Overton Neighbourhood Development Plan

Consultation Statement

Published July 2025

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1. Introduction

1.1. In accordance with the Neighbourhood Planning (General) Regulations 2015, Part 3 "Neighbourhood Development Plans", Section 15(2), this Consultation Statement:

a. contains details of the people and bodies who were consulted about the proposed neighbourhood development plan
b. Explains how they were consulted
c. Summarises the main issues and concerns raised by the persons consulted; and
d. Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

1.2. This statement is submitted by Overton Parish Council under Regulation 15 to support the draft Neighbourhood Development Plan (NDP).

1.3. The NDP applies to the whole of Overton Civil Parish, which was designated in July 2013. The designated neighbourhood development plan area can be seen on Figure 1.

1.4. The Local Planning Authority for the Overton Neighbourhood Plan Area is Basingstoke and Deane Borough Council.

1.5. Overton Parish Council is the Qualifying Body and the appropriate body for the purposes of preparing a Neighbourhood Development Plan.

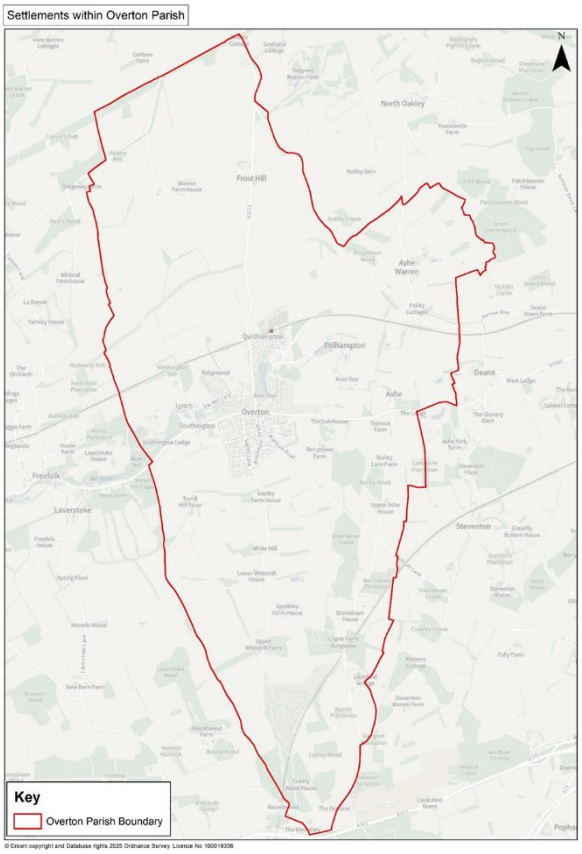


Figure1: Map of the civil parish of Overton

2. Overview

2.1. Overton Parish lies in North Hampshire, with the population centres of Basingstoke, Winchester, Andover and Newbury to its east, south, west and north respectively, all accessible within a half-hour journey by car. Originally centred around St. Mary's Church to the north of the river, Overton was established around 1218 as a market town by the Bishops of Winchester. Several narrow central roads remain forming a grid pattern while the width of Winchester Street reflects its former use for fairs and markets. Similarly, the creation of weirs and leats on the River Test in Anglo-Saxon times is evidenced by the continued presence of three historic mills at Quidhampton, Town Mill and Southington.

2.2. Whilst predominately rural as a parish, the village of Overton has seen significant development spreading out beyond the river valley and up onto the surrounding hills. In 2021 the population of Overton reached 4,700. Compared with England as a whole the demographics show a comparatively older population with the 15-39 age group accounting for only 24% of local residents compared with 32% nationally.

3. Background and process

On the 21st July 2016, pursuant to the Localism Act 2011 Schedule 38A(9) and Regulation 19 of the Neighbourhood Planning (General) Regulations 2012, Basingstoke and Deane Borough Council (BDBC) 'made' the Neighbourhood Development Plan.

In October 2021, following a delay due to the Covid Pandemic, Overton Parish Council decided to review its Neighbourhood Development Plan (NDP) at the same time as Basingstoke and Deane reviewed its Local Plan. Volunteers were recruited from across the Parish to be a part of the NDP review group. The first meeting of the NDP review group was held in January 2022. This group worked under Terms of Reference (TOR) set by Overton Parish Council. The TOR can be found on the Overton Parish Council website , OPC – Neighbourhood Development Plan, and is attached at Appendix H. Minutes from the NDP review group can also be found on the Council website. Dates for the NDP review group meetings were publicised in the parish council's newsletter, 'News and Views', and meetings were held in public.

The NDP review group decided that a survey questionnaire should be devised to gather the views of Overton people about a whole range of matters - from the criteria that should be used when deciding where new houses should be built to how people get around the village and what other services they would value.

This questionnaire was approved by full Parish Council in May 2022 and sent out in the July edition of Overton News and Views. The closing date for responses was the end of August 2022. The questionnaire can be found in Appendix A.

This survey asked a number of questions including 'What things are most important to you about living in Overton' and 'What do you consider most important when choosing sites for new housing?'

The results (467 people responded) came back overwhelmingly valuing and wanting to protect the environment and the countryside in the Parish of Overton. 94% (441 respondents) said it was very important to protect the countryside around the village, and 89% said it was very important to protect the natural environment (such as trees, hedges and biodiversity). People did not want green fields to be built on.

The detailed Survey results can be found in Appendix B. In order that the relative importance of each issue is consistent, all responses within the Appendix B are shown as a percentage of the total (467), not the number of responses to a particular question. This avoids the situation where maybe 100 people responded to a question and a count of 25 for a particular element of the question implies the 25% of the village think this way when in fact 79% of respondents didn't consider the question significant enough to provide any answer and only 5% provided the answer under consideration. The percentages shown are whole numbers only, no fractions; therefore any count less than 2 will show as 0%.

This was all before the Portals Mill closed in December 2022.

In the spring of 2023, with the possibility of the Portals site(s) being developed, it was felt important to establish whether Overton people still opposed building on green field sites and to find out what they thought about building on the brown field sites that had become available.

A Consultation Event was held on the 2nd May 2023 between 2pm and 9pm to pose a range of questions specifically relating to the Portals Mill Site. Of those that voted at the

event 86.6% wanted to build on brown field sites only. They also wanted a mixture of housing and other buildings, including a retail outlet to serve the local community, adequate parking for residents/ users of the railway station onsite and wanted the settlement ponds re-filled with water and to become a nature reserve open to the public. The results of the Consultation Event can be found in Appendix C.

Communicating the stages of the NDP review and how it was progressing were shared through updates in the Parish Council newsletter – Overton News and Views, and on the Parish Council social media and website.

The NDP was drafted taking into account the views from both the survey and Consultation Event. Other organisations were involved in the drafting of the NDP. Environment policies were drafted with the help of members of Overton Biodiversity Society and the environment group from Sustainable Overton. Local businesses were consulted about the Village Centre and Businesses' policies.

Regulation 14 Consultation - The draft NDP was made available to residents and consultees for 6 weeks during February and March 2025, with digital copies available on the Overton Parish Council website and printed copies available in the Parish Office and Library. A Regulation 14 Consultation Event was held on 22 February 2025 in the St. Mary's Church Rooms. Overton people's comments, as well as those from other consulted bodies, have been incorporated into the Regulation 16 version.

At a full Overton Parish Council meeting on the 27th May 2025 the parish council approved a motion proposing the Neighbourhood Development Plan should be submitted to Basingstoke and Deane Borough Council for Regulation 16 Consultation. The minutes for this meeting can be seen on the parish council's website.

4. Regulation 14 NDP Consultation Process

The consultation period ran from 1 February to 16 March 2025. We developed a comprehensive marketing campaign to ensure high visibility of the draft Neighbourhood Development Plan and inform each stakeholder group, including Statutory, non-statutory consultees, including residents, how they could review and provide feedback on the plan. The consultation event took place on 22 February 2025.

4.1. Marketing and Communications

We designed various marketing materials, both digital and printed, to ensure we promptly reached all stakeholder groups through every channel. This activity began before the consultation period, starting with a “Save the Date” campaign and continued through the consultation period until closure on 16 March.

4.1.1. Social Media

Overton Parish Council has just over 4,000 followers on Facebook across a broad age demographic. We consistently focused on raising awareness of the consultation process.

Before commencement, we promoted the upcoming consultation event with a Save the Date campaign.

During the consultation period, we continuously provided details on accessing information regarding the plan and the Consultation Event date.

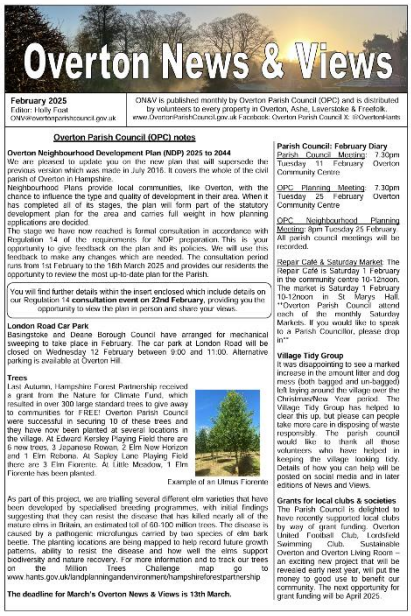
As we neared the end of the consultation period, we posted reminders of the approaching deadline for comment.

4.1.2. Overton News and Views

Overton News & Views, the Parish Council's monthly newsletter, is delivered to all households and businesses. It is the most effective channel within the Parish for information dissemination and, based on feedback, is the most valued form of communication for residents. For a list of business premises to which this was delivered see Appendix I.

The February edition was delivered during the last week of January and included information on the front page highlighting the Regulation 14 Neighbourhood Development Plan Consultation.

Within this edition, we produced a double-sided A4 insert detailing the process and how to take part.



Overton News & Views

February 2025
Editor: Holly Foat
ONV@overtonparishcouncil.gov.uk

ON&V is published monthly by Overton Parish Council (OPC) and is distributed by volunteers to every property in Overton, Ashe, Laverstoke & Freefolk.
www.OvertonParishCouncil.gov.uk Facebook: Overton Parish Council X: @OvertonHants

Overton Parish Council (OPC) notes

Overton Neighbourhood Development Plan (NDP) 2025 to 2044
We are pleased to update you on the new plan that will supersede the previous version which was made in July 2016. It covers the whole of the civil parish of Overton in Hampshire.
Neighbourhood Plans provide local communities, like Overton, with the chance to influence the type and quality of development in their area. When it has completed all of its stages, the plan will form part of the statutory development plan for the area and carries full weight in how planning applications are decided.
The stage we have now reached is formal consultation in accordance with Regulation 14 of the requirements for NDP preparation. This is your opportunity to give feedback on the plan and its policies. We will use this feedback to make any changes which are needed. The consultation period runs from 1st February to the 16th March 2025 and provides our residents the opportunity to review the most up-to-date plan for the Parish.

You will find further details within the insert enclosed which include details on our Regulation 14 **consultation event on 22nd February**, providing you the opportunity to view the plan in person and share your views.

London Road Car Park
Basingstoke and Deane Borough Council have arranged for mechanical sweeping to take place in February. The car park at London Road will be closed on Wednesday 12 February between 9:00 and 11:00. Alternative parking is available at Overton Hill.

Trees
Lest Autumn, Hampshire Forest Partnership received a grant from the Nature for Climate Fund, which resulted in over 300 large standard trees to give away to communities for FREE! Overton Parish Council were successful in securing 10 of these trees and they have now been planted at several locations in the village. At Edward Kersley Playing Field there are 6 new trees, 3 Japanese Rowan, 2 Elm New Horizon and 1 Elm Rebona. At Supley Lane Playing Field there are 3 Elm Fiorente. At Little Meadow, 1 Elm Fiorente has been planted.

Example of an Ulmus Fiorente

As part of this project, we are trialling several different elm varieties that have been developed by specialised breeding programmes, with initial findings suggesting that they can resist the disease that has killed nearly all of the mature elms in Britain, an estimated toll of 60-100 million trees. The disease is caused by a pathogenic microfungus carried by two species of elm bark beetle. The planting locations are being mapped to help record future growth patterns, ability to resist the disease and how well the elms support biodiversity and nature recovery. For more information and to track our trees on the Million Trees Challenge map go to www.hants.gov.uk/landplanningandenvironment/hampshireforestpartnership

The deadline for March's Overton News & Views is 13th March.

Parish Council: February Diary
Parish Council Meeting: 7.30pm Tuesday 11 February Overton Community Centre

OPC Planning Meeting: 7.30pm Tuesday 25 February Overton Community Centre

OPC Neighbourhood Planning Meeting: 8pm Tuesday 25 February. All parish council meetings will be recorded.

Repair Café & Saturday Market: The Repair Café is Saturday 1 February in the community centre 10-12noon. The market is Saturday 1 February 10-12noon in St Marys Hall. **Overton Parish Council attend each of the monthly Saturday Markets. If you would like to speak to a Parish Councillor, please drop in**.

Village Tidy Group
It was disappointing to see a marked increase in the amount litter and dog mess (both bagged and un-bagged) left laying around the village over the Christmas/New Year period. The Village Tidy Group has helped to clear this up, but please can people take more care in disposing of waste responsibly. The parish council would like to thank all these volunteers who have helped in keeping the village looking tidy. Details of how you can help will be posted on social media and in later editions of News and Views.

Grants for local clubs & societies
The Parish Council is delighted to have recently supported local clubs by way of grant funding. Overton United Football Club, Lordsfield Swimming Club, Sustainable Overton and Overton Living Room – an exciting new project that will be revealed early next year, will put the money to good use to benefit our community. The next opportunity for grant funding will be April 2025.

OVERTON NEIGHBOURHOOD DEVELOPMENT PLAN
2025–2044

We are pleased to update you on the Overton Neighbourhood Development Plan (NDP) which covers the period from 2025 to 2044. The new plan will supersede the previous version which was made in July 2016. It covers the entire civil parish of Overton in Hampshire.

Neighbourhood Plans provide local communities, like Overton, with the chance to influence the type and quality of development in their area. When it has completed all of its stages the plan will form part of the statutory development plan for the area and carries full weight in how planning applications are decided.

We have now reached the formal consultation stage in accordance with Regulation 14 of the requirements for NDP preparation. This is your opportunity to give feedback on the plan and its policies. We will use this feedback to make any needed changes and may need to consult again if they are substantial. The plan will then be submitted to Basingstoke and Deane Borough Council who will conduct a further consultation (Regulation 16) before submitting it to a formal examination process. After an independent examiner has given their assessment, a final version will be put to a referendum of the Overton electorate.

The consultation period runs from February 1 until March 16, 2025, and provides our residents the opportunity to review the most up-to-date plan for the Parish.

You can view the plan on our website now and be able to leave any comments on the form provided. **On Saturday, February 22,** full details of the NDP will be available for all to view at the Church Rooms at St Mary's Church, and our Parish Councillors will be available to answer any questions you may have. We encourage as many residents as possible to attend and provide feedback. We look forward to seeing you then.

Kind Regards,
Anne
Anne Phillips
Chair, Overton Parish Council

OVERTON NEIGHBOURHOOD DEVELOPMENT PLAN
2025–2044

Overton Parish Council

The **Regulation 14 consultation** process runs from February 1 to March 16, 2025, and provides our residents the opportunity to review the most up-to-date plans for the Parish.

HAVE YOUR SAY
on the Neighbourhood Plan

You can find the plan right now on our website and leave your comments there, or review it in detail at our consultation event on February 22 where our Parish Councillors will be on hand to answer your questions.

22 FEBRUARY 11AM–7PM
ST MARY'S CHURCH ROOMS
CHURCH RD, OVERTON
BASINGSTOKE RG25 3HT
Refreshments provided

CONTACT US
Parish Council Office
Overton Community Centre
Every Weds 9.30am–1.30pm
01256 771313

4.1.3. Parish Flyer

OVERTON NEIGHBOURHOOD DEVELOPMENT PLAN
2025–2044

Overton Parish Council

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We produced an A5 flyer as a handout available in a selection of shops and public buildings throughout the parish, including through our Parish Office.

The flyer promoted the Consultation event taking place on 22 February.

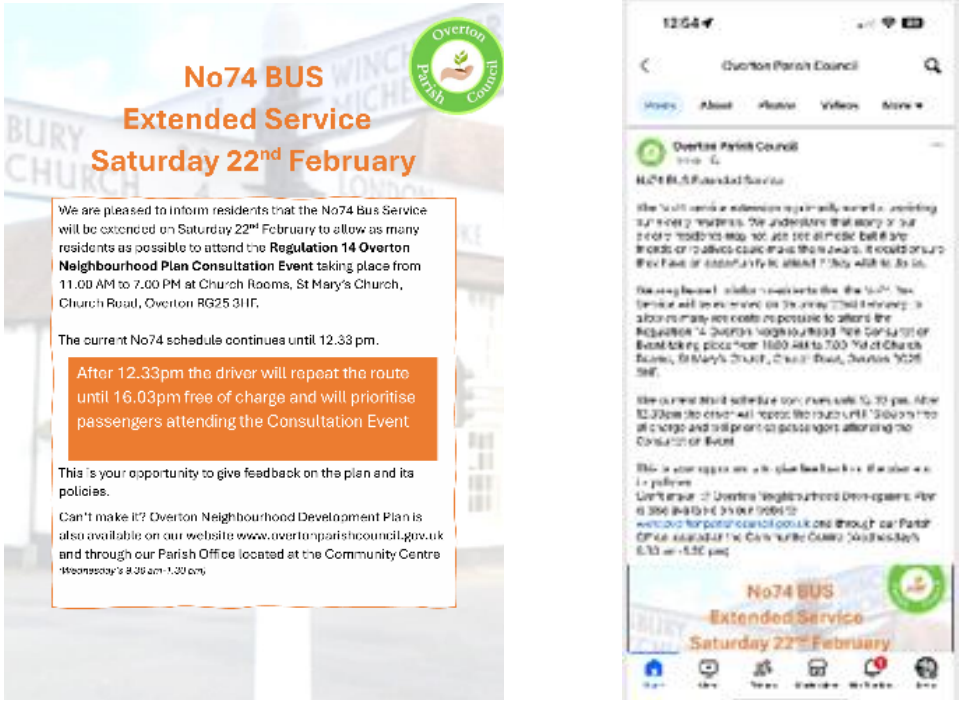
4.1.4. Parish Council Website

Our website www.overtonparishcouncil.gov.uk was updated to include:

4.1.4.1. The draft Neighbourhood Development Plan and Appendices
4.1.4.2. A custom feedback form (also available offline)
4.1.4.3. Home page notification throughout the consultation period
4.1.4.4. An ndp@overtonparishcouncil.gov.uk email address for ease of communication
4.1.4.5. Information provided on accessibility of documents in other formats as required

4.2. Extension of Local Bus Service

To assist elderly residents or those with mobility issues wishing to attend the consultation event on 22 February, we extended the local community bus service. In addition to publishing this information online, we produced posters for our parish noticeboards. This extension to the service was funded by Overton Parish Council.



Social Media and printed posters to promote the extended bus service

5. Regulation 14 NDP Consultation Event

We held our Regulation 14 Neighbourhood Development Plan Consultation Event on the 22nd February 2025, 10.00 am – 7.00 pm at the Church Rooms located at St Mary's Church, Overton. 130 Residents attended the event.

5.1. We produced 18 display boards (numbered 1-18 to facilitate viewing order) summarising the key aspects of the draft neighbourhood plan for attendees to review with Parish Councillors on hand to answer questions. We also had hard copies of the draft plan, including appendices if requested.

Regulation 14 Consultation

Overton Neighbourhood Development Plan

We value your feedback on the Overton Neighbourhood Development Plan. Please use this feedback form to comment on any of the policies or use our feedback form on our website https://overtonparishcouncil.gov.uk/ndp2025feedbackform/

Or access the feedback form by scanning the QR code.

Personal Information

Please provide your contact details so we can keep residents informed about the plan's progress.

- Name: _____
- email: _____
- Postcode: _____

☐ I agree to my data being processed under the Privacy Policy which can be reviewed here: https://overtonparishcouncil.gov.uk/privacy-policy/

Key Policies

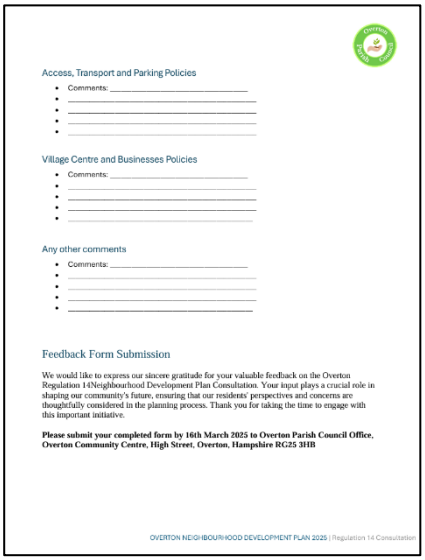
Housing and New Development Policies

- Comments: _____

Landscape, Environment and Biodiversity Policies

- Comments: _____

OVERTON NEIGHBOURHOOD DEVELOPMENT PLAN 2025 | Regulation 14 Consultation



Access, Transport and Parking Policies

- Comments: _____

Village Centre and Businesses Policies

- Comments: _____

Any other comments

- Comments: _____

Feedback Form Submission

We would like to express our sincere gratitude for your valuable feedback on the Overton Regulation 14Neighbourhood Development Plan Consultation. Your input plays a crucial role in shaping our community's future, ensuring that our residents' perspectives and concerns are thoughtfully considered in the planning process. Thank you for taking the time to engage with this important initiative.

Please submit your completed form by 16th March 2025 to Overton Parish Council Office, Overton Community Centre, High Street, Overton, Hampshire RG25 3HB

OVERTON NEIGHBOURHOOD DEVELOPMENT PLAN 2025 | Regulation 14 Consultation

5.2. Attendees could provide feedback at the event using a pre-printed questionnaire or complete it online via the QR Code. Most people who responded did so using the on-line form or by sending emails but 8 people handed completed questionnaires to the clerk in the parish office.

6. Statutory and Non-Statutory Communications, Responses and Feedback

The consultation process included specific actions regarding the capture of feedback from Statutory and non-statutory consultees.

6.1. Statutory Consultees: Outbound Communication

We sent the following email notification to 81 statutory consultees, including Developers and Landowners, on 30 January 2025. See Appendix G for a full list of consultees and Appendix J for the rationale for who was consulted/the selection of consultees.

Statutory Notification: Regulation 14 Consultation Overton Neighbourhood Development Plan 2025-2044

In accordance with Regulation 14 consultation, we are writing to formally notify you of the opportunity to review the updated Neighbourhood Development Plan (NDP) covering the period from 2025 to 2044. The updated plan will supersede the previous version, which was made in July 2016.

The consultation period will run from 1st February to 16th March 2025. During this time, you can access the plan and its policies on our website. A physical copy of the plan will be available for review at the Parish Council Office and Overton Library. For alternative formats of the plan, please contact clerk@overtonparishcouncil.gov.uk

Please submit feedback to ndp@overtonparishcouncil.gov.uk

Our consultation event will take place on Saturday, 22nd February from 11:00 am to 7:00 pm at the Church Rooms at St Mary's Church. Our Parish Councillors will be present to answer any questions you may have.

Kind Regards,

Anne Phillips

Chair

Overton Parish Council

A further email notification was sent on 31 January, 2025, stating the documents were available for review on the Parish Council website and in hard copy if required via the Parish Office.

6.2. Non-statutory Consultees: Outbound Communication

We sent the following email notification to 240 non-statutory consultees on 30 January 2025. These were residents who had attended the May 2023 Consultation event and provided their email address to be contacted when further information was available, as stated in the email that was sent (below).

Overton Neighbourhood Development Plan 2025-2044 Regulation 14 Consultation

1st February to 16th March 2025

Our previous Neighbourhood Plan Consultation was in May 2023. For residents who provided feedback at that time, and in compliance with General Data Protection Regulation (GDPR), you opted in to receive further information in relation to the plan.

The updated Overton Neighbourhood Development Plan (NDP) covers the period from 2025 to 2044. The new plan will supersede the previous version which was made in July 2016. It covers the whole of the civil parish of Overton in Hampshire.

The stage we have now reached is formal consultation in accordance with Regulation 14 of the requirements for NDP preparation. This is an opportunity to again provide feedback on the plan and its policies. We will use this feedback to make any changes which are needed. We may need to consult again if changes are substantial, but we hope that this will not be necessary. The plan will then be submitted to Basingstoke and Deane Borough Council who will conduct a further consultation (Regulation 16) before submitting the plan to a formal examination process. After an independent examiner has given their assessment, and recommended any necessary changes, the final version will be put to a referendum of the Overton electorate.

The consultation period runs from 1st February to the 16th March 2025 and provides opportunity to review the most up-to-date plan for the Parish.

You can view the plan and policies on our website from 1st February and leave any comments on the feedback form provided**. You can also review a copy of the plan at the Parish Council Office / Overton Library.** To ensure accessibility of information, if you require any other format of the plan please contact clerk@overtonparishcouncil.co.uk

On Saturday 22nd February 11.00am to 7.00pm, full details of the Neighbourhood Development Plan (NDP) will be available for all to view at the Church Rooms at St Mary's Church and our Parish Councillors will be available to answer any questions you may have. We look forward to seeing you then.

Kind Regards,

Anne Phillips
Overton Parish Council (Chair)

A further email notification was sent 31 January, 2025, stating the documents were available for review on the Parish Council website and in hard copy if required via the Parish Office.

6.3. Statutory Body Comments and Responses to the NDP Regulation 14 Consultation

We received responses from the following Statutory Bodies:

- Basingstoke and Deane Borough Council
- Southern Water
- National Gas Transmission
- Natural England
- Historic England
- NHS Hampshire and IoW
- Hampshire County Council – Public Health Authority
- Hampshire County Council – Local Highway Authority
- Hampshire County Council – Waste Management Authority

Basingstoke and Deane Borough Council made a number of detailed comments aimed at making the policies of the NDP more readily applied in the assessment of future planning applications.

The most significant comment regarding the specific development of the site came from Southern Water who stated that the current foul water infrastructure in Overton could not sustain the increase in dwellings proposed without an upgrade. Occupation of any new dwellings would need to be phased in line with increased capacity being made available.

Southern Water also requested that additional conditions around the use of porous materials for paving and the management of run-off be included.

The capacity of Overton Surgery to accommodate the increase in residents was questioned by NHS Hampshire and IoW who considered that the surgery was already oversubscribed.

The Local Highways Authority drew attention to the issues with both proposed access points to the Overton Mill site north of the railway line and require that additional technical assessment of these alternatives be undertaken.

The Public Health Authority made a number of comments regarding the provision of Green Spaces and the need to encourage ‘active travel’.

The Waste Management Authority responses primarily focused on the re-use of materials in the new development.

The National Gas Transmission Board stated that the proposed development would not impact any of their infrastructure.

Natural England made no comment on the NDP while Historic England requested that the current buildings on the proposed development should be assessed for the possibility of reuse to preserve any significant examples of industrial architecture.

The detailed comments and responses can be found in Appendix D.

6.4. Developers and Landowners Comments and Responses to the NDP Regulation 14 Consultation

The following landowners and developers, or their representatives, responded to the Regulation 14 Consultation:

- CBRE – Overton Mill site
- Natta – land north west of Overton School
- Bargate – land west of Sapley Lane
- Multiskill – land east of Court Drove
- Freefolk Farms Ltd – land west of Kingsclere Road
- Lilybell Ltd – land off Vinns Lane

While there were some minor differences between the responses, they fell into 2 general areas. Namely:

- The housing allocation given to Overton of 250 dwellings is likely to be increased as a result of central government increasing the number allocated to Basingstoke and Deane Borough Council. As a result of these comments Overton Parish Council requested an updated indicative housing requirement from BDBC, which was received in July 2025. This confirmed that the indicative housing requirement for Overton was 250 homes and that any future uplift was not expected to cause the Neighbourhood Development Plan to breach the basic conditions. The response from BDBC can be seen in Appendix F of the draft Overton Neighbourhood Development Plan (July 2025).
- The Strategic Environmental Assessment grouped the sites into a ‘northern’ group, a ‘southern’ group and the Mill site and assessed each group’s suitability to deliver the 250 dwellings. The respondents felt that their site would have fared better if assessed separately. The over-riding factor is that the NPPF prioritises the development of previously developed brown-field sites where these are available and the Mill site can deliver more than the required number of dwellings, these sites are not required to satisfy the indicative housing requirement plus a significant uplift.

Additionally, 2 sites stated that they already have planning applications in the system and hence should be included in the NDP. Any planning application in the system will be assessed on the basis of the current NDP and Local Plan. The draft NDP has no effect on these applications even though they are not allocated in the new plan.

The detailed comments and OPC responses can be found in Appendix E.

6.5. Non-Statutory Consultees' (residents) Comments and Responses to the NDP Regulation 14 Consultation

275 comments were received from 43 people. Of the 275 comments received 83 were simple comments of support for the NDP or saying thank you to those that had written the plan. There was only one individual who did not support the plan wanting to “leave this village alone, it’s a village of beauty leave it that way” and “village cannot accept any more traffic”.

The vast majority of comments focused on:

- Concerns about infrastructure
- Suggesting small amendments to the plan
- Pointing out minor inaccuracies or typos.
- Support for looking after the landscape, nature and biodiversity

Infrastructure concerns focused on problems with parking in the village, maintaining the historic village centre, how drainage would cope with new development, how schools and the GP surgery would manage with more people living in the parish and concerns about traffic.

There was support for looking after wildlife and biodiversity and protecting and enhancing the surrounding landscape especially the River Test.

There was support for access to the Mill Site via the Kingsclere Road as well as Station Road but concerns about more traffic generation. There were also concerns about access to the site for construction traffic.

Respondents wanted to encourage business in the centre of the village and stated that it was important to have walking and cycling access to the village from the Mill Site

The detailed comments and responses can be found in Appendix F.

VISION FOR OVERTON (NEIGHBOURHOOD PLAN QUESTIONNAIRE)

WE NEED YOUR VIEWS

Introduction from Anne Phillips, Chair of Overton Parish Council

Included within this month's News and Views is a very important questionnaire that Overton Parish Council is asking all Overtonians to complete.

The Basingstoke & Deane Borough Council Local Plan is being re-written and as a result Overton Parish Council is reviewing the current Neighbourhood Plan. The new Neighbourhood Plan will run until 2039 and it is important you complete the questionnaire because the answers that are given will determine how the plan is reviewed, what changes are made to it and how development is managed in the future.

The Neighbourhood Plan means just that – it is a plan for the neighbourhood – in our case Overton. The Parish Council might be organising the review but what counts is what the people of Overton want, so please use this questionnaire to tell us. And don't forget to ask your children to fill in a copy too – it's their future in Overton we want to get right.

The easiest way to complete the questionnaire is online at:

https://www.surveymonkey.co.uk/r/39LJXS9

If you do not have access to the internet, please complete the paper copy and deliver it to the Parish Office, or you can put it through the door at either Little Court, Church Road or 6 Greyhound Lane.

Additional paper copies of the questionnaire are available from the parish office – please visit on Tuesdays or Thursdays or contact the Clerk at clerk@overtonparishcouncil.gov.uk or on 01256 771919.

The questionnaire should take about 20 minutes to complete.

Please complete the questionnaire by 31st July 2022.

Thank you very much for taking part.

1. What things are most important to you about living in Overton?

		Very Important	Fairly important	Not important
1	The countryside around the village			
2	History of the buildings and traditional feel of the village			
3	Sense of community			
4	Views within the village			
5	Views from the village to the countryside			
6	Sports facilities			
7	Clubs, societies & church communities			
8	Local shops and businesses			
9	Pubs and restaurants			
10	Coffee shops and cafes			
11	Takeaways			
12	Green spaces in the village			
13	Footpaths in the village and to the surrounding countryside			
14	Good access to major roads			
15	Access to the railway network			
16	Access to the bus network			
17	Other things			

If you said 'other things', can you please say what they are?

2. If there is a particular view or place that is special to you, tell us about it here.

3. What do you consider to be the most important criteria for choosing sites for new housing?

		Very Important	Fairly important	Not important
1	Good vehicular access and road capacity			
2	Landscape quality of the site itself			
3	The impact of a development on the surrounding countryside			
4	Loss of food producing land			
5	Proximity to the village centre			
6	Environmental constraints such as losing trees and hedges, risk of flooding, biodiversity, formal designation as a Site of Special Scientific Interest (SSSI) or Site of Nature Conservation Interest (SINC)			
7	Proximity to public transport			
8	Proximity to community facilities			
9	Impact on the skyline from the village centre			
10	Creating green space within a new development			
11	Creating large buffer zones/wildlife corridors between sites			

Please list any other criteria that you believe to be important:

4. Thinking about new housing, what do you think about the following?

		Strongly agree	Agree	Don't have a view	Disagree	Strongly disagree
1	We will need more homes that do, or could, cater for the needs of elderly people					
2	We should encourage the sale of some plots for self-build					
3	We want variety in terms of size, materials, roof height and pitch. Proposals for developments where all the houses are more or less the same should be discouraged					
4	All new buildings (and major renovations) should be environmentally sustainable and efficiently built					
5	To reduce the use of land, large four-storey apartment blocks should be built					
6	We should encourage renewable energy, such as solar photovoltaic panels					
7	New homes should not be fitted with gas or oil boilers					
8	New homes should have grey water recycling					
9	New houses should have sufficient gardens and public access green space					
10	New houses should have sufficient parking					

Is here anything else you want to say about new housing?

