Overton Neighbourhood Development Plan 2025-2040

Basic Conditions Statement

As required by Regulation 15 of the Neighbourhood Planning (General) Regulations to satisfy the requirements of the Town and County Planning Act 1990 Paragraph 8(2) of Schedule 4(b) (as amended).

Published July 2025

Introduction

1. When it is submitted to the local planning authority by the qualifying body[1] a proposed neighbourhood plan must be accompanied by a number of supporting documents.[2] One of these is a Basic Conditions Statement which demonstrates how the plan meets the 'basic conditions' to be fulfilled if it is to become part of the statutory development plan. The basic conditions to be met are set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by Section 38A of the Planning and Compulsory Purchase Act 2004.

2. In summary these are[3]:

   - that the plan has regard to national policies and guidance issued by the Secretary of State;

   - that the policies in the plan would contribute to the achievement of sustainable development;

   - that the plan is in general conformity with the strategic policies of the development plan for the area;

   - that nothing in the neighbourhood plan would breach or is incompatible with EU obligations retained in UK law which are given in Planning Practice Guidance as:

     - Directive 2001/42/EC 'the SEA directive'
     - Directive 2011/92/EC 'the EIA directive'
     - Directive 92/43/EEC 'the Habitats and the Wild Birds Directives'
     - Other directives which might be relevant to a particular plan such as the 2008/98/EC Waste Water Framework

   - any other prescribed conditions or matters as required by paragraph 8(2)(g) of Schedule 4B to the Town and Country Planning Act 1990. So far as neighbourhood plans are concerned there is one such prescribed condition which is that:

[1] The 'qualifying body' is the organisation or body which has been accepted as being qualified to prepare the neighbourhood plan by the local planning authority in this case Overton Parish Council
[2] As set out in Regulation 15 of The Neighbourhood Planning (General) Regulations 2012
[3] There are two basic conditions set out in the regulations which are not relevant to the making of a neighbourhood plan and these have not been referenced.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects)

3. It is also necessary to confirm in the Basic Conditions Statement that the neighbourhood plan meets a number of legal requirements which are set out elsewhere in legislation.

4. This is the Basic Conditions Statement for the Overton Neighbourhood Plan ('ONP')[4] which has been prepared by Overton Parish Council ('OPC' or 'the parish council') as the qualifying body. It has four sections:

   - Section 1 consists of a brief summary of the relevant background to the preparation of the plan.

   - Section 2 confirms that the plan, as submitted, meets the legal requirements for a neighbourhood plan.

   - Section 3 assesses the policies in the plan to demonstrate that they have regard to national planning policies and are consistent with the guidance in that regard issued by the Secretary of State for Housing, Communities and Local Government. It demonstrates that the policies in the plan will contribute towards the achievement of sustainable development and assesses the policies to demonstrate that they are in conformity with the strategic policies of the development plan for the area, in this case the Basingstoke and Deane Local Plan 2011 – 2029.

