by an understanding of context and local character as set out in this appraisal. The revised document is clear that the appraisal is a material consideration in the determination of planning applications.
General	Pavement parking	n/a	Comment on the future of pavement parking on the B3349 would be helpful. Though a recent feature, it is gradually increasing	No change. This is a matter for the Highway Authority and the police.

Topic	Detail	Page number	Comment	Response/Action
			and undoubtedly affects the setting, safety and enjoyment of pavement walks.	

CABINET

DATE OF MEETING: THURSDAY 3rd NOVEMBER 2022

TITLE OF REPORT: LEASE OF PONDS IN HARTLEY WINTNEY

Report of: Executive Director - Community

Cabinet Portfolio: Leader and Strategic Direction

Key Decision: Yes

Confidentiality: Non-Exempt

PURPOSE OF REPORT

To seek Cabinet's approval to enter into a lease with Hartley Wintney Parish Council for the future management of Causeway and Hatton's Ponds, Hartley Wintney and to release £50,000 from District S106 Leisure and Open Space receipts to support the future restoration of the ponds.

RECOMMENDATION

- That Cabinet agrees that the Executive Director – Community is authorised to agree and conclude the terms of a lease for the transfer of ponds in Hartley Wintney Common (see Appendix 1) to Hartley Wintney Parish Council (HWPC) and,
- That £50,000 of District S106 Leisure and Open Space funding is transferred to HWPC for the on-going restoration of the ponds.

MAIN ISSUES

1. HWPC has had long desires to uplift the maintenance of the two pond areas within the Common. The proposal therefore is that the area that comprises the two ponds is transferred to HWPC so that it can manage the ponds locally.
2. The District Council will however continue to manage areas where our expertise is more aligned, such as the strategic management of the historic Mildmay Oaks, Common Land and protected nature sites.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3. Not to transfer the land – This would mean that the land continues to be managed at the current level of care. HWPC is offering a higher standard of maintenance which would be more sustainable in the long-term and provide a high value local landmark.

CORPORATE GOVERNANCE CONSIDERATIONS

Relevance to the Corporate Plan and/or The Hart Vision 2040

4. This will help the Council to deliver the Corporate Plan Objective to provide a "Clean, Green and Safe Environment" by ensuring the retention of Green Flag status.

Service Plan

- Is the proposal identified in the Service Plan? NO

- Is the proposal being funded from current budgets? Yes (S106 collected for Leisure and Open Space)
- Have staffing resources already been identified and set aside for this proposal? Yes

Legal and Constitutional Issues

5. The Council will need to agree the terms of a lease with HWPC to cover both organisations' legal obligations and risks.

Financial and Resource Implications

6. Other than by provided S106 funded resources, there are no further financial or resource implications.

Risk Management

7. There are no identifiable risks in entering into a lease to transfer of this land.

EQUALITIES

8. There are no equalities issues identified

CLIMATE CHANGE IMPLICATIONS

9. Only uplifted management of the pond area is proposed. The proposal will therefore have no material climate emergency implications.

ACTION

Subject to the recommendation of this report being approved, the council will release £50k from S106 receipts and transfer the pond area to the Parish Council