5. What more do you think we should be doing to move towards producing renewable energy within Overton and the Local Area?

6. How many years have you lived in the village?

7. How long do you intend to stay in the village?

☐ 1-5 years ☐ 5-10 years ☐ 10+ years

If you intend to move in the next 5 years, please tell us why?

8. What size of house do you think should be built in the village to support future need (tick all that apply)?

Number of bedrooms (tick all that apply)

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 or more

9. What types of housing should be built in the village to support future need (tick all that apply)?

☐ Semi-detached house ☐ Flat ☐ Terraced house (including end terrace)

☐ Detached house ☐ Bungalow ☐ Purpose built retirement/property

☐ Other (please specify)_____

10. Thinking about getting around, what do you think about the following?

		Agree	Don't have a view	Disagree
1	I would to pay to park in the Overton Hill car park if lighting was provided and the surface was improved			
2	I would pay for parking at the station if lighting was provided and the surface was improved			
3	The road surface, pavement and lighting around the station should be improved			
4	The village needs more public Electric Vehicle rapid charging points			
5	The speed limits on routes to school and in the village centre should be reduced to 20mph to improve safety			

11. Do you commute to work?

☐ Yes ☐ No

12. If yes, how far do you travel?

☐ 0-5 miles ☐ 6-15 miles ☐ 16-50 miles ☐ 50 + miles

13. Do you use public transport?

☐ Yes ☐ No

14. If yes, what do you use it for?

☐ Commuting (school and/or work) ☐ Social/Leisure ☐ Both

15. Which form of public transport do you use?

☐ Trains ☐ Buses

If you drive to the station what facilities would encourage you to leave your car at home?

16. Tell us how we could increase the use of bicycles in and around the village:

17. Do you have an Electric Vehicle?

☐ Yes ☐ No

18. If NO, do you plan to get one in the next:

☐ 12 months ☐ 24 months ☐ At some point ☐ Never

19. There is a village shuttle bus (number 74) that travels around the village on Tuesday, Thursday and Saturday mornings

If the number 74 bus ran every week day would you use it? ☐ Yes ☐ No

Would you like the 74 bus to include new developments/more of the village? ☐ Yes ☐ No

Do you have mobility issues? ☐ Yes ☐ No

Do you use a wheelchair or mobility scooter or care for someone who does? ☐ Yes ☐ No

If you answered 'Yes' to either of the last two questions, how could we help you get around more easily?

20. Is there anything else you want to say about getting around?

21. Are you?

☐ Working? ☐ A student? ☐ Retired? ☐ Other?

22. Have you been?

Employed by a business or self-employed **and** based in Overton? ☐ Yes ☐ No

Working from home during the pandemic? ☐ Yes ☐ No

23. If you have been working from home, will you?

☐ Continuing to work from home? ☐ Returning to work in an office full time?

☐ Returning to work in an office part time? ☐ Going to work in an office occasionally?

Would you use a coworking or shared office space in the village if one was available?

24. Communications

Have you been impacted by poor mobile signal in the village? ☐ Never ☐ Rarely ☐ Occasionally ☐ Frequently ☐ Always

Have you been impacted by poor Broadband in the village? ☐ Never ☐ Rarely ☐ Occasionally ☐ Frequently ☐ Always

25. Generally speaking, do you feel safe in Overton?

☐ Yes ☐ No

Why did you give this answer?

☐ Yes ☐ No

If no – why not?

27. If you shop/eat/drink in the village, which shops do you use and how often do you use them?

		Daily	Weekly	Monthly	Occasionally	Never
1	Bakery					
2	Butchers					
3	Greengrocers					
4	Deli					
5	Co-op					
6	Spar					
7	Gift shops					
8	Clothes shops					
9	Wine shop					
10	Pharmacy					
11	Hairdressers/Barbers/Beautician					
12	Florist					
13	Bathroom shop					
14	Charity Shop					
15	Dry cleaners					
16	Estate Agents					
17	Travel Agents					
18	Pet shop					
19	Pubs and restaurants					
20	Coffee shops and cafes					
21	Takeaways					
22	Library					
23	Public toilets					
24	Other					

Please specify other:

28. Would you use other shops and services if they were available?

☐ Yes ☐ No

If YES, please say what:

29. Do you use home delivery and if so, how often?

Groceries (supermarkets) ☐ Daily ☐ Weekly ☐ Monthly ☐ Occasionally ☐ Never

Other deliveries – Amazon/eBay etc ☐ Daily ☐ Weekly ☐ Monthly ☐ Occasionally ☐ Never

30. Thinking about how we enjoy our leisure time, what do you think about the following?

		Strongly agree	Agree	Don't have a view	Disagree	Strongly disagree
1	We should do more to provide facilities for young people					
2	I would be prepared to support/help to fund major improvements at the swimming pool					
3	We need facilities for more sports/activities					
4	If there were circular walking routes advertised, would you use them?					
5	I value the clubs and societies within the village					
6	I would value a safe area where children could learn to ride a bicycle					

31. What further facilities do you think it would be nice to have for young people?

32. Are there any sports and activities that require additional facilities within the village?

33. Are there any clubs and societies you would like to see introduced in the village?

34. I live in this road……

35. My age is?

☐ Under 18 ☐ 18-24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65+

36. If you can think of anything else that would be beneficial to people living in Overton – please use the box overleaf to let us know. You can also use this extra space to expand on any of your other answers.

Please either complete this online

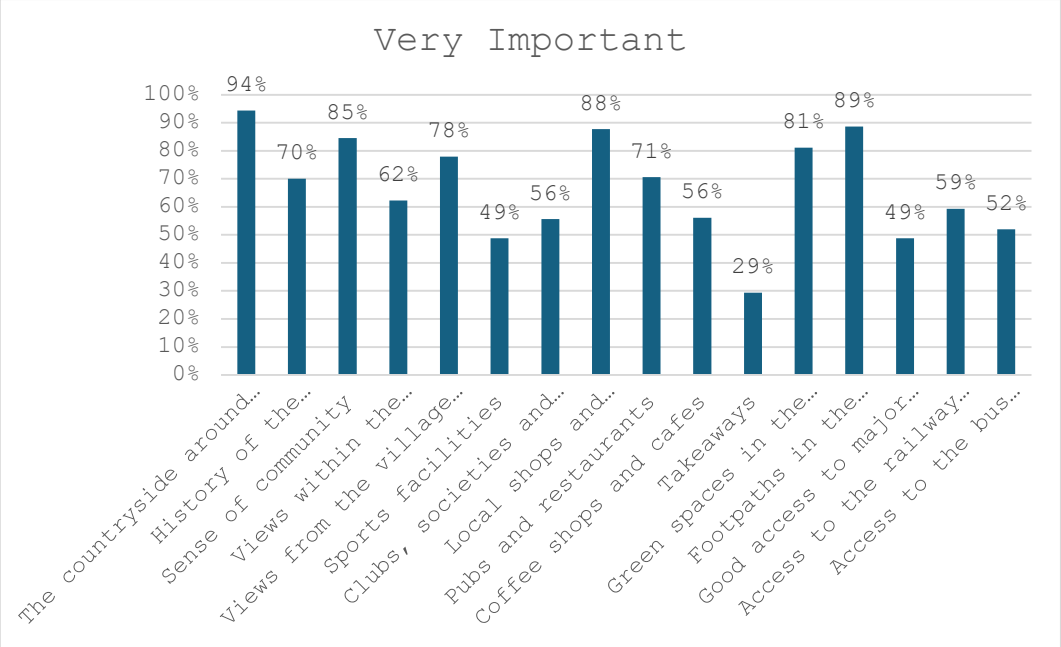
https://www.surveymonkey.co.uk/r/39LJXS9

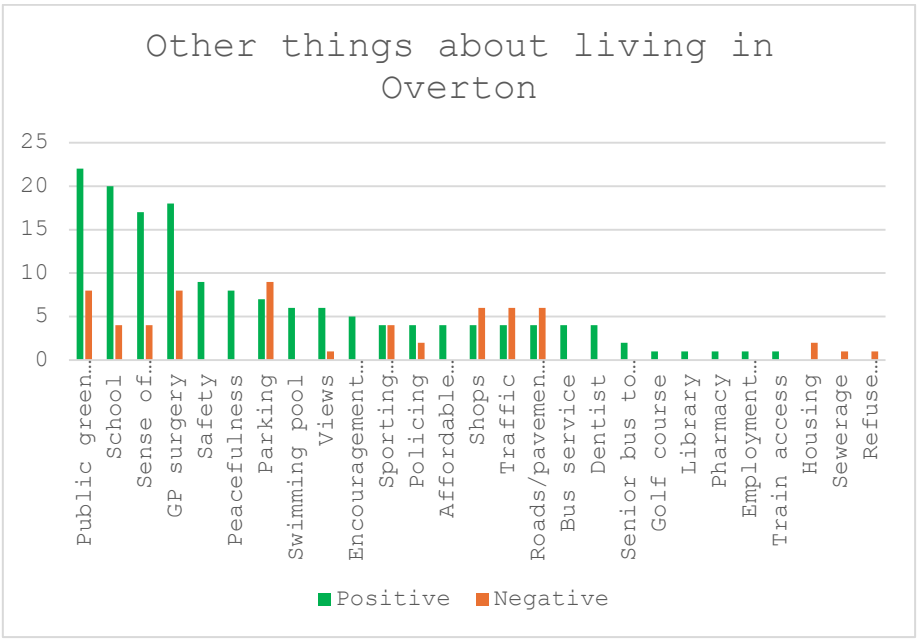
or return your paper version to the Overton Parish Council Office (in the Community Centre) by 31st July 2022 at the latest.

Thank you from Overton Parish Council

Appendix B: Survey Responses

Q1 What things are most important to you about living in Overton?



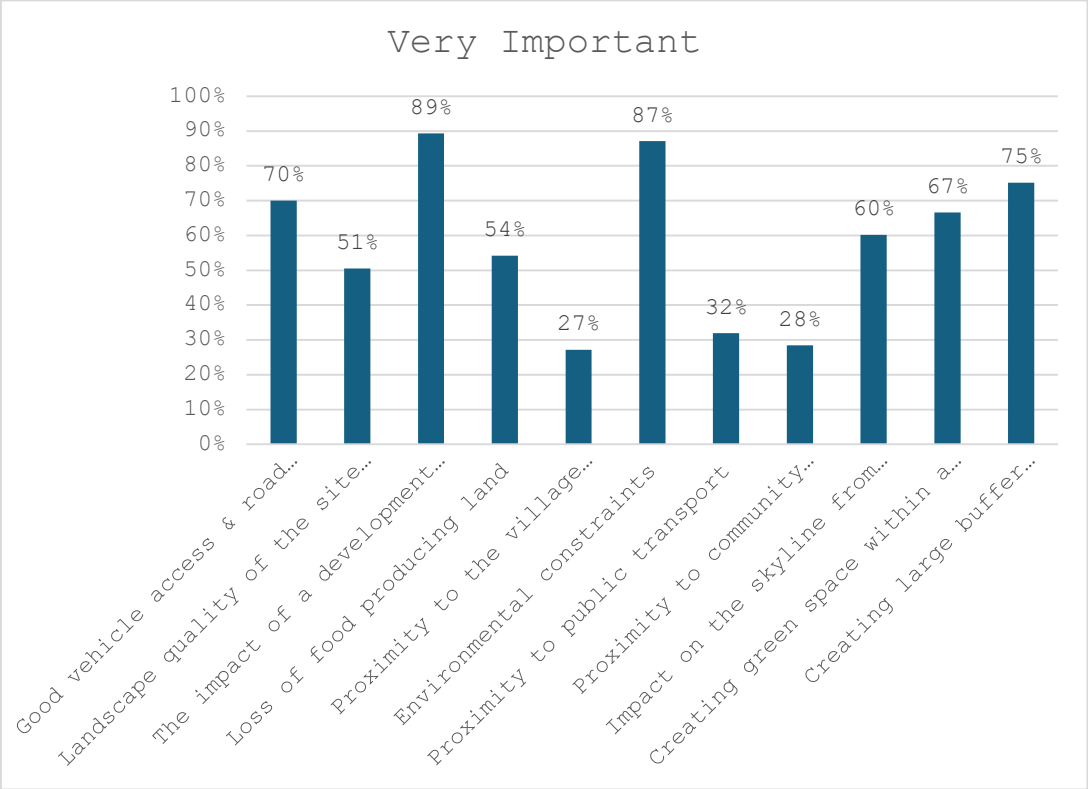


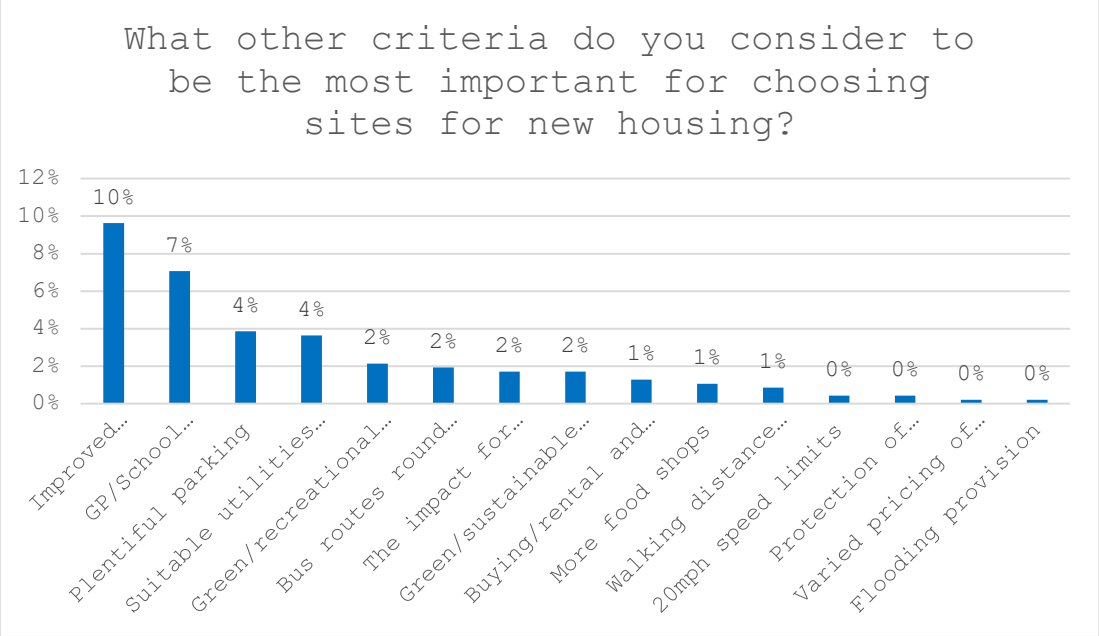
122 responses were received to this question and the numbers shown here are a count of responses, not percentages. We have shown how many people considered each element to be either a positive or negative aspect of living in Overton.

Q2 If there is a particular view or place that is special to you, tell us about it

View	No
River/Flashetts	64
To North Field	61
Church	50
Open fields/countryside	21
To south	15
Overton Hill green space	11
From Harroway	11
Silk Mill Lane/Southington	10
From Dellands	10
From Berrydown North	7
Path to Overton School	5
From south	4
FP14 - south	4
Path to Ashe/Deane	3
David's Wood	3
Winchester Steet	2
Town Meadow to School	2
SMH garden	2
Polhampton	2
Straight Lane	1
Recreational Facilities	1
High Street	1
From school south	1
Court Drove	1
Community Centre	1
All of it	1
Greyhound Lane North	1

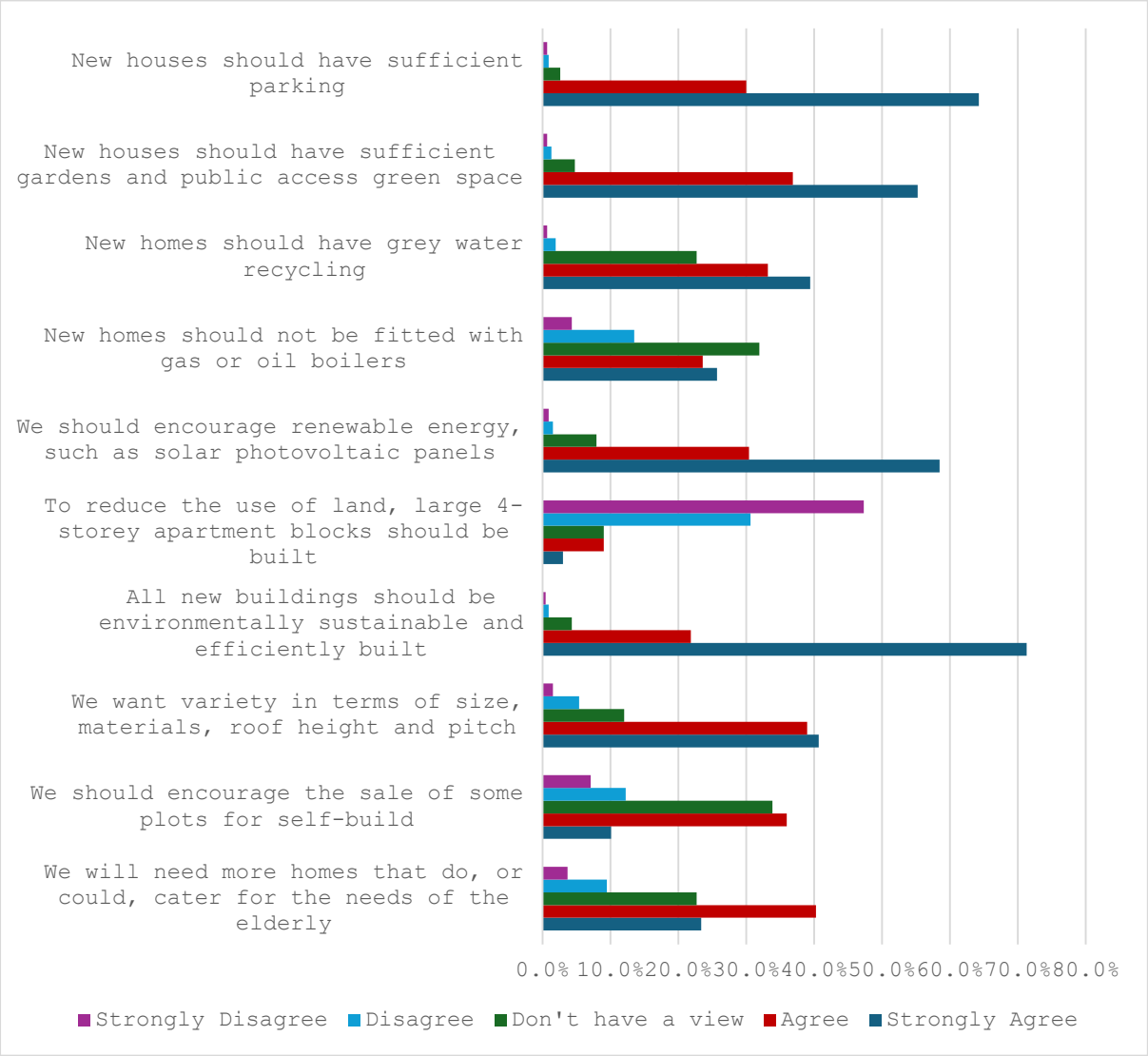
Q3 What do you consider to be the most important criteria for choosing sites for new housing?

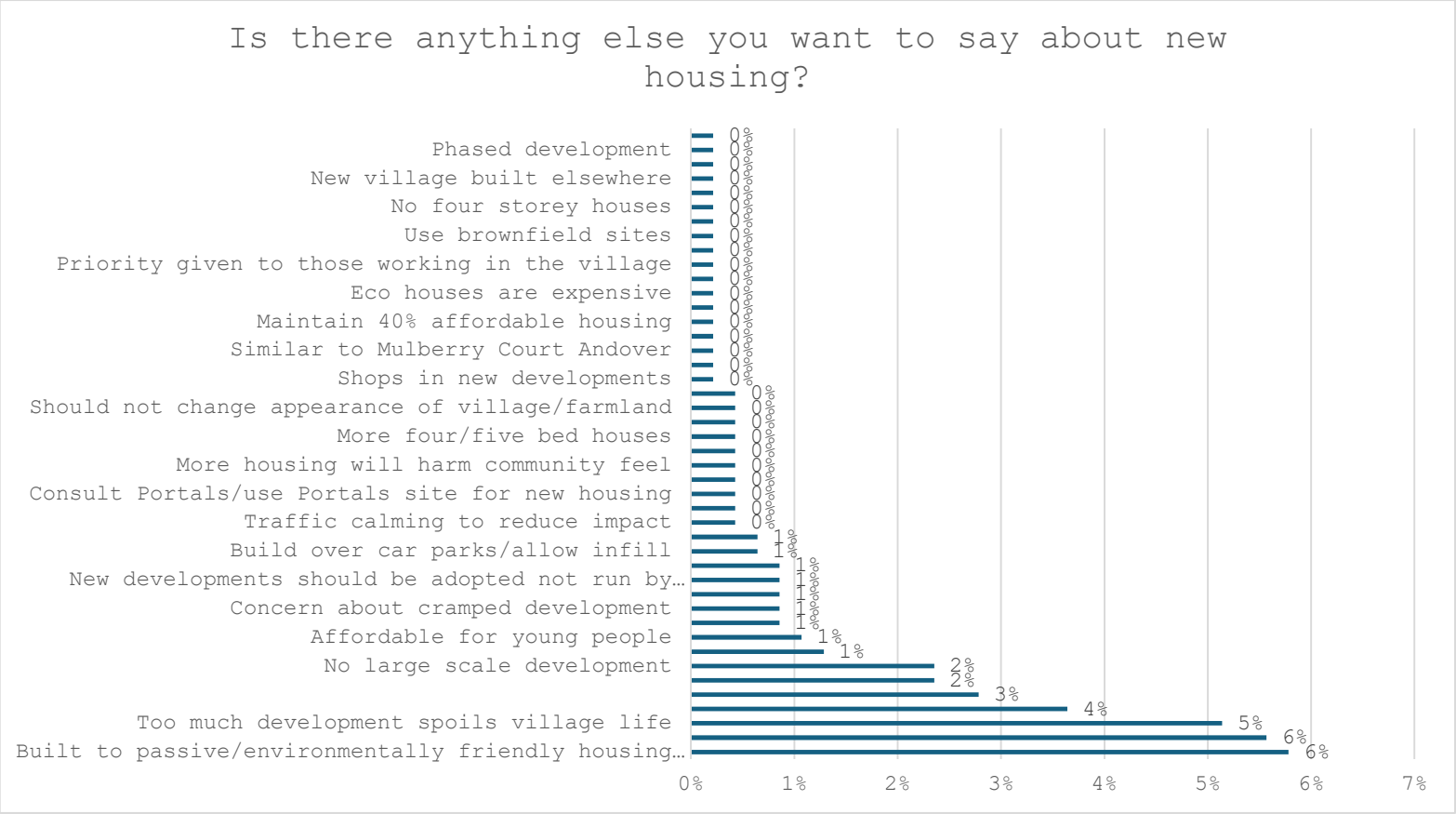




134 responses were received to this open question.

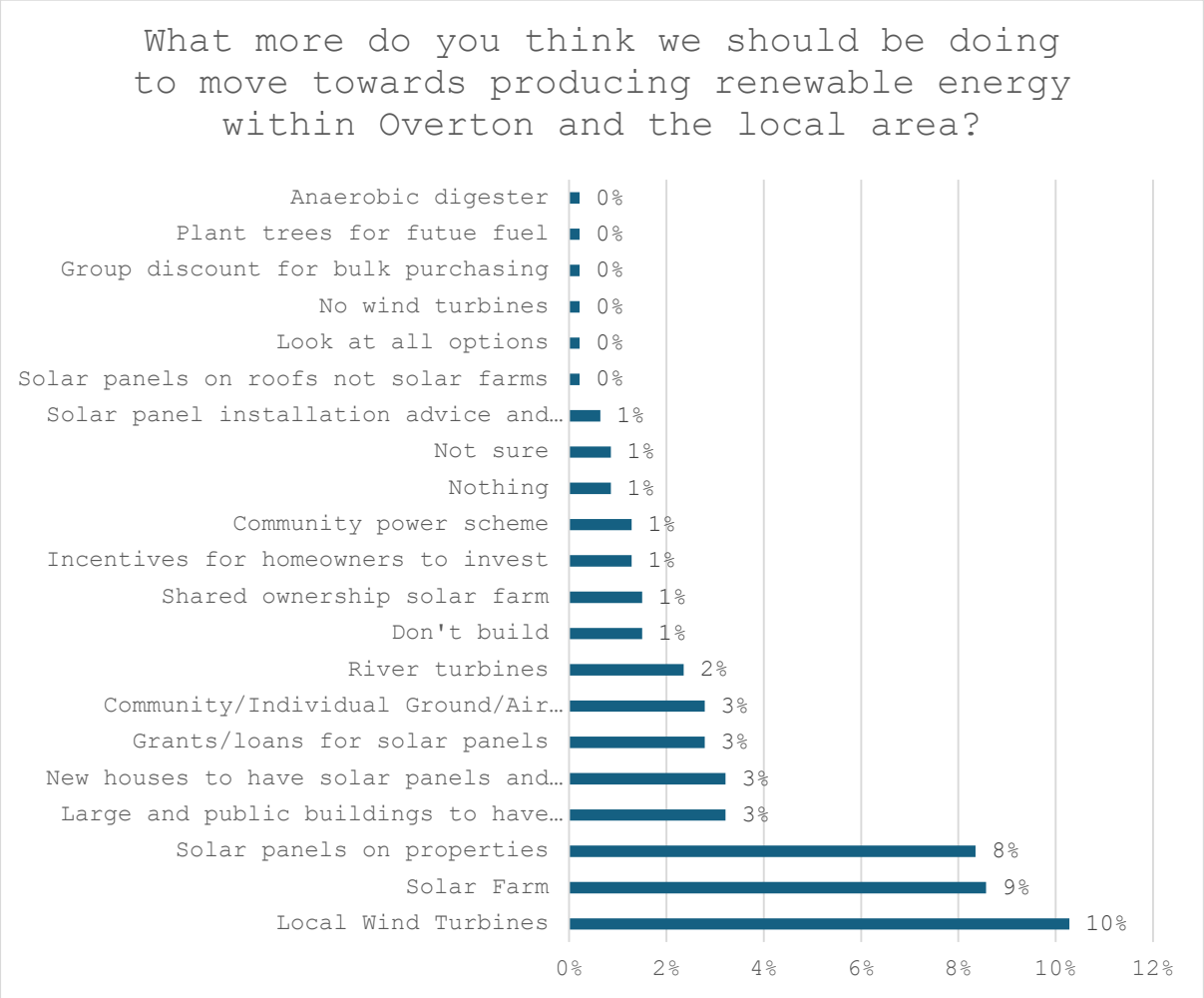
Q4 Thinking about new housing, what do you think about the following?





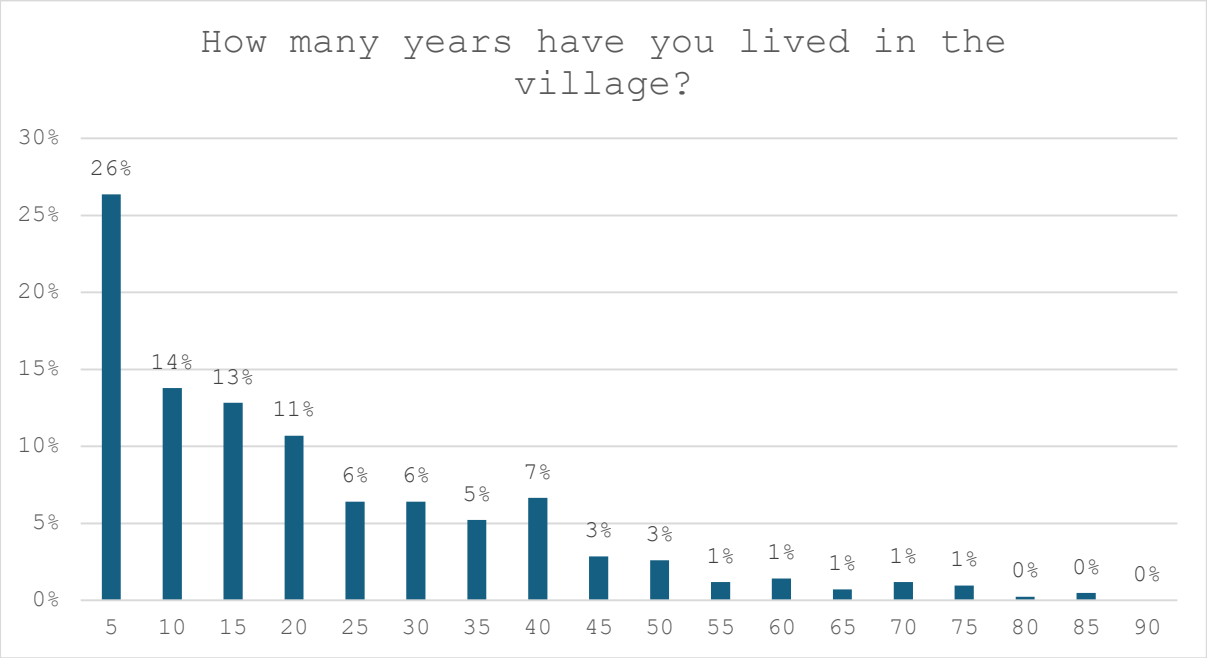
There were 194 responses (44% of the total number of responses) to this open question but very little agreement .

Q5 What more do you think we should be doing to move towards producing renewable energy within Overton and the local area?

