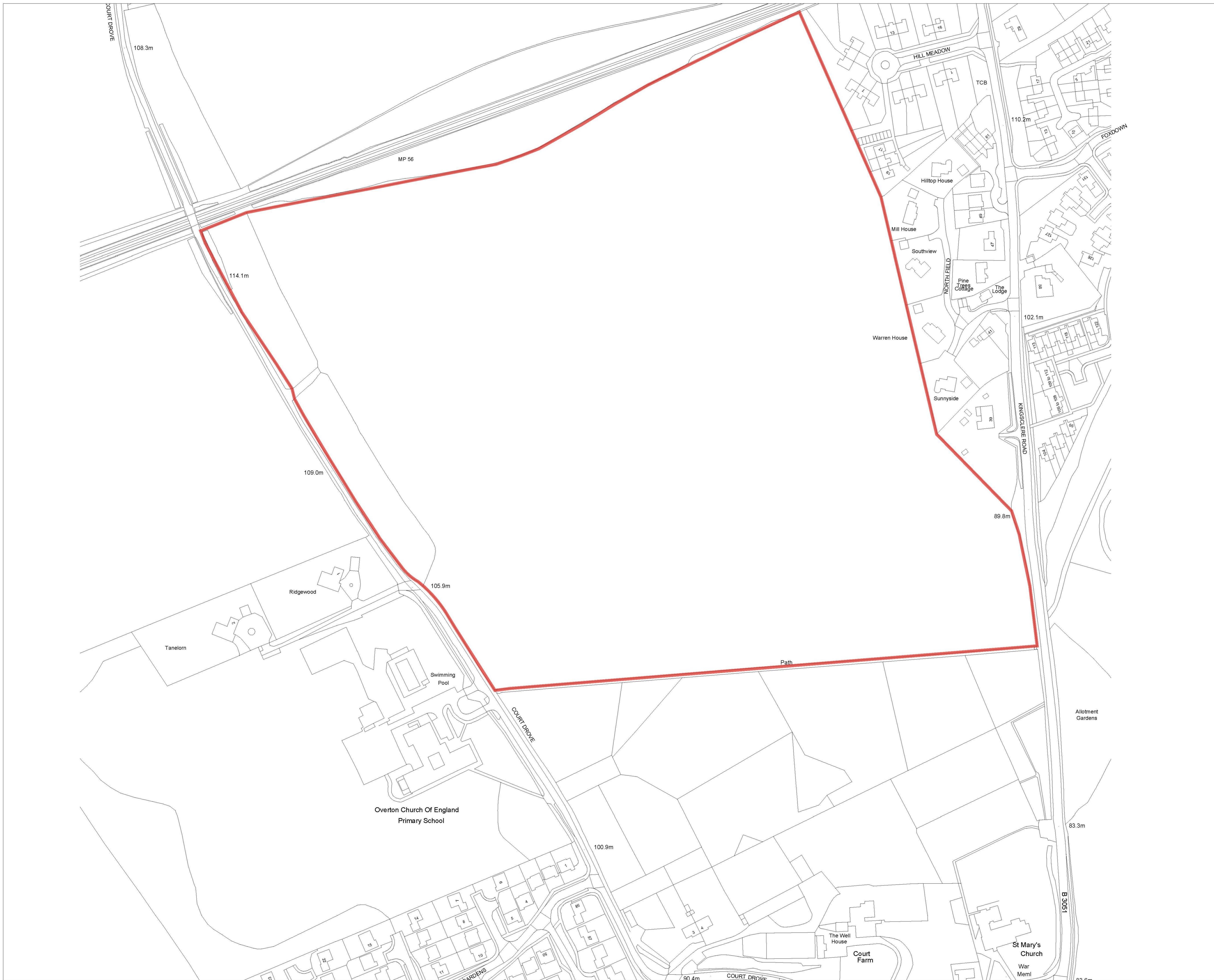
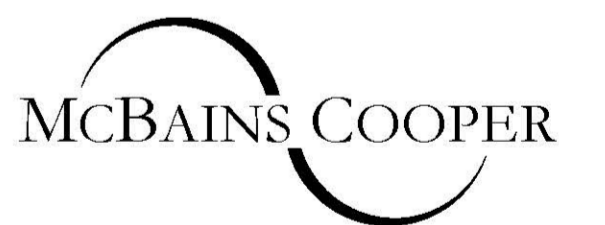


## Appendix 1 – Site Location Plan



NOTES  
 CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SHOP DRAWINGS  
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CLIENT  
**DANDARA**

PROJECT  
**LAND AT: CHURCH FIELDS  
 OVERTON, HAMPSHIRE**

DRAWING TITLE  
**SITE LOCATION PLAN**

# ARCHITECTURE

SCALE DRAWN BY CHECKED DATE  
 1:1250 @ A1 LB 29.04.2014  
 1:2500 @ A3

DRAWING NUMBER	REVISION
<b>57438</b>	<b>A</b>

## Appendix 2 – Masterplan



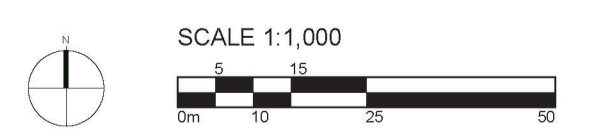
- Landscape Feature**
- ① High Point - public open space with expansive views of St Mary's Church and Overton
  - ② The Valley - a linear semi-formal flexible public park aligned to focus views to St Mary's Church
  - ③ The Community Green - the location for children's play and a kickabout area localized adjacent to the public footpath
  - ④ Green Corridor - a striking pedestrian corridor stepping down the slope and establishing a direct, non vehicular route between Foxdown and Overton Primary School
  - ⑤ Countryside Edge - a naturalistic and flowing swathe of parkland with wildflower grassland and native tree and shrub planting, allowing development to assimilate into the landscape

- Landscape Function**
- ① Children's Local Equipped Area for Play (400m<sup>2</sup> with 20m buffer)
  - ② Children's Kickabout area (1600m<sup>2</sup>)
  - ③ Wildflower grassland to site periphery
  - ④ Native tree planting to site periphery
  - ⑤ Fruit trees within Green Corridor
  - ⑥ Terraced High Point seating
  - ⑦ Benches/ Bins to encourage social interaction
  - ⑧ Woodland copse to reflect local small woodland blocks
  - ⑨ Area for potential future school use (i.e. parent drop-off or playground)