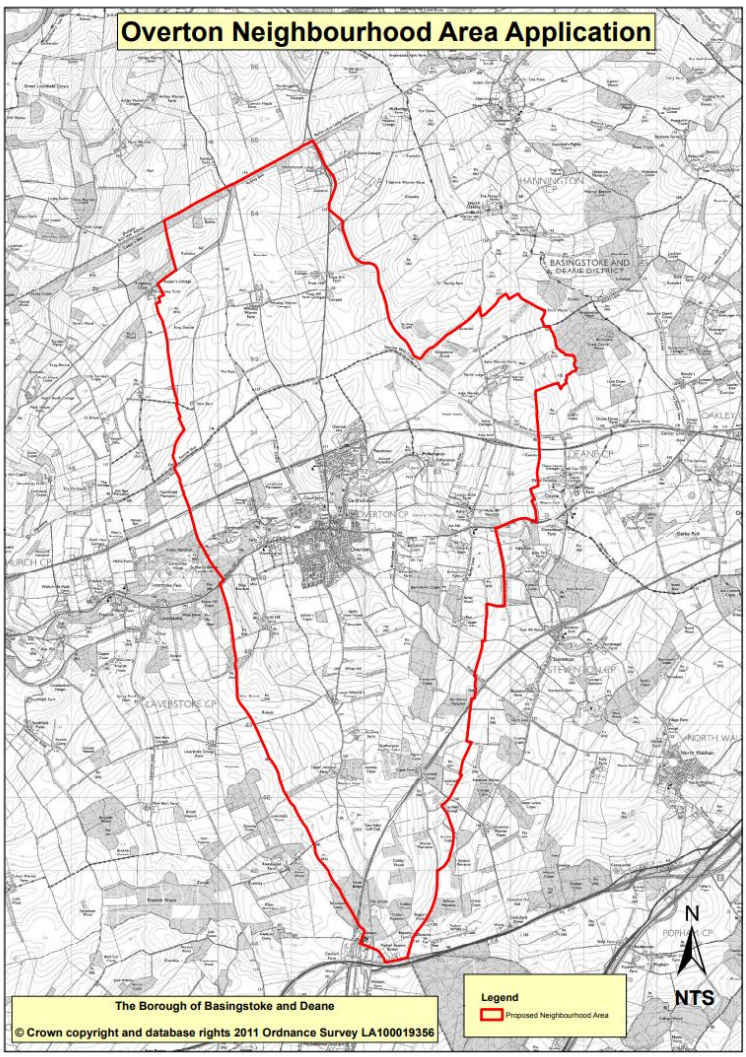
   - Section 4 confirms that the plan meets the requirements for Strategic Environmental Assessment, Habitats Regulations Assessment and conforms with the other specified EU directives now incorporated into UK law, and that it is not likely to have a significant effect on a European site.

[4] For the avoidance of doubt any reference to the ONP is a reference to the replacement plan now submitted.

Section 1
Background to the submission Overton Neighbourhood Plan

5. Overton is a large village in northern Hampshire, located in the borough of Basingstoke and Deane, which is also the local planning authority. It has a population approaching 5,000 and is an important local centre for shopping and services. The village has with good links to larger settlements, including a railway station with regular services to Salisbury to the west, Basingstoke and London to the east. The parish lies partly in the North Wessex Downs National Landscape and in the catchment of the River Test, one of the most important chalk rivers in Europe.

6. The first neighbourhood plan for Overton was made in 2017. In 2023 the parish council agreed to undertake a formal review and to produce a new plan in the light



of changes to the national planning system and local circumstances. The boundary of the neighbourhood plan area remains the same, and is identical to that of the civil parish of Overton.

7. The review of the neighbourhood plan was expected to align closely with the preparation of a replacement for the Basingstoke and Deane Local Plan 2011 - 2029. That process reached Regulation 18 stage in early 2024, but changes in national planning policy have delayed further progress. The emerging local plan is now being revised to incorporate the updated district wide housing requirement and other policy changes, including the revised National Planning Policy Framework ('NPPF') published in December 2024. A second Regulation 18 consultation is due to take place in the latter part of 2025.

8. The emerging local plan set a housing requirement of 250 for Overton, but was produced prior to the increased housing requirement for the district announced in December 2024. In accordance with government policy set out in the NPPF[5] and Planning Practice Guidance, OPC has obtained an up to date indicative housing requirement from Basingstoke and Deane Borough Council ('BDBC') which confirms an indicative housing requirement of at least 250 dwellings. For the avoidance of doubt, although it remains at 250 this figure is now derived from BDBC's post December 2024 assessment of the appropriate housing requirement for Overton. The ONP provides for more than 250 dwellings and is therefore consistent with this requirement. Based on the best information currently available this will ensure that the ONP aligns with the given housing requirement for Overton when the next iteration of the emerging plan is produced.

9. The ONP has been prepared in close collaboration with officers of BDBC who have contributed positively to requests for assistance and advice. It has regard to the policies of the emerging local plan as published at Regulation 18 stage in 2024. It also has regard to the latest national policy as set out in the NPPF and other guidance from government as to the operation of the planning system.