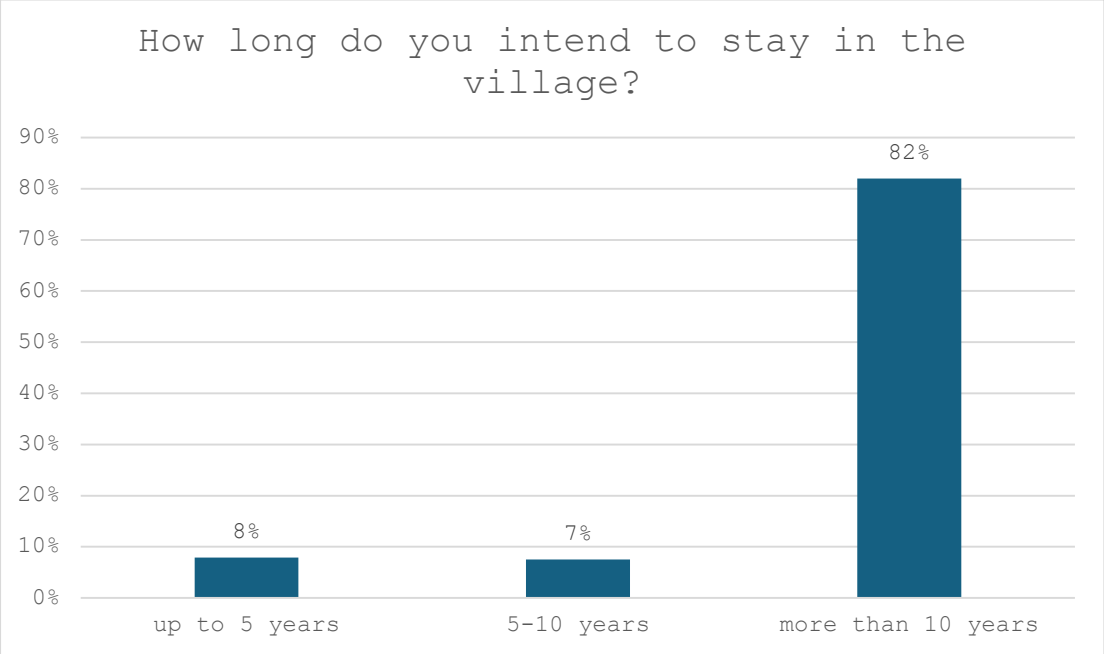


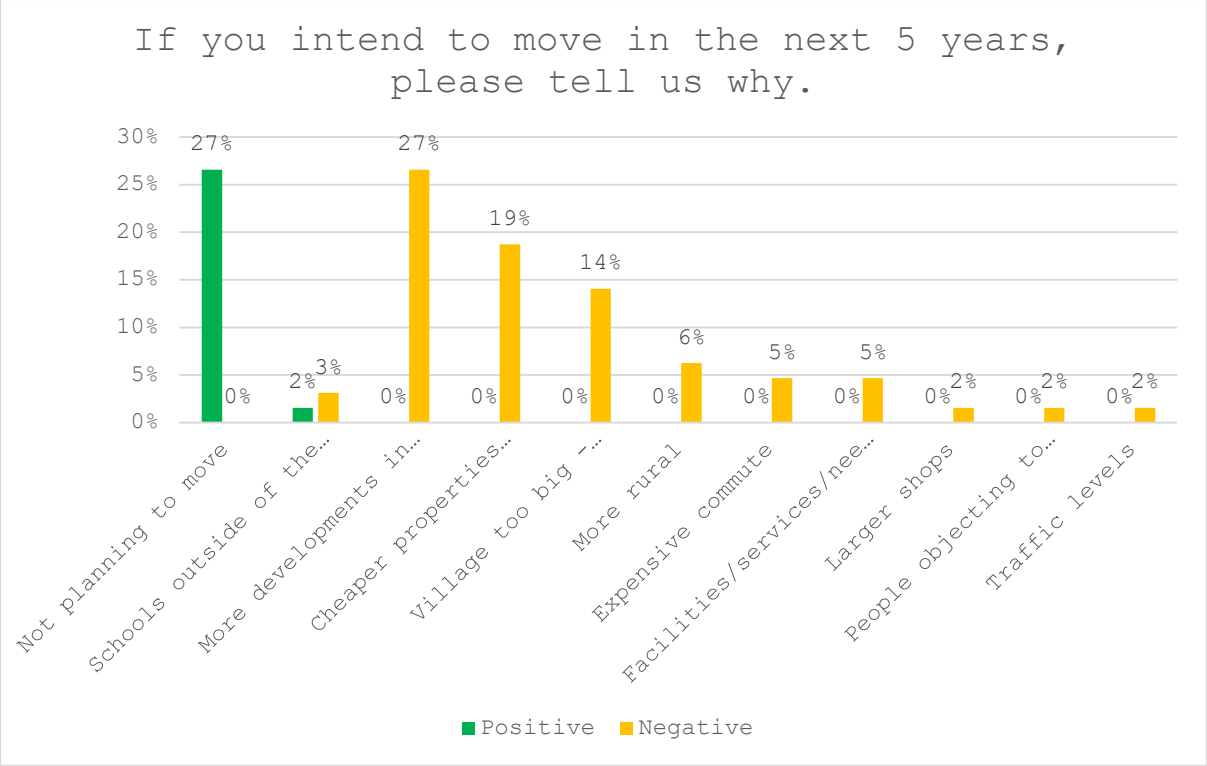
There were 212 responses to this open question. If the questions had been specifically asked then it is likely that a higher percentage would have responded.

Q6 How many years have you lived in the village?



Q7 How long do you intend staying in the village?

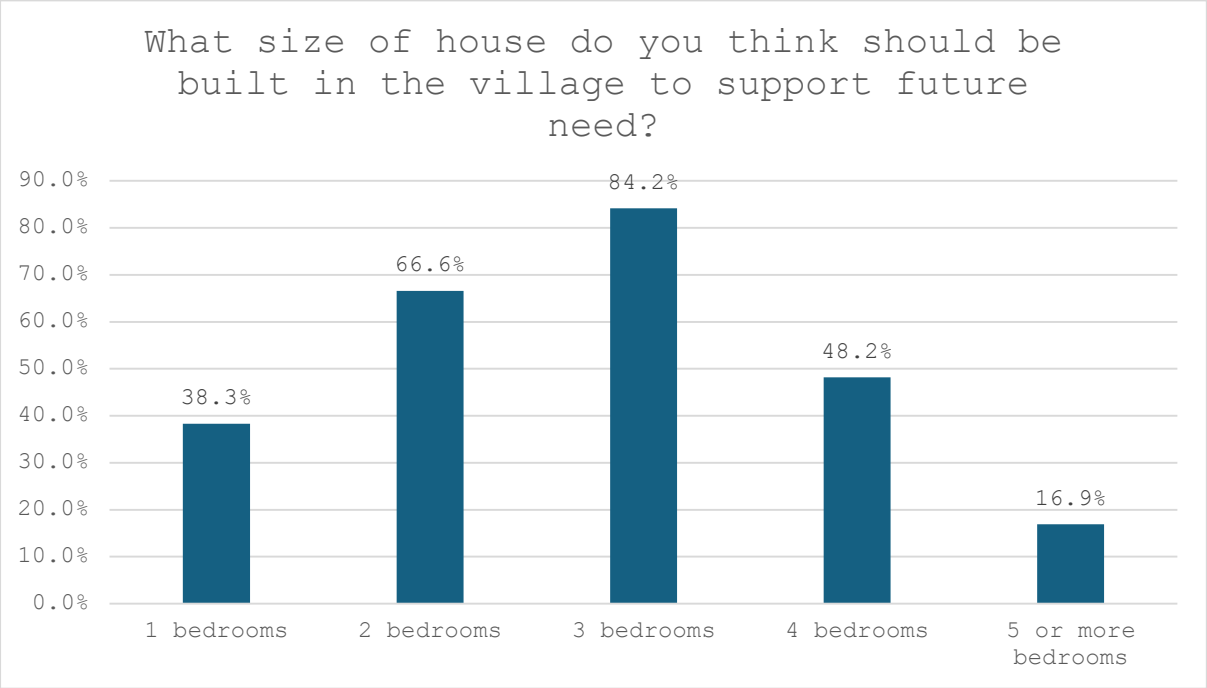




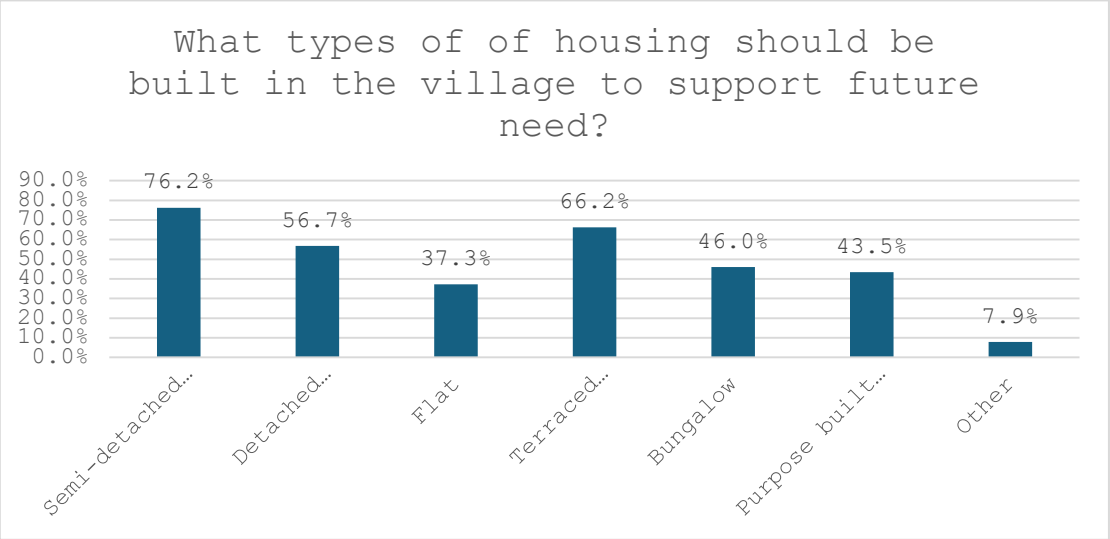
NB: This question was aimed at those intending to move in the next 5 years and should not be taken as indicative of the population as a whole.

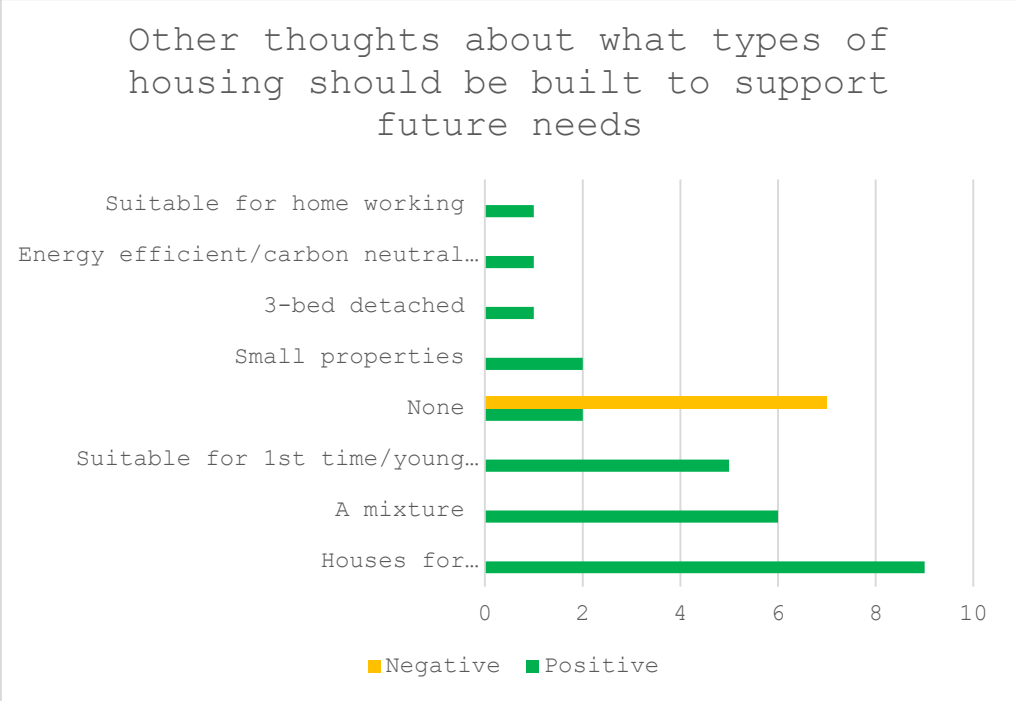
In Q6 37 residents said that they were considering moving in the next 5 years, but this question attracted 64 responses, of which 17 said they weren't expecting to move in that period. This still leaves 47 separate responses against 37 residents who were considering moving. It is also worth noting that compound responses were allowed and a number of people who said that their reason for moving was 'more development in the village' also said 'village is too big – losing the community feel', so these 2 percentages cannot be simply added together.

Q8 What size of house do you think should be built in the village to support future need?



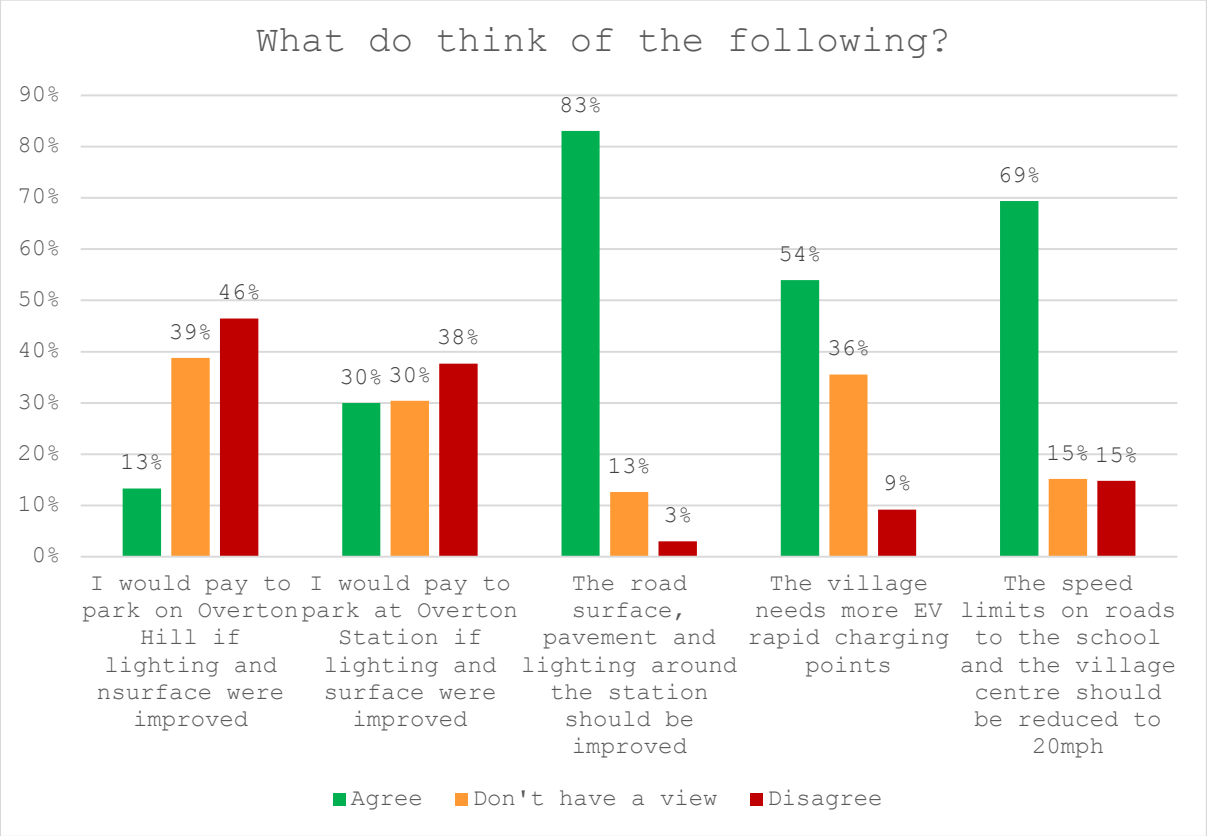
Q9 What types of housing should be built to support future need?



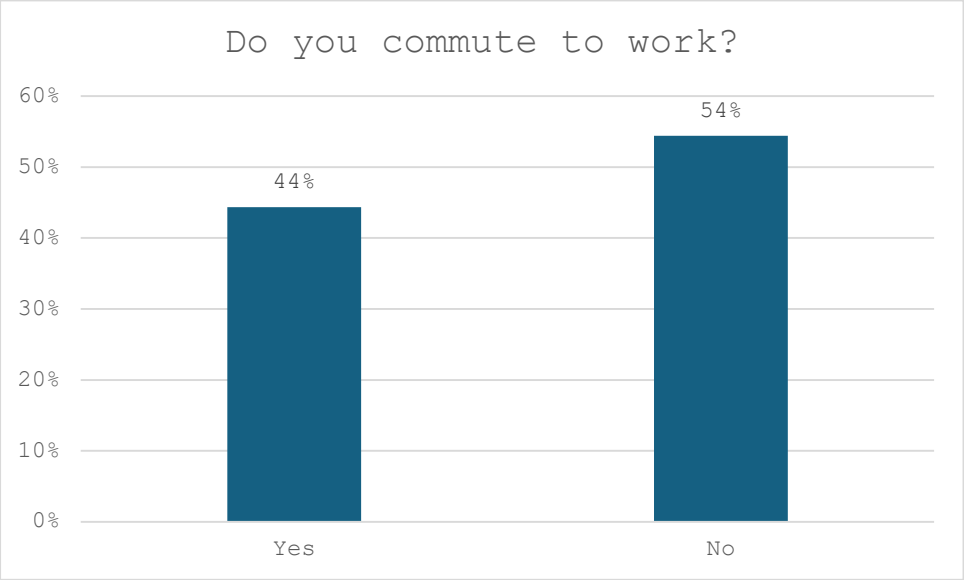


There were 37 responses to this open question and the number shown is a count of the responses.

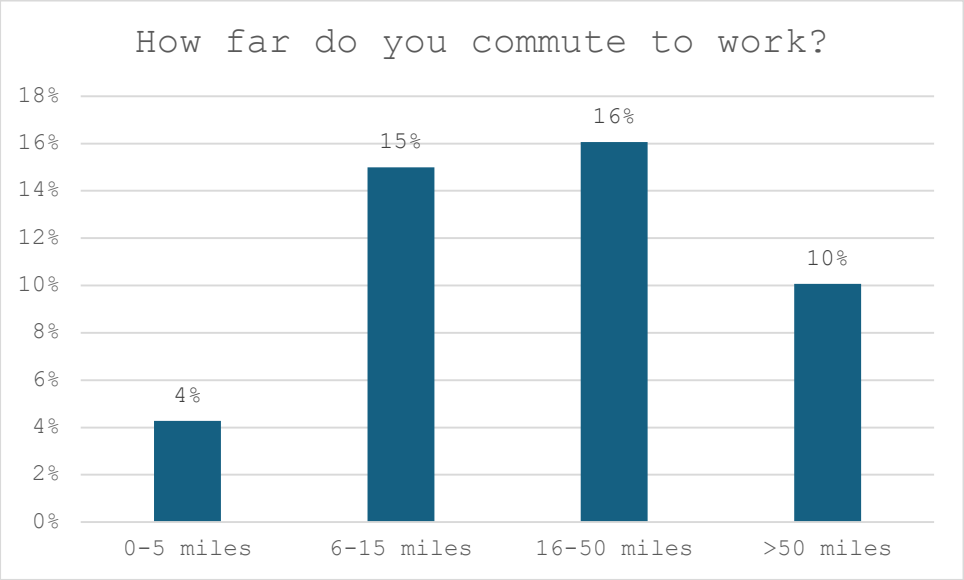
Q10 Thinking about getting around the village, what do you think of the following?



Q11 Do you commute to work?

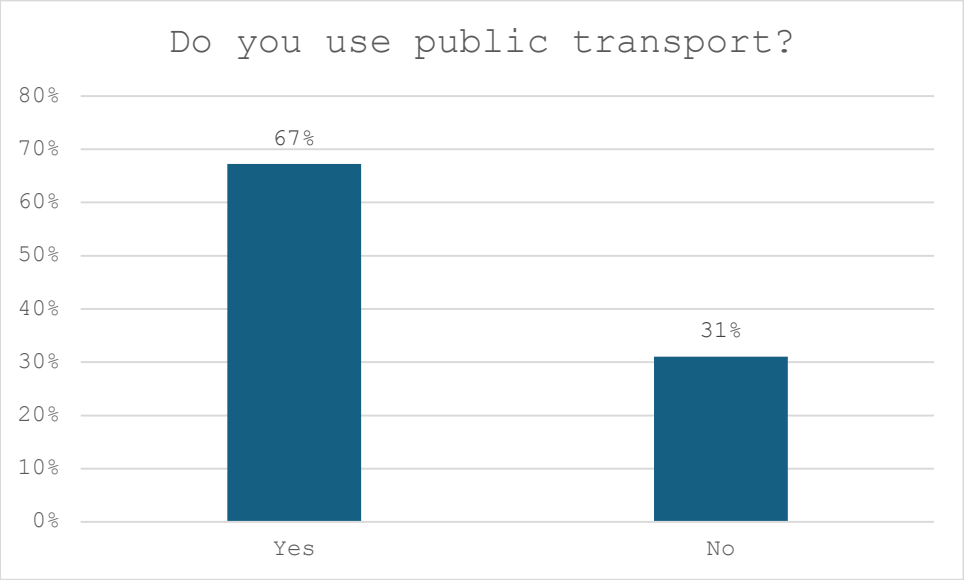


Q12 If you said 'Yes' to Q11, how far do you travel?

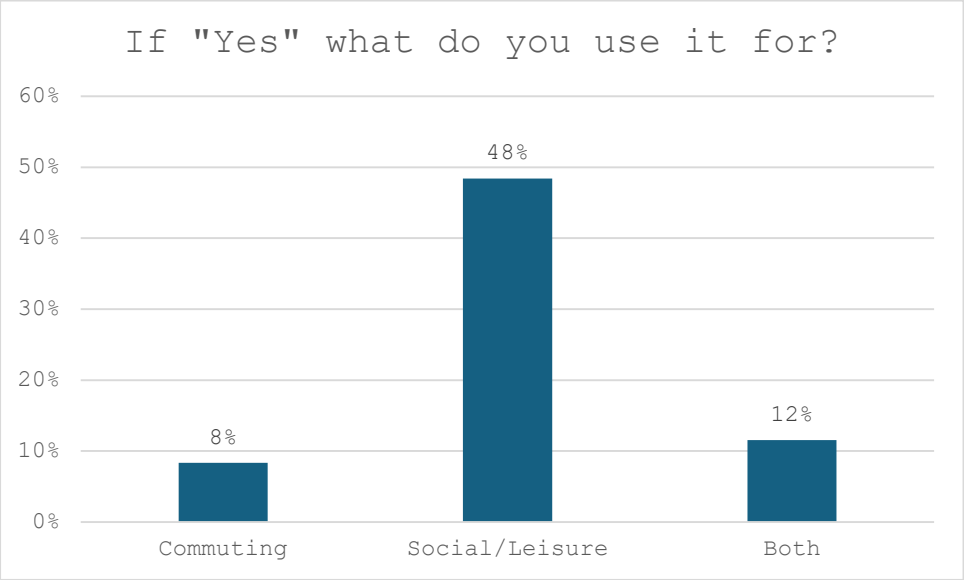


NB: These percentages are of the total number of respondents not just those who answered 'Yes' to Q11.

Q13 Do you use public transport?

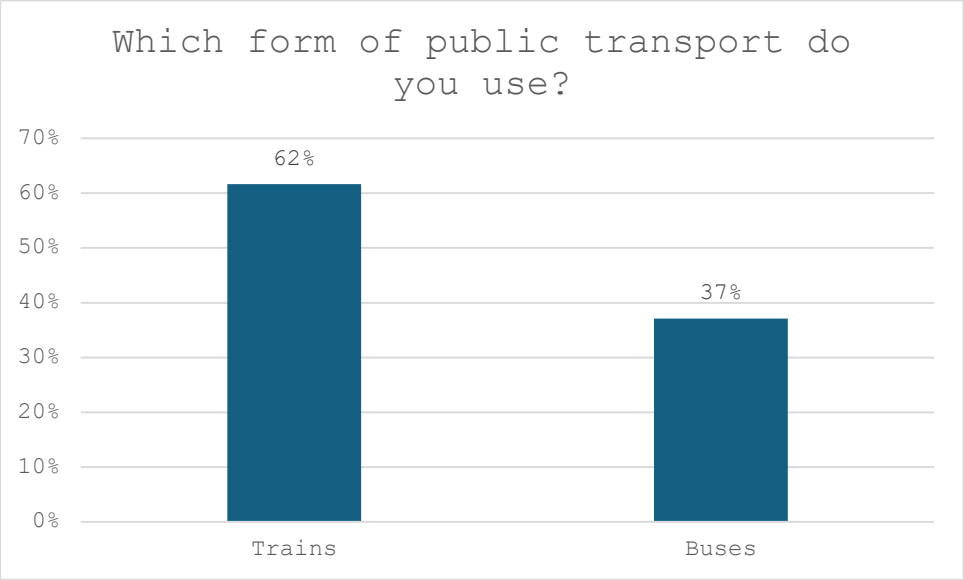


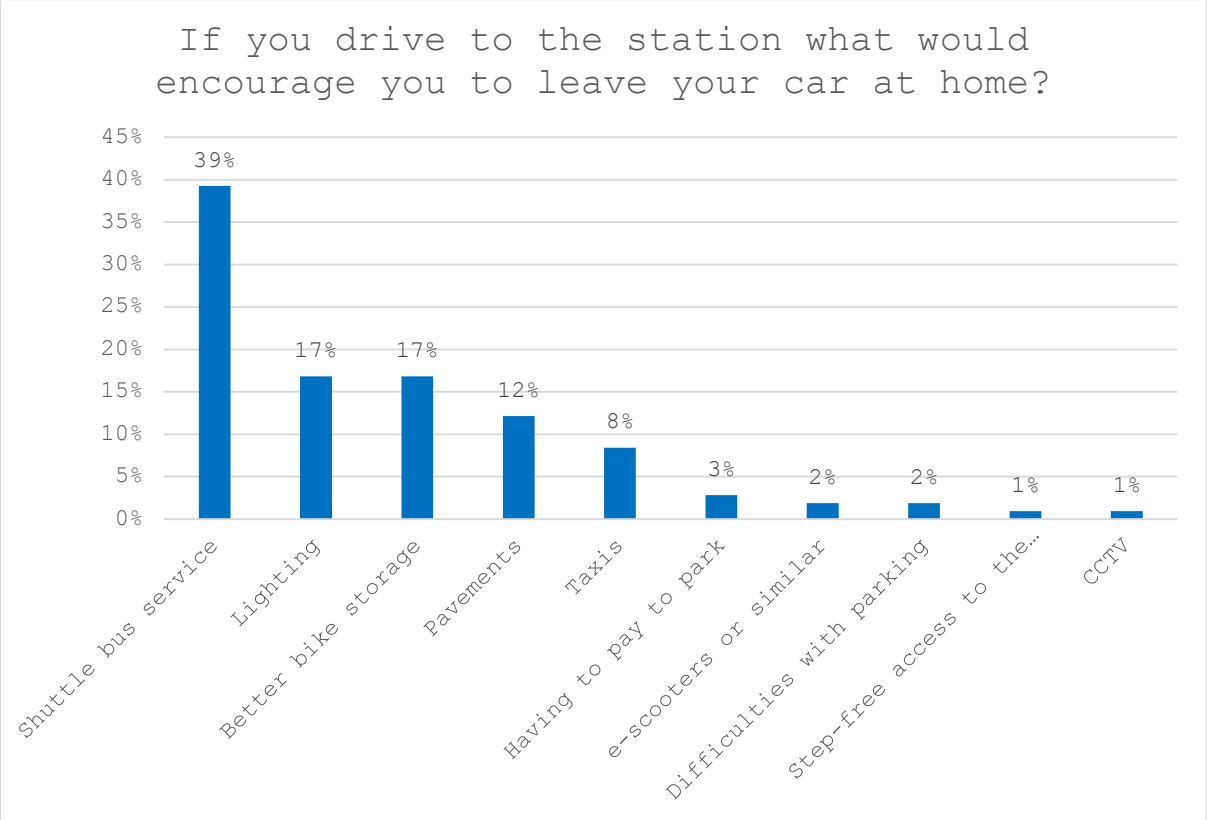
Q14 If "Yes" to Q13, what do use it for?



NB: These percentages are of the total number of respondents not just those who answered 'Yes' to Q13.

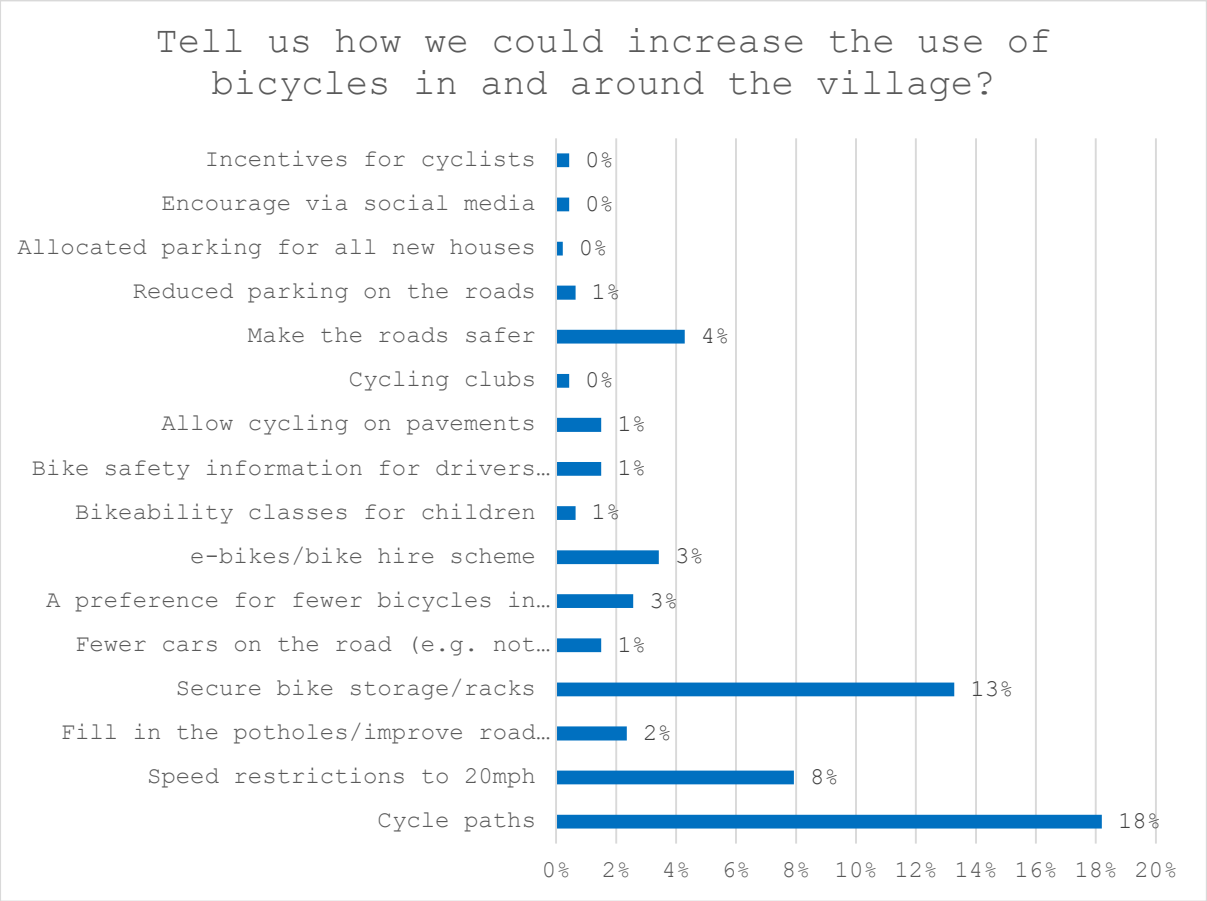
Q15 Which form of public transport do you use?





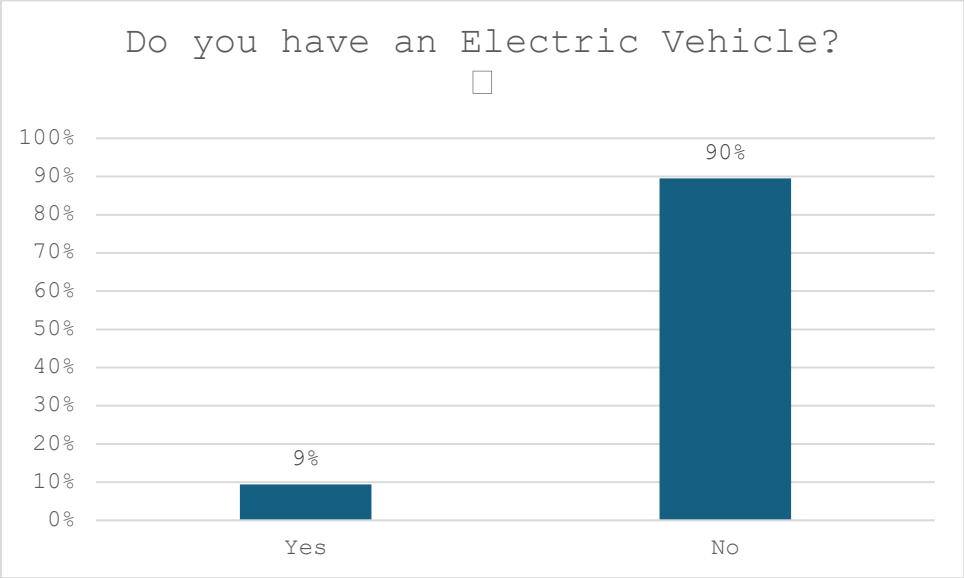
There were 107 responses to this open question and percentages are shown in relation to that number not the total number of respondents to the questionnaire.

Q16 Tell us how we could increase the use of bicycles in and around the village?