- Movement**
- ① Primary Vehicular access
  - ② Internal Streets
  - ③ Outer lanes
  - ④ Shared surfaces (block paving or bound gravel)
  - ⑤ Pedestrian leisure paths
  - ⑥ Existing public footpath
  - ⑦ Pedestrian link to Overton Train Station
  - ⑧ Pedestrian link to Overton Primary School
  - ⑨ Pedestrian link to AONB via Court Drove

- Drainage**
- ① Swale
  - ② Soakaway
  - ③ Permeable paving (to include private driveways and shared surfaces)
  - ④ Culvert
  - ⑤ Pumping station, partly hidden by landscape mounding / planting

- Urban Design**
- ① Large detached dwellings, with deep, well planted gardens to frame the Community Green
  - ② Varied plot widths and building forms along internal streets to create variety and reflect street patterns of Overton
  - ③ Building groupings to create variety and frame shared surface Green Corridor crossings
  - ④ Semi-formal building forms framing The Valley
  - ⑤ Informal cottages and bungalows to the Countryside Edge - to allow assimilation with the landscape context



Appendix 3 – SoS Screening Opinion Written Statement

Town & Country Planning (EIA) Regulations 2011  
**Secretary of State Screening Direction – Written Statement**

Application name:	Land West of Kingsclere Road, Overton.
SoS case reference:	NPCU/EIASC/R/H1705/75562
Schedule and category of development:	Schedule 2 Category 10(b) Urban Development Project.

**Summary of likeliness of significant environmental impacts**

Reasons for direction as required by 4 (5) (a) of amended EIA Regulations

**(a) the size of the development:**

The proposed development at Land West of Kingsclere Road, Overton ('the proposal') is for a residential scheme of 275 dwellings (165 private housing and 110 affordable housing - mainly 1 & 2 bed roomed units). The site as a whole measures circa 18ha. The proportion of the site which would be developed (built footprint, roads and associated hard standing) measures circa 4.5ha.

The proposed development has been categorised as an Urban Development Project under Category 10(b) of Schedule 2 to the EIA Regulations. The National Planning Practice Guidance (NPPG) provides for a list of thresholds and criteria used in order to assess whether EIA is likely. With regard to Urban Development Projects, the NPPG states that an EIA is unlikely to be required for sites which have not previously been intensively developed unless:

- (i)** the area of the scheme is more than 5 hectares; or
- (ii)** it would provide a total of more than 10,000sqm of new commercial floorspace; **or**
- (iii)** the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).

Taking account of the above criteria, the Secretary of State is of the view that although the proposed site measures approx. 18ha, the proportion of the site in which is proposed to be developed measures approx. 4.5ha – this includes the built footprint, roads and associated hard standing). The proposal would not include the implementation of more than 10,000sqm of new commercial floorspace, nor would it include the introduction of more than 1,000 dwellings. With this in mind, the secretary of state considers that the proposal would not constitute EIA development purely as a result of its size or footprint.

**Cumulation with other development:** The Secretary of State has also considered the accompanying technical assessments and conclusions previously adopted on matters relating to any potential increases in noise, traffic and emissions, as set-out in column 4 of the PPG. Overall, the Secretary of State is of the view that no likely significant effects are likely as a result of the proposal being implemented when considering existing or approved applications nearby, the environmental sensitivity of the site and indicative threshold of column 3 and issues likely to be considered for such projects in column 4.

**Visual:** Given the nature of the proposal, there will be some impacts envisaged upon local views from adjacent to the site and from limited locations within Overton. An LVIA is anticipated to be submitted alongside a future application. The site has a natural topographical change and is screened through a strong visual buffer consisting of the railway embankment, general topography and mature tree belts mature vegetation and a railway line acting as a physical barrier. Any impacts which give rise as a result of the proposed development could be suitably mitigated through the production of an LVIA.

The Secretary of State is of the view that pollution and nuisances created as a result of the proposal being implemented are not likely to give rise to any likely significant effects.

**Traffic:** A Transport Assessment will include operational assessments at the following junctions: **(i)** site access/B3051 (Kingsclere Road); **(ii)** B3501 (Kingsclere Road)/B3400 (London Road)/Winchester St/B3400 (High St). A Travel Plan will also be prepared. Increased traffic levels on Kingsclere Road (B3051) are likely to be to be minimised by the introduction of a right-hand turn lane as part of the proposal. The views of the County Surveyor and Local Highway Authority state that the transport impact of the proposed development and any suitable mitigation measures would have to be established via a full Transport Assessment. No likely significant effects concerning impacts to existing highways are envisaged as a result of the proposal.

**Sensitive Areas:** This proposal is not located within a sensitive area as defined by the regulations. It is however within close proximity of the River Test SSSI; and North Wessex Downs AONB.

There exists limited habitat connectivity between the site and SSSI; the proposal has the potential for further mitigation/enhancement work to take place through habitat improvements. It is not considered that the proposal would breach the threshold for classifying it as a 'sensitive location' and therefore not requiring an EIA in this respect. The Secretary of State is of the view that the proposed development would not significantly impact the special features of the SSSI for which it was designated and this view is supported by Natural England in its letter dated 6 February 2015.

To the North of the London-Basingstoke-Salisbury railway line lies the North Wessex Downs AONB. The proposed development may give rise to some impacts upon the setting of the AONB, mainly given that the site contributes to the setting of the AONB and countryside nature of the immediate vicinity. The issue of visual impact as a result of the site's proximity to the AONB must be considered. There is a lack of visual, and physical, connectivity between the proposed site and the AONB. The site has a natural topographical change and is screened through a strong visual buffer consisting of the railway embankment, general topography and mature tree belts mature vegetation and a railway line acting as a physical barrier. Natural England raises concerns in that the proposed development could have significant indirect impacts upon the AONB; in particular, the setting of the AONB. Natural England is of the view that further assessment in the form of an LVIA (assessing the potential impacts of the proposal upon the AONB) should be submitted if the proposal does not constitute EIA development (letter dated 6 February 2015). The Secretary of State is of the view that no likely significant effects upon the AONB are envisaged. This is as a result of the site's proximity to the AONB, screening and topography.