10. An important consideration for the parish council has been the future of the Portals Mill site in the north of the village. Portals Mill was a paper-making plant which specialised in the production of paper for banknotes and other secure documents. Its owner announced the closure of the plant in 2022 and an orderly winding down of operations has taken place since then. The site has subsequently been promoted as a sustainable location for residential redevelopment. Portals

[5] Paragraph 70

Mill will be included as an allocation in the BDBC emerging local plan but it will be allocated first by the ONP.

11. Portals Mill was initially considered likely to be able to accommodate 340 dwellings. This has subsequently been updated to a figure in the region of 400. Even if the final site capacity after detailed design and masterplanning were to fall well below this, there is still a substantial margin over and above the parish housing requirement. The reuse of a brownfield site in a sustainable location is entirely in accordance with national planning policy and the site can only be redeveloped as a whole.

12. BDBC will include detailed policy requirements in relation to the Portals Mill site in the emerging local plan. BDBC has indicated that it does not agree with ONP in relation to the issue of a second access being provided from Kingsclere Road, or the provision of retail or employment as part of the scheme. Nevertheless, OPC is sure that the policy as presented in the ONP reflects reasonable local judgement and simply has the effect of requiring these issues to be actively and positively addressed in any planning application.

13. ONP has considered alternative and additional site allocations put forward as suitable for development during consultation on the ONP. No other sites have been included because:

    - they are not necessary to meet the indicative housing requirement for the neighbourhood area identified by BDBC;
    - development over and above Portals Mill would place an unnecessary and unsustainable strain on local infrastructure; and
    - redevelopment of a brownfield site in a sustainable location is a sequentially better alternative than other options when applying local and national planning policy

14. This selection process was tested and reviewed by the Strategic Environmental Assessment ('SEA') prepared independently by AECOM which supported the choice of the Portals Mill site as being the most suitable alternative of those available.

15. The preparation of the plan has also been informed by a Habitats Regulations Assessment ('HRA') which was produced following screening by BDBC. Both the SEA and the HRA are submitted with the plan.

16. The ONP is accompanied by a design guide and codes also prepared by AECOM which capture the important elements of local design and character with which new development will be expected to conform. The neighbourhood plan contains a policy to engage this with the consideration of development proposals.

17. The preparation of the revised ONP has involved extensive consultation and community engagement and allowed for representations to be made by interested parties including landowners. The statutory consultation required by Regulation 14 of the neighbourhood plan regulations has been undertaken and the submitted version of the ONP reflects comments which were made during that process.

Section 2
Confirmation of Legal Requirements

18. Legislation requires that the OPC as qualifying body confirms that ONP is consistent with a number of specific legal requirements.

19. It is hereby confirmed that:

- the plan is submitted by Overton Parish Council which is the qualifying body for the purposes of preparing the neighbourhood plan having been designated as such by BDBC.

- the plan contains only policies in relation to the development and use of land and property and which in the opinion of the parish council are suitable to form part of the statutory development plan.

- the period to which the plan relates is clearly stated on the cover of the plan as being between 2025 and 2040. The plan has been prepared with those dates in mind.

- the plan does not include policies in relation to any excluded development.

- there is no other neighbourhood plan in force in relation to the area covered by the plan and the plan does not include policies which would have any effect outside of the boundary of the neighbourhood area.

Section 3
Basic Conditions relating to National Policy, Local Plan Policy and the Achievement of Sustainable Development

20. The plan contains 17 policies each of which has been included after careful consideration and consultation with the local community. Policies have a positive purpose and seek to promote high quality, sustainable development in the long term interests of the village. A number of 'possible policies' or areas which were put forward at one stage or another have not been included in the final version of the plan specifically because it did not seem likely that they would make a positive difference or 'add value' to the development plan.

21. The tables below set out a detailed policy by policy explanation of the ways in which they meet these requirements of the basic conditions.

Basic Condition 'A'

Requirement

Having regard to national policies and advice contained in advice issued by the Secretary of State it is appropriate to make the neighbourhood plan

Overview

The parish council has been mindful throughout that policies in a neighbourhood plan should not conflict with or constrain important national planning objectives. It has reflected on this requirement, taken professional advice and drafted policies accordingly. The table below sets out in detail the relationship policies in the ONP and key national policies and guidance to demonstrate that appropriate regard has been taken.