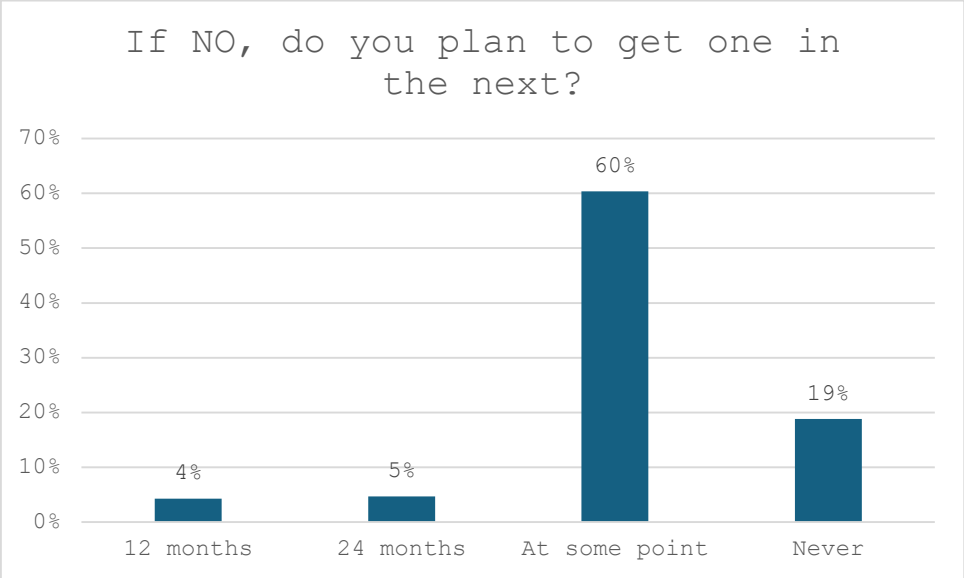


There were 236 responses (approximately half of the total responses) to this question and 277 suggestions.
The percentage shown is against the 467 total responses.

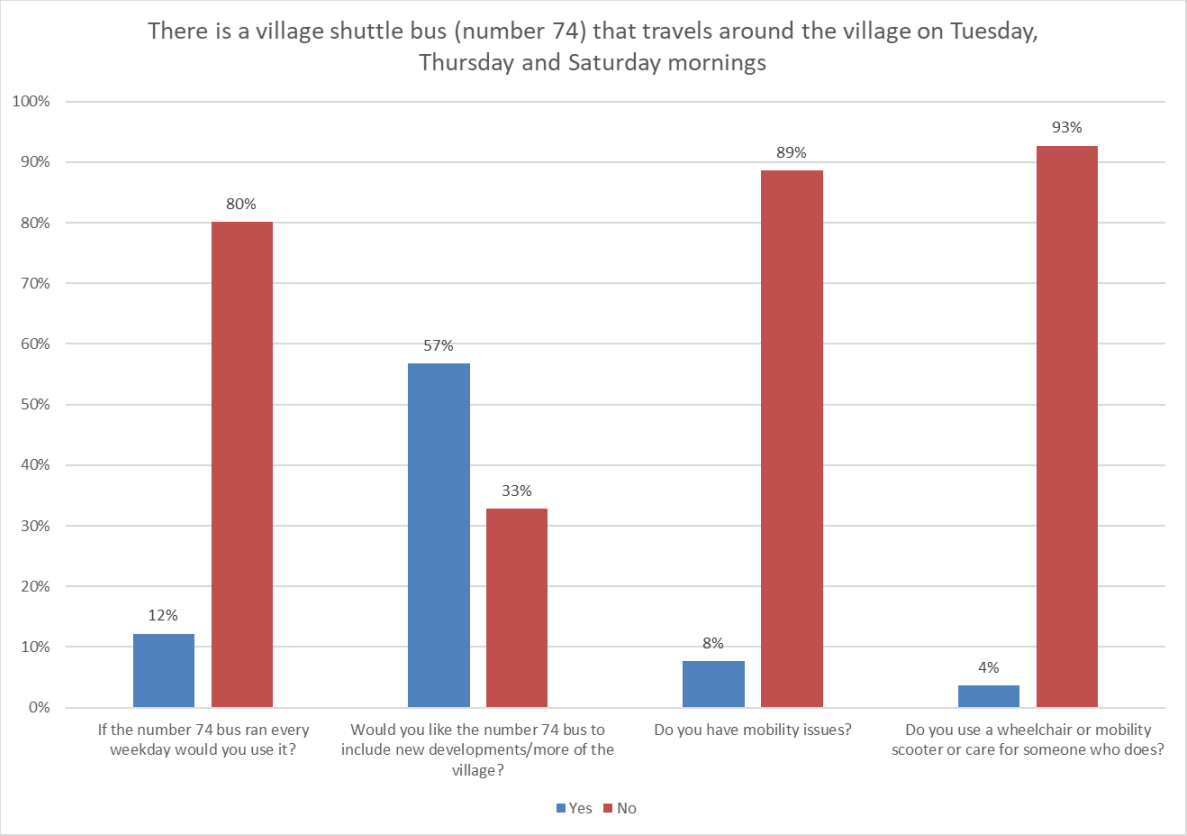
Q17 Do you have an electric vehicle?



Q18 If 'No' to Q17, do you intend you get one in the next..?



Q19 There is a village shuttle bus (Number 74) that travels around the village on Tuesday, Thursday and Saturday mornings



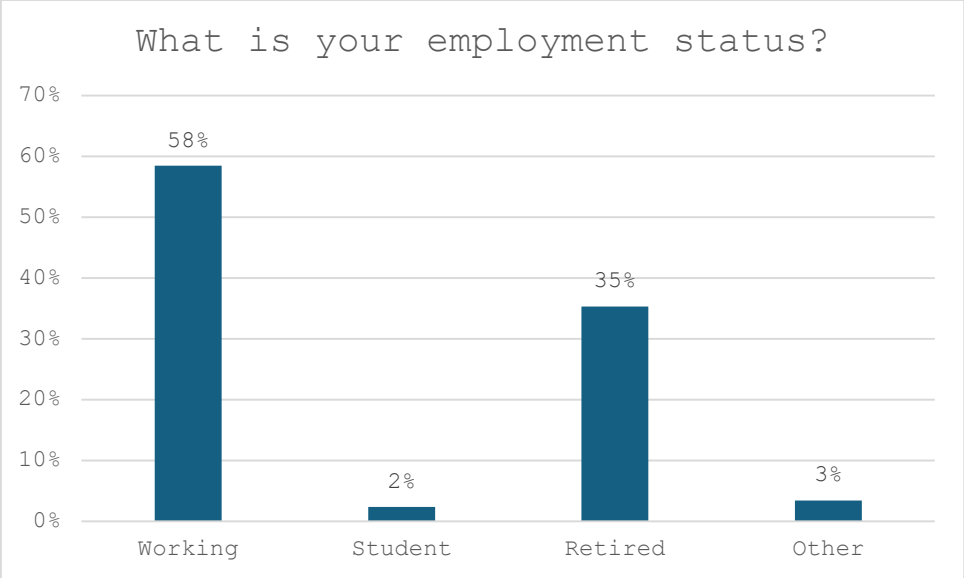
A supplementary question asked 'If you answered 'Yes' to either of the last 2 questions then how could the Parish Council help you get around more easily. The 35 responses were very inconsistent in their content making any significant themes difficult to extract. The most common comments were-

a. Improve the state of the pavements to reduce trip hazards
b. Ensure hedges don't encroach on the pavements reducing the usable width
c. Stop cars parking on the pavement reducing the width and forcing wheelchairs to use the road.

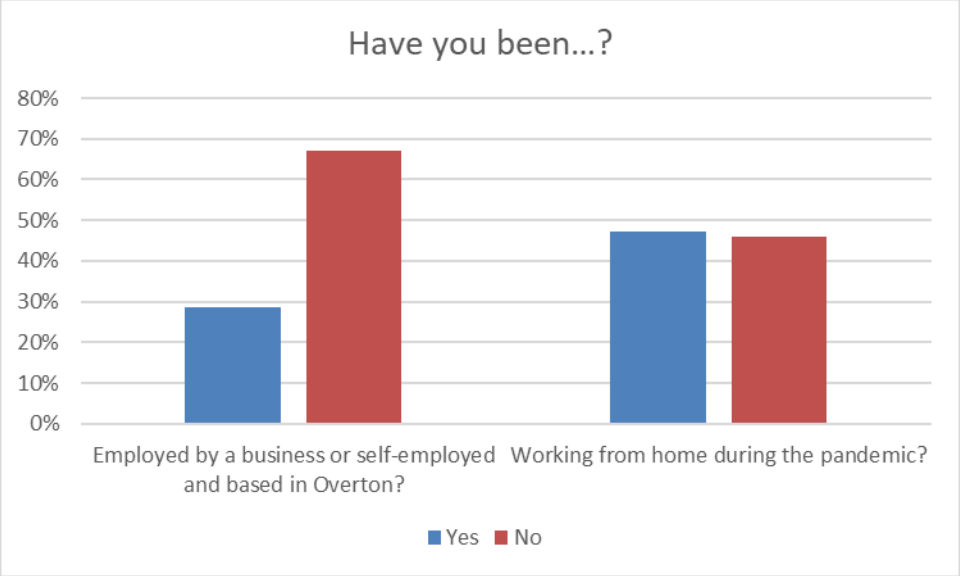
Q20 Is there anything else you want to say about getting around?

There were 101 responses to this open question but very little consistency and added little to what has already been identified in other questions.

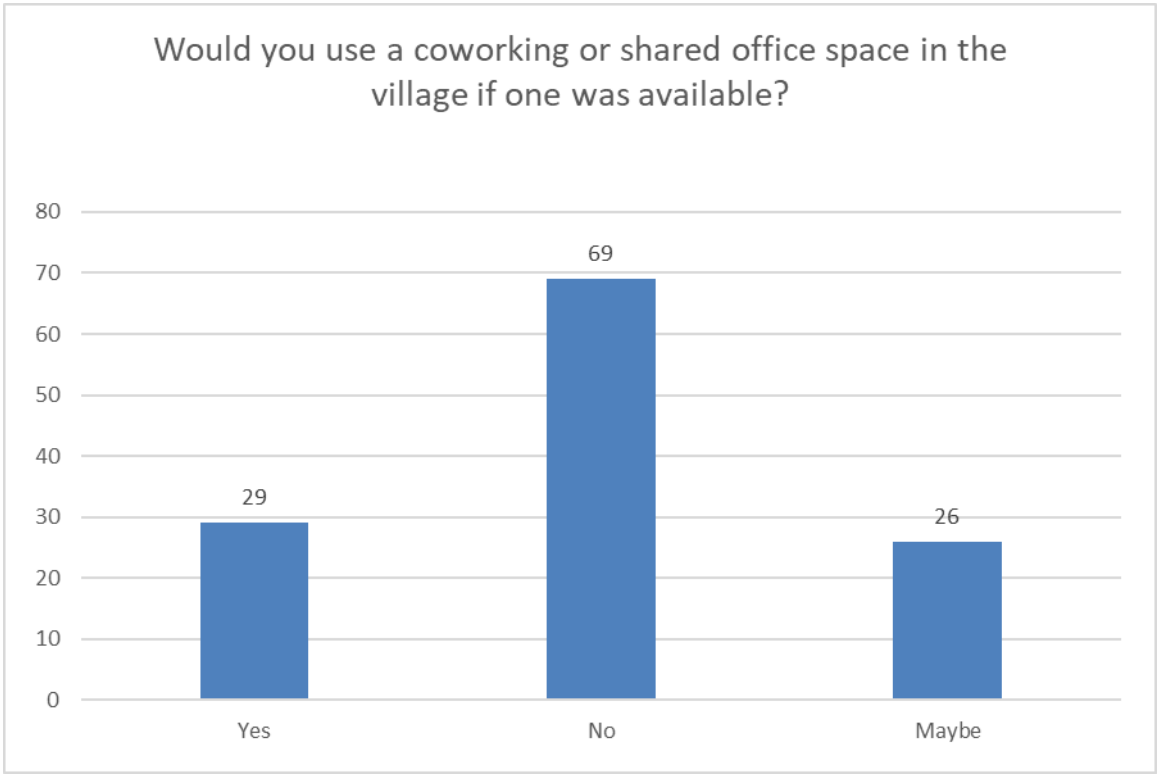
Q21 Are you working or something else?



Q22 Have you been…?

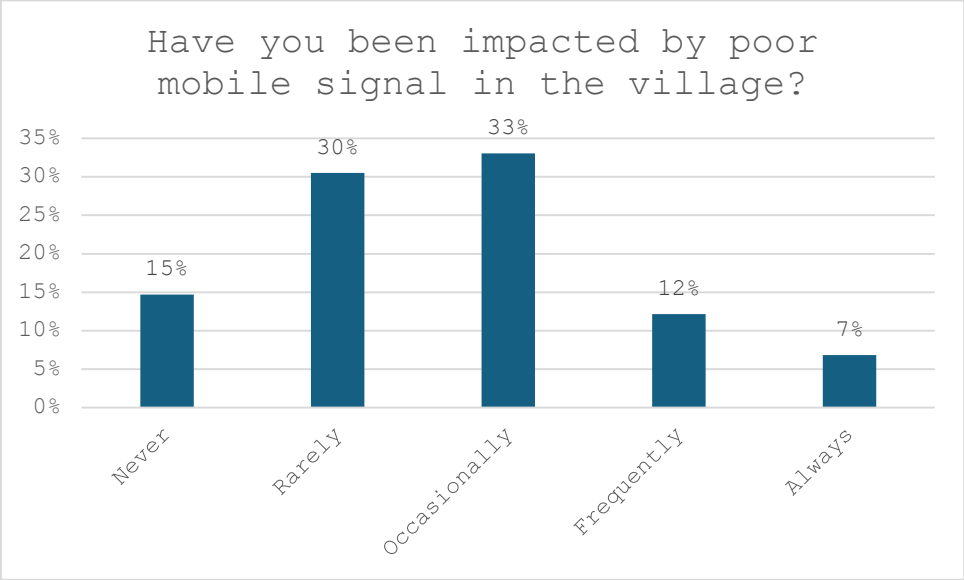


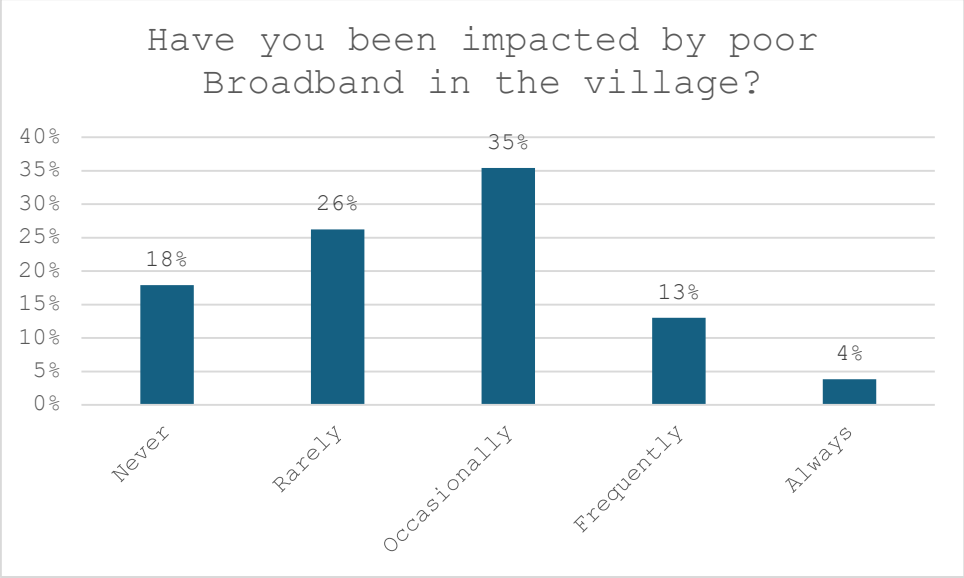
Q23 If you have been working from home will you…?



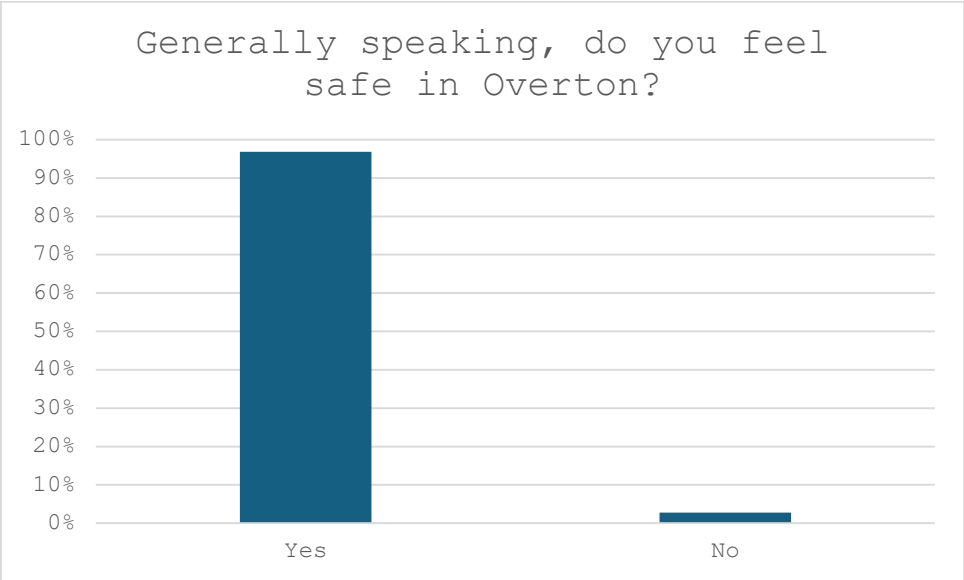
The numbers shown are a count of the number of responses.

Q24 Communications

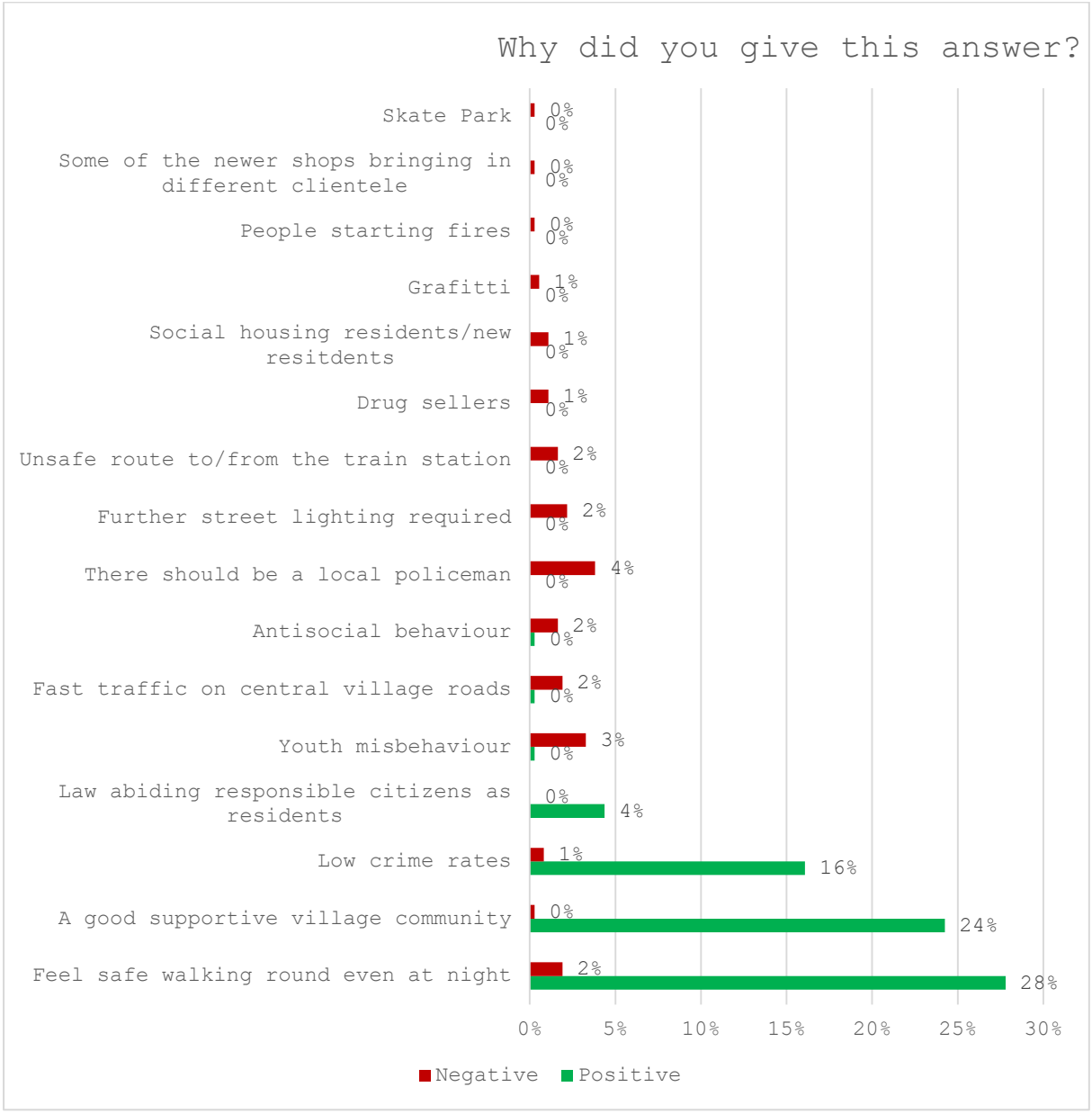




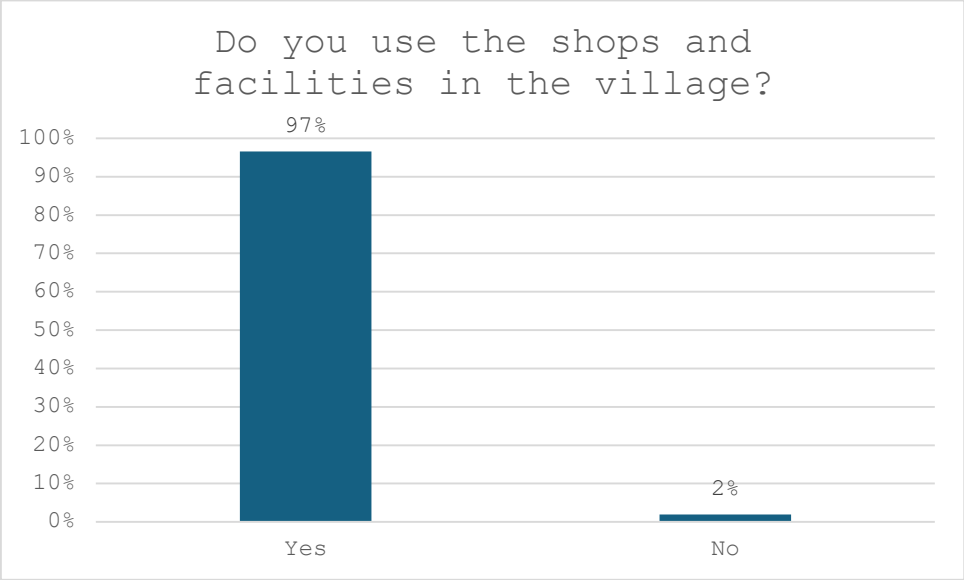
Q25A Generally speaking, do you feel safe in Overton?



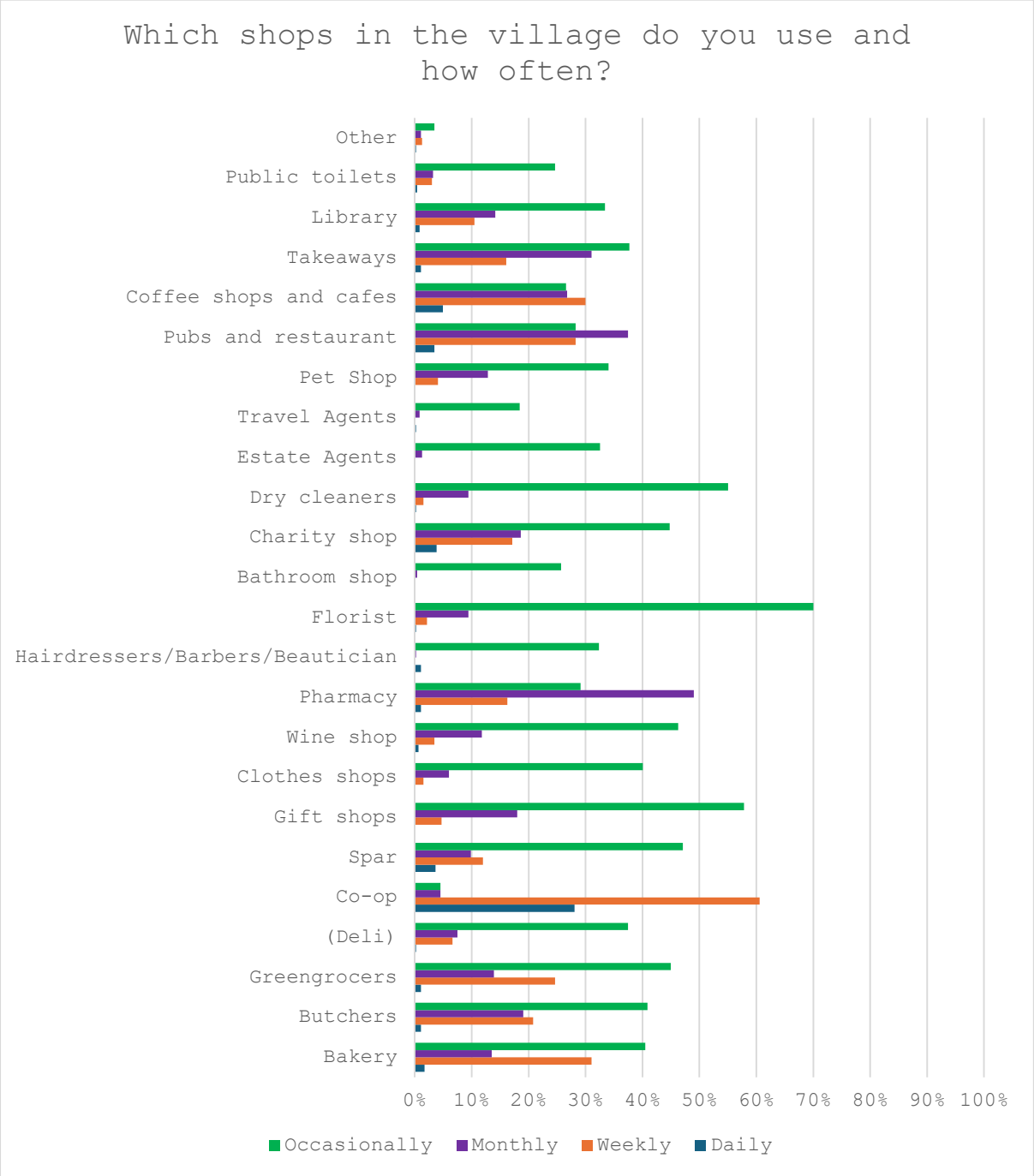
Q25B Why did you give this answer?


Why did you give this answer?
Skate Park
Some of the newer shops bringing in different clientele
People starting fires
Grafitti
Social housing residents/new resitdents
Drug sellers
Unsafe route to/from the train station
Further street lighting required
There should be a local policeman
Antisocial behaviour
Fast traffic on central village roads
Youth misbehaviour
Law abiding responsible citizens as residents
Low crime rates
A good supportive village community
Feel safe walking round even at night
0%
0%
0%
0%
0%
0%
1%
0%
1%
0%
1%
0%
2%
0%
2%
0%
4%
0%
2%
0%
2%
0%
3%
0%
0%
4%
1%
16%
0%
24%
2%
28%
0%
5%
10%
15%
20%
25%
30%
Negative
Positive

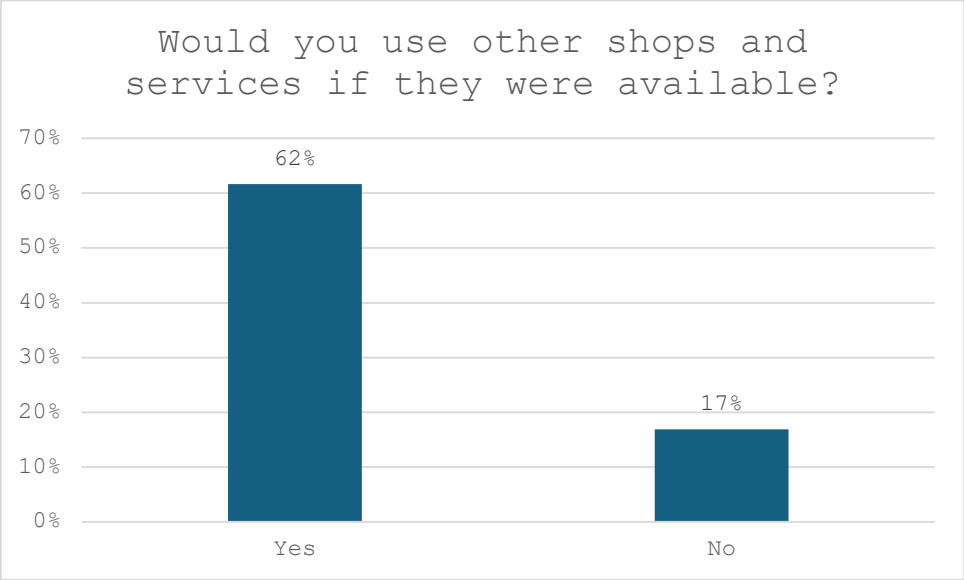
Q26 Do you the shops and facilities in the village?

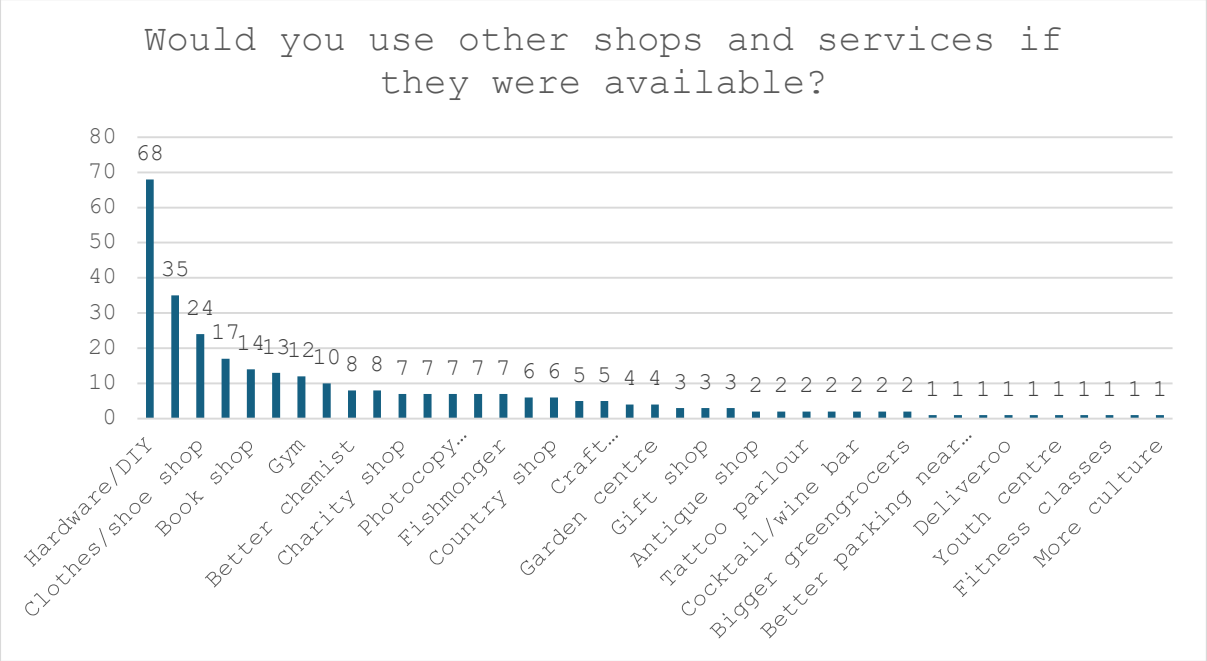


Q27 If you shop/eat/drink in the village, which shops do you use and how frequently?



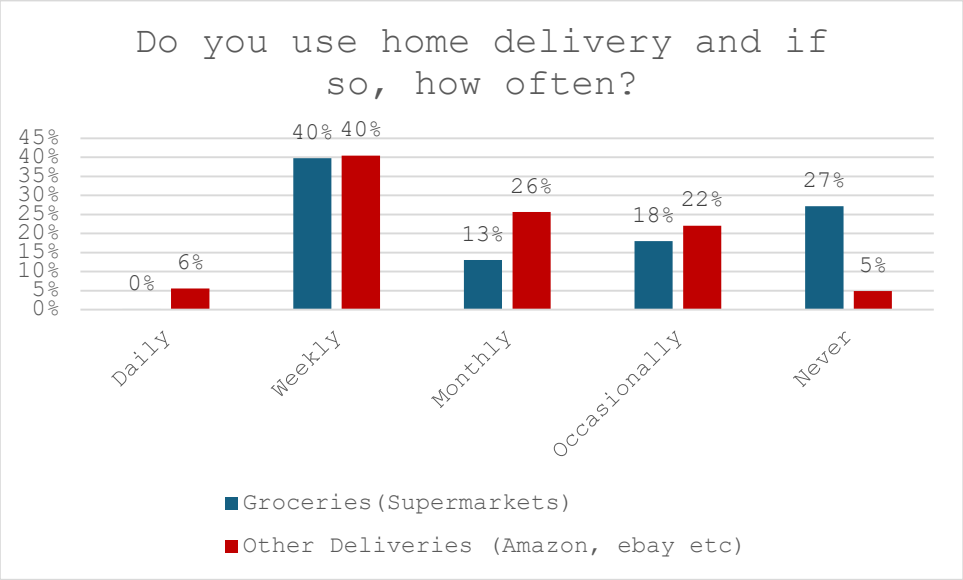
Q28 Would you use other shops and services if they were available?