**Landscapes of historical, cultural or archaeological significance:**

The site itself does not contain any statutorily or locally listed buildings, scheduled ancient monuments nor is it located within a Conservation Area. Both an LVIA and separate Heritage Appraisal are being prepared and anticipated to accompany a future planning application.

The Secretary of State notes that there exists a number of listed buildings to the south of the site, including Court Farm and St Mary's Church. The Overton Conservation Area is also located to the south of the site. Other listed buildings within the area include:

- St Mary's Church, a grade II\* listed building
- Court Farmhouse, a grade II\* listed building and barn and stable, grade II listed buildings.
- Quidhampton Millhouse, a grade II listed building
- Quidhampton Chapel, a grade II\* listed building
- Old Manor House, a grade II listed building
- 41 Kingsclere Road, a grade II listed building.

A desk-based Archaeological Assessment has been researched and prepared which considers a 1km study area, including the site. There are limited views between the site and those designated heritage assets which lie outside. Limited inter-visibility is caused as a result of the partial filtering of views by intervening buildings and vegetation. Listed buildings within the immediate vicinity include: St Mary's Church; Court Farm; and 41 Kingsclere Road.

The Secretary of State has considered the views of Historic England which raises concerns that the proposed development may give rise to significant impacts upon the historic environment, specifically, the heritage assets identified above. However, in the absence of any specific impacts being detailed by Historic England, the Secretary of State is of the view that any such impacts could be assessed and appropriately considered via a Heritage Assessment produced by the applicant and with further input from Historic England in this instance.

The Secretary of State is of the view that impacts upon heritage assets will be limited and not of any significance given the changes in the settings of the St Mary's Church and wider setting of the Conservation Area. No building on-site is likely to be over two-storeys in height. Any such impacts upon the identified heritage assets will be fully considered via a proposed Heritage Appraisal likely to accompany an application for planning permission. The Secretary of State has fully considered the views of Historic England in its letter dated 11 August 2015 in coming to this conclusion.

With regard to the characteristics of the potential impact of the proposed development, none of the issues identified as a result of the proposed development's implementation are considered to give rise to any likely significant effects. This has also been considered in the context of the extent of the impact; the transfrontier nature of the impact; the magnitude and complexity of the impact; the probability of the impact; the duration, frequency and reversibility of the impact.

Is an Environmental Statement required?	No
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Name	Jeffrey Penfold
Date	18 August 2015.

## Appendix 4 – Correspondence with the Council

## Saxon Izatt

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**From:** Joanne Brombley <Joanne.Brombley@basingstoke.gov.uk>  
**Sent:** 09 February 2015 15:45  
**To:** John Richards  
**Cc:** Jill Fisher  
**Subject:** RE: Land to the West of Kingsclere Road, Overton

Dear Mr Richards

With regards to this matter, and in response to the letter sent to the Leader of the Council by Dandara last month, the following email was sent to Douglas Johnson, in line with the wording of that letter. The council's position remains unchanged from that set out below.

*Dear Mr Johnson*

*I am emailing you in response to the letter from Ms Allwood to the Leader of Basingstoke and Deane Borough Council, Mr Clive Saunders, on 21<sup>st</sup> January regarding the development of the above site for up to 275 units. The Leader responded to this letter on the 26<sup>th</sup> January, explaining that it would be more suitable to contact the Planning Policy Team to discuss the suitability of a meeting.*

*Whilst we appreciate the offer of having a meeting to discuss the site at this time, particularly in light of the current position with the Local Plan, it is considered that such a meeting is not necessary at this stage. We have also had similar requests from other site promoters and we have also declined these meetings. We consider that we have a suitable level of information on all sites promoted to the council to inform decision making at this time.*

*For your information, any changes to the Submission Local Plan's housing strategy will be discussed at the Economic, Planning and Housing Committee meetings due to take place on 4<sup>th</sup> and 12<sup>th</sup> March 2015 and this information will become public about a week before the meeting dates.*

*Best Regards*

*Joanne*

Please do let me know if you would like to discuss any matters further.

Regards

Joanne

**Joanne Brombley**  
**Planning Policy Team Leader**  
**Planning Policy and Implementation Team**  
Basingstoke and Deane Borough Council  
Tel (direct): 01256 845410  
Mobile: 07824 836045  
Fax: 01256 845200.  
Email: [joanne.brombley@basingstoke.gov.uk](mailto:joanne.brombley@basingstoke.gov.uk)  
[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)  
Follow us on Twitter [@BasingstokeGov](https://twitter.com/BasingstokeGov)

---

**From:** Jill Fisher  
**Sent:** 09 February 2015 13:32  
**To:** John Richards

**Cc:** Joanne Brombley

**Subject:** RE: Land to the West of Kingsclere Road, Overton

Dear Mr Richards

Many thanks for your email and apologies for not getting back to you earlier. I have forwarded to Jo Bromley who will respond to you shortly.

Best regards

Jill

---

**From:** John Richards [<mailto:jrichards@dandara.com>]

**Sent:** 09 February 2015 13:14

**To:** Jill Fisher

**Cc:** Nicola Williams (DC)

**Subject:** RE: Land to the West of Kingsclere Road, Overton

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Dear Ms Fisher,

Just a courtesy e-mail to enquire whether you have had an opportunity to consider my e-mail of 29<sup>th</sup> January.

Thank you in advance and I will look forward to hearing from you.

Kind regards,

John Richards,  
Senior Planning Manager



Telephone: 01442 838 130

Mobile: 07525 593 381

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**From:** John Richards

**Sent:** 29 January 2015 11:59

**To:** 'jill.fisher@basingstoke.gov.uk'

**Cc:** 'Nicola Williams (DC)'

**Subject:** Land to the West of Kingsclere Road, Overton

**Importance:** High

Dear Ms Fisher,

**Town and Country Planning Act 1990**

**Land to the West of Kingsclere Road, Overton**

You will be aware from your colleague Nicola Williams, and the letter dated 26<sup>th</sup> January 2015 from the Leader of the Council, that Dandara Ltd has recently engaged in pre-application discussions in respect of the residential development of land to the west of Kingsclere Road in Overton known as North Field. We have recently submitted an EIA Screening Opinion request to the Council for up to 275 new homes.