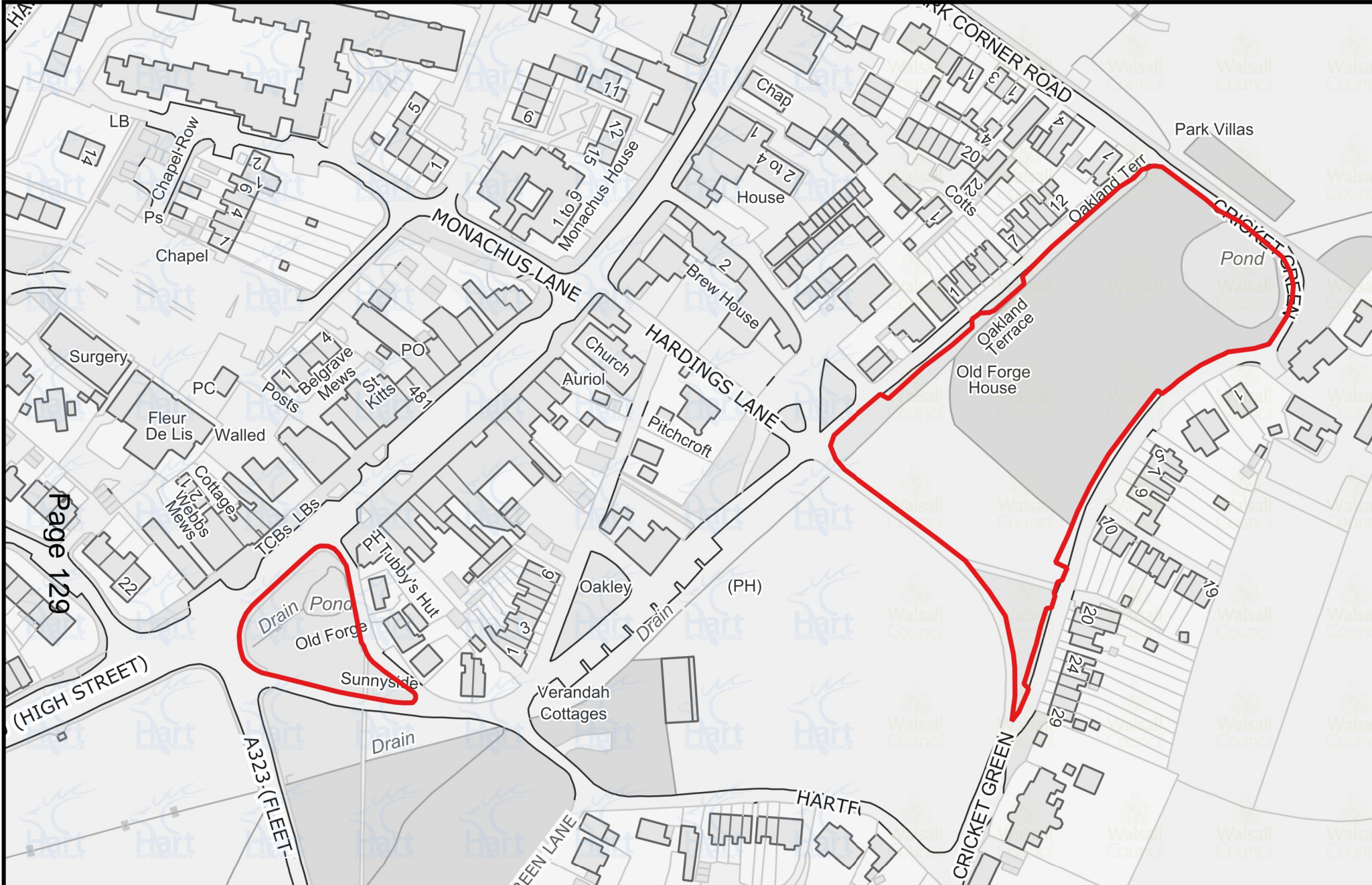
Contact Details: Adam Green (adam.green@hart.gov.uk)

Appendices

[Appendix 1 Map of Transfer Areas.pdf](#)

Background Papers:

None



Page 129



AREAS TO TRANSFER
 Scale 1:1
 Date: 19-10-2022



CABINET

DATE OF MEETING: THURSDAY 3rd NOVEMBER 2022

TITLE OF REPORT GRANT FUNDING FOR BIODIVERSITY AND CARBON OFF-SETTING STRATEGY

Report of: Executive Director for Communities

Cabinet Portfolio: Leader and Strategic Direction

Key Decision: Yes

Reasons for Urgency

Due to the recent restructure and creation of the new corporate directorates, the Project has lost its project manager as a resource and will need to backfill this role. There is a current shortage of staff within the service to fill this role and it is proposed that this will now need to be filled using consultants. The Council's finance team has advised that if the Project is to be successful, a tender process should commence as soon as possible to allow sufficient time to run a tender and meet the required milestones set by the funding body (DEFRA). If the Council was to wait until December's Cabinet this would only leave 3 months to complete the tender.