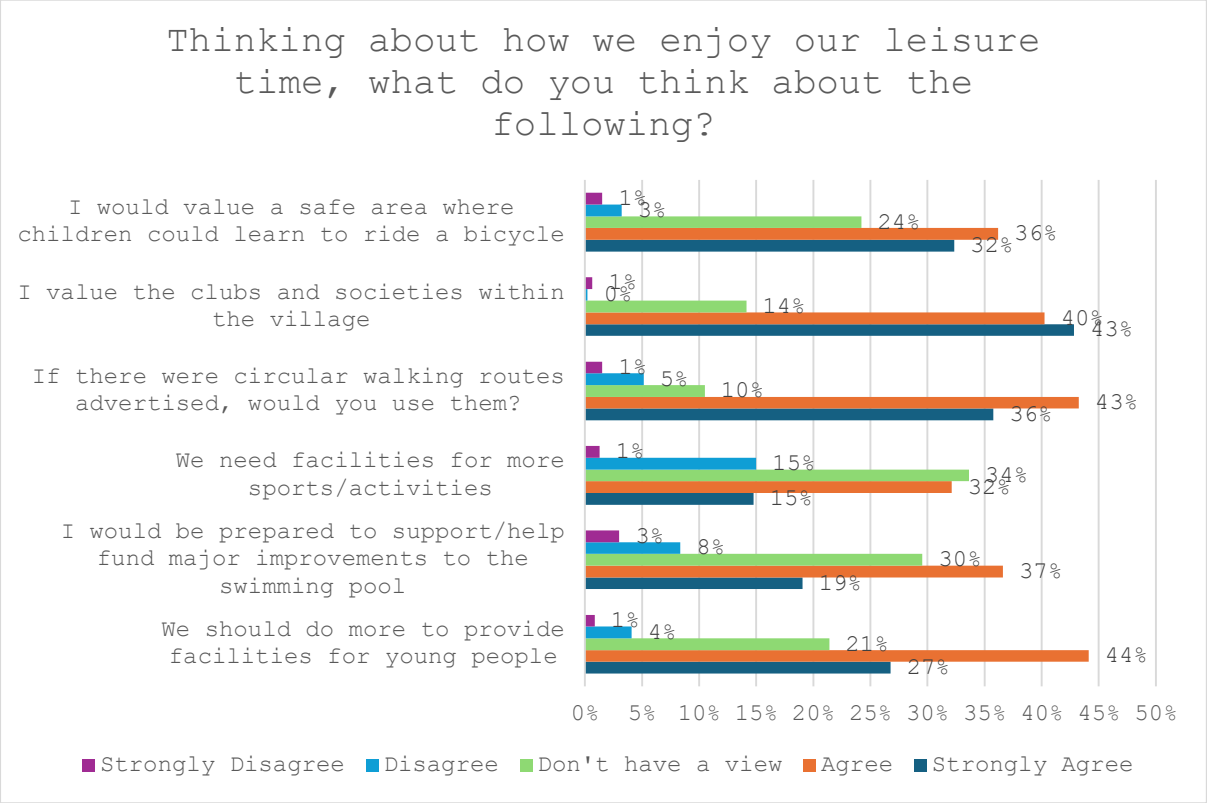


There were 232 responses to this question and the chart above shows the of responses for each suggestion.

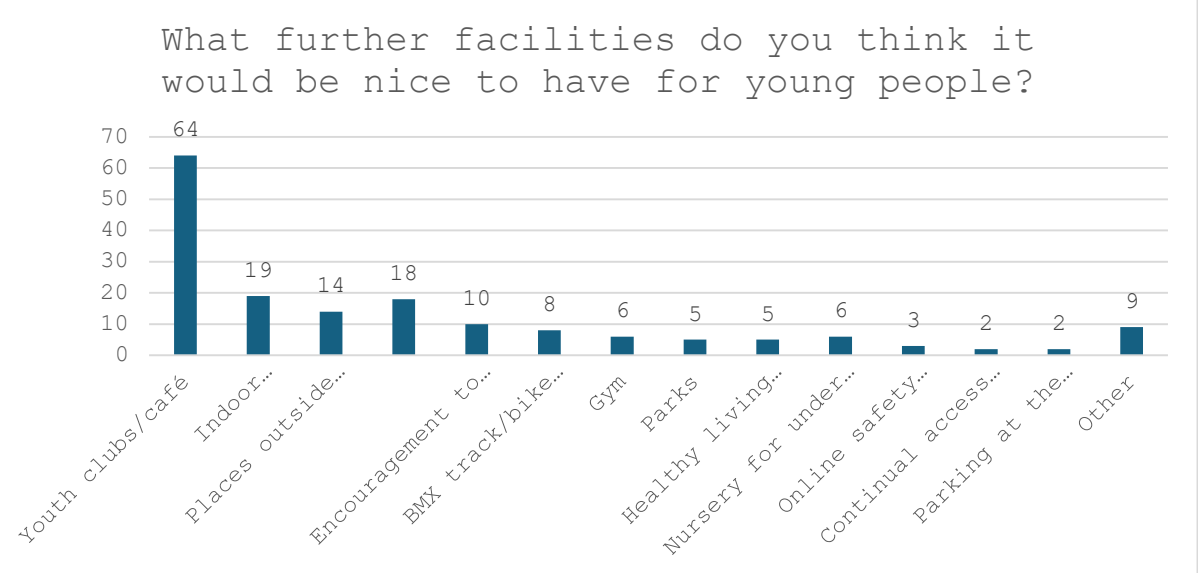
Q29 Do you use home delivery and if so, how often?



Q30 Thinking about how we enjoy leisure time, what do you think of the following?

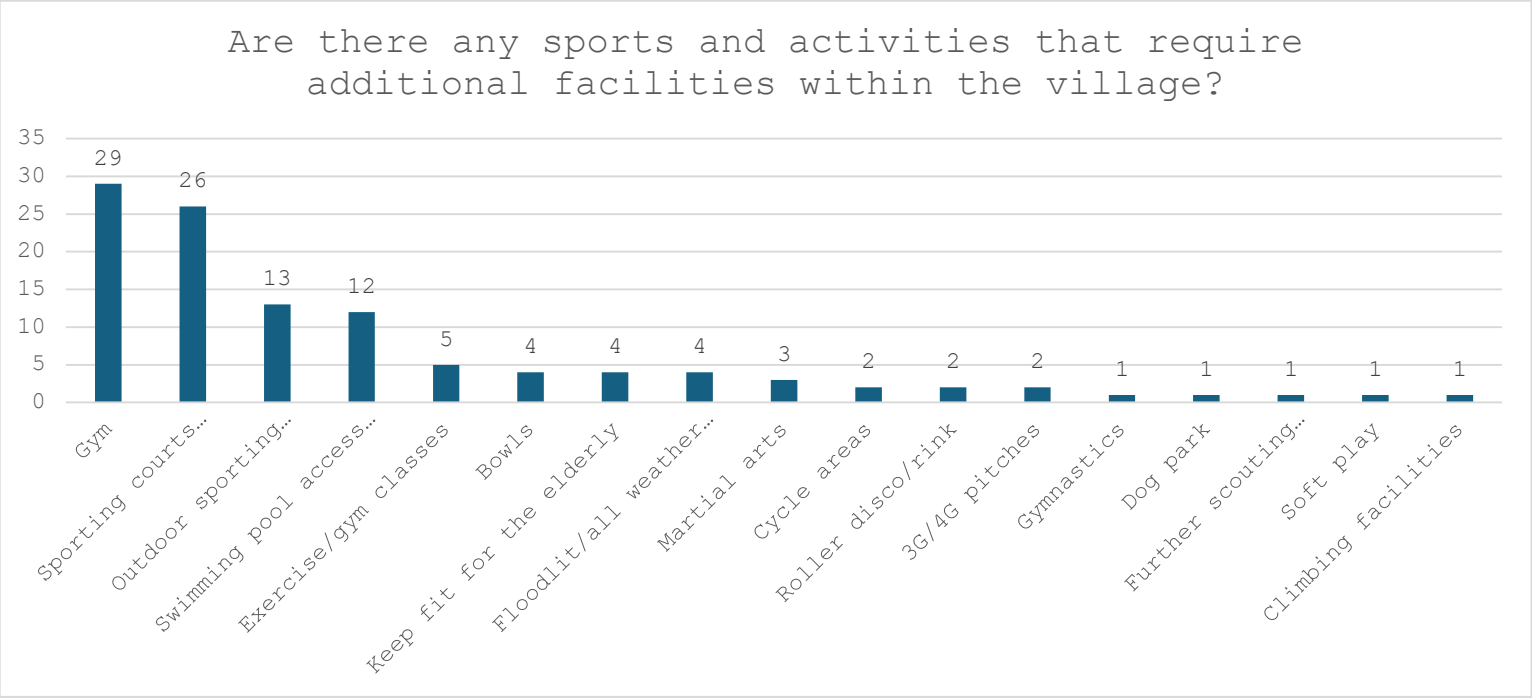


Q31 What further facilities do you think it would be nice to have for young people?



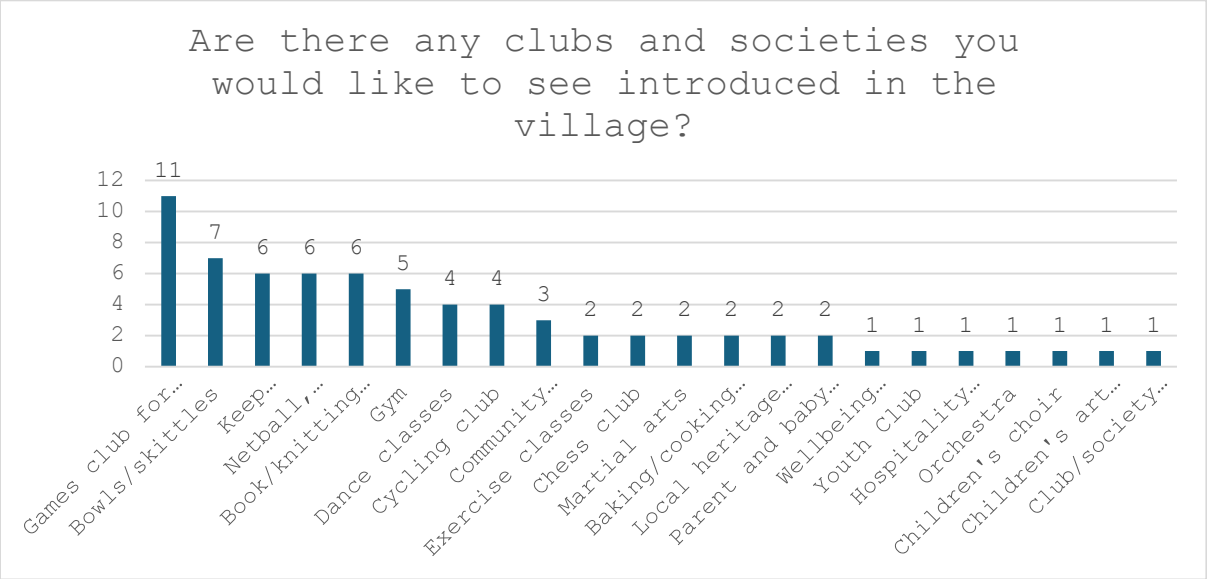
There were 165 responses to this open question.

Q32 Are there any sports and activities that require additional facilities within the village?



There were 111 responses to this open question. It is interesting to compare the number of people suggesting these facilities against thye number who said that they would use them if available in Q28.

Q33 Are there any clubs and societies you would like to see introduced in the village?

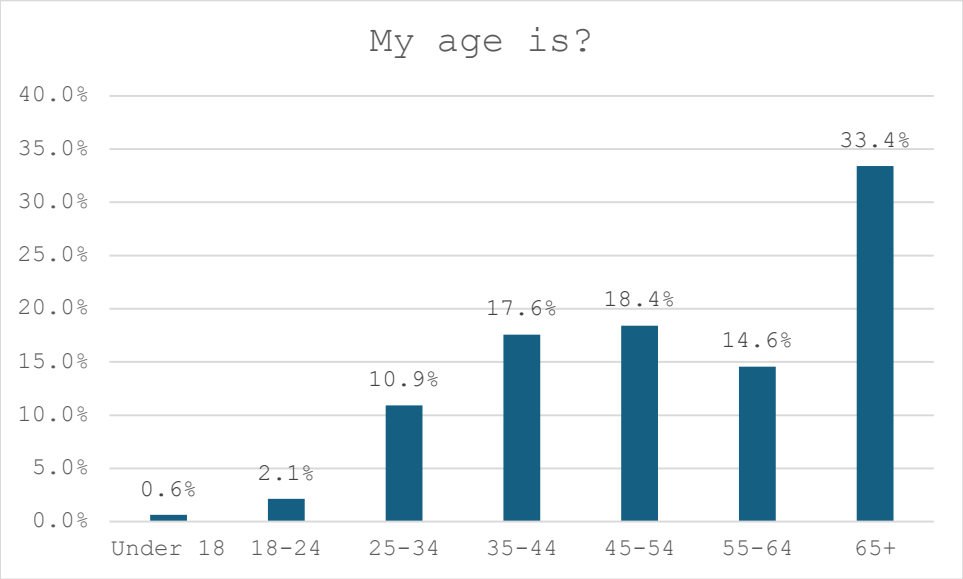


There were 90 responses to this open question.

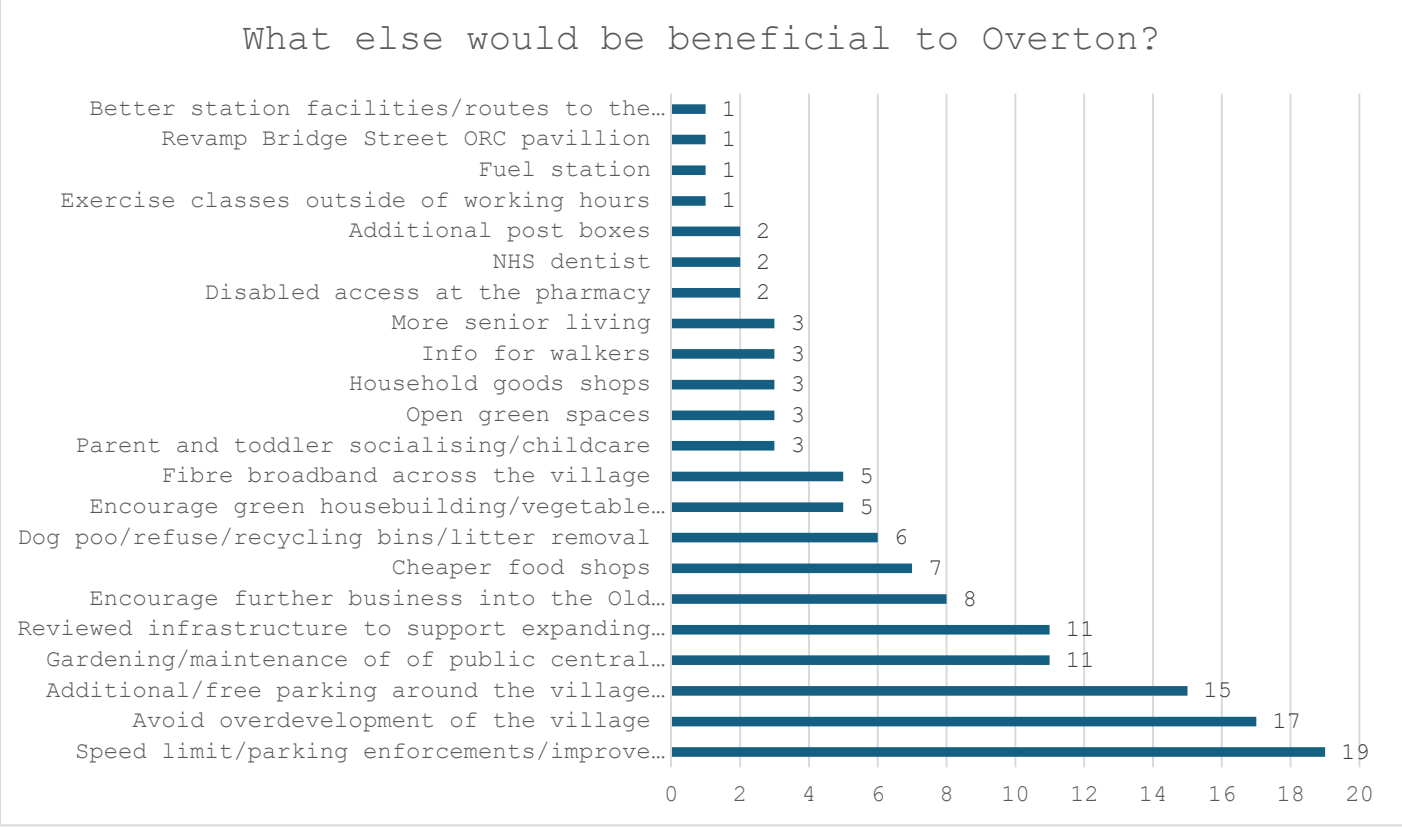
Q34 I live in this road

Street/Road	No.	Street/Road	No.	Street/Road	No.
Winchester Street	34	Highfields	5	Berrydown Lane	1
Overton Hill	28	Kerchers Field	5	Alexander Road	1
Foxdown	23	Observer Point Road	5	Beech Close	1
High Street	17	Pond Close	5	Burley Lane	1
Apple Dell View	16	Poyntz Road	5	C29	1
Dellands	14	Sapley Lane	5	Farmers Garden	1
Lordsfield Gardens	12	Sheep Fair Lane	5	Lion Close	1
Woodlands	12	Charledown Road	4	Lower Foxdown	1
Bridge Street	11	Laverstoke Lane	4	Oak Close	1
Kingsclere Road	11	Battens Avenue	3	Polhampton	1
The Green	10	Church Road	3	Priory Lane Freefolk	1
Two Gate Meadow	10	Crawts Road	3	Quidhampton	1
Boathouse Meadow	9	Mill Mead	3	Riverside Close	1
London road	9	Southington Close	3	Silk mill lane	1
Station Road	9	Southington Lane	3	Streatwells Lodge	1
Glebe Meadow	8	Vinns Lane	3	The Orchard	1
Poultons	8	Charledown	2	Town Mill	1
Red Lion Lane	8	Charters Hill	2	Trims Court, off the High Street	1
Southington	8	Court Drove	2		
Hazelcombe	7	Hill Meadow	2		
Waltham Road	7	Kings Meadow	2		
Papermakers	6	Nightingale Rise	2		
Charledown Close	5	North Field	2		
Copse Road	5	Pentney Close	2		
Edneys Walk	5	Pound road	2		
Greyhound lane	5	Two Gate Lane	2		

Q35 My age is



Q36 Anything else you think would benefit the village?

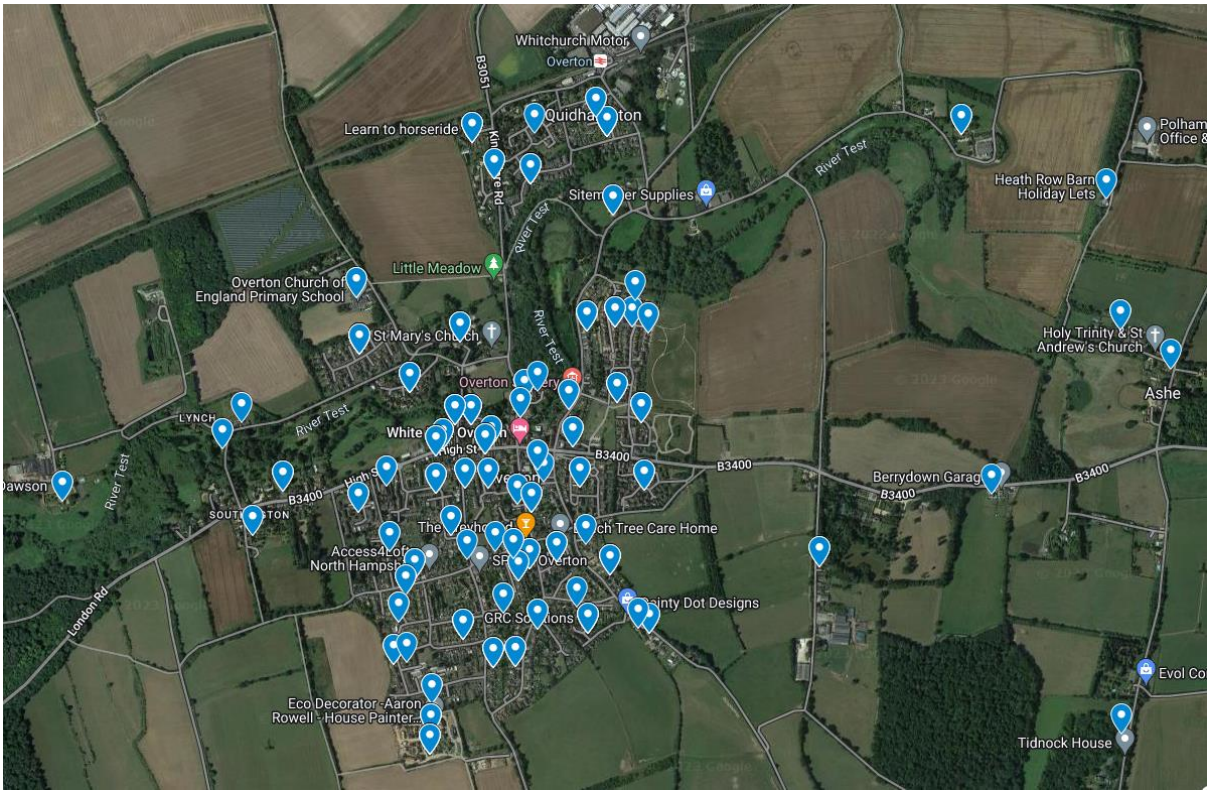


There were 149 responses to this open question.

Appendix C: Analysis of responses to public consultation May 2023

In late 2022 it became known that the Portals Paper site in Overton was going to close and the site plus other land holdings within the village would be sold off. This provided the Parish Council with an opportunity to add a large brown field site to the potential sites within the village in addition to the Strategic Housing Economic Land Availability Assessment (SHELAA) sites already promoted to Basingstoke & Deane Borough Council. As a result, the Neighbourhood Plan Review Team decided to hold a public consultation event to understand better the resident's views on whether development should be on green field or brown field sites and what kind of development would be preferred on the Mill site.

The consultation event was held in the St Mary's Church Rooms on May 2nd 2023 and over 300 people attended from across the village. Attendees were asked to provide their post-code on a voluntary basis and plotting those on a map of Overton shows that most of the village was represented, including some of the hamlets on the edges of the village.



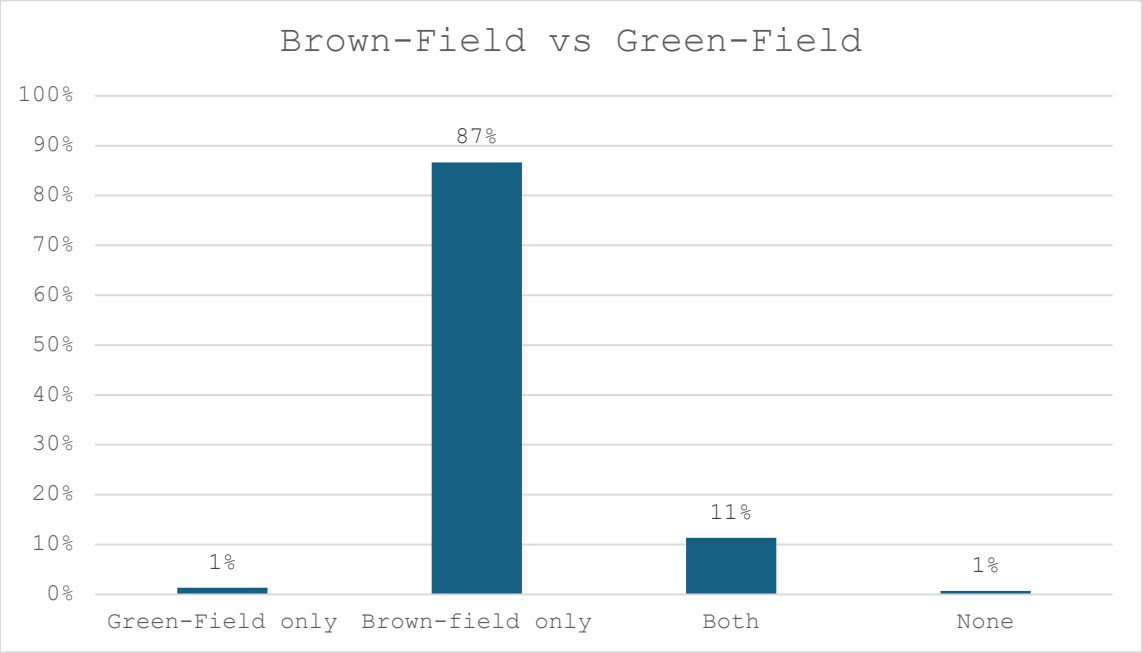
Map of Post Codes represented at the May 2nd 2023 Consultation Event

Attendees were presented with information on the basic housing number allocation process, a map of the SHELAA sites, the results of the residents survey in 2022, a map of the Portals Paper land holdings in the village and asked for their preference of green field or

brown field development, what should the Portals site be used for, what should happen to the settlement ponds/lagoons, and where should access to the Mill site be?

The charts on the following pages show the summarised responses that were received.

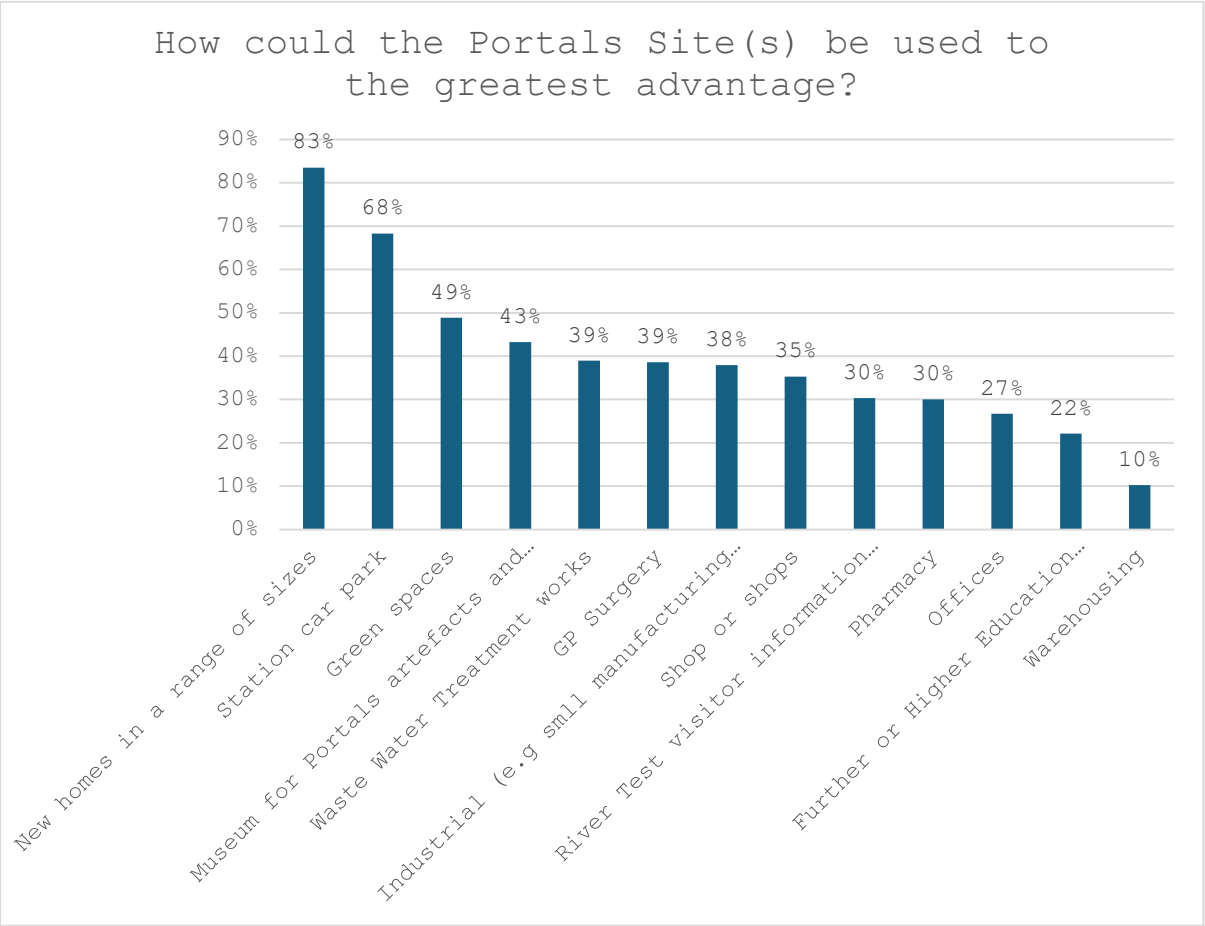
Where should housing development take place?



C2. There were 299 responses to the question regarding development on green field or brown field sites.

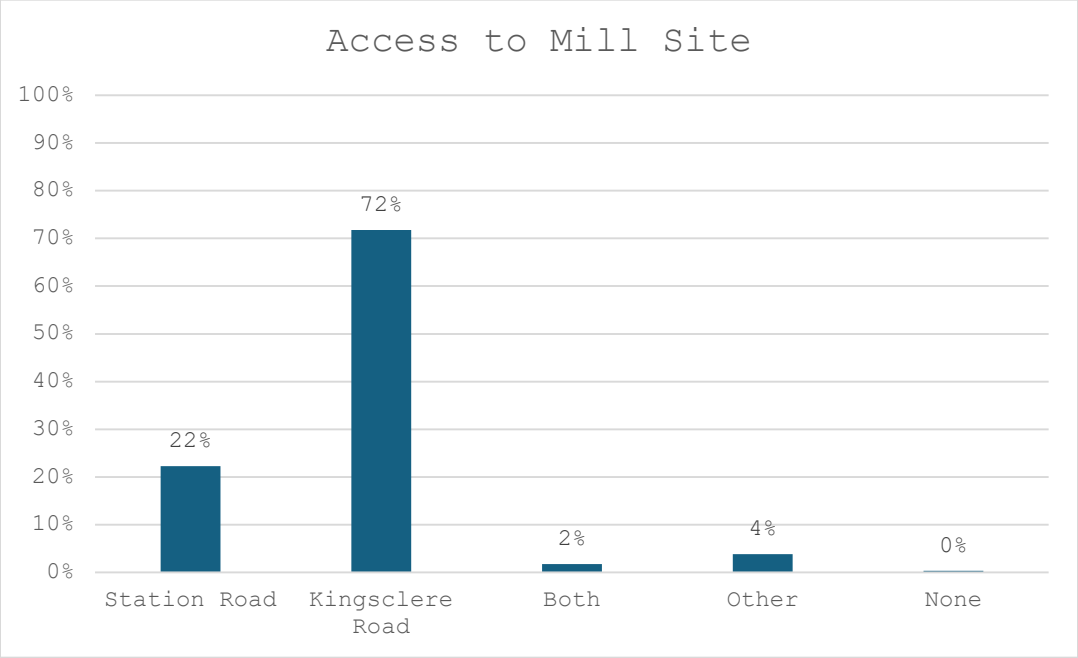
C3. The was a clear preference for development on brown field sites only with 87% voting for this option. 11% voted for a combination or brown field and green field development with minimal responses in favour of either green field only or no development at all.

How could the Portals site(s) be used to greatest advantage?



There were 303 responses to the question 'How could the Portals Site(s) be used to the greatest Advantage?'. There was a clear preference for it to be used for new homes in a variety of sizes with improved station cap parking in second place. Green spaces are a requirement for any new development and this will be actively pursued with any developer of the site. A museum/information centre focused on the history of papermaking in village and surrounding area would be a valuable contribution to retaining the long history of Portals in the area and the links many residents have with the site.