We recently attended the exploratory meeting into the Local Plan called by the Inspector on 11<sup>th</sup> December 2014 and noted with interest his comments regarding housing delivery figures across the Plan period. We recently wrote to the Inspector, a copy of which is attached, to make him aware that land to the west of Kingsclere Road, Overton is available for residential development and represents 'unconstrained land' which is able to deliver new homes in an eminently sustainable and coherent location, adjacent to the settlement boundary of Overton village.

Whilst we note from your SHLAA that the residential development of the site was considered challenging in a number of respects, SHLAA assessments are inevitably undertaken at a strategic level without the benefit of site specific design work. Through pre-application engagement with your colleagues, we have been able to develop a scheme which we consider positively addresses both the opportunities, but also the challenges, associated with the site:

- The site is not located in the AONB nor the River Test SSSI;
- We are confident that there are no substantive views of the site from the AONB to the north following detailed view assessment work;
- All housing would be sited on Flood Zone 1 land;
- The site is not located in a Conservation Area nor does it contain any statutory listed buildings;
- The site is located little more than a 14 minute walk to Overton railway station, one of only four stations in Basingstoke and Deane;
- The site is located little more than a 10 minute walk to the various shops, services and social and community facilities within Overton village centre;
- Located immediately adjacent to Overton C of E Primary School;
- No legal or ownership issues that prevent delivery.

Dandara is fully aware that the site occupies a relatively sensitive setting being adjacent to Overton Conservation Area and in relative proximity to some listed buildings. For this reason, we are working with Define, a highly experienced landscape and townscape design company, to ensure that the layout of the scheme is informed by the sensitive setting of the site. We attach our latest layout drawing which has incorporated the following in order to ensure a contextually sensitive addition to Overton village:

- Pulling development away from the more visually sensitive upper and eastern parts of the site;
- Pulling development away from the southern boundary to provide relief and open space for the setting of listed buildings located to the south;
- Assessing important views from within the Conservation Area to ensure a green backdrop is maintained, particularly to the spire of the Church of St Mary;
- Providing a variety of generous public open spaces which run throughout the site, connecting with existing public rights of way running adjacent to the site boundaries;
- Retaining all boundary woodland and hedgerows.

As per the letter from the Leader of the Council, we would like to meet with you to discuss whether land to the west of Kingsclere Road, Overton, as an inherently sustainable location on 'unconstrained land', could be included in the

emerging Local Plan to assist with meeting increased housing need. We believe that the site represents a sensible, sustainable and coherent location for future growth with a future layout able to minimise any localised impacts on landscape or heritage assets.

I will look forward to hearing from you.

Kind regards,

John Richards,  
Senior Planning Manager



Telephone: 01442 838 130  
Mobile: 07525 593 381

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## Appendix 5 – SW NP Evidence Document

**NOTES OF A MEETING AT PARSONAGE FARMHOUSE, SOUTHINGTON,  
OVERTON ON FRIDAY 30<sup>TH</sup> APRIL 2010 CONCERNING COMPLAINTS ABOUT  
SEWAGE LEAKS IN THE AREA ON 8<sup>TH</sup> AND 11<sup>TH</sup> JANUARY 2009**

**PARTICIPANTS**

Mr K. Mackenzie of No 1 Southington, Overton, (complainant).

Dr R. Waldram of Parsonage Farmhouse, Southington, Overton, (complainant).

Mr D. Llewellyn, representing Overton Parish Council.

Mr D. Bialas, County engineer, Southern Water Services Ltd ('the Company').

Mr M. Fellows, Engineer in charge of Pumping Stations, Southern Water Services Ltd.

In the process of introductions, Mr Bialas (DB) wished to make it clear at the outset that he had no power to authorise expenditure on behalf of the Company. Charging and funding is agreed with OFWAT on a five year cycle.

The participants agreed to consider the issues in the following order.

1. Both the complainants had lived in Southington for over 30 years. There were no sewage leaks until 2000, but further incidents occurred in 2002, 2007 (twice) and 2010 (twice), leading to a perception that the reliability of the system had deteriorated for some reason.
2. The process of handling the complaints about the leakage of sewage in Southington on Jan 8<sup>th</sup> and Jan 11<sup>th</sup> 2010.
3. What really happened on those dates.
4. Whether or not the system of sewers, the pumping station and the pipe up the hill to the sewage works is adequate for the existing population of Overton and Laverstoke or for any future increase in population.

**THE RELIABILITY OF THE SYSTEM**

DB said the Company had records of sewer flooding in Southington on 16.05.2000, 07.04.2007, 01.08.2007, 08.01.2010 and 11.01.2010. Mr Mackenzie (KM) also had written evidence of a leak into the orchard at Parsonage Farmhouse on 09.09.2001 and at his house at No 1 Southington Lane on 10.01.2002. There have therefore been seven incidents in the last ten years.

**DB accepted that reliability had deteriorated.** Southington Pumping Station is a Category A station because of its proximity to the River Test. Over the years, **the frequency of inspections has been reduced because of reduced manpower. He had no doubt that if the frequency of inspections could be increased that reliability would be improved.**

Inspections are now made every three months. The mechanical engineer checks the pump bearings, the wear on propeller blades and the shaft. The electrical engineer checks the entire electrical system. In addition, a monthly inspection is made by a partially trained person who can report faults but cannot take action himself. From time to time, the sludge at the bottom of the wet well needs to be pumped out and removed by tanker but there is no set interval for this to be done.

Mr Fellows (MF) said that since telemetry had been introduced in 2008, there had been a number of problems with the pumps that had been dealt with without amounting to a sewage

leak. He thought Southington had been more troublesome than other similar stations in the past few years.

## **COMPLAINT HANDLING CONCERNING THE SEWAGE LEAKS IN SOUTHINGTON ON JANUARY 8<sup>TH</sup> AND JANUARY 11<sup>TH</sup>, 2010**

Dr Waldram (RW) explained that he had experience of complaints handling because he had worked for the Health Services Ombudsman in the past. In general, complainants want

- An apology where one is due.
- A full explanation of what happened and why.
- Reassurance that action has been or will be taken to reduce the risk of recurrence.