Overton Neighbourhood Plan: Assessment of Regard to National Policy and Guidance

Policy Ref	Policy	Relevant Policy and Guidance References (derived from the NPPF, PPG and Written Ministerial Statements)	Commentary
H1	Overton Settlement Boundary and Building in the Countryside	NPPF P7, P30, P61, P69, P74, P84, P124	The policy uses a settlement boundary to define the relationship between the built up area and countryside, as does the local plan. This ensures that development within the built up area is not unnecessarily constrained, whilst expansion into the countryside is only permitted in exceptional

Overton Neighbourhood Plan: Assessment of Regard to National Policy and Guidance			
Policy Ref	**Policy**	**Relevant Policy and Guidance References (derived from the NPPF, PPG and Written Ministerial Statements)**	**Commentary**
			circumstances, consistent with national policy.
H2	Land at Portals Mill	NPPF P126, P127, P135	Portals Mill is a large brownfield site which has become available following a business closure. H2 aligns with an allocation to be made in the emerging local plan to support redevelopment of the site for housing and community purposes. The reuse of sustainable brownfield sites is strongly supported by national policy (e.g. NPPF Para 125) but must be carried out appropriately. The policy therefore contains necessary and sufficient detail to ensure that this is the case, including protection of the National Landscape and the provision of infrastructure.
H3	Residential Garden Land Development	P131,P135, P139	It is important to note that this is essentially a design policy and contains no constraints on development which would be inconsistent with national guidance. Good quality design which respects the relationship to neighbouring properties and the character of the area is widely supported in national policy.
H4	Housing Mix and Provision of	P63	Para 63 of the NPPF specifically requires that local

Overton Neighbourhood Plan: Assessment of Regard to National Policy and Guidance			
Policy Ref	**Policy**	**Relevant Policy and Guidance References (derived from the NPPF, PPG and Written Ministerial Statements)**	**Commentary**
	Smaller Homes		requirements for housing type and size should be reflected in planning policy, which is the purpose of H4.
H5	The Overton Design Guidance and Codes	P133, P135	The Overton Design Guide and Code has been prepared to identify local character and give guidance on acceptable design principles. This contributes to the achievement of well-designed and sustainable places as which is a key objective of national planning policy.
H6	Net Zero Carbon Buildings	P164, P165, P167	The policy has been carefully worded to support the transition to zero carbon housing which is consistent with national planning policy and the net zero roadmap. The policy does not impose standards or requirements in excess of those which would be supported by current national policy, or constrain the implementation of new standards or requirements over time.
LEB1	Local Landscape	P132, P135, P137, P187, P188, P189	The policy positions the Overton Design Guide and Code to assist in the provision of well-designed development which is 'landscape led' and has regard to the importance of protecting the National Landscape in accordance with national policy, including the importance of dark skies.

Overton Neighbourhood Plan: Assessment of Regard to National Policy and Guidance			
Policy Ref	**Policy**	**Relevant Policy and Guidance References (derived from the NPPF, PPG and Written Ministerial Statements)**	**Commentary**
LEB2	Valued Views	P187, P189	The valued views protected by this policy are of significance to the National Landscape and the setting of Overton itself. They are specific, clearly defined and evidence based. The policy does not seek to restrict or constrain development on any other basis.
LEB3	River Test SSSI, Nutrient Neutrality and Wastewater	P187, P188, P192, P193, P194	National policy (and law) requires the protection of SSSI's and also that adverse impacts on European sites including the Solent SPA/SAC into which the River Test discharges should be avoided. The ONP has been subject to environmental and HRA screening. LEB3 is considered essential to ensure that regard is had to national policy.
LEB4	Biodiversity, Geodiversity and Nature Conservation	P187, P192, P193	LEB4 recognises the importance given in national policy and guidance to protecting and repairing the degraded biodiversity status of habitats and species. It seeks to ensure - consistent with that objective - that new development does no more harm than is absolutely unavoidable, and that where it is unavoidable it is mitigated or managed appropriately. The parish council has a statutory duty in this regard.