Access Considerations



The Portals Mill site has historically had only one road access and that is via Station Road and Paper Mill Lane. All employees and commercial vehicles have used this route since 1922 when the site opened. This route has a number of issues including-

a. The number of resident's cars parking in Station Road

b. The narrowness of the bridge over the River Test at Quidhamption Mill which has no footway

c. The narrow bridge under the railway adjacent to the main access to the Mill site

With this in mind it isn't surprising that the majority of respondents were in favour of a new access via the Kingsclere Road. This suggestion also has a number of problems-

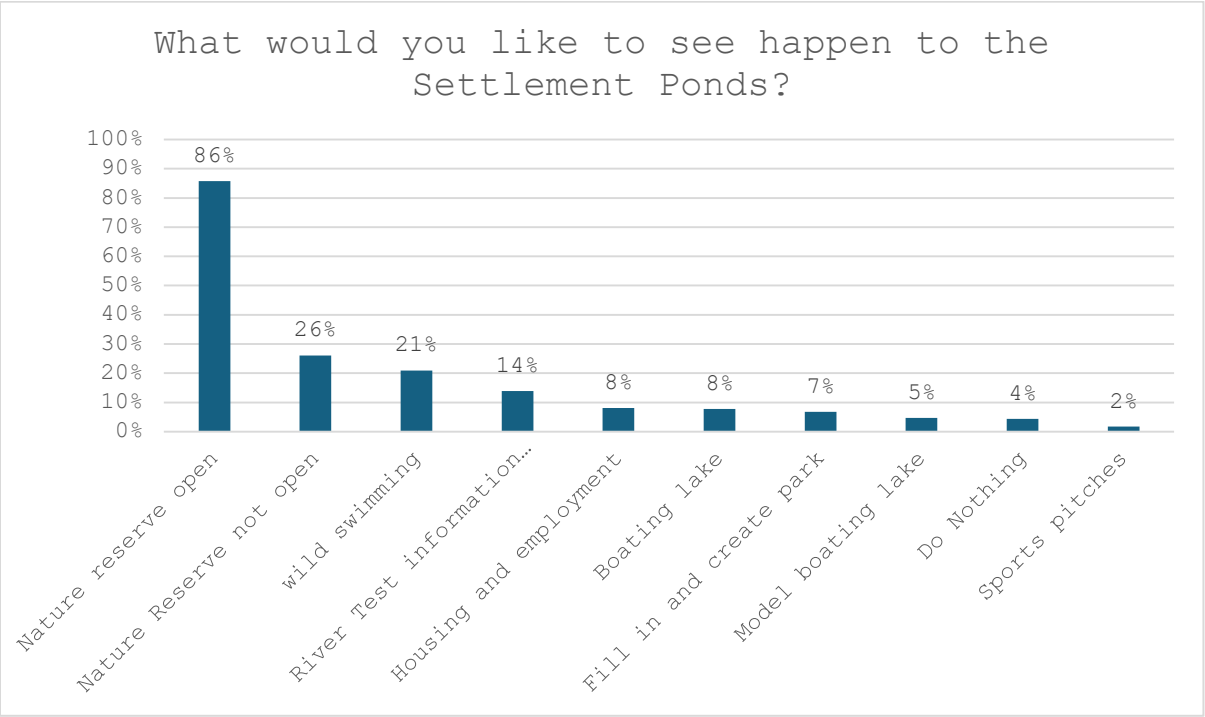
d. The narrowness of the road where access would be created

e. The narrow bridge over the railway that has poor visibility over the crown of the bridge

f. The height of the bank that would need to be breached to create an access

There were 287 responses to this question from across the village so this isn't just a 'Not in my back yard' response from residents directly impacted by this issue.

What would you like to see happen to the settlement ponds?



296 responses were received to this question and the clear preference for the Settlement Pond area should be turned into a Nature Reserve open to the public. This was a question where multiple options were allowed to be selected, hence the option for a nature reserve, either open to the public or not, gathered more than 296 votes.

It is worth noting that there is no natural water flow into this area since the settlement ponds were created as part of the Mill water filtration process. Prior to this the area was marshy with small streams meandering across it in wet weather. Since the Mill stopped taking approximately 7.5 millions litres a day out of the aquifer the springs feeding these streams have come to the surface again necessitation an increase in the capacity of the ditch alongside Station Road to take this water into the River Test. There is no simple way of channelling this water into the Settlement Pond area and returning it to it's original state.

Appendix D: Statutory Consultees' Comments and Responses

Basingstoke & Deane Borough Council

In most cases, the objective and intent of the policies is supported, but the suggestions are aimed at ensuring that the policies achieve the objective for which they are intended. Rather than review each policy in detail, the comments only address those policies where the LPA has identified specific issues which it considers need to be addressed.

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
Draft Modification Proposal Statement (January 2025)	The Local Planning Authority agrees that the proposed modifications would be material and would change the nature of the Plan. This is because the new draft Plan includes: a) A new site allocation (Overton Mill) for approximately 340 dwellings which partly sits within the North Wessex Downs National Landscape. The Neighbourhood Plan Area, including part of the new site allocation, is also within the River Test catchment where there is a requirement for development to achieve nutrient neutrality; b) The removal of 2 site allocations (land east of Court Drove and land north west of Overton Primary School) from the 'made' Overton Neighbourhood Plan (2016); c) New planning policies covering new policy areas; d) New Design Guidance and Codes.	See PPG guidance para 106 Ref ID: 41-106-20190509 ('Updating a neighbourhood plan').	None	None
Document title	The Plan period should be to 2040 (not 2044) to align with the Reg 18 draft Local Plan, which sets Overton's indicative housing requirement.		Update the Plan period as suggested.	Agreed

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
Figure 1 (About Overton)	Suggest Figure 1 (map of the civil parish of Overton) identifies all villages and hamlets referred to elsewhere in the Plan (for example, in Policy LEB1).		Update Figure 1 as suggested.	BDBC to be asked for an updated map
Table 1 (pg. 11)	The fourth box in Table 1 (Basic Conditions) refers to the Neighbourhood Plan being compatible with EU obligations. This should be corrected to include reference to it being compatible with human rights requirements.		Amend text to refer to human rights requirements.	Agreed
Section 2	The 'About Overton' section could be enhanced with mapping (for example the National Landscape and its heritage and ecological designations). These would provide a helpful reference for later sections of the plan.			Thank you for the suggestion.
The Vision (pg. 15)	Suggest the Vision is redrafted to provide an aspirational statement of what the community wants for the future of Overton, rather than referring to what has happened in the past. Paragraph 37 has more of the language normally associated with a vision. The vision should also be more positively worded, where possible. For example, "the sense of community has not been diminished" could be rephrased to read "Overton retains its strong sense of community".		Amend the text as suggested.	Agreed and redrafted.
Paragraph 24	Paragraph requires clarification. It is assumed that it is referring to para 11 d) i) of the NPPF which identifies the need to protect areas or assets of particular importance including the National Landscape.		Review paragraph	Agreed and paragraph amended
Section 3.3	This section should include reference to the Local Plan. Although it is referred to elsewhere in the chapter, for decision- making purposes it			Agreed. Paragraph rearranged.

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	has greater status than the other documents listed here.			
Objectives	It may be easier to have fewer, more high-level objectives, and to leave some of the detail to the policies. For example, objective 1 describes what the policy is going to do, rather than being an objective of the plan itself. I would suggest than an objective should be to meet the village's future housing needs. In the event that all 21 objectives are to be retained, it would be helpful if the objectives were grouped thematically i.e. housing; landscape, environment and biodiversity etc. It is also suggested that if objective 2 is retained, it should be amended to also refer to the 'River Test compensatory Special Area of Conservation (SAC) habitat', as recently notified by Natural England.		Suggest reviewing and updating the objectives.	Thank you for the suggestion. Objectives rearranged in a more logical grouping.
Policies	It is suggested that the Plan could include a statement that the Neighbourhood Plan should be read alongside the policies in the Local Plan, and that proposals will be judged against all relevant policies.			Agreed and implemented
Policies	Paragraph numbers (which follow on from the rest of the text) should not be used in policies.	.		Agreed and amended
Policy H1 Overton Settlement Boundary	Policy title (and subsequent references) should refer to 'Settlement Policy Boundary', to be consistent with the adopted Local Plan.		Amend text as suggested to maintain consistency.	Agreed and amended
Policy H1 Overton	A proposals map should be provided as an appendix to the plan showing all the proposed			Agreed and implemented

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
Settlement Boundary	designations. This should show the old and new SPBs alongside each other to clearly show how the boundary has changed.			
Policy H1 Overton Settlement Boundary	The update to Overton's settlement policy boundary (SPB) is supported in principle. However, the LPA has concerns about the SPB around the Portals Mill site. The LPA is concerned that the SPB in Figure 3 includes too much land, and it also does not align with the boundary shown in Figure 4. It is noted that paragraph 42 omits reference to the inclusion of Sovereign Gate. It is also noted that the revised SPB does not propose to include the two allocations from the current NP at Land East of Court Drove and Land North West of Overton Primary School (which were allocated by the current NP). These are therefore effectively de-allocated by this Plan. The LPA notes that this has been justified in the document titled 'Consideration of the case for exclusion of land east of Court Drove and land north west of Overton Primary School'.		Amend text to refer to all proposed modifications to the SPB, including the development at Sovereign Gate. Update Figure 3 to accurately show the proposed SPB.	BDBC to be asked to provide updated SPB map after discussion to agree the SPB
Policy H1 Overton Settlement Boundary	The reference to Overton Design Code in the policy should refer to the document by its full name, and ideally also reference which appendix it is in.		Amend text to aid clarity.	Agreed and amended
Policy H2 Land at Portals Mill	<u>Meeting Overton's identified needs</u> The inclusion of a site allocation to meet		Further evidence	Agreed

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	identified needs is strongly supported in principle. The proposed site allocation for Overton is the same site that was put forward as a draft site allocation in the council's Regulation 18 Local Plan consultation (Policy SPS5.10: Overton Mill) for the provision of approximately 340 homes. The selection of the site is explained and supported by the submitted SEA.		should be provided to satisfactorily demonstrate that the site can deliver the number of dwellings currently proposed (approximately 340 dwellings).	
	Based upon information available at the current time, the LPA considers this is likely to meet the parish's local housing need (as required by NPPF para 70). However, it is recommended that further evidence is provided to demonstrate that the draft site allocation can satisfactorily accommodate the number of dwellings proposed.		Further evidence should be provided to satisfactorily demonstrate that the site can deliver the number of dwellings currently proposed (approximately 340 dwellings).	We thank the LPA for their comment and additional evidence will besought from the site promoter.
Policy H2 Land at Portals Mill	<u>New vehicular access from Kingsclere Road</u> The LPA has concerns about the proposed vehicular access from Kingsclere Road (to the west of the site). This is likely to be unacceptable in both landscape and highway terms and is not supported by evidence.			Hampshire County Council Highways have suggested that the viability of the access from Kingsclere

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
				Road requires investigation and the policy has been updated accordingly.
Policy H2 Land at Portals Mill	Open Space outside the SPB Areas of land are shown within the site allocation boundary, but outside of the settlement policy boundary, on areas of agricultural land which relate positively to the North Wessex Downs National Landscape (this relates to the open areas of land to the east and west of the northern site parcel - see the site allocation plan – Figure 4). In landscape terms, these are highly sensitive to development and it is unclear what might be proposed for them. In order to inform what might be acceptable, it is advised that the policy includes wording to limit any uses on these areas of the site to those of an informal nature. Open space provision should be designed to be laid out as accessible natural green space for recreational use only, in order to provide a suitable transition from the wider National Landscape into the site. It is suggested that the following wording is added under criterion vii of the policy: "Ensure there is a suitable transition between the areas of agricultural land to the east and west of the northern site parcel (within the site allocation boundary but outside of the			Agreed and updated as

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	settlement policy boundary) and the landscape character of the North Wessex Downs National Landscape. These areas of land should be retained for accessible natural greenspace to be used for recreational purposes only. The use of any sustainable drainage systems (SuDS) within these open areas must be well integrated with the incorporation of appropriate landscaping".			suggested
Policy H2 Land at Portals Mill	Gypsy and Traveller provision The NP's site allocation does not make provision for Gypsy and Traveller pitches (as required by Regulation 18 Local Plan Policy SPS5.10). At this time the LPA does not have published position that reflects latest guidance, nor a strategy for meeting its needs. It is therefore considered that it would not be reasonable for the site allocation policy to require pitches to be provided on the site. The LPA will consider Gypsy and Traveller provision comprehensively as part of the Local Plan Update, taking into account updated information about needs and a full understanding of all the opportunities available to meet them. It is therefore suggested that wording should be included in the supporting text to signpost that the LPA could consider provision on this site as part of the LPU's strategy. It is strongly recommended that the following wording is incorporated into the supporting text for Policy		Add supporting text	

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	H2: "The LPA is developing a comprehensive strategy to meet the needs of Gypsy and Travellers as part of its Local Plan Update. It is therefore possible that the Local Plan Update could identify a requirement for pitches on this site".			Agreed and updated accordingly
Policy H2 Land at Portals Mill	Biodiversity Suggest making the following updates in relation to biodiversity. Criterion x) should be amended to read: "Protect and enhance ~~key species and habitats, prevent detrimental impacts and, where unavoidable, mitigate the impact on protected species and habitats, and secure the creation and management of linkages that provide high levels of habitat connectivity within the site and to the wider green infrastructure network~~ the ecological network by ensuring adverse impacts on key species and habitats are avoided, adequately mitigated, or compensated as a last resort, avoiding the loss or deterioration of irreplaceable habitat, and securing the creation and management of green open spaces and linkages that provide high levels of habitat connectivity within the site and to the wider green infrastructure network and the forthcoming Hampshire Local Nature Recovery Strategy". The following sentence starting with "This will include …..(SINC)" can			Agreed

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	remain. The sentence relating to BNG starting "The development will provide a minimum…." should be amended and form a new separate criterion, as follows: "The development will ~~provide~~ achieve a minimum 10% biodiversity net gain ~~together with a site management plan~~ with onsite and offsite habitat enhancements secured as appropriate under a Biodiversity Gain Plan in line with the statutory framework for BNG". Amend criterion xii) to read: "Demonstrate, via a nutrient ~~neutrality~~ mitigation strategy, ~~through the submission of nutrient budget(s)~~ and supporting nutrient budget, that nutrient neutrality can be achieved in perpetuity ~~in order to protect the Solent nature conservation sites~~ to avoid significant adverse effects on the integrity of the Solent designated sites from increased wastewater from the development. This should be via on-site…off-site mitigation would be required". Paragraph 53: "The site is located within the SSSI impact risk zone". Paragraph 53: After reference to dormice i.e. "…including dormice", the last sentence should be updated to read: "Any designated sites will need to be protected and enhanced and any			Agreed Agreed Agreed Agreed

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	proposals should…..of the local landscape". Paragraph 54: Suggest amending the second and third sentences to make clearer that thorough ecological surveys will be required to assess impacts on all key habitats and species (currently could be misinterpreted to mean just hare, skylark and grassland), with proposals to be supported by suitable avoidance/mitigation strategies to address identified impacts. Development should seek to ensure all existing features of value to wildlife should be retained, protected and enhanced, including suitable buffer zones and species enhancement features. Paragraph 54: The last sentence refers to providing all BNG onsite – this should be prioritised but it may not be possible (and it is not something we can force) so BNG plans should ensure they are compliant with the statutory framework including the Biodiversity Gain Hierarchy as well as the mitigation hierarchy set out within the NPPF. Significant onsite and offsite BNG should be secured and delivered for a minimum period of 30 years. Paragraph 55: The policy should refer to 'nitrogen neutrality' rather than nitrate neutrality (as the issue regards the impact of total nitrogen, not just a component of it).			Agree. Paragraph to be re-written Agree. Paragraph to be re-written Agree.

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
				Paragraph to be re-written
Policy H2 Land at Portals Mill	External Lighting Given the site allocation is partly located within the North Wessex Downs National Landscape, it is considered that a new criterion should be added under the new criterion referred to above (in relation to the open space outside the SPB) to ensure that external lighting is sensitively incorporated into any development. Suggest using wording: "Ensure that where external lighting is proposed, it will be sensitively designed to prevent light pollution that would adversely impact on the surrounding National Landscape and biodiversity".			Agree and updated accordingly
Policy H2 Land at Portals Mill	Trees For criterion viii) it is suggested that the words 'where appropriate' are included in the first sentence i.e. "Retain existing trees where appropriate and…..". It is also considered necessary to refer to the planting of native species to ensure that any additional planting sits sensitively within the landscape and to help with mitigating and adapting to the effects of climate change. Suggest using the following wording: "…in keeping with the landscape character of the area using suitable native species".			Agreed and updated
Policy H2 Land at Portals Mill	Transport 'Criterion v. should be updated as follows:			

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	"Demonstrate that safe, suitable and…….services, including into Overton village centre, can be…..transport services". Criterion xix) should include reference to "and enhancing the rural tranquility" of the PRoW. New supporting text (end of para 58), as follows: "The development is also encouraged to provide improvements to Station Approach, to enable its adoption by Hampshire County Council. This would ensure that this route would be designed to fulfil its role as an important route to the train station and to be maintained in the long-term".			Agree Agree Agree
Policy H2 Land at Portals Mill	Heritage: The council's Historic Environment Team consider that a number of existing buildings on the site, dating from the 1920s, do have some heritage significance, and should be treated as non- designated heritage assets. Given the history of the site (manufacturing of banknotes and papermaking), it is also considered that at least some of the new dwellings should draw inspiration from the industrial nature and character of the site, in terms of their form, design and architectural features. It is suggested adding a new criterion to the policy under existing criterion viii) to focus on the retention of buildings of historic value. Suggest inserting the following wording:			

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	"Encourage the retention of buildings of historic value within the site. The layout and appearance of selected parts of the development are encouraged to integrate with these historic buildings to reflect the industrial nature and character of the site". It is suggested that the supporting text (after para 51) should be updated as follows: "There are several existing buildings on the site, including the main Mill building (the 'Rag House'), which date back to the 1920s. These buildings retain their intended character and appearance as industrial buildings for papermaking and, as such, have historic value. Where possible, these buildings should be retained to ensure that the industrial character of the site, including the importance of the site to the history and development of Overton, is preserved. Consideration should be given to how the layout and appearance of selected parts of the development may integrate with these historic buildings". Paragraph 52 of the supporting text should be updated as follows: "It will also be important to ensure that there are no unjustified adverse impacts on the setting of ~~neighbouring~~ any heritage assets ~~including Overton Conservation Area and a number of listed buildings including Quidhampton Farmhouse~~. The impact on any potentially affected heritage asset in the area			Agree Agree Agree

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	will need to be appropriately assessed, along with ~~considered including two~~ ~~scheduled Monuments to the north of the site, and Laverstoke~~ ~~Park Historic Park and Garden to the south west. These~~ ~~impacts, and~~ any potential mitigation measures, ~~will need to be considered in~~ within a Heritage Statement".			
Policy H2 Land at Portals Mill	Hydrogeological Risk Assessment: During the Local Plan Reg 18 consultation (Jan 2024) the Environment Agency advised that the site is located on a principal aquifer and that the site includes a historic landfill, which would require further investigation. As such, a detailed hydrogeological assessment would be essential in respect of sensitive receptors (River Test SSSI), contaminated land and groundwater quality. It is suggested that the following text is incorporated into the policy after criterion x): "Ensure the protection of groundwater and sensitive receptors (including the River Test SSSI) given the site's location on a principal aquifer. This can be achieved by undertaking a Hydrogeological Risk Assessment to inform development design, infiltration features and any necessary mitigation. This should include assessment of contamination migration risks from the historic landfill".			Agree and updated accordingly
Policy H2 Land at Portals Mill	Construction Environmental Management Plan (CEMP): During the Local Plan Reg 18 consultation (Jan 2024) Natural England advised that			

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	any application should be supported by a CEMP to avoid impacts from all potential sources of pollution from impacting on the River Test SSSI. The following wording should be incorporated into the policy text after the new wording on the hydrogeological assessment: "Demonstrate, via a Construction Environmental Management Plan (CEMP), that all potential sources of pollution from the development on the SSSI and the adjoining SINC can be mitigated. The sustainable use of construction, demolition and excavation waste should be maximised in line with the adopted Hampshire Minerals and Waste Plan". Furthermore, criterion xi) (wording on flood risk management measures) could include the following wording: "This must include consideration of the drainage of surface water, including outfalls".			Agree and updated Agree and updated
Policy H2 Land at Portals Mill	Noise: Criterion xiii) should be strengthened to ensure that any proposed development takes the scheme design and layout into consideration. It is suggested this criterion is amended to read as follows:			

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	"~~Ensure that noise impacts arising from the railway and any employment use on the site are successfullt mitigated through suitable measures~~ Ensure that the scheme design and layout demonstrably respond to noise impacts arising from the railway, any traffic within the site vicinity and the proposed retail/employment uses, in order to optimise noise mitigation by good acoustic design". The supporting text should read as follows: "The land parcels to the north and south are divided by a railway line. and ~~A~~any noise pollution ~~affecting new homes and amenity spaces will need to be mitigated~~ as a result of the railway, proposed retail/employment uses or traffic generation within close proximity to the site, affecting new homes and amenity spaces will need to be satisfactorily mitigated through design and layout that follows the principles of good acoustic design. A detailed noise assessment….may be required. Attenuation treatment to dwellings should be viewed as a last resort, as set out within the council's Guidance note for developers and consultants on noise assessments". (This document could be added to the list of references at the end of the Plan).			Agree and updated Agree and updated
Policy H2 Land at Portals Mill	Sewerage infrastructure: During the Reg 18 consultation Southern Water suggested some additional wording. Suggest adding the following wording at the			

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	end of criterion xx): "… This must include phasing the occupation of development to ensure it aligns with the delivery of sewerage infrastructure, in consultation with the service provider and ensuring the layout of the development allows for future access to existing sewerage infrastructure across the site for maintenance and upsizing purposes". Where any of the above suggested amendments are made to the policy wording, any relevant supporting text will also need to be updated. The council can discuss this with the Neighbourhood Planning Group in due course.			Agree and updated
Policy H3 Residential Garden Land Development	It would be helpful if the supporting text provided greater clarity about which types of development this policy would be applied to.		Amend text as suggested to aid clarity.	Text amended to clarify that it applies to both domestic and commercial premises
Policy H3 Residential Garden Land Development	Suggested minor amendments to policy: Introduction: • The text "where planning permission is required,…" (paragraph 61) is not necessary. Planning policies will only apply to those developments that require planning permission. • Paragraph 61 – should be 'settlement policy boundary' not 'settlement boundary'.		Amend the text as suggested.	Agreed and amended

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	• Include reference to the relevant appendix for the Overton Design Guidance and Codes. • Consider replacing 'should' with 'must'. Criterion (i): • Reword criterion to maintain or enhance 'the established character and layout of the surrounding area within which the proposed development is located'. It is suggested that the policy could also include the following additional requirements: • Require that any development also maintains the prevailing character and amenity of residential gardens including their overall size, proportions, sense of space and amenity; • Require the retention of trees, structural vegetation and green infrastructure which contribute to local character and visual amenity.			
Policy H4 Housing Mix and Provision of Smaller Homes	Criteria (i) and (ii) should only apply to market housing. This would align with the approach in ALP Policy CN3 and prevent the situation occurring where all the small units are affordable (and the market housing is all large). Criterion (ii) could be strengthened by saying 'must' rather than 'should'.		Update policy as suggested.	Agreed and updated

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
Policy H5 Overton Design Code	Paragraphs 68 & 69 refer to the code distinguishing between a number of different character areas. The code doesn't actually identify character areas and, instead, sets out principles but with local examples to aid the interpretation of the principles. This approach (without a clear identification of the character areas) is fine as the Code can still be used to assess how a scheme relates to the character of the area and whether it is in accordance with principles of good design. But it would be clearer if these paragraphs did not refer to character areas in the Code given that they are not found there.		Amend text to ensure consistency with the Overton Design Guidance and Codes.	Remove reference to 'character areas' for consistency
Policy H5 Overton Design Code	Paragraph 69 could also include a cross-reference to the Landscape, Biodiversity and Trees SPD.		Update text to refer to the Landscape, Biodiversity and Trees SPD.	Agree and updated accordingly
Policy H6 Net Zero Carbon Buildings	To further encourage such development, it is suggested that the policy could include a positive statement that "in considering planning applications, positive weight will be given to development proposals that incorporate a building design that is certified to a PassivHaus or equivalent standard".		Amend text as suggested to ensure that the policy requirement is more likely to be achieved.	Agree and updated accordingly
Policy H6 Net Zero Carbon Buildings	If the policy is referring to terms such as 'zero carbon ready', 'embodied carbon' and 'PassivHaus', these definitions should be explained within the supporting text.		Amend the text to provide an explanation of the terms used within the policy in the	Agree and definitions included

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
			supporting text so there is no ambiguity over what the policy is asking for.	
Policy LEB1 Local Landscape	It is considered that the policy and its supporting text should put greater emphasis upon the importance of the National Landscape (not just in the context of the character of the villages as set out in para 73 (i)). The following wording is suggested: "Designation of the North Wessex Downs National Landscape reflects the national importance of that landscape and its setting. Development proposals in the National Landscape or its setting will also be determined in accordance with national planning policy and criteria set out in the North Wessex Downs Management Plan and associated documents, such as position statements. This includes maintenance and enhancement of the tranquillity and distinctive landscape character of the North Wessex Downs". Where there are references to dark skies in the policy, this should include reference to the North Wessex Downs National Landscape Position Statement on Dark Night Skies & Artificial Light (Feb 2021).			Agree
Policy LEB1 Local Landscape	The terminology 'development proposals within and around Overton' is not sufficiently precise.		Provide additional explanation and	Agree and updated

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	Suggest strengthening the policy wording as follows: i) "How they have…visual ~~connectivity~~ relationship of…Ashe Warren and Ashe) ~~in~~ to the wider…". "That they…of the Parish and North Wessex Downs National Landscape, and limit…".		a map as suggested.	
Policy LEB1 Local Landscape	It is not clear how the Landscape Character Areas (described in paragraph 78) relate to the policy, which should be explained (and could also be mapped). Also, there should be some explanation of how these Character Areas relate to what the Design Code says about the landscape.		Clarify how the Landscape Character Areas relate to the policy and Design Code. Include a map of these areas.	Agree and map included
Policy LEB2 River Test SSSI, Nutrient Neutrality & Wastewater	Suggest rewording policy paragraph 82 as follows: "The River Test SSSI and downstream stretches of the River Test compensatory Special Area of Conservation (SAC) habitat must be protected from ~~all negative~~ any significant impacts…businesses are occupied". To justify this, a new paragraph should be inserted into the supporting text regarding compensatory SAC: "Some stretches of the River Test and some of its headwaters have been identified by Natural England as compensatory Special Area of		Suggest amending policy wording and supporting text be in accordance with Natural England's current position on nutrient neutrality.	Agree and amended accordingly

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	Conservation (SAC) habitat. Development within the parish of Overton must ensure any potential impacts from construction and/or operational phases are properly assessed and avoided or mitigated where necessary". Paragraph 83 (in the policy) should make clear that the requirement for nutrient neutrality only applies to residential development or development resulting in overnight accommodation. The text should be amended as follows: "All new dwellings….net increase in ~~wastewater production and~~ population due to a net gain in overnight accommodation served by a wastewater system that could…latest Natural England guidance". The supporting text should clearly set out that overnight accommodation can include student accommodation, and tourist attractions and accommodation.			
Policy LEB3 Important Views	Suggest that more views of the Church and North Field are shown in Figure 6 (for example from the high ground along the B3400 near the junction with Overton Hill).		Provide additional views as suggested.	Agree and updated
Policy LEB3 Important Views	All of these Important Views merit their own number and title so they can be more easily referred to (pages 34-36). They should not be combined into one type of view (such as Important View 4 – views to the south) as this weakens their status. It is suggested that a		Amend as suggested.	Agree. Separate Appendix created

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	separate appendix is provided to explain the importance of each view, ideally including photographs to illustrate the reason for each designation.			
Policy LEB4 Biodiversity, Geodiversity & Nature Conservation	The focus upon Green Infrastructure is welcomed within the policy. However, Green Infrastructure is not reflected in the policy title and it is suggested that there could be a separate policy on Green infrastructure covering criteria i) and ii). Within this policy: • It is suggested that rather than making a general reference to Natural England's Green Infrastructure Framework (GIF), the policy should identify the specific principles it wishes to incorporate (criterion (i)). • Suggest swapping "the highest possible level of green/blue infrastructure.." for wording such as "where relevant, the design and layout of development proposals should maximise the provision of green and blue infrastructure…". (criterion (ii))			We accept the comments regarding LEB4 and have updated the plan accordingly.
Policy LEB4 Biodiversity, Geodiversity & Nature Conservation	The LPA and the council's Biodiversity team would be happy to support you with the redrafting of this policy in order to provide the strongest possible policy framework. It is recommended that the policy criteria relating to biodiversity are amended and reorganised so that the protection and enhancement of biodiversity is prioritised with	Useful links: - BDBC Biodiversity Strategy - Landscape, Biodiversity & Trees SPD Hampshire County Council LNRS webpage	Amend and reorganise the policy as suggested so that the protection and enhancement of biodiversity is prioritised at the	We accept the offer of help and will work with BDBC to reach a successful conclusion

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	the following hierarchy: 1. Protection of existing national and local designated sites (SPAs, SACs, SSSIs, SINCs and LNRs); 2. No loss or deterioration of any priority habitat type, including irreplaceable habitat		top.	
	3. No adverse impact on the conservation status of any protected or notable species; 4. Protection and enhancement of the wider ecological network e.g. via provision of accessible natural greenspace, buffers and wildlife corridors; 5. Achievement of 10% BNG for a minimum of 30 years (unless development is exempt); 6. Integration of species enhancement features. It is suggested that the policy and supporting text are broken up with sub-headings relating to these points to make it easier for the reader to understand. In relation to point 4 (above), the policy could refer to restoring, creating and reconnecting habitat within the wider ecological network in line with the council's Spatial Priorities (as identified within the Biodiversity Strategy (2024)), ecological network mapping (as identified within the council's Landscape,			

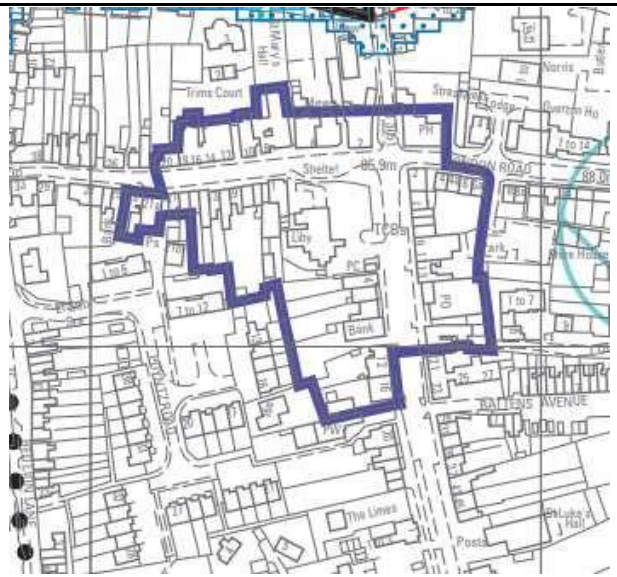
Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	Biodiversity and Trees SPD) and/or the forthcoming Hampshire Local Nature Recovery Strategy (LNRS). The supporting text could set out intentions to align with and help deliver objectives/land management projects and initiatives set out within the forthcoming Hampshire Local Nature Recovery Strategy (LNRS) once published (para 108). In relation to Biodiversity Net Gain (point 5): • Suggest rewording criterion x. in relation to BNG to reflect mandatory requirements. This should come before criterion vi. which details BNG delivery. Suggest using wording such as: "Development proposals, unless classed and demonstrated as exempt, must achieve a minimum 10% biodiversity net gain to be delivered over a period of at least 30 years in accordance with statutory requirements and guidance". • The interim BNG Guidance (criterion x) for development (2021) is no longer available, which was removed once BNG became mandatory at the start of the year. Reference to this should be omitted. The council is currently working on new BNG Guidance, which could be referred to in the supporting text. • Suggest amending the wording for			

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	criterion vi. to remain in accordance with the BNG statutory hierarchy, which requires developers to prioritise habitat compensation as close to the area of impact as possible by following a hierarchy of onsite provision, then offsite, or where neither are demonstrated to be possible, to purchase government statutory credits that will deliver habitat elsewhere. Although the LPA would strongly encourage the provision of offsite BNG within the borough if this cannot be achieved onsite, statutory credits would allow BNG provision elsewhere in the country. In relation to species enhancement features (point 6, above), it is noted that the policy refers to swifts and hedgehogs. This should refer to providing biodiversity enhancement features for all 'priority or threatened species', including bats (NPPF para 187d). There are some more general comments about the supporting text, below: • Paragraph 107 should be updated to refer to the Environment Act 2021 rather than NERC. The duty to 'have regard' has now been strengthened requiring public authorities to enhance, as well as conserve to biodiversity, as well as reporting on it regularly. • Supporting text should require			

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	that development proposals are accompanied by up-to-date ecological assessments (where required) carried out in line with best practice, to assess impacts on biodiversity. Suitable avoidance, mitigation and compensation strategies should also be provided to address any identified impacts.			
Policy LEB5 Public Rights of Way (PRoW)	Consider combining points ii) and iii) of the policy where there is some duplication i.e. new developments installing new rights of way or permissive paths are referred to in both criteria.		Amend policy text to avoid duplication.	Agree and update accordingly
Policy LEB5 Public Rights of Way (PRoW)	Suggest ensuring that policy criterion i) refers to protecting and enhancing the users' quiet enjoyment of the countryside from the right of way network through minimising impacts on character and visual amenity.		Amend text as suggested to include reference to protecting and enhancing the tranquillity of the right of way network.	Agree and update accordingly
Policy ATP1 Active Travel	Remove the wording "within the settlement" from the first line of the policy (paragraph 115) (and consequential change to (ii)) as these principles would be applicable to all development.		Amend text as suggested.	Agree and updated
Policy ATP1 Active Travel	Consider defining 'active travel' in the supporting text, given this does not appear to be defined within the adopted BDBC Local Plan (2011 to 2029). Suggest adding something like: "making journeys by physically active means such as walking or cycling".		Amend text as suggested for clarity.	Agree and updated

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
Policy ATP1 Active Travel	Criterion ii) of the policy appears to duplicate criterion i) with regards to active travel. Suggest revisiting these criteria and amalgamating where possible.		Consider amalgamating criterion i) and ii) of the policy.	Agree and amended as suggested
Policy ATP1 Active Travel	Consider whether criterion iii) is necessary given that public rights of way and permissive paths are already covered under Policy LEB5.			Agree and criteria removed
Policy ATP1 Active Travel	Suggest criteria iv) relating to EV fast charging facilities would sit better under Policy ATP2. Additionally, infrastructure for the charging of electric vehicles will fall under the Building Regulations (Part S). Suggest revising criterion to state. “EV charging points shall be provided in accordance with relevant standards in safe, accessible and convenient locations”.		Consider moving criterion iv) to Policy ATP2 and re-wording.	Agree and moved.
Policy ATP2 Car Parking	Given that the previous policy (ATP1) supports the increased uptake of cycling, Policy ATP2 could be expanded to also require the provision of secure and conveniently sited cycle parking facilities.		Suggest updating the policy wording to align more closely with Objective 7.	Agree and amended
Policy ATP2 Car Parking	Paragraph 118 does not align with the adopted BDBC parking standards SPD (2018) which requires that parking should be provided in accordance with the specified standards, whilst taking into account local circumstances. There is no evidence to justify that alternative parking standards should apply in Overton.		Amend text to ensure that the policy requirements would not conflict with the adopted BDBC parking standards.	OPC thanks BDBC for their response but cannot agree. The number of vehicles parked on the road/footways on all developments, both old and new, are evidence that

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
				the current parking standards have not kept pace with modern lifestyles. We suggest that BDBC look to update their parking standards.
Policies VB1 and VB2	The policies are linked to a new 'Overton Village Centre' boundary which is considerably larger than the District Centre Boundary identified in the adopted Local Plan. It is not clear whether this designation is intended to supersede the boundary in the LP, as there is some overlap in their scope. This needs to be made clear to enable the decision maker to know how to react to development proposals. Local Plan Policy EP3 identifies Overton as a District Centre in the retail hierarchy with the following boundary:	NPPF para 7 (paras 90-95). NPPF glossary, 'town centre', 'main town centre uses', 'primary shopping area'.	Clarify relationship between NP's Village Centre boundary and LP District Centre boundary (and Policy EP3). The policy could be reframed to focus on the heritage elements that the plan is trying to protect rather	These policies have been rewritten and the village centre redefined. A new map will be produced.