The experience of the Ombudsman's Office was that individuals are rarely to blame. It is more common to find poor operating procedures, staffing inadequate for the workload or a poor organisational attitude to risk. If the first response to a complaint is poor, the complainant starts to get angry and the complaint then takes up increasing amounts of staff time. Better to get it right first time.

In this instance, RW found the Company very ready to make apologies but poor on the other aspects. He made the following comments.

1. When a customer rings the Southern Water Help Line, the operator asks immediately for the post code. In this case, the incident on RW's land was first reported by a neighbour, Mr. N. Wiltshire, who has a different post-code. When RW rang the help line the following morning the operator said she had no incident logged at this post-code and it took a long time to establish that it had already been reported. **This gives a very bad impression of the company.** He asked if there was some way for the computers to bring up any incident within a mile of the customer's post-code.
2. When RW asked why it had happened the operator said she would ask for information and would ring back later in the day. That didn't happen and he waited two days before ringing the help-line again. **This also leaves a very poor impression of the company.** A different operator then said she had nothing logged for his post-code. After a long search she found that an incident had been logged at the Southington Pumping Station which is in yet another post-code.
3. In the course of several subsequent conversations with the help line RW was given three different reports from the engineers about what had caused the problem, the sewers, the pumps and finally (in a conversation with MF) that it was the volume of melting snow (even though the snow was not melting at the time). **That left him with no confidence that anyone in the Company knew what had happened or why.**

DB responded that he too had raised concerns within the Company on the matter of post-codes. He agreed that failure to respond to customers was also an issue. When pressed, he did not think this was a staffing problem but **did not say where the problem lay or what the Company was proposing to do about it.** He also explained that the company is in the process of being reorganised. Instead of people being responsible for specific tasks, such as pumping stations, across the whole Company area, managers were now being appointed to run everything in specific geographical sections. He hoped this would result in better

knowledge of the area concerned and therefore better customer service. However, the practice of 'outsourcing' work remains a problem in this respect.

Mr Mackenzie (KM) observed that the help line operators have to deal with every kind of request. He thought it would be better to have a **dedicated emergency line for sewage leaks** operated by people better acquainted with those problems. DB and MF agreed with this view.

MF explained how the conflicting explanations given to RW about the events of January 8<sup>th</sup> and 11<sup>th</sup> could have arisen. They are detailed in the next section.

RW then observed that the customer services manager had offered a face-to face meeting on 26<sup>th</sup> February it had taken all this time to arrange it. The explanation given was that that it had taken so long to gather the information. RW wanted to know why. DB explained that there had been a **partial hydrographic survey of Overton and its sewers in 1978 which had never been updated. There is no area drainage plan on the database.** He had therefore been obliged to search in the archives for more information. He had also been off work for two weeks during this time.

### **WHAT HAPPENED ON 8<sup>TH</sup> AND 11<sup>TH</sup> JANUARY 2010**

MF explained that sewage and surface rainwater descend from the sewer pipes into a wet well. The level is monitored remotely. When the water reaches a certain level, an electrical switch operates the primary pump. The secondary pump only operates if the level is high and the primary pump is not drawing power. On January 8<sup>th</sup>, the primary pump was blocked with debris but continued to operate. (Regrettably, people are putting more solid waste down their lavatories than they used to and it tends to block the pumps.) This meant that the secondary pump did not come into use and the system overflowed. This was known at the control centre but, because of severe weather, the engineer could not reach the site in time to prevent the overflow. The complainants accepted this explanation. DB said that the manhole cover in RW's land is at the lowest point on the valley floor which is why sewage leaks always occur at this site.

On January 11<sup>th</sup>, there was major failure of the inverter drive on the primary pump, the wet-well level rose and the secondary pump was disconnected from the system. The engineer was alerted but made the decision to attend to another job first. MF said this was an error of judgment because Southington is a Category A station. The engineer was advised about this.

MF said that there were alternative monitoring systems that could be used. One is to measure the flow rates in the outflow from the pump(s). This would detect the fact that the primary pump was drawing power but not producing a flow. Another is to install 'under-load detectors'. A pump under full load and pumping water draws 14amps. A pump that is operating but not producing a flow only draws 10 amps. DB said **the Company did not have the money in the budget to do either of these things at the present time.**

MF also said that in the past, the level at which the primary pump came into action was set at 70% of the capacity of the well. This left only 30% to fill up before an overflow occurred. He had organised for the high level to be re-set at 50% to give more time for engineers to attend to problems. However, attending engineers sometimes reset the system to a higher level because it is quicker and easier to solve a problem that way. It is regrettable but he has 360 stations to attend to and it is not possible for him to know the details of all of them at once.

Since the incidents in January, MF said that a 'drop test' had been done to measure the actual output from the pumps. At 71 litres/second they came close to their expected performance of 76 litres/second.

RW observed that none of these facts was made available to him in the responses to his complaint.

## **WHETHER THE SYSTEM IS ADEQUATE FOR THE PRESENT AND FUTURE POPULATION**

RW asked what proportion of the volume pumped was sewage and how much was rainwater. The times of greatest stress on the system would appear to be at half time during the cup final or during a flash rainstorm. BL agreed with that and replied that 87% was rainwater. RW observed that sewage overflows had not been associated with either kind of event.

However, DB said that in his view **the system was already working at near maximum capacity** in terms of the diameter of the drainage pipes, the capacity of the pumps and the diameter of the pipe to the sewage works at the top of the hill. **It would not cope with any further population increase especially on the east side of Overton Village.** There was a particular problem with the main sewer in Bridge Street and some properties had been fitted with non return valves as a stop-gap measure. The only alternative to a major upgrade to the system would be for developers to install holding tanks to be discharged when flow rates were otherwise low.

Developers have the right to connect new houses to the sewer. When planning permission is applied for, the Company can object if the sewer is not adequate but their objection may be over-ruled. In that case the Company has to deal with the problem. In his experience, however, the Borough Planning Department, the developer and the Company succeed in coming to an agreement about what the developer should pay for.