Confidentiality: Non-Exempt

PURPOSE OF REPORT

1. To seek Cabinet's approval to expend £110k (£100k Grant and £10k for earmarked reserves) towards the delivery of "Phase 2" of the approved Biodiversity and Carbon Off-Setting Project, procuring the necessary expertise to progress the project.

RECOMMENDATION

- That Cabinet agrees to expend £110k (£100k Grant and £10k from earmarked reserves) towards the delivery of "Phase 2" of the approved Biodiversity and Carbon Off-Setting Project
- That approval is given to procure consultants to project manage and develop the strategy

BACKGROUND

2. The Council has been successful in gaining funding (£100k) towards the development of a Biodiversity and Carbon Off-setting Strategy as part of DEFRA's Natural Environment Investment Readiness Fund (NEIRF).
3. This strategy will focus on environmental enhancements located across the council's countryside sites and all council owned land, which will be funded by developers, businesses, and residents via a credit system. The strategy provides a straightforward, self-financing, delivery strategy enabling growth of the HDC's ecosystem services.

The model has capacity to stack multiple complimentary off-setting revenue streams and capitalise on emerging income streams once the core product (carbon credits and biodiversity units) is operational. The Council's countryside sites (HDC CS) have a significant capacity to support Biodiversity Net Gain (BNG) projects, whilst 126ha may be available for carbon trading. Through the strategy's innovative pilot projects, case studies for BNG delivery on SANG and best practice model for maximising the natural capital value of a local authority landholding will be available to enhance shared knowledge.

4. The Project is split into to 2 key "Phases" with Phase 1 - project pilot, site selection and evaluation now in progress and being monitored through Project Board. Phase 2 – Development of costs and Strategy will be delivered over the next two financial years.

MAIN ISSUES

5. This project will deliver a Carbon and Biodiversity Off-Setting Strategy. As a result, this will help the Council archive its requirement to reach net-zero by 2035. It will also support the management of SANGs and bring additional funding into the Countryside Services.
6. The project is considering all the current and future land holdings as part of this Strategy. If these are reduced, then the benefit is reduced as a result. However, we propose to officer this service to like-minded organisations and landowners. Interest has already been gained from St Edwards at Hartland Park SANGs and the Council is in early discussions with Rushmoor BC regarding the potential at Southwood.
7. The grant funding is restricted to be used in the allocated financial years. If the Council does not complete this year's milestones, then it will lose the funding. The earlier this process is started the more this reduces this risk.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

8. Defaulting on the grant funding agreement – This project is identified as part of the Service Plan. If the grant was not used, then the Council would need to draw from its own reserves to meet this target. This would deplete the resources for any future biodiversity projects.
9. Not providing the Strategy – This would cancel the project in all forms losing any benefit for carbon sequestration as well as any additional benefit to biodiversity. This option would also lose future financial investment into the Countryside Service.

CORPORATE GOVERNANCE CONSIDERATIONS

Relevance to the Corporate Plan and/or The Hart Vision 2040

10. The development of the Strategy will help deliver Theme 3 of the Hart Vision by Reducing the impact of climate change.
11. Reducing the impacts of climate change is also a Corporate Priority and the Council has declared a carbon emergency that commits us to reach net zero by 2035.

Service Plan

- Is the proposal identified in the Service Plan? Yes
- Is the proposal being funded from current budgets? No
- Have staffing resources already been identified and set aside for this proposal? Yes. This report specifically seeks resources to deliver this Strategy.

Legal and Constitutional Issues

12. There may be some issues with the need for potential planning permissions and Natural England assent in the delivery of this Strategy. These will be considered as part of the development of the Strategy.