Overton Neighbourhood Plan: Assessment of Regard to National Policy and Guidance			
Policy Ref	**Policy**	**Relevant Policy and Guidance References (derived from the NPPF, PPG and Written Ministerial Statements)**	**Commentary**
LEB5	Green and Blue Infrastructure	P103, P136, P162, P187, P188, P192 PPG ID: 37-001-20140306	The policy supports the national priority accorded to green and blue infrastructure within and adjacent to new development. It fulfils multiple objectives in national planning policy including health improvement, creating new habitat and managing flood risk.
LEB6	Public Rights of Way (PRoW)	P105	Paragraph 105 of NPPF specifically requires that public rights of way are protected and enhanced in planning policy. This policy supports that objective and seeks to improve the PRoW network for leisure and function travel purposes.
ATP1	Active Travel	P109, P115, P117	ATP1 recognises that active travel 'capacity' must be incorporated into the design and layout of new development. It should not be seen as a 'bolt on'. It also recognises that new development represents an opportunity to repair and improve gaps or missing piece in the local area. This accords with national guidance on good design and promoting active travel.
ATP2	Car Parking	P112, P113	ATP2 takes its lead from P113 which suggests that setting pre-determined levels of car parking provision is only necessary in limited circumstances. Instead it sensibly requires that the

Overton Neighbourhood Plan: Assessment of Regard to National Policy and Guidance			
Policy Ref	**Policy**	**Relevant Policy and Guidance References (derived from the NPPF, PPG and Written Ministerial Statements)**	**Commentary**
			parking provision for any development should be what is demonstrably necessary (but not less than any BDBCLP standard should one be applicable) for that type/location.
VB1	Supporting Overton as a thriving business centre	P90, P96,P98, P135, P203, P207	Although VB1 contains restrictive policy elements, these should be recognised as seeking to conserve and maintain the vitality of Overton as a local level retail and service centre by controlling development that might have a negative impact, either on individual property or the centre as a whole. This accords with national policy and guidance which identifies vibrant village centres as a feature of sustainable settlements.
VB2	Protecting the historic village centre for retail and hospitality	P90, P96,P98, P135, P203, P207	In parallel with VB1 this policy seeks to protect important village centre uses and local services whilst not imposing unreasonable constraints on the reuse of buildings which no longer have any viable business use. It is recognised that both VB1 and VB2 will only be engaged if the proposal requires a planning application to be made rather than falling within permitted development rights.
CF1	Supporting and Maintaining	P98	CF1 policy seeks to prevent the loss of important community

Overton Neighbourhood Plan: Assessment of Regard to National Policy and Guidance			
Policy Ref	**Policy**	**Relevant Policy and Guidance References (derived from the NPPF, PPG and Written Ministerial Statements)**	**Commentary**
	Valued Community Facilities outside the historic village centre		facilities and infrastructure unless and until there is evidence that they are unsustainable or unviable. That is in accordance with national policy which recognises the importance of community infrastructure whilst providing for flexibility where change is unavoidable.

Basic Condition 'B'

Requirement

All plan making should help to achieve sustainable development, and in particular should contribute to improvements in economic, social and environmental conditions, and/or makes it likely that adverse effects on these conditions will be avoided.

Overview

The ONP has been prepared on the basis that its policies, when followed by someone preparing a planning application or applied by a decision maker, will ensure that development makes a positive contribution to desirable planning outcomes, and avoids unnecessary harmful effects. The effect of each policy in relation to the three purposes; economic, social and environmental are set out below having been assessed as having either:

- no positive effect expected but no adverse impact likely = 0
- potential for minor positive effect = 1
- potential for moderate positive effect = 2
- potential for significant positive effect = 3

Overton Neighbourhood Plan: Achievement of Sustainable Development

Policy Ref	Policy	Economic	Social	Environmental	Commentary
H1	Overton Settlement Boundary and	1	2	3	The policy requires that development must be suitably located so that its impact on the local environment and landscape is limited in accordance with national policy. That