DB explained that each year, the Company negotiates with OFWAT about what they can charge customers for supply and waste water management. This includes the size of the maintenance/improvement budget. RW observed that this involves a judgment at high level about attitude to risk. DB explained that OFWAT sends questionnaires to customers about their 'willingness to pay' to avoid sewage leaks on their own or their neighbours' properties. **He had serious doubts about whether this was a valid procedure. RW agreed with that and said that it would automatically result in the Company's attitude to risk of polluting water courses being set too low.**

At this point, KM had to leave the meeting but tabled photographs of raw sewage in Southington Lane. Quite apart from the damage to wildlife when this eventually reached the river, he pointed **out the public health risk to children making their way to school.**

RW asked about the reporting arrangements for pollution of the river. DB replied that employees of Clancy Docwra, who are subcontracted to do clean-up operations, are required to report if sewage is entering a watercourse. The Company then reports the incident to the Environment Agency. Tests are made of the levels of ammonia in the water and the risk to wildlife is rated on a scale of 1 to 4. The Company agrees targets with the EA each year. If

the targets are not met the Company could face prosecution and fines but **the targets were not specified.**

RW. 31.04.2010

## Appendix 6 – Selected Verified Wirelines

Overton

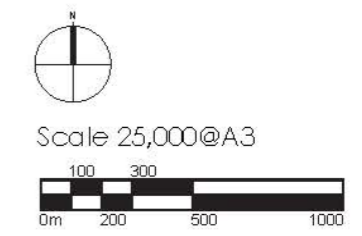
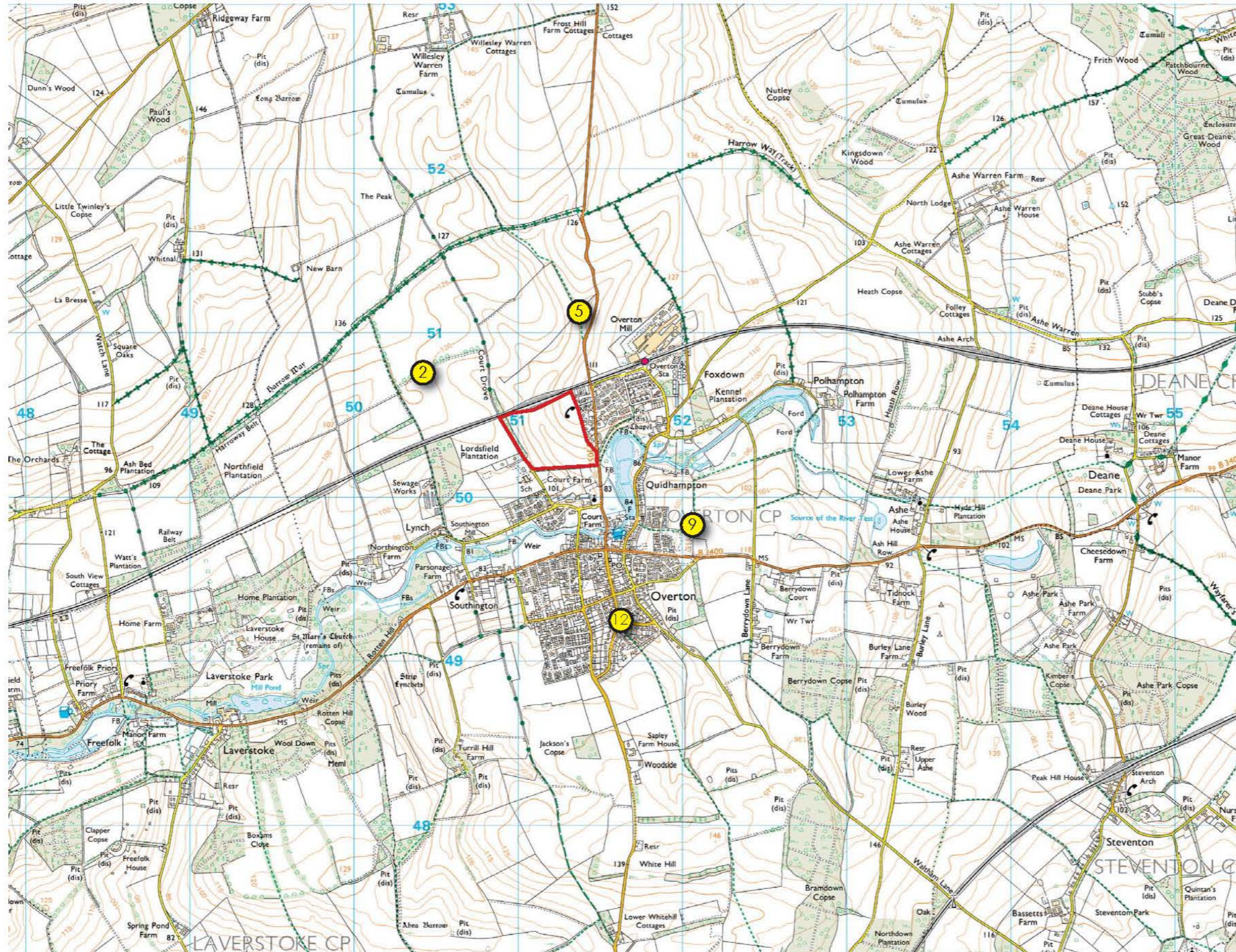
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Verified Wireline - Height Test REV C 070915

Viewpoint Location Plan

Legend

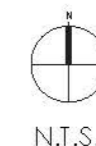
-  Site Boundary
-  Viewpoint Location



Illustrative Layout Plan



-  6.0m to ridge
-  7.5m to ridge
-  9.0m to ridge



Viewpoint 2



Extended panorama



Proposed Wireline (development not visible)

- 6.0m to ridge
- 7.5m to ridge
- 9.0m to ridge




Viewpoint 5



Extended panorama



Proposed Wireline (development not visible)