Financial and Resource Implications

13. This report is brought forward so resources can be allocated to this project and meet required deadlines for delivery.
14. A request that £10k is released from Capital Reserves earmarked specifically for these purposes. The Finance Officer has confirmed that we currently hold £277k in reserves earmarked specifically for biodiversity projects.
15. The Council has successfully gained a grant for £100k which is split over the 22/23 23/24 financial years. There is a degree of flexibility on how this is expended during the individual years, but it cannot be carried over from one financial year to another. The grant is paid in arrears and claims must be made at quarterly intervals.
16. The proposed funding is split evenly.
 - a. 2022/23 - £17k Capitalised Staffing cost, £38k Consultancy fees
 - b. 2023/24 - £17k Capitalised Staffing cost, £38k Consultancy fees

Risk Management

17. There is a risk that the Council may not be able to procure support in time and this will cause a default in the grant funding.

EQUALITIES

18. It is not expected that there will be any equality issues in delivering this Strategy. However, if works are to be delivered on Council land, then these will be subject to equality assessment within their individual management plans.

CLIMATE CHANGE IMPLICATIONS

19. This proposal is specifically targeted to deliver an increase in carbon sequestration, and it will help the council towards its aims to make the council “carbon neutral” by 2035
20. The greater the number of sites or area that can be added to this project the greater the benefit.

ACTION

Subject to the recommendations of this report being approved, the Council will

21. Release £10k from earmarked capital reserves to match fund the £100k NEIRF grant and,
22. Procure a suitable consultant to project manage and develop the delivery of the Carbon and Biodiversity Off-setting Strategy

Contact Details: Adam Green (adam.green@hart.gov.uk)

Appendices

None

Background Papers:

None

reCABINET

KEY DECISIONS / WORK PROGRAMME AND EXECUTIVE DECISIONS MADE

1 November 2022

Cabinet is required to publish its Key Decisions and forward work programme to inform the public of issues on which it intends to make policy or decisions. The Overview and Scrutiny Committee also notes the Programme, which is subject to regular revision.

Report Title	Outline/Reason for Report/Comments	Due Date	Original Due Date	Key Decision Y? (Note 1)	Cabinet Member (Note 2)	Service (Note 3)	*This item may contain Exempt information
Odiham and North Warnborough Conservation Area Appraisal	To endorse the CA appraisal for planning/development management purposes	3 Nov 2022		No		PL	
Shapley Heath Audit Review	To receive an update from the S151 Officer with regard to the proposed action plan, and to receive facilitated feedback on lessons learnt on Project Management	3 Nov 2022		No		CX	
Lease of Edenbrook Flats	To confirm the lease arrangements to transfer the Edenbrook Apartments to Butterwood Homes	3 Nov 2022		No		CS	
Grant Funding for Biodiversity and Carbon Off-Setting Strategy	To seek Cabinet's approval to expend £110k (£100k Grant and £10k from earmarked reserves) towards the delivery of Phase 2 of the approved Biodiversity and Carbon Off-Setting Project	3 Nov 2022		No		COM	
Lease of Hatton's Pond to Hartley Wintney Parish Council	Cabinet to approve to lease Hatton's Pond to Hartley Wintney Parish Council with a £50,000 S106 contribution towards its restoration	3 Nov 2022		No		COM	

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Agenda Item 11

Report Title	Outline/Reason for Report/Comments	Due Date	Original Due Date	Key Decision Y? (Note 1)	Cabinet Member (Note 2)	Service (Note 3)	*This item may contain Exempt information
Corporate Risk Register Review	To review the Risk Register and agree recommended amendments	1 Dec 2022 6 Apr 2023		No		CS	
Potential for a Shared Chief Executive with Rushmoor Borough Council	Consideration of a business case for a Shared Chief Executive between Hart District Council and Rushmoor Borough Council	1 Dec 2022		No		CS	
Revised Medium Term Financial Strategy and Emerging 2023/24 Budget	Post consideration by Overview and Scrutiny	1 Dec 2022		No		F	
Fleet Pond Green Corridor and Hartland Park Mitigation Works Update	To update Cabinet on budget expenditure and works completed to date, and to seek approval for future works.	1 Dec 2022		No		COM	
Odiham Common Management Plan	To receive recommendations on best practices for stakeholder engagement in the monitoring of the Plan	1 Dec 2022		No		COM	
The Swan Inn, North Warnborough	To provide Cabinet with an update and recommended next steps following receipt of commercial valuation	1 Dec 2022		No		CS	
Litter Enforcement	To request Cabinet to set aside a	1 Dec		No		TS	