Overton Neighbourhood Plan: Achievement of Sustainable Development					
Policy Ref	**Policy**	**Economic**	**Social**	**Environmental**	**Commentary**
	Building in the Countryside				will normally mean building within or adjacent to existing built up areas, and only in very exceptional circumstances doing so in open countryside.
H2	Land at Portals Mill	3	3	3	The reuse of brownfield land is specifically supported by national policy as being preferable to green field development. Reuse of the Portals Mill site will create economic activity, important new homes and ensure that an industrial site is decontaminated and repurposed.
H3	Residential Garden Land Development	0	1	2	The policy will ensure that new development in residential gardens is well designed to minimise harm and make good use of available land.
H4	Housing Mix and Provision of Smaller Homes	1	3	1	The supply of new homes should be aligned to local need to increase the likelihood that they will make Overton a thriving community
H5	The Overton Design Guidance and Codes	1	2	3	The design guide helps applicants and decision makers ensure that new development respects and enhances the local environment thus ensuring that development is high quality and long life.
H6	Net Zero Carbon Buildings	1	1	3	It is clearly sensible and in accordance with national policy to ensure that new development is as energy and resource efficient as possible. That is to the advantage of the community as a whole and the occupants of individual

Overton Neighbourhood Plan: Achievement of Sustainable Development					
Policy Ref	**Policy**	**Economic**	**Social**	**Environmental**	**Commentary**
					properties.
LEB1	Local Landscape	0	2	3	The character of the settlement and the landscape within which it sits should be respected for environmental reasons and because new development which does so is likely to be more acceptable to the public.
LEB2	Valued Views	0	2	3	These views form part of the historic setting of Overton and the understanding of its place in the landscape. They should be preserved to ensure that this is not lost.
LEB3	River Test SSSI, Nutrient Neutrality and Wastewater	0	1	3	There is a legal and moral necessity to protect irreplaceable habitats and environmental characteristics from harm caused by new development.
LEB4	Biodiversity, Geodiversity and Nature Conservation	0	2	3	Avoiding harm and repairing previous damage to biodiversity is an important national objective and a legal duty of the parish council. This policy will help to ensure that development can take place whilst contributing to that overall objective.
LEB5	Green and Blue Infrastructure	1	3	3	Almost by definition sustainable development requires the inclusion of infrastructure for play, recreation and the inclusion of the natural environment into new development, as well protection of existing biodiversity, habitat and environmental resources. The outcome is to create better places to live with less harm to the environment and lower

Overton Neighbourhood Plan: Achievement of Sustainable Development					
Policy Ref	**Policy**	**Economic**	**Social**	**Environmental**	**Commentary**
					impact on natural resources.
LEB6	Public Rights of Way (PRoW)	0	2	2	Public rights of way are a valuable means for people to enjoy exercise and access to the countryside, as well as being useful for some functional and leisure trips.
ATP1	Active Travel	1	3	2	National policy highlights the importance of providing practical alternatives to private car use wherever possible. Active travel is also good for physical and mental health and for promoting social networks, for instance through walking to school
ATP2	Car Parking	2	2	1	Private car use is necessary in rural areas and parking provision is therefore necessary, but the policy avoids prescribing levels of car parking which are unnecessarily high or which do not meet the needs of particular types of development.
VB1	Supporting Overton as a thriving business centre	3	3	1	A healthy level of retail and service activity creates a sense of place and participation in local life. It reduces the need to travel by car, provides jobs and the potential for investment in the public realm.

Overton Neighbourhood Plan: Achievement of Sustainable Development					
Policy Ref	**Policy**	**Economic**	**Social**	**Environmental**	**Commentary**
VB2	Protecting the historic village centre for retail and hospitality	3	3	2	The plan promotes the retention of buildings and uses which make a contribution to the range of services (including retail) available within the village centre. This helps to maintain the vitality of the village and its ability to meet community needs without the need for long distance travel.
CF1	Supporting and Maintaining Valued Community Facilities outside the historic village centre	3	3	1	Local facilities and services, many of which are dependent upon buildings or land, are vital to maintaining the social and economic health of communities. Whilst it is important not to prevent the natural 'evolution' of community requirements, it is also important not to allow unconstrained losses or changes which undermine community cohesion and reduce the scope for further managed growth.