-  6.0m to ridge
-  7.5m to ridge
-  9.0m to ridge


Viewpoint 9



Extended panorama



Proposed Wireline

-  6.0m to ridge
-  7.5m to ridge
-  9.0m to ridge

Viewpoint 12



Extended panorama



Proposed Wireline

- 6.0m to ridge
- 7.5m to ridge
- 9.0m to ridge

## Appendix 7 – Comparison of Omission Sites

**Basingstoke and Deane Local Plan Examination – Omission Sites Comparison Table**

<b>Site</b>	<b>Access to Railway Station</b>	<b>Access to Bus Links</b>	<b>Access to Retail Centre</b>	<b>Access to Services</b>	<b>Access to Employment</b>	<b>Designations</b>	<b>Site Visit Comments</b>
<b>Land at Dixon Road, Chineham</b>	<p>3.2 miles (Bramley) 1 hr, 3 mins walk 16 mins cycle</p> <p>3.6 miles (Basingstoke) 1 hr, 15 mins walk 24 mins cycle</p>	Immediately adjacent to the site	<p>1.3 miles (Sherfield-on-Loddon) 25 mins walk 6 mins cycle</p> <p>1.7 miles (Lychpit Local Centre) 34 mins walk 11 mins cycle</p> <p>4.1 miles (Basingstoke) 1 hr, 17 mins walk 23 mins cycle</p>	<p>Fours Lanes Infant / Junior School being 24 mins walk (1.2 miles) or 8 mins cycle (1.5 miles)</p> <p>Chineham Medical Practice being 29 mins walk (1.4 miles) or 10 mins cycle (1.9 miles)</p> <p>Bowman Rd Pharmacy and Shop being 21 mins walk (1.1 miles) or 7 mins cycle (1.2 miles)</p> <p>Sherfield-on-Loddon Post Office being 25 mins walk or 6 mins cycle (1.3 miles)</p> <p>Sherfield Park Community Centre &amp; POS being 10 mins walk or 3 mins cycle (0.5 miles)</p> <p>Chineham Library being 37 mins walk or 12 mins cycle (1.8 miles)</p>	Chineham Business Park being 23 mins walk or 6 mins cycle (1.2 miles)	<p>Strategic Gap (emerging Local Plan Policy EM2)</p> <p>Adjacent to Priority Habitat Deciduous Woodland</p>	<p>Heavily wooded with likely arboricultural / ecology sensitivities</p> <p>Narrow access road off busy A33</p> <p>Difficulty of vehicular access off busy A33 and proximity to Taylor's Farm roundabout</p> <p>Pylons running through site to be buried or diverted</p> <p>Proximity of MoD training area</p>
<b>Land at Smiths Field, Droxford Crescent, Tadley</b>	4.9 miles (Aldermaston) 1 hr, 35 mins walk 26 mins cycle	0.3 miles (New Road) 5 mins walk 2 mins cycle	0.9 miles (Tadley) 18 mins walk 6 mins cycle	<p>Bishopswood Infant / Primary School being 7 mins walk or 1 min cycle (0.4 miles)</p> <p>Morland Surgery and Pharmacy being 9 mins walk or 2 mins cycle (0.5 miles)</p> <p>Mulfords Hill Post Office being 16 mins walk or 4 mins cycle (0.8 miles)</p> <p>Tadley Community Centre being 13 mins walk or 3 mins cycle (0.7 miles)</p>	Aldermaston being 29 mins walk or 6 mins cycle (1.5 miles)	<p>Strategic Gap (emerging Local Plan Policy EM2)</p> <p>Adjacent to Priority Habitat Deciduous Woodland</p> <p>Within the 'Inner' Zone of the Detailed Emergency Planning Zone (DEPZ)</p> <p>Adjacent to Conservation Area</p>	<p>Very small</p> <p>Difficulty of access via Droxford Crescent as domestic road with existing properties boundary trees</p> <p>Difficulty of access off New Road due to severe bend in road leading to potential visibility issues</p> <p>Series of mature trees to boundary</p>

				Tadley library being 16 mins walk or 4 mins cycle (0.9 miles)			
<b>Sherfield Hill Farm, Sherfield-on-Loddon</b>	3.2 miles (Bramley) 1 hr, 3 mins walk 16 mins cycle  3.6 miles (Basingstoke) 1 hr, 15 mins walk 24 mins cycle	Immediately adjacent to the site	1.3 miles (Sherfield-on-Loddon) 25 mins walk 6 mins cycle  1.7 miles (Lychpit Local Centre) 34 mins walk 11 mins cycle  4.1 miles (Basingstoke) 1 hr, 17 mins walk 23 mins cycle	Fours Lanes Infant / Junior School being 24 mins walk (1.2 miles) or 8 mins cycle (1.5 miles)  Chineham Medical Practice being 29 mins walk (1.4 miles) or 10 mins cycle (1.9 miles)  Bowman Rd Pharmacy and Shop being 21 mins walk (1.1 miles) or 7 mins cycle (1.2 miles)  Sherfield-on-Loddon Post Office being 25 mins walk or 6 mins cycle (1.3 miles)  Sherfield Park Community Centre & POS being 10 mins walk or 3 mins cycle (0.5 miles)  Chineham Library being 37 mins walk or 12 mins cycle (1.8 miles)	Chineham Business Park being 23 mins walk or 6 mins cycle (1.2 miles)	Strategic Gap (emerging Local Plan Policy EM2)	Potential for easy access of existing Taylor's Farm roundabout  Perception of open countryside beyond the built-up area of Basingstoke  Disturbance of views of spire of Grade II listed Church of St Leonard from public footpaths through site
<b>Cranes Road, Sherborne St John</b>	2.8 miles (Basingstoke) 56 mins walk 17 mins cycle	Immediately adjacent to the site	Basingstoke 57 mins walk (2.8 miles) 19 mins cycle (3.3 miles)	Sherborne St John Primary School being 7 mins walk or 2 mins cycle (0.3 miles)  Rooksdown Medical Practice and Pharmacy being 24 mins walk or 5 mins cycle (1.3 miles)  Sherborne St John Post Office being 8 mins walk or 3 mins cycle (0.5 miles)  Rooksdown Community Centre being 24 mins walk or 5 mins cycle (1.3 miles)	Houndmills being 33 mins walk or 11 mins cycle (1.6 miles)	Strategic Gap (emerging Local Plan Policy EM2)  Upstream of Critical Drainage Area (emerging Local Plan Policy EM7)  Mineral Safeguarding Area (small part)  Adjacent to Conservation Area  Listed Buildings Opposite (off Cranes Road)	Relatively easy access  Well screened by boundary trees and hedgerows and self-contained