Report Title	Outline/Reason for Report/Comments	Due Date	Original Due Date	Key Decision Y? (Note 1)	Cabinet Member (Note 2)	Service (Note 3)	*This item may contain Exempt information
	budget to cover the cost of litter enforcement across the Council	2022					
Civic Regen Project	To provide Cabinet with a project update including receiving the minutes of the recent Civic Regen Working Group and agree any actions therefrom	1 Dec 2022		No		PL	
Q2 Review and Capital Outturn to September 2022	Post consideration by Overview and Scrutiny	5 Jan 2023		No		F	
Review of Finance Regs and Contract Standing Orders	Post consideration by Overview & Scrutiny	5 Jan 2023		No		F	
CM Strategy - Mid Year Review	Post consideration by Overview and Scrutiny	5 Jan 2023		No		F	
Forecast 2022/23 Capital and Revenue Outturn	Post consideration by the Overview & Scrutiny Committee, to consider the 2022/23 forecast Capital and Revenue Outturn	5 Jan 2023		No		F	
Budget Report for 2023/24	Post consideration by Overview and Scrutiny	2 Feb 2023		No		F	
Draft Budget Book	Post consideration by Overview and Scrutiny	2 Feb 2023		No		F	
Fees and Charges for 2023/24	Post consideration by Overview & Scrutiny	2 Feb 2023		No		F	

Report Title	Outline/Reason for Report/Comments	Due Date	Original Due Date	Key Decision Y? (Note 1)	Cabinet Member (Note 2)	Service (Note 3)	*This item may contain Exempt information
Draft Treasury Management Strategy Statement	Post consideration by Overview and Scrutiny	2 Feb 2023		No		F	
Q3 Capital & Revenue Outturn to December 2022	Post consideration by Overview and Scrutiny	2 Feb 2023		No		F	
Climate Change Action Plan	Cabinet to receive the proposed Action Plan to facilitate Hart's Carbon Pathway for endorsement	2 Feb 2023		No		CS	
Corporate Plan	To receive feedback from stakeholders, and approve the Corporate Plan	2 Feb 2023		No		CS	
Pre-cast 2022/23 Capital and Revenue Outturn	Post consideration by Overview and Scrutiny	2 Mar 2023		No		F	
Bad Debt Write Offs	Post consideration by Overview and Scrutiny	2 Mar 2023		No		F	
Draft Service Plans 2023/24	To consider the draft service plan for 2023/24	2 Mar 2023		No		F	

Note 1

A “key decision” means an executive decision which, is likely to –

- a) result in Council incurring expenditure or the making of savings which amount to £30,000 or 25% (whichever is the larger) of the budget for the service or function to which the decision relates; or

Report Title	Outline/Reason for Report/Comments	Due Date	Original Due Date	Key Decision Y? (Note 1)	Cabinet Member (Note 2)	Service (Note 3)	*This item may contain Exempt information
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b) be significant in terms of its effects on communities living or working in an area comprising two or more wards within the area of the district of Hart.

Note 2

Cabinet Members

DN Leader	TCI Digital	RQ Commercialisation (Cn) and Corporate Services	SB Community (Cy)
TCO Regulatory	AO Environment	JR Finance	GC Place

Note 3

Service:

CEX	Chief Executive	CS	Corporate Services	PL	Place Services
CSF	Community Safety	PP	Planning Policy		
F	Finance	COM	Community Services		
SLS	Shared Legal Services	MO	Monitoring Officer		

Note 4

*This item may contain Exempt Information – Regulation 5 of the Local Authority (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012