Basic Condition 'D'

Requirement

A neighbourhood plan must be in 'general conformity with the strategic policies contained in the development plan for the area'. Planning Practice Guidance makes clear that 'general conformity' means that a neighbourhood plan must not undermine it or deviate from the strategic policies, but it does not need to repeat them word for word or follow them slavishly.

Overview

In the case of the ONP (which has no policies relating to minerals and waste development) the development plan for the area is the Basingstoke and Deane Local Plan 2011 – 2029 which was adopted in May 2016. Work on a replacement for this plan has begun and a Regulation 18 draft plan was produced in Spring 2024. Subsequent changes to national policy mean that it is not likely to be adopted until 2027 at the earliest. The parish council has worked closely with officers of BDBC to understand and anticipate (insofar as this is possible) the relevant policies of the emerging plan, in particular in relation to the housing requirement for Overton and the allocation of the Portals Mill site

OPC considers that all of the policies of the ONP, and the ONP as a whole, are in general conformity with the development plan for the area. It has had regard to the emerging local plan. In the table below the parish council considers the conformity of the ONP against strategic policies and other relevant policies which might be considered of importance even if they are not strategic in nature.

Policy Ref	Policy	Conformity with Policies in the Basingstoke and Deane Local Plan 2011 – 2029 ('the local plan')
H1	Overton Settlement Boundary and Building in the Countryside	The plan follows the approach adopted in the local plan policy SS1. It differentiates between built up area from countryside by identifying a settlement boundary. Development outside of the settlement boundary is only supported where it would meet local plan and national policy criteria in accordance with SS6 of the local plan.
H2	Land at Portals Mill	Development of the Portals Mill site is supported by policy SS4 of the local plan which prioritises the use of brownfield land wherever possible. Portal Mills is not mentioned as a potential development in the local plan because at the time it was adopted the site was a functioning commercial enterprise. As a brownfield site now available for

Policy Ref	Policy	Conformity with Policies in the Basingstoke and Deane Local Plan 2011 – 2029 ('the local plan')
		development the ONP can include a policy to both allocate the site and define the key principles against which a planning application can be judged. The scale of the site will be sufficient to meet (and probably exceed to a reasonable degree) the housing requirement for Overton which has been identified as part of work on the emerging local plan. The detailed wording of H2 reflects the assessment ONP has made of what would constitute the best and most suitable form of development. To the extent that we differ from BDBC on some detail of the policy we consider the policy requirement reasonable and the wording not unduly restrictive.
H3	Residential Garden Land Development	This is a policy which aims to ensure that new housing, even at small scale, is in accordance with the local plan, and is in accordance with overall aim of the local plan and in particular EM10 – Delivering High Quality Development.
H4	Housing Mix and Provision of Smaller Homes	This policy is consistent with the overall aim of the local plan to ensure a supply of suitable new homes and in particular policies CN1 and CN3.
H5	The Overton Design Guidance and Codes	The purpose of the policy, and the supporting design code, is to ensure that new development and alterations to existing buildings are of high quality and make a sympathetic addition to Overton. Historic assets are protected. This is consistent with policy EM10 and EM11, as well as the local plan read as whole.
H6	Net Zero Carbon Buildings	Due to its age the local plan is largely silent in respect of any requirement for new buildings to meet particular standards for construction or energy performance. The ONP does not seek to introduce any local standards or requirements which are in conflict with national guidance, but rather to ensure that all reasonable efforts are made to meet best practice standards (which will evolve over the life time of the ONP) and to prepare for any changes which are expected.
LEB1	Local Landscape	This policy is consistent with policy EM1 of the local plan.