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	 Within this area, Policy EP3 states that main town centre uses (including retail, office, entertainment and leisure) are supported, and any development that would harm of vitality and viability of the defined centre will not be permitted. Outside this area, retail and other main town centre uses are usually only permitted where they would meet the sequential and impact tests, as set out in the NPPF. Policy VB1 supports the development of some types of main town centre uses across the 'Village Centre' area – which is larger than the area in which such uses are permitted by ALP Policy EP3.			

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	It is therefore not clear whether the policy intends to supersede EP3 (and create a much larger District Centre boundary – which would need to be justified), or whether the development that is supported outside EP3's centre boundary is still subject to the restrictions of Policy EP3 (a sequential test etc would be required).			
Policy VB1	Notwithstanding the in-principle comment (above), there are a number of detailed comments on the policy: i. Change 'in keeping' with the Conservation Area to reflect LP Policy EM11's requirement to 'conserve and enhance'. ii. Criteria (ii) – Expand to cover harm to the heritage significance of the shop front, not just loss. iii. The first part of criterion (iv) does not relate to when new commercial uses would be permitted (as set out in the main part of the policy). It should either be a separate statement at the end of the policy or included in Policy VB2 (as it relates to protecting commercial uses). Para 124, should add caveat about complying with local and national planning policies. Whilst the general support for such uses is understood, it is necessary to ensure they would not undermine the vitality of the viability	NPPF Chapters 7 and 16. Local Plan Policy EM11. Overton Conservation Area Appraisal.	Consider suggested amendments	Changes implemented

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	of the village centre. This is recognised by objective 21.			
Policy VB2	i. It is unclear what uses are covered by 'commercial premises'. Does this include offices? Should this only apply to uses on ground floor frontages? ii. Should (i) and (ii) be 'or' (rather than 'and') as there would be no current business if the building is vacant. iii. Criterion (iii), clarity which types of use it should be marketed for. It would be helpful to explain how the policy would work alongside Policy CN7. As drafted, pubs etc outside the Village Centre boundary would not be protected by this policy.	NPPF para 98. Local Plan Policy CN7 (and draft Regulation 18 LPU Policy INF4).	Consider suggested amendments	These policies have been rewritten to take account of these suggestions.
Appendix D Design Guidance & Codes				
Front page	The relevant title i.e. Appendix D (or relevant reference) should be put on the front page.			This document has been removed as an Appendix as it is a stand-alone document
General	Each of the guidelines for each code should have its own letter or number (rather than being just a bullet) so that it can be more easily referenced and used in decision making and when commenting on whether a proposed			Agreed and updated for ease of reference

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	development is in accordance with the code. So, for example, on page 27, the first bullet starting “Development proposals should ensure continuity….” could perhaps be labelled with an (a) so that it could be referred to in due course as Guideline SL01a. This approach should be used for all the principles in the code.			
Page 10	The NPPF reference needs updating to 2024.			Updated
Page 11	The Basingstoke and Deane Emerging Plan would be better referred to as the draft Basingstoke and Deane Local Plan Update.			Updated
Page 31	Houses with garages. The minimum internal garage size should be 7.0m by 3.3m so that it is in accordance with the council’s Parking SPD (2018).			Agreed in principle and amended. However the preference for an additional 650-750mm space for cycle storage is maintained.
Page 41	Should read ‘storeys’ not ‘stories’ (second paragraph).			Agreed and updated
Page 44	Third paragraph should start “To ensure adequate outdoor amenity space, back gardens should have a minimum depth of 10 metres and offer a minimum of at least 50 square metres of usable area. This useable area would need to be increased to 60 sqm for houses of 3-bedrooms or larger or if required to enable the new plot to be in keeping with the character of the area.” This will make this reference in accordance with the council’s			Agreed and updated

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	Design and Sustainability SPD (2018).			
Page 49	For Policy BF09 (Infill Developments), this could result in adverse impacts on the character of the settlement and its setting, where gaps between dwellings form part of a scattered linear character. The use of infill development should therefore only be considered when this is sympathetic to the existing character and visual amenity of the locality.			We thank BDBC for their comment
Page 52	It might help if it was explained what feature of the built environment in Overton related to each of the colours in the colour palette.			We thank BDBC for their comment
Minor changes suggested to Neighbourhood Plan				
Front page	A publication date would be useful (such as February 2025 for this version and another date for later versions) to help distinguish between different versions of the Plan.			Agree and implemented
Contents page	Any relevant appendices need to be listed in this Contents page.			Agreed and added
Preface	Suggest changing the wording in the second paragraph from "…and carries full weight" to "…and will carry full weight".			Agreed and changed
Preface	Spelling error on page 6 (currently reads as "Ane" instead of "Anne").			Agreed and changed
Paragraph 4 (About Overton)	Paragraph four refers to Overton Railway Station being accessed via an unadopted road. It is suggested that this sentence is amended to read as follows: "Situated uphill and north of the village centre, Overton Railway Station is accessed via existing			Agreed and updated

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	roads extending from both Kingsclere Road and Station Road. As identified on HCC's website, some sections of these roads extending from the railway station are not maintained at public expense by HCC (as the Local Highway Authority)".			
General	Throughout the document, numbers in brackets are provided such as in paragraph 2 of Chapter 2 (About Overton). For example, this paragraph states "the majority of Overton's listed buildings lie within the Conservation Area [1]". No footnotes are provided and instead the bracketed numbers relate to the references page right at the end of the document (with links provided). It would be helpful for the reader if this was explained early on in the document i.e. that links to particular documents of relevance are provided under Chapter 11, or these were moved into footnotes.			Agreed and a footnote added to explain this
Section 4.1 (Community engagement)	This section should be updated after Regulation 14 and further detail should be included in the consultation statement that is required to accompany the submission plan.			Acknowledged. A Consultation Statement is being prepared
Paragraph 31	The word 'for' is missing from the first sentence. The sentence should read "This draft NDP was made available to local people for 6 weeks…..".			Agreed and updated
Policy H1 Overton Settlement Boundary	Suggested that paragraph 41 may be better suited to the supporting text for the site allocation policy at Overton Mill (Policy H2). This paragraph also needs to clarify which consultation event in May 2023 is being			Agreed and updated

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
	referred to.			
Paragraph 38	Delete the word 'of' before "the Overton Design Code." Also refer to Appendix D which is the design code.			Amended as the Appendix has been changed to a reference to a stand alone document
Policy H3 Residential Garden Land Development	Suggest rewording each criterion (i-iii) so that each one does not start with 'they'. For example, at the end of paragraph 61 you could include wording such as "Development proposals must:" and then list the individual criteria i.e. "i. maintain, or where possible…..".			Agreed and updated accordingly
Policy H5 Overton Design Code	There should be a reference to Appendix D within the policy, which comprises this code. The title of Policy H5 should be Overton Design Guidance and Codes, given this is its full title.			Agreed and amended
Policy H5 Overton Design Code paragraph 68	Add the word 'the' before 'NPPF' i.e. this sentence should read "…in accordance with the NPPF".			Agreed and amended
Paragraph 112 i)	Amend the word 'lies' to 'lie' i.e. "development proposals on land that lie within…".			Agreed and amended
Policies LEB1 & LEB3	Reorder policies LEB1: Local Landscape and LEB3: Important Views so they are consecutive in the plan as they are inter-linked.			Agreed and amended
Policy LEB1 Local Landscape (para 79b)	Are they valued views or important views (consistent terminology)? Valued views are mentioned in 79(b) but not in this policy. Would benefit from a signpost.			Changed to be consistent
Policy LEB1	Supporting text should refer to Policy EM1 in			Changed as

Policy Area	Issue/Summary of Comment	Response	Options/Action	Action Taken
Local Landscape	the adopted Local Plan, not draft Policy ENV1 in the LPU (para 80).			suggested
Policy LEB3 Important Views	Figures 7-10 - the titles of these figures should refer to the fact that they are showing Important Views.			Agreed and changed
Policy LEB5 Public Rights of Way (PRoW)	Consider adding to the supporting text that Hampshire County Council (HCC) (as the Local Highway Authority) is responsible for the management of the Public Rights of Way (PRoW) network. See HCC's Rights of Way webpage.			Agreed and added
Policy ATP2: Car Parking	Suggest replacing 'should' with 'must' for paragraph 117: "Development proposals must incorporate…".			Agreed and updated

Southern Water

Policy Area	Issue/Summary of Comment	Response	Action
Housing & New Development	Policy H2 - Add 'Occupation of the development will need to be phased to align with the delivery of public sewerage infrastructure, in consultation with the service provider'	We agree that this is an appropriate requirement	Update the policy accordingly
Housing & New Development	Policy H2 - add 'Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes'	We agree that this is an appropriate requirement	Update the policy accordingly
Housing & New Development	Policy H2 - add 'Surface water from the new development will not be permitted to discharge to the foul or combined sewer network, to minimise the risk of sewer flooding and protect water quality'	We agree that this is an appropriate requirement	Update the policy accordingly
Housing & New Development	Policy H2 - add 'New homes will be required to meet either a water efficiency standard of **100 litres** or less per person per day, or any future national standard, whichever is lower'	We agree that this is an appropriate requirement and in line with the need to reduce water usage	Update the policy accordingly

Policy Area	Issue/Summary of Comment	Response	Action
Housing & New Development	Policy H5 - add 'Development and design should take account of flood risk, existing flow routes and drainage features within a site should be identified and preserved e.g. ditches, seasonally dry watercourses, historic ponds'	We agree that this is an appropriate requirement	Update the policy accordingly
Housing & New Development	Policy H5 - add 'Surface water will not be permitted to discharge to the foul or combined sewer network, to minimise the risk of sewer flooding and protect water quality'	We agree that this is an appropriate requirement	Update the policy accordingly
Access, Transport & Parking	Policy ATP2 - add 'The construction of parking areas and driveways should focus on enhancing water permeability of surfaces to manage run-off effectively'	We agree that this is an appropriate requirement	Update the policy accordingly

Natural England

Policy Area	Issue/Summary of Comment	Response	Action

General comment	Natural England does not have any specific comments on this draft neighbourhood plan	Overton Parish Council thank Natural England for there consideration of the NDP and their response	No action required

Historic England

Policy Area	Issue/Summary of Comment	Response	Action
General comment	We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout this draft. Although your neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area. We offer one comment. If the neighbourhood plan is to add detail beyond what is in the emerging local plan about development in this location, how might this be informed by the heritage associated with the mill?	Overton Parish Council are keen to retain the historic elements of the site as are Basingstoke & Deane Borough Council	Add a requirement for an assessment of the reusability of buildings on the Mill site for development as residential properties

National Gas Transmission

Policy Area	Issue/Summary of Comment	Response	Action
General Comments	An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.	We thank National Gas Transmission for their assessment and response	No action

NHS Hampshire and IoW

Policy Area	Issue/Summary of Comment	Response	Action
Village Centre and Business	• In its current form, the plan does not mention health or GP provision. • Primary Care provision in the Overton area is provided by Watership Down Health: Overton Surgery. This GP practice has insufficient capacity and will not be able to absorb the increased patients arising from any proposed development in the area. • The Practice is currently undersized and requires new or an expansion of premises. Potential new or expanded premises for this surgery must be pursued to future proof primary care within central Basingstoke. The current patient list size for	Thank you for the responses which has been noted. The parish council will continue to support measures to expand the capacity of the local medical practice in a manner that benefits parishioners and is consistent with the local plan	No change to the NDP

Policy Area	Issue/Summary of Comment	Response	Action
	this surgery is 8,030 patients as of January 2025. The infrastructure capacity for this surgeries is 5,474 patients as calculated by the Department of Health's Building Notes HBN11-01. The surgery is oversubscribed by 2,556 patients or 147% of its capacity. • There is an allocated site with 340 proposed dwellings. The ICB would encourage early engagement by the developer to discuss mitigation for the impact that this increase in local population will have on Primary Care Services.		

Hampshire County Council – Public Health Authority

Policy Area	Issue/Summary of Comment	Response	Action

Policy Area	Issue/Summary of Comment	Response	Action
Policy ATP1	The Public Health Authority support the inclusion of objective 7 in the draft neighbourhood plan, especially with the addition of 340 homes in the area, the team would advise consideration is given to improved recreational and sporting facilities and other community amenities including footpaths and cycleways.	Overton enjoys many recreational and sporting facilities including 30 acres of managed sports facilities. These are supported by grants from the Parish Council's budget and CIL funding. There also many clubs and societies operating in the village. The village also benefits from many footpaths both within the village and to and within the surrounding countryside. The NDP seeks to promote all opportunities for active travel and the avoidance of avoidable vehicular journeys.	No further action
General Comment	Public Health also recommends looking at the Healthy Streets Approach which is a policy in	Overton Parish Council thank HCC Public Health Authority for this comment. The NDP	No action

Policy Area	Issue/Summary of Comment	Response	Action
	Hampshire's Local Transport Plan 4 (LTP4). Healthy Streets includes 10 evidence-based indicators which each describe an aspect of the human experience of being on streets (What is Healthy Streets? — Healthy Streets). Using the healthy streets approach puts people who are walking, wheeling and cycling as a key focus and supports active travel, physical activity, social interaction, and improved mental health, as well as other benefits such as reductions in air and noise pollution and economic benefits to local streets. Using Healthy Streets as a community toolkit the Neighbourhood Plan could usefully develop a walking, wheeling and cycling plan to identifying key opportunities and challenges to improve this network.	already promotes active travel on all new developments.	

Policy Area	Issue/Summary of Comment	Response	Action
Policy ATP2	It is noted that point 8.2 refers to development proposals that should incorporate sufficient car parking to meet the needs of residents and visitors. The Public Health Authority would also encourage an emphasis on parking provision for cycles and other forms of micromobility to support the use of active travel modes which would help to improve alternative choices alongside car use.	Overton Parish Council thank HCC Public Health Authority for this comment. The NDP already takes account pf the need for secure cycle storage within the Design Guide and Codes.	No action
	In regard to traffic management, the plan can influence the use of simple changes, and it may be helpful to consider approaches set out within the Hampshire Rural Active Travel Guidance. Small high-quality measures such as regular safe places for pedestrians to cross the	The Design Guide and Codes addresses these issues.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	road, enhancing visibility/safety through lighting, and eliminating where possible obstructions can increase active travel.		
Policy H2: Land at Portals Mill	The Public health Authority note that as this site is adjacent to public space it would be important for buildings to face this amenity to provide safer overlooking of routes, footpaths, public open spaces and streets. It will be important to consider how the local infrastructure including access to community amenities will expand to accommodate the housing development planned.	Overton Parish Council thank HCC Public Health Authority for this comment. The Overton Design Guide and Codes addresses the requirements for housing to face footpaths and other public spaces to enhance well-being and security for users. The requirement for safe links between the Portals Mill development and community assets, e.g. the school, are addressed in the NDP	No action

Policy Area	Issue/Summary of Comment	Response	Action
Policy H5: Overton Design Guide and Codes	The Public Health Authority suggests this policy could also add aims around improved health outcomes of housing with reference to decent internal space standards, external private amenity space for flats/apartments, climate resilience and adaptability standards such ability to extend and the use of Lifetime Homes Standards (Lifetime Homes - Accessible Design - Design - Topics - Resources - Housing LIN). It would be worth considering the use of Building for a Healthy Life checklist (BHL BFL-2020-Brochure.pdf (designforhomes.org) within the policy H5 itself to underpin the aims of the code.	Overton Parish Council thank HCC Public Health Authority for this comment. The Overton Design Guide and Codes addresses these requirements and does not believe that additional emphasis is required at this point	No action

Policy Area	Issue/Summary of Comment	Response	Action
Policy LEB4: Biodiversity, Geodiversity and Nature Conservation	The Public Health Authority notes that Figure 11 might be enhanced by recognising opportunities for green space that Geodiversity and Nature Conservation creates improved connection for both nature and the local community. This policy is further enhanced by Policy LEB3 – Important Views and could be connected through links made within the local footpath network.	Overton Parish Council thank HCC Public Health Authority for this comment. Overton enjoys an extensive network of footpaths, both statutory and permissive, that include the majority of the local green spaces and views.	This policy is being re-written on advice from Basingstoke and Deane Borough Council's Environment Office
Policy LEB5: Public Rights of Way (PRoW)	PRoW and access to the countryside are key considerations for neighbourhood plans, and policies can be strengthened by considering how networks and connection of footpaths link to open spaces to help support health and wellbeing benefits.	Overton Parish Council thank HCC Public Health Authority for this comment. Overton enjoys an extensive network of footpaths, both statutory and permissive, that include the majority of the local green spaces and	No action

Policy Area	Issue/Summary of Comment	Response	Action
		views.	
Policy H4: Housing mix , Policy H6: Net Zero Carbon Buildings	Having a safe, settled home is a fundamental building block of our health and wellbeing, whether residents own their home or live in social rented or private rented accommodation. The condition and nature of homes, including factors such as stability, space, tenure and cost, can have a big impact on people's lives, influencing physical and mental wellbeing Hampshire Public Health Strategy 2023-2026. The Public Health Authority encourages signposting to the Town and Country Planning Association's (TCPA) Healthy Homes Principles (Healthy Homes	Overton Parish Council thank HCC Public Health Authority for this comment.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	Principles - Town and Country Planning Association (tcpa.org.uk)). Public Health welcomes affordable housing provision and would recommend that design is tenure blind so that homes are designed to the same high standards as open market housing. Public Health supports Policy H6, that all development is encouraged to be “zero carbon ready” by design and developers encouraged to design all buildings to be certified to a PassivHaus or equivalent standard to contribute towards climate change targets for 2050.		

Policy Area	Issue/Summary of Comment	Response	Action
Policy LEB4: Biodiversity, Geodiversity and Nature Conservation	Engagement with greenspace and the natural environment is associated with numerous positive physical and mental health outcomes, including but not limited to increased physical activity, greater social cohesion, and improved mental wellbeing, and can support a reduction in health inequalities	Overton Parish Council thank HCC Public Health Authority for this comment and agrees with its sentiment.	No action
General Comment	Good health starts with the environment in which we live, learn, work, and play. Improving these places and communities will enable more people in Hampshire to live healthier lives for longer and reduce the unfair gap between the most and least healthy	Overton Parish Council thank HCC Public Health Authority for this comment and agrees with its sentiment.	No action

Hampshire County Council – Local Highway Authority

Policy Area	Issue/Summary of Comment	Response	Action
Policy H2 – Land at Portals Mill	Hampshire County Council as the local highway authority	Overton Parish Council thank HCC Local Highway Authority for their support and	

Policy Area	Issue/Summary of Comment	Response	Action
	consider that the former Overton mill site allocation as housing could provide a well designed and sustainable development, given the proximity of a train station which links directly to London and the South West. As per the response to the 2024 Basingstoke and Deane Borough Council draft Local Plan Reg 18 consultation, additional comments are: Vehicular access via Papermill Lane to the north is dependent on measures to improve the constraints associated with the railway tunnel. The main active travel route	comments. Overton Parish Council agree that this should be addressed by the developer.	No change to the NDP. This is a Local Highways Authority responsibility.

Policy Area	Issue/Summary of Comment	Response	Action
	from the development into Overton is likely to be via Station Approach which is an unadopted road. Any future developer should work in partnership with the Highway Authority to seek that this route accords with appropriate design and construction standards, to enable its adoption and so secure its long-term maintenance. This route may also serve as a development access. The role of Station Approach in serving employment, retail and parking facilities is not reflected in the policy in the Neighbourhood Plan, but that it is reflected in the supporting text. The County Council also note differences between the Neighbourhood Plan and the	Overton Parish Council agree that this should be addressed by the developer.	Overton Parish Council support the suggestion that Station Approach should be upgraded to allow it to be adopted by the Local Highways Authority.

Policy Area	Issue/Summary of Comment	Response	Action
	draft Local Plan with regard to the role of the site access via Kingsclere Road, with the Neighbourhood Plan proposing this for all vehicles whilst the draft Local Plan proposes that this access point is intended for emergency vehicle access only. The County Council cannot comment on the suitability of either approach until further assessment work has been undertaken, including traffic distribution, access safety, and wider highway impacts. The need for this should be reflected in the wording of the policy. The ambition for a small retail outlet close to the rail station is supported and would likely help meet the day-to-day needs of residents without	Agreed Agreed	No change required Amend Policy H2 to reflect the requirement for more technical evaluation of the Kingsclere Road access option.

Policy Area	Issue/Summary of Comment	Response	Action
	obliging them to drive.	Overton Parish Council thanks the Local Highway Authority for their support	No action
Policy LEB1: Local Landscape	In terms of Policy LEB1 Local Landscape, with regards to light pollution from new development proposals. Street lighting can play an important role for many people in feeling safe and confident travelling	Overton Parish Council thanks the Local Highway Authority for their comment. OPC is very aware of the need to provide safe active travel	No action

Policy Area	Issue/Summary of Comment	Response	Action
	around at night, particularly on foot or by bike, and the absence of which can be discourage trips by active modes. It is recommended that key active travel routes within Overton, particularly new or improved routes resulting from new development proposals, be lit at night in an appropriate way.	routes while reducing light pollution where possible. With the parish being partly within the North Wessex Downs National Landscape, their lighting guidance is used as a minimum standard	
Policy ATP1: Active Travel	Policy ATP1: Active Travel is welcomed but could be strengthened to specifically refer to improved active travel connections into the village centre from any new development proposals, in addition to through and around the village in general.	Overton Parish Council thanks the Local Highway Authority for their comment.	Policy ATP1 has been amended to include this requirement
Overton Design Guide and Codes	In terms of the Design Code, please note that Hampshire County Council will only support highway infrastructure schemes which are designed in	Overton Parish Council thanks the Local Highway Authority for their comment.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	accordance with the County Council's technical guidance		

Hampshire County Council – Waste Management Authority

Policy Area	Issue/Summary of Comment	Response	Action
Design Guidance and Codes	The Waste Management Authority notes the Overton Design Guide (ODG) encourages the use of recycled building materials, however, the use of reclaimed building materials or repurposing existing buildings where appropriate would further reduce material use and associated embodied carbon, as would selecting materials and items from manufacturers offering leasing or take-back schemes (e.g. services, interior design elements or white goods).	Overton Parish Council thanks the Local Highway Authority for their comment.	Add 'reclaimed materials' to Checklist 9 Building Materials and surface treatment

Policy Area	Issue/Summary of Comment	Response	Action
Design Guidance and Codes	The ODG refers to making sufficient provision for waste minimisation where appropriate. The Waste Management Authority suggest referencing allocated space(s) for residents to donate and reuse household items and/or food in the Neighbourhood Plan would help to ensure these services are fit for purpose and in the most convenient location, rather than being retrofitted into an existing space at a later date.	Overton Parish Council thanks the Local Highway Authority for their comment.	While acknowledging that this may be desirable at some future date there is currently no plan to include this requirement to the Design Guidance and Codes
Design Guidance and Codes	The ODG recommends considering whether buildings with complementary energy profiles be clustered together for low carbon energy sources that could result in reduced overall energy demands. A similar approach can also be taken with colocation of industrial or commercial buildings where their surplus	Overton Parish Council thanks the Local Highway Authority for their comment.	It is understood that the colocation of businesses and commercial premised may provide opportunities to share surplus materials or reuse waste may be appropriate where there is significant scope to do that, Overton does not have commercial activity of such a scale as to make this viable.

Policy Area	Issue/Summary of Comment	Response	Action
	materials can act as the product for other businesses or contribute towards community services e.g. for DIY, upcycling or for surplus food redistribution.		

Appendix E: Landowners and Developers Comments and Responses

CBRE on behalf of Land Investment Projects (CEG)

Policy Area	Issue/Summary of Comment	Response	Action
General	.CEG are supportive of the principle of draft Policy H2: Land at Portals Mill	OPC thanks CBRE for their comment	No action
Policy H2	CEG welcome and support the inclusion of Overton Mill as the Parish's preferred development site, for delivering approximately 340 homes on brownfield land. However, this figure should be suitably flexible to ensure the Site's development potential is maximised, particularly in light of BDBC's increased housing numbers and the Government's national housing targets. Comprehensive masterplanning testing and technical input will inform the number of dwellings to be provided on site, delivering sustainable development whilst optimising the potential of the site in accordance with national policy	It should be noted that CBRE first provided the 340 dwellings estimate which has subsequently risen to 400. We accept that the increase in dwellings is feasible and will amend the plan accordingly.	Amend the number of dwellings to ‘approx. 400’
	The principle of a draft allocation on the site complies with the National Planning Policy Framework (NPPF) in making effective use of brownfield land which is not	We thank CBRE for their comment	No action

Policy Area	Issue/Summary of Comment	Response	Action
	protected for employment use, to delivering homes to meet both the Parish's and Borough's housing requirements and needs. Furthermore, the principle of allocating the site for development does not conflict with the strategic priorities of the adopted Local Plan.		
Policy H2: Principle i	Remove reference to serviced plots for custom and self-build homes Remove requirement for small scale employment and retail	We believe this to be an acceptable requirement. This has been consistently requested by residents and supported by Hampshire County Council Highways Agency	No action No action
Policy H2: Principle ii	Change the wording to 'Be in general accordance'	Agree that this change is appropriate given the current early stages of planning. However, any change of Settlement Policy Boundary into the National Landscape must not occur.	Change the wording as requested with added caveat regarding NL incursion
Policy H2: Principle iv	Remove this principle for conciseness	This principle emphasises the requirement to prioritise 'active travel' and maximise the use of public transport. OPC does not accept that this should be removed.	No action
Policy H2: Principle v	Remove this principle for conciseness	This principle emphasises the need for safe access to local	No action

Policy Area	Issue/Summary of Comment	Response	Action
		facilities by active travel or public transport. OPC rejects the suggestion that this should be deleted .	
Policy H2: Principle viii	Make all tree retention and screening 'where appropriate'	This principle has been reworded under guidance from BDBC	No further change
Policy H2: Principle ix	Remove any reference to retention of any heritage assets on the Mill site.	This principle has been reworded under guidance from BDBC	No further change
Policy H2: Principle xi	Remove this principle for conciseness	This principle has been reworded under guidance from BDBC as Principle xv	No further change
Policy H2: Principle xiii	Amend this principle to include 'any employment use'	This principle has been reworded under guidance from BDBC as Principle xvii	No further change
Policy H2: Principle xv	Remove this principle for conciseness as it replicates a policy in a withdrawn BDBC Local Plan Update	OPC rejects this suggestion as this policy is not in any current BDBC Local Plan	No change
Policy H2: Principle xvi	Remove this principle for conciseness as it covers the same subjects as an appendix in the BDBC adopted local plan	OPC believes that emphasising the requirement to provide not just 'green space' but also 'green infrastructure' is appropriate in the NDP	No change
Paragraph 45	Remove reference to small-scale employment and additional parking at the railway station	At the May 2nd 2023 consultation event residents stated a strong desire to see opportunities for employment and additional parking at the railway station. At present cars are parked on the side of the road in station approach.	No change

Policy Area	Issue/Summary of Comment	Response	Action
	Acknowledge need for flexibility in terms of number of dwellings on the site	The text states 'approximately 340 dwellings' as this was the number provided by the respondent in early meetings	No change
	The requirement for 40% affordable housing should be contingent on the results of viability testing	OPC recognises that there will be viabi9lity testing but the 40% affordable housing remains the standard	No change
Paragraph 46	Remove reference to employment and retail uses	This was addressed earlier and remains a requirement	No change
	Promotion of active travel supported but not required in this paragraph	OPC welcomes the support of active travel and prefers to retain this	No change
	Site-wide travel plan supported	OPC welcomes this support	No change
Paragraph 49	It is considered that a retail outlet at this site would not be viable	OPC disagrees with this assessment and draws attention to the successful shop on the south on the village supporting a similar number of dwellings. This position is also supported by Hampshire Highways Authority to minimise journeys to the village centre	No change
Paragraph 50	This paragraph repeats earlier principles and should be amended in line with our proposed changes	OPC disagrees with the changes requested to principles vi and viii as noted earlier and reiterates its desire for all trees currently on-site to	No change

Policy Area	Issue/Summary of Comment	Response	Action
		be retained and the landscape enhanced wherever possible	
Paragraph 51	Building height should not be specified in this document	OPC agrees that specifying a maximum height of 3 storeys is unnecessarily restrictive and accepts that 4 storeys adjacent to the railway line is acceptable on condition that any such building does not extend above the skyline when viewed from anywhere in the village	Change the text to allow for 4 storey dwellings adjacent to the railway line on condition that they do not extend above the skyline, subject to a landscape character and visual impact assessment. This has been redrafted with assistance from BDBC.
Paragraph 52	Should be deleted as it repeats principle ix	This paragraph has been redrafted with assistance from BDBC	No further change
Paragraph 53	This paragraph should be amended as it repeats Principle x. It is also not a statutory requirement	The protection and enhancement of SINCs and the River Test SSSI is extremely important to OPC and we consider this paragraph to be a necessary reinforcement of this concern. The paragraph has been amended in line with BDBC suggestions	No further change
Paragraph 54	We object to this paragraph's requirement that all BNG should be provided on site	We thank you for drawing this to our attention. The paragraph has been reworded to be in line with statutory requirements and the Biodiversity Net Gain Mitigation Hierarchy as well as the NPPF	No further change

Policy Area	Issue/Summary of Comment	Response	Action
Paragraph 55	We support this paragraphs recognition that nutrient neutrality cannot always be achieved on site	We thank you for your comment	No action required
Paragraph 56	This paragraph could be included in principle xiii	This paragraph has been redrafted with input from BDBC	No further action
Paragraph 57	This should be removed as agreed with BDBC and OPC	This principle and supporting text have been strengthened on the advice of BDBC and also refers to the BDBC Guidance Note on noise assessments	No further action
Paragraph 58	This paragraph is overstated in its requirement to provide additional car parking at Overton Station. Development should seek to promote active travel rather than encourage car use for short trips. CEG are committed to formalising the existing parking facilities at the former car park which will improve the current situation.	OPC welcome the commitment to formalise the parking facilities at the former car park. Overton is a hub for other hamlets and villages, both in the parish and outside. Many people from outside of the village use Overton Station which currently leads to cars parking on Station Approach a narrow road made more difficult with cars parking on it. Additional car parking beyond reopening the previous facility is required to alleviate this problem. It is not to the detriment of active travel.	No change to the policy
Overton Mill Concept Plan	The map is inconsistent with the Settlement Policy Boundary map	Agreed We do not agree with this	The maps will be updated No action

Policy Area	Issue/Summary of Comment	Response	Action
	Amend reference to 'developable area' to say 'indicative developable area'	request as it opens up possibility of the development encroaching beyond the area that was consulted on during the Regulation 14 process.	No action
	Remove reference to 'employment area'	We do not agree with this request. The residents have professed a desire for both retail and employment opportunities on the site	No action
	'Retained for open space' should be amended to 'indicatively retained for open space'	We do not agree with this request as it opens up possibility of the development encroaching beyond the area that was consulted on during the Regulation 14 process.	No action
	Add 'where possible' to 'retention of existing tree belts/hedges'	We do not agree with this. Any desire to remove tree belts and/or hedges should be subject to a more stringent requirement.	No action
	We support reference to indicative buffer planting	We welcome this support	
Policy H1	We welcome and support the proposed modification of the settlement boundary in the Policies Map to include the Site, as illustrated on Figure 3 (Overton Settlement Policy Boundary).		