				Basingstoke Discovery Centre Library being 59 mins walk (3 miles) or 21 mins cycle (3.3 miles)			
<b>Park Farm, Oakley</b>	4 miles (Overton) 1 hr, 18 mins walk 22 mins cycle	0.2 miles (Andover Road) 4 mins walk 1 min cycle	0.7 miles (Oakley but limited offer) 14 mins walk 4 mins cycle  3.8 miles (Overton) 1 hr, 13 mins walk 20 mins cycle  4.6 miles (Basingstoke) 1 hr, 29 mins walk 23 mins cycle	Oakley Infant and Junior School being 17 mins walk or 4 mins cycle (0.9 miles)  Overton Surgery being 1 hr, 16 mins walk or 24 mins cycle (3.8 miles)  Oakley Pharmacy being 14 mins walk or 4 mins cycle (0.7 miles)  Oakley Post Office being 14 mins walk or 4 mins cycle (0.7 miles)  Oakley Village Hall (immediately adjacent to site)  South Ham Library being 1 hr, 4 mins walk or 18 mins cycle (3.3 miles)	West Basingstoke Commercial / Industrial Areas (Churchill Way / Worthing Road) being 1 hr walk or 16 mins cycle (3.1 miles)	Adjacent to Conservation Area  Listed Buildings to the South on Station Road and Rectory Road	Very narrow access from Andover Road including single-way railway bridge resulting in significant access limitations  Mature hedgerow runs across centre of site  Visually well self-contained
<b>North Waltham</b>	5.1 miles (Micheldever Station) 1 hr, 46 mins walk 27 mins cycle	0.4 miles (Village Pond) 8 mins walk 2 mins cycle	4 miles (Overton) 1 hr, 17 mins walk 21 mins cycle	North Waltham Primary School being a 6 mins walk or 2 mins cycle (0.3 miles)  Beggarwood Surgery and Pharmacy (Boots) being a 1 hr, 9 mins walk or 21 mins cycle (3.6 miles)  Beggarwood Co-Op Post Office being a 1 hr, 9 mins walk or 21 mins cycle (3.6 miles)  Dummer Village Hall being a 39 mins walk or 11 mins cycle (2 miles)  Overton Library being a 1 hr, 17 mins walk or 21 mins cycle (4 miles)	SW Basingstoke Commercial / Industrial Areas (Winchester Road / The Harrow Way) being a 1 hr, 49 mins walk or 22 mins cycle (5.4 miles)	Groundwater Protection Zone 3	Narrow, rural roads serving village  Access via adjacent field beyond village boundary and introducing urban feature to open countryside  Impact on views from open countryside to east of village

<p><b>Lodge Farm, Poors Farm and Hodds Farm, North-East Basingstoke</b></p>	<p>3.2 miles (Basingstoke) 1 hr, 6 mins walk 19 mins cycle</p>	<p>Immediately adjacent to site on A33</p>	<p>1 mile (Lychpit Local Centre) 18 mins walk 4 mins cycle 3.3 miles (Basingstoke) 1 hr, 6 mins walk 18 mins cycle</p>	<p>Four Lanes Infant / Junior School being a 21 mins walk or 6 mins cycle (1 mile) Chineham Medical Practice being a 15 mins walk or 4 mins cycle (0.8 miles) Lloyds Pharmacy being a 19 mins walk or 5 mins cycle (1 mile) Post Office being a 42 mins walk or 12 mins cycle (2.2 miles) Chineham Village Hall being a 14 mins walk or 4 mins cycle (0.7 miles) Chineham Library being a 21 mins walk or 6 mins cycle (1.1 miles)</p>	<p>A33 / Crockford Lane Roundabout Commercial / Industrial Area being a 25 mins walk or 8 mins cycle (1.3 miles)</p>	<p>Mineral Safeguarding Area (part) Flood Zone 2 and 3 (part) Contains number of listed buildings, particularly farmsteads (Lodge Farm, Poors Farm and Hodds Farm all statutory listed) Contains pockets of Priority Habitat Woodland</p>	<p>Large tract of land to east of Basingstoke comprising individual historic farms and open countryside  Strategic in scale development which competes with larger, strategic allocations currently proposed for Basingstoke growth</p>
<p><b>North Field, Overton</b></p>	<p>0.5 miles (Overton) 12 mins walk 5 mins cycle  n.b. with pedestrian / cycle link to north-east corner becomes 6 mins walk or 2 mins cycle (0.3 miles)</p>	<p>0.3 miles (Overton village centre) 7 mins walk 3 mins cycle</p>	<p>0.3 miles (Overton village centre) 7 mins walk 3 mins cycle</p>	<p>Overton C of E Primary School being immediately adjacent to the site Overton Surgery being a 12 mins walk or 3 mins cycle (0.6 miles) Overton Pharmacy being a 7 mins walk or 2 mins cycle (0.4 miles) Post Office (Co-Op) being a 7 mins walk or 2 mins cycle (0.4 miles) Overton Community Centre being a 7 mins walk or 2 mins cycle (0.4 miles) Overton Library being a 7 mins walk or 2 mins cycle (0.4 miles)</p>	<p>DeLaRue International being a 18 mins walk or 6 mins cycle (0.8 miles)  Given proximity to Overton railway station, employment opportunities available in Basingstoke (8 mins by train) and Central London (1 hour)</p>	<p>Flood Zone 2 (part) Outside AONB but adjacent to north Outside SSSI but present to south along route of River Test Outside but adjacent to Conservation Area Listed buildings located to the south Priority Habitat Woodland to west and north</p>	<p>Good access off Kingsclere Road  No visual connectivity with AONB to north due to raised railway embankment  No physical connectivity with SSSI to south due to topography and intervening development  Well related to settlement pattern and village services</p>

\* It is noted that due to the strategic scale of the Lodge Farm, Poors Farm and Hodds Farm land promotion, any development would include on-site social and community facilities alongside retail.

\* All measurements are taken from the closest reasonable access point using [www.google.co.uk/maps](http://www.google.co.uk/maps)