Policy Ref	Policy	Conformity with Policies in the Basingstoke and Deane Local Plan 2011 – 2029 ('the local plan')
LEB2	Valued Views	LEB2 is consistent with the local plan in its intention to ensure that development proposals do not have a harmful impact on the natural or historic environment
LEB3	River Test SSSI, Nutrient Neutrality and Wastewater	The HRA identified the possibility of adverse effects on the Solent Maritime SAC and Solent and Southampton Water SPA via the River Test if development were allowed to increase adverse nutrient levels in the river catchment. LEB3 seeks to ensure that the impact of any development on the River Test, and thereby on SPA/SAC is properly assessed and mitigated. This is consistent with policy EM6 in the local plan and more sophisticated and up to date policies in the emerging plan.
LEB4	Biodiversity, Geodiversity and Nature Conservation	LEB4 is consistent with detailed requirements set out in EM4 and EM5 of the local plan, updated to make reference to Biodiversity Net Gain which is now a mandatory requirement for all qualifying development.
LEB5	Green and Blue Infrastructure	LEB5 aligns with the purpose of policies EM5, EM6 and EM7 to secure high quality green infrastructure and to manage water resources of all types for their environmental significance including the management of flood risk.
LEB6	Public Rights of Way (PRoW)	PRoWs form an important part of the recreational and functional travel network, as well as providing access to the countryside. Policy EM5 of the local plan specifically supports improvements being made to the PRoW network, including remedying shortcomings and deficiencies where they exist.
ATP1	Active Travel	Policy ATP1 is consistent with policy CN9 of the local plan and emerging policies which seek to ensure that new development incorporates meaningful proposals to encourage active travel options. This is also strongly supported by national policy guidance.
ATP2	Car Parking	The policy is consistent with CN9 of the local plan, but takes a pragmatic approach which ensures that standards are a starting point for consideration of appropriate

Policy Ref	Policy	Conformity with Policies in the Basingstoke and Deane Local Plan 2011 – 2029 ('the local plan')
		parking levels rather than being followed without regard for specific circumstances.
VB1	Supporting Overton as a thriving business centre	The purpose of VB1 is to ensure that where proposals for new business activities do come forward they will have a beneficial and positive effect on the physical environment, including the conservation area, and on other businesses and activities. This contributes to the overall local plan objective of ensuring that the service centres such as Overton provide a good mix of retail and service offer, and that this is in keeping with the scale and nature of the existing village centre.
VB2	Protecting the historic village centre for retail and hospitality	VB2 is consistent with the overall local plan objective of maintaining thriving district centres which can provide a suitable range of services to provide for their resident population and visitors. In particular it aligns with policy EP3 of the local plan.
CF1	Supporting and Maintaining Valued Community Facilities outside the historic village centre	Policies CN7 and CN8 of the local plan recognise the importance of protecting community infrastructure and support the principle of retention unless there is an overriding case for change.

Section 4

Basic Conditions relating to EU Directives and the Assessment of Environmental Impacts

18. BDBC issued a screening opinion on 9th May 2024 which concluded that the neighbourhood plan would require an SEA and a HRA. It reached this conclusion primarily because the ONP includes the allocation of the Portals Mill site.

19. The SEA and HRA were carried out by AECOM on behalf of the parish council and issued in January 2025. Copies of both documents are submitted with the ONP.

20. The SEA concludes that policies of the ONP, in particular with regard to the Portals Mill site allocation have considered reasonable alternatives and will avoid significant negative effects.

21. The HRA concluded that there is a mechanism by which development within the scope of the ONP could have an effect on water quality in the catchment of the River Test, which in turn discharges into the Solent via Southampton Water. This gives rise to the possibility of adverse effects on the Solent and Southampton Water SPA, Solent and Dorset Coast SPA and the Solent Maritime SAC. Development proposals within the River Test catchment (and thereby the condition of the River Test) should be properly considered in determining whether consent should be granted. Policy LEB3 of the ONP has been incorporated specifically to ensure that this impact can be tested and mitigated.

Humans Rights and Equalities Considerations Conclusion

22. ONP has sought to engage the whole community during the preparation of the plan and to produce policies which are consistent with its statutory duties relating to equality and protected characteristics.

23. It has considered whether there any of the policies would have a specific adverse effect on people with protected characteristics or create the likelihood of a breach of human rights. It has concluded that there would be no such effects.

24. It therefore believes that it has fulfilled its legal obligations under the Equality Act 2010 and the Human Rights Act 1998 and acted in the best interests of the local community taken as a whole in preparing the plan.

Conclusion

25. The parish council considers that the ONP as submitted meets all of the necessary legal requirements and complies with the basic conditions.