Policy Area	Issue/Summary of Comment	Response	Action
Policy H4	Whilst initial development design and masterplanning has commenced, and our Client is committed to the provision of a mix of dwelling types and sizes, quantums have yet to be finalised. We note draft Policy H4 states that affordable housing should be provided in accordance with BDBC Policy CN1 (Affordable Housing). The affordable housing provision will be subject to viability testing in light of the Site's brownfield status, the extent of contamination and remediation, and associated abnormal costs.		
Policy H5	We note draft Policy H5 requires adherence to the Overton Design Guidance and Codes (July 2024). We have no comments at present. We support in-principle the draft Plan's intention to acknowledge and respond to the special qualities, local distinctiveness and countryside character of Overton.		
Policy H6	Whilst careful consideration will		

Policy Area	Issue/Summary of Comment	Response	Action
	be given to resource efficiency at all stages of the Site's development, the retention and re-use of existing buildings is not feasible in light of the Site being proposed for residential uses, compared with the commercial nature of the Site historically.		
Policy LEB1	We support in-principle the purpose of draft Policy LEB1 (Local Landscape) to respond to the special landscape character of the Parish. With respect to lighting and dark night skies, technical information will be submitted at the outline planning application stage, with further information required at the detailed design stage	We thank CBRE for their comment	No action
Policy LEB2	We support draft Policy LEB2 in-principle. Technical information with respect to the River Test SSSI will be submitted at the outline planning application stage	We thank CBRE for their comment	No action
Policy LEB3	We note the identification of key views in respect of the Site, particularly to the north in the area of National Landscape. Landscape buffers on the boundaries of the	We thank CBRE for their comment	No action

Policy Area	Issue/Summary of Comment	Response	Action
	northern parcel will seek to contain the Site and mitigate visual impact.		
Policy LEB4	As per our comments in respect of paragraph 54 of the supporting text to draft Policy H2, we object to the wording and approach to BNG. Draft Policy LEB4 is inconsistent with draft Policy H2, in addition to the supporting text. Whilst draft Policy LEB4 acknowledges that off-site BNG provision can be made, it limits this to the Parish, specifying 'not elsewhere in the U.K.'. This is again inconsistent with the PPG and the Biodiversity Gain Hierarchy	WE agree that this policy is not fit for purpose.	Policy to be rewritten as two policies separating Biodiversity and Green/Blue Infrastructure
Policy LEB5	Our Client is committed to retaining and enhancing connections to the PRoW running through the Site, ensuring it promotes permeability and connectivity with the surrounding area	We thank CBRE for their comment	No action

Paul Newman Land & Property Consultant on behalf of Lilybell Ltd with respect to Vinns Lane, Overton

Policy Area	Issue/Summary of Comment	Response	Action
Housing and New Development	We recommend the neighbourhood planning body requests a new indicative	A new indicative housing number has been provided by the LPA. This remains at 250.	No action required

Policy Area	Issue/Summary of Comment	Response	Action
	housing requirement figure for Overton, as advised under paragraph 70 and footnote 33 of NPPF (2024). This would ensure the NDP does not promote less development than set out in the strategic policies for the area or undermine those strategic policies (paragraph 30 and footnote 17).		
Housing and New Development	The SEA (2025) groups a series of sites as reasonable alternatives, as opposed to assessing each site's effects on an individual basis first, and then in combination. This would provide an opportunity to assess whether the benefits of some of the well performing smaller sites (in combination), outweigh the preferred policy option (H2). The groupings chosen are not in our view sufficiently distinct to allow meaningful comparisons, contrary to paragraph 038 of PPG, and appear instead to support a pre determined outcome to favour the preferred H2 Policy option.	We thank the respondent for their comment. The SEA process was designed by AECOM, the consultants engaged by Locality to perform this assessment, and was validated by the legal department of BDBC. We refute any suggestion that it was designed to support a predefined outcome.	No action
Housing and New Development	It is unclear through the SEA process, why there is little or no reference to the quantum of employment floor space lost, the impact to Overton	At the time of its closure the Mill site employed between 30 and 40 local people out of a total of over 300. This has led to a reduction in travel	No action

Policy Area	Issue/Summary of Comment	Response	Action
	associated with such a loss (inc. increased need to travel for employment), nor evidence (inc. economic needs and marketing assessments) supporting reduced levels of employment at this site in the proposed policy. This appears a significant oversight, one which undermines conclusions that can be drawn from the SEA, and one we consider ought to have featured in the assessment of the effects of this policy.	associated with the site.	
Housing and New Development	In their Reg. 18 consultation responses, the site promoter has stated that the requirement for 5% custom and self-build homes is not deliverable due to abnormal development costs and the ability to integrate these within the development.	We thank the respondent for their comment.	No action
Housing and New Development	It is not certain whether the proposed allocation would meet the policy's requirement around landscape impacts. We note that the SEA scores the site as being 'Uncertain' in terms of landscape impacts. This places significant levels of uncertainty as to whether landscape impacts have been properly assessed in allocating the site and therefore it is not clear	We thank the respondent for their comment. Significant safeguards regarding landscape and environmental impact are included in the NDP. Full assessments on landscape impact will be required.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	whether the site is suitable for 340 dwellings.		
Housing and New Development	The promoter's Regulation 18 representations highlighted issues meeting the policy's requirement around trees; as such they proposed revisions to this requirement.	We thank the respondent for their comment. The policies around trees has been updated, but the retention of as much of the current tree population as possible remains a goal.	No action
Housing and New Development	The promoter's Regulation 18 representations stated that development would likely require off-site mitigation through credits or strategic mitigation. This impacts the deliverability of the proposals as it would be subject to third party mitigation outside of the control of the developer.	We thank the respondent for their comment. We acknowledge that off-site mitigation may be required, but this is common to most significant housing developments.	No action
Housing and New Development	The promoter's Regulation 18 reps raised risks around the delivery of the requirements to provide new pedestrian and cycle connections to Overton train station as this area falls under third party land ownership and would require a legal agreement with Network Rail and Southwestern Railway. Therefore, there are significant concerns around the effectiveness of the policy as drafted. This also calls into question the accessibility	We thank the respondent for their comment. The site has historically had direct access to Overton Rail Station and owns a footpath from the site main entrance to the London-bound rail platform already. There is a public footpath close to the site that is already the primary route for pedestrians from this part of the village to the centre as well as a footway alongside the Kingsclere Road. Further enhancement of the	No action

Policy Area	Issue/Summary of Comment	Response	Action
	credentials of the Policy site, as whilst the site is adjacent to a train station, the majority of trips from the site would be towards the village centre. The absence of appropriate pedestrian / cycle routes from the site to the village centre seems likely to encourage the use of the private car, contrary to the objective to foster sustainable travel patterns. The SEA asserts all 'options perform similarly in terms of their potential to support sustainable access to services and facilities.', downplaying the evident constraints and barriers for pedestrians and cyclists getting to and from the village centre. Conversely, there are sites, such as our client's west of Sapley Lane, that have been assessed and concluded to be acceptable in such regards by the highway authority recently (see Application Ref. 24/01827/OUT). The assessment undertaken in the SEA serves more to support a pre-determined outcome as opposed to an objective and meaningful assessment in our view.	potential for active travel from the site to the village centre will be expected from any development proposal. As stated previously, no instruction regarding required outcome was provided to AECOM regarding the SEA.	
Housing and New	Related to the above point, it is	We thank the respondent for	No action

Policy Area	Issue/Summary of Comment	Response	Action
Development	unclear whether criteria iv and v's active travel requirements are achievable due to the uncertainty around links to Overton train station. It is not clear whether the promoter has completed technical evidence to demonstrate that this could be achieved.	their comment.	
Housing and New Development	As above, there is significant uncertainty around the deliverability of criteria iii in terms of transport impacts and it is uncertain whether technical evidence has been completed by the promoter to support this.	We thank the respondent for their comment.	No action
Housing and New Development	A running theme through the promoter's Regulation 18 representations is that there would be abnormal costs in delivering the brownfield site due to remediation costs. Therefore, this questions the ability of the allocation to deliver 40% affordable housing as required under the adopted BDBC Local Plan as well as any other contributions / infrastructure works required to make the development suitable. This may deliver a lower level of affordable housing compared to other site options, which must be accounted for in an objective assessment of	We thank the respondent for their comment.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	reasonable alternatives. We highlight that there is a high level of affordable housing need in the area with BDBC's 2023 Affordable Housing Needs Assessment indicating a need for 169 affordable homes per year.		
SEA	OPC should request a revised indicative housing figure from BDBC, and the SEA should be updated to consider options for meeting this.	BDBC have provided a new indicative housing requirement in July 2025. It remains at 250 homes.	No action
SEA	Table 6.1 provides an assessment of the likely effects and ranking of reasonable alternatives in line with the SEA themes. We note that Option 2, which includes our client's Site, is ranked as having a 'negative' significant risk. Paragraph 6.3.4 goes on to state "development through Option 2 would result in the greatest loss of habitat types". However, it has been demonstrated through work undertaken on the site for the Site that biodiversity net gains well above the mandatory 10% requirement can be achieved. We contend this could reasonably have been a concluded given the significant proportion of our client's site will be devoted to non	We thank the respondent for their comment. We believe that the SEA process has been carried out in line with best practice accept the results. This is a green-field site and as such is a lower priority than a brown-field site based on NPPF paragraph 125(c)	No action

Policy Area	Issue/Summary of Comment	Response	Action
	developed uses. This highlights the weaknesses with the spatial approach the SEA author has taken to deducing reasonable alternatives, which unjustifiably groups the Site with others to conclude a significant negative effect, rather than acknowledging it as a high performing reasonable alternative in its own right. One that, combined with other high performing reasonable alternatives, could outperform the preferred policy option H2.		
SEA	Table 6.1 identifies Option 3 as ranking highest in air quality despite none of the sites having a significant effect. Paragraph 6.3.1 clarifies that Option 3 is "ranked marginally higher given the direct access provided to the train station adjacent to the site". We refer to our comments in respect of Policy H2 above as to the issues with this approach. The table also identifies Option 3 as having an "uncertain" landscape impact. We refer to our comment in respect of Policy H2 above.	We thank the respondent for their comment. We refer to our responses above.	No action
SEA	It also identifies Option 3 as ranking the highest in "Historic environment". Paragraph 6.3.18 clarifies that this is due to the	We thank the respondent for their comment.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	proximity of Option 2 to Laverstoke Park and proximity to Overton Conservation Area and listed buildings, with Option 2 being “marginally less favourable” than Option 3. However, we highlight that our client’s Site has been grouped with other sites which greys its assessment.		
SEA	We reiterate our concerns therefore with the approach to identifying reasonable alternatives, which is not sufficiently justified, and contrary to Paragraph 038 of PPG, precludes meaningful and objective assessments of individual sites first. It serves more to support a pre-determined outcome, as opposed to an objective and meaningful assessment of reasonable alternatives. Individual assessments should be undertaken of all reasonable alternative sites, and an assessment undertaken to determine whether these individually or combined, score better than the preferred policy site. The groupings should not be based purely on spatial geography, which is we contend is far too crude a	We thank the respondent for their comment. We refer to our previous comments regarding the SEA process	

Policy Area	Issue/Summary of Comment	Response	Action
	basis.		
SEA	Paragraph 6.3.10 highlights that Option 2 performs the most favourably for community wellbeing as it has the capacity to deliver the largest number of homes of all three options. However, the paragraph concludes by inferring further growth beyond the 250-unit requirement set is unlikely to be needed. We disagree, for the reasons set out in our comments to Table 2: Vision & Objectives.	We thank the respondent for their comment. The NDP allocates approximately 340 dwellings on the Mill site, which is beyond the current housing demand from the LPA.	
SEA	Paragraph 6.3.11 states that "Option 3 is also considered to have further benefits for the current community due to rejuvenating brownfield land". While there is a benefit to brownfield regeneration, the costs associated with remediation can impact the level of community gains capable of being yielded. We note that the site promoters' response to the BDBC Regulation 18 consultation highlights abnormal costs in remediating the site could impact the ability to deliver 40% affordable housing on that site. These considerations do not appear to have been accounted	We thank the respondent for their comment. The commercial case for developing this site is a matter for the promoter and any potential developer. It does not override the priority given to brown-field sites in planning considerations.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	for in the assessment of the preferred policy option, versus reasonable alternatives, which serve to undermine the conclusions and justifications drawn from the SEA process.		
SEA	This paragraph highlights that "Option 2 is ranked least favourably due to its size, resulting in the greatest loss of greenfield land, and the extension of the settlement boundary unnaturally, leading to significant negative effects." However, this appears to assume the whole of our client's site would be developed. A significant proportion of the site is devoted to not being developed. Only a small part, is proposed to be developed. This part of the site is already well screened by existing and proposed landscaping to its boundaries, and by the adjoining built up area, and would accordingly not result in significant effects from key public vantage points. Whilst we do not comment on the impact of other sites included within this option, it is clear that development of our client's Site would not result a significant landscape effect.	We thank the respondent for their comment. This is a green-field site outside the current and proposed Settlement Policy Boundary. There is no requirement to build on green fields at the present time as the current demand can be supported on the Mill site.	

Policy Area	Issue/Summary of Comment	Response	Action
	This needs to be accounted for in the assessment summarised within Table 6.1.		

Paul Newman Land & Property Consultant on behalf of Freefolk Farms Ltd with respect to land west of Kingsclere Road, Overton

Policy Area	Issue/Summary of Comment	Response	Action
Housing and New Development	We recommend the neighbourhood planning body requests a new indicative housing requirement figure for Overton, as advised under paragraph 70 and footnote 33 of NPPF (2024). This would ensure the NDP does not promote less development than set out in the strategic policies for the area or undermine those strategic policies (paragraph 30 and footnote 17).	A new indicative housing number has been provided by the LPA. This remains at 250.	No action required
Housing and New Development	The SEA (2025) groups a series of sites as reasonable alternatives, as opposed to assessing each site's effects on an individual basis first, and then in combination. This would provide an opportunity to assess whether the benefits of some of the well performing smaller sites (in combination), outweigh the preferred policy option (H2). The groupings	We thank the respondent for their comment. The SEA process was designed by AECOM, the consultants engaged by Locality to perform this assessment, and was validated by the legal department of BDBC. We refute any suggestion that it was designed to support a predefined outcome.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	chosen are not in our view sufficiently distinct to allow meaningful comparisons, contrary to paragraph 038 of PPG, and appear instead to support a pre determined outcome to favour the preferred H2 Policy option.		
Housing and New Development	It is unclear through the SEA process, why there is little or no reference to the quantum of employment floor space lost, the impact to Overton associated with such a loss (inc. increased need to travel for employment), nor evidence (inc. economic needs and marketing assessments) supporting reduced levels of employment at this site in the proposed policy. This appears a significant oversight, one which undermines conclusions that can be drawn from the SEA, and one we consider ought to have featured in the assessment of the effects of this policy.	At the time of its closure the Mill site employed between 30 and 40 local people out of a total of over 300. This has led to a reduction in travel associated with the site.	No action
Housing and New Development	In their Reg. 18 consultation responses, the site promoter has stated that the requirement for 5% custom and self-build homes is not deliverable due to abnormal development costs and the ability to integrate	We thank the respondent for their comment.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	these within the development.		
Housing and New Development	It is not certain whether the proposed allocation would meet the policy's requirement around landscape impacts. We note that the SEA scores the site as being 'Uncertain' in terms of landscape impacts. This places significant levels of uncertainty as to whether landscape impacts have been properly assessed in allocating the site and therefore it is not clear whether the site is suitable for 340 dwellings.	We thank the respondent for their comment. Significant safeguards regarding landscape and environmental impact are included in the NDP. Full assessments on landscape impact will be required.	No action
Housing and New Development	The promoter's Regulation 18 representations highlighted issues meeting the policy's requirement around trees; as such they proposed revisions to this requirement.	We thank the respondent for their comment. The policies around trees has been updated, but the retention of as much of the current tree population as possible remains a goal.	No action
Housing and New Development	The promoter's Regulation 18 representations stated that development would likely require off-site mitigation through credits or strategic mitigation. This impacts the deliverability of the proposals as it would be subject to third party mitigation outside of the control of the developer.	We thank the respondent for their comment. We acknowledge that off-site mitigation may be required, but this is common to most significant housing developments.	No action
Housing and New Development	The promoter's Regulation 18 reps raised risks around the	We thank the respondent for their comment. The site has	No action

Policy Area	Issue/Summary of Comment	Response	Action
	delivery of the requirements to provide new pedestrian and cycle connections to Overton train station as this area falls under third party land ownership and would require a legal agreement with Network Rail and Southwestern Railway. Therefore, there are significant concerns around the effectiveness of the policy as drafted. This also calls into question the accessibility credentials of the Policy site, as whilst the site is adjacent to a train station, the majority of trips from the site would be towards the village centre. The absence of appropriate pedestrian / cycle routes from the site to the village centre seems likely to encourage the use of the private car, contrary to the objective to foster sustainable travel patterns. The SEA asserts all 'options perform similarly in terms of their potential to support sustainable access to services and facilities.', downplaying the evident constraints and barriers for pedestrians and cyclists getting to and from the village centre. Conversely, there are sites, such as our client's west	historically had direct access to Overton Rail Station and owns a footpath from the site main entrance to the London-bound rail platform already. There is a public footpath close to the site that is already the primary route for pedestrians from this part of the village to the centre as well as a footway alongside the Kingsclere Road. Further enhancement of the potential for active travel from the site to the village centre will be expected from any development proposal.	

Policy Area	Issue/Summary of Comment	Response	Action
	of Sapley Lane, that have been assessed and concluded to be acceptable in such regards by the highway authority recently (see Application Ref. 24/01827/OUT). The assessment undertaken in the SEA serves more to support a pre-determined outcome as opposed to an objective and meaningful assessment in our view.	As stated previously, no instruction regarding required outcome was provided to AECOM regarding the SEA.	
Housing and New Development	Related to the above point, it is unclear whether criteria iv and v's active travel requirements are achievable due to the uncertainty around links to Overton train station. It is not clear whether the promoter has completed technical evidence to demonstrate that this could be achieved.	We thank the respondent for their comment.	No action
Housing and New Development	As above, there is significant uncertainty around the deliverability of criteria iii in terms of transport impacts and it is uncertain whether technical evidence has been completed by the promoter to support this.	We thank the respondent for their comment.	No action
Housing and New Development	A running theme through the promoter's Regulation 18 representations is that there would be abnormal costs in delivering the brownfield site due to remediation costs.	We thank the respondent for their comment.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	Therefore, this questions the ability of the allocation to deliver 40% affordable housing as required under the adopted BDBC Local Plan as well as any other contributions / infrastructure works required to make the development suitable. This may deliver a lower level of affordable housing compared to other site options, which must be accounted for in an objective assessment of reasonable alternatives. We highlight that there is a high level of affordable housing need in the area with BDBC's 2023 Affordable Housing Needs Assessment indicating a need for 169 affordable homes per year.		
SEA	OPC should request a revised indicative housing figure from BDBC, and the SEA should be updated to consider options for meeting this.	BDBC have provided a new indicative housing number in July 2025. It remains at 250 homes.	No action
SEA	Table 6.1 provides an assessment of the likely effects and ranking of reasonable alternatives in line with the SEA themes. We note that Option 2, which includes our client's Site, is ranked as having a 'negative' significant risk. Paragraph 6.3.4 goes on to state "development	We thank the respondent for their comment. We believe that the SEA process has been carried out in line with best practice accept the results. This is a green-field site and as	No action

Policy Area	Issue/Summary of Comment	Response	Action
	through Option 2 would result in the greatest loss of habitat types". However, it has been demonstrated through work undertaken on the site for the Site that biodiversity net gains well above the mandatory 10% requirement can be achieved. We contend this could reasonably have been a concluded given the significant proportion of our client's site will be devoted to non developed uses. This highlights the weaknesses with the spatial approach the SEA author has taken to deducing reasonable alternatives, which unjustifiably groups the Site with others to conclude a significant negative effect, rather than acknowledging it as a high performing reasonable alternative in its own right. One that, combined with other high performing reasonable alternatives, could outperform the preferred policy option H2.	such is a lower priority than a brown-field site based on NPPF paragraph 125(c)	
SEA	Table 6.1 identifies Option 3 as ranking highest in air quality despite none of the sites having a significant effect. Paragraph 6.3.1 clarifies that Option 3 is "ranked marginally higher given the direct access provided to	We thank the respondent for their comment. We refer to our responses above.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	the train station adjacent to the site". We refer to our comments in respect of Policy H2 above as to the issues with this approach. The table also identifies Option 3 as having an "uncertain" landscape impact. We refer to our comment in respect of Policy H2 above.		
SEA	It also identifies Option 3 as ranking the highest in "Historic environment". Paragraph 6.3.18 clarifies that this is due to the proximity of Option 2 to Laverstoke Park and proximity to Overton Conservation Area and listed buildings, with Option 2 being "marginally less favourable" than Option 3. However, we highlight that our client's Site has been grouped with other sites which greys its assessment.	We thank the respondent for their comment.	No action
SEA	We reiterate our concerns therefore with the approach to identifying reasonable alternatives, which is not sufficiently justified, and contrary to Paragraph 038 of PPG, precludes meaningful and objective assessments of individual sites first. It serves more to support a pre-determined outcome, as opposed to an objective and	We thank the respondent for their comment. We refer to our previous comments regarding the SEA process	

Policy Area	Issue/Summary of Comment	Response	Action
	meaningful assessment of reasonable alternatives. Individual assessments should be undertaken of all reasonable alternative sites, and an assessment undertaken to determine whether these individually or combined, score better than the preferred policy site. The groupings should not be based purely on spatial geography, which is we contend is far too crude a basis.		
SEA	Paragraph 6.3.10 highlights that Option 2 performs the most favourably for community wellbeing as it has the capacity to deliver the largest number of homes of all three options. However, the paragraph concludes by inferring further growth beyond the 250-unit requirement set is unlikely to be needed. We disagree, for the reasons set out in our comments to Table 2: Vision & Objectives.	We thank the respondent for their comment. The NDP allocates approximately 340 dwellings on the Mill site, which is beyond the current housing demand from the LPA.	
SEA	Paragraph 6.3.11 states that "Option 3 is also considered to have further benefits for the current community due to rejuvenating brownfield land". While there is a benefit to brownfield regeneration, the	We thank the respondent for their comment. The commercial case for developing this site is a matter for the promoter and any potential developer. It does not	No action

Policy Area	Issue/Summary of Comment	Response	Action
	costs associated with remediation can impact the level of community gains capable of being yielded. We note that the site promoters' response to the BDBC Regulation 18 consultation highlights abnormal costs in remediating the site could impact the ability to deliver 40% affordable housing on that site. These considerations do not appear to have been accounted for in the assessment of the preferred policy option, versus reasonable alternatives, which serve to undermine the conclusions and justifications drawn from the SEA process.	override the priority given to brown-field sites in planning considerations.	
SEA	This paragraph highlights that "Option 2 is ranked least favourably due to its size, resulting in the greatest loss of greenfield land, and the extension of the settlement boundary unnaturally, leading to significant negative effects." However, this appears to assume the whole of our client's site would be developed. A significant proportion of the site is devoted to not being developed. Only a small part, is proposed to be developed. This part of the site	We thank the respondent for their comment. This is a green-field site outside the current and proposed Settlement Policy Boundary. There is no requirement to build on green fields at the present time as the current demand can be supported on the Mill site.	

Policy Area	Issue/Summary of Comment	Response	Action
	is already well screened by existing and proposed landscaping to its boundaries, and by the adjoining built up area, and would accordingly not result in significant effects from key public vantage points. Whilst we do not comment on the impact of other sites included within this option, it is clear that development of our client's Site would not result a significant landscape effect. This needs to be accounted for in the assessment summarised within Table 6.1.		

bell cornwell on behalf of Natta Building Company Ltd with respect to land north-west of Overton Primary School, Overton

Policy Area	Issue/Summary of Comment	Response	Action
Housing and New Development	Reliance on BDBC's Local Plan position of January 2024 is no longer a basis for housing provision and is very much out of date.	An updated indicative housing requirement was provided by BDBC in July 2025. It remains at 250 homes. The Mill site is expected to deliver approximately 400 homes. Therefore, this site is not required to meet the indicative housing need.	No action
Housing and New Development	Exclusion of this site on the basis of highway concerns is unreasonable as technical reports do not support this position.	The site is not included in the new NDP as the housing requirement can be met from the brown-field Mill site. The access concerns are of secondary importance.	No action

Turley on behalf of Bargate Homes with respect to land west of Sapley Lane, Overton

Policy Area	Issue/Summary of Comment	Response	Action
Vision & Objectives	These are predicated on the assumption that the housing need over the period can be supplied from the brown-field site.	An updated indicative housing requirement was provided by BDBC in July 2025. It remains at 250 homes. The Mill site is expected to deliver approximately 400 homes. Therefore, this site is not required to meet the indicative housing need.	No action
Housing and New Development – Policy H2	The SEA appears to group sites according to a desire for a predetermined outcome	We reject this contention. The SEA was generated by AECOM, an independent consultant who received no direction as to a required outcome.	No action
Housing and New Development – Policy H2	The promoters response to the Regulation 18 consultation highlighted a number of issues in delivering the site.	It is acknowledged that this is a brownfield site with some buildings that are 100 years old, on the edge of a National Landscape. This presents a number of issues that the NDP addresses in conjunction with national and BDBC policies.	No action
SEA	OPC should seek an updated indicative housing requirement from BDBC	BDBC provided a new indicative housing requirement in July 2025. The requirement is still 250 homes.	No further action
SEA	Our clients site has been grouped with other sites for the purposes of assessing their suitability for delivering the housing requirement, which	The assessment process was defined by AECOM and performed by them with no instruction from OPC as to the required outcome.	No action

Policy Area	Issue/Summary of Comment	Response	Action
	shows it in a worse light than if it assessed individually.		

Jackson Planning on behalf of Multiskill Communications Ltd. with respect to land east of Court Drove, Overton

Policy Area	Issue/Summary of Comment	Response	Action
General	The plan does not meet the 'basic conditions'	Thank you for your comment	The plan has been substantially amended in the light of comments from various consultees to be in accordance with the' basic conditions'
General	It is not clear why the timescale is 2025 - 2044	Thank you for your comment	On advice from BDBC the timescale has been amended to be 2025 - 2040
Housing and New Development	The plan has no policies or allocations to meet the updated housing requirements.	An updated indicative housing requirement was provided by BDBC in July 2025. It remains at 250 homes. The Mill site is expected to deliver approximately 400 homes. Therefore, this site is not required to meet the indicative housing need.	No further action
Housing and New Development	The plan attempts to deallocate sites that are progressing through the planning process	OPC has not allocated or deallocated sites based on their status in the planning process. The latest indicative housing requirement can be supplied by the brown-field site allocation which is prioritised by the NPPF (December 2024). Plans already in the planning system will progress on their own merits.	No action

Appendix F: Non-Statutory Consultees' Comments and Responses

Resident Responses to the Overton NDP Regulation 14 Consultation

Village Centre & Business

Resident #	Policy Area	Comment	Response	Action
40	Village Centre & Business	The policies are sensible and should be developed in close consultation with the business community.	Overton Business Association have had representatives on the NP Working Group.	None
31	Village Centre & Business	9.2 Retention of Business Premises - I think this should be much stronger, it's so important to protect with such few available premises and the three criteria suggested are very loose. 12 months is a very short vacant period, often commercial premises take months to rent even in the best markets and locations. Part 1. Has no relevance, the building is not attached to a single business or industry and others may be far more viable for current trends/needs so the viability of the existing user should not be a criteria – a Pub can very easily be converted into offices, shops, co-working etc rather than residential – even knowing a pub may no longer be viable. Commercial agents are very adept at navigating these rules, often offering buildings with very poor condition and terms to deliberately put off tenants. Much of the commercial estate in the village is in poor repair internally and would easily fall into this. I don't know if it's possible to add a different criteria requiring the property to be "actively marketed, in good state of repair and with market leading terms" or similar to strengthen the possibility of interest.	In relation to 124.i: Wording amended slightly to more ensure that the viability issue is more closely linked to the building. In relation 124.iii: Accepted recommendation of respondent regarding amendment.	Wording amended slightly to more ensure that the viability issue is more closely linked to the building. In relation 124.iii: Accepted recommendation of respondent regarding amendment.

Resident #	Policy Area	Comment	Response	Action
3	Village Centre & Business	I support the plans set out here. The character of the village centre should be preserved and the I agree with proposals to ensure commercial premises remain commercial as a first preference and are not turned into housing until due process and time outlined here has been followed. This keep the village centre a place of functional and leisure amenity, making it viable as a place to live and work, and not a dormitory settlement. Approaches that encourage appropriate businesses for the size and scale of the village centre are welcomed. A thriving and vibrant village centre plays an essential part in connecting the community and creating a sense of belonging and togetherness. This depends on the mix of businesses and their involvement in the life of the village.	Noted. No amendment required	None
25	Village Centre & Business	I am in agreement with the plan	Noted. No amendment required	None
19	Village Centre & Business	Promoting business locally is crucial and these policies help to promote local business, despite the loss of portals Overton Mill.	Noted. No amendment required	None
1	Village Centre & Business	No comments. All good.	Noted. No amendment required	None
43	Village Centre & Business	Desire to maintain and, where possible, enhance, village business premises important in keeping our village centre vibrant. Fully support policies	Noted. No amendment required	None
20	Village Centre & Business	I support keeping the village center as a business hub. Even as a non car owner I can see that Improved parking is required.	Noted. No amendment required.	None

Resident #	Policy Area	Comment	Response	Action
35	Village Centre & Business	I agree with the policies. It is very important to maintain the village centre as a vibrant business hub in order to support the additional development.	Noted. No amendment required	None
29	Village Centre & Business	The development of houses “away” from the heart of the village must ensure that the existing business in the centre are supported.	Noted. No amendment required	None
33	Village Centre & Business	Surprised that the land beside Trims Court now used as a builders yard is not within the policy boundary, ditto Shire House.	Following this consultation and representations from Basingstoke & Deane BC, the map in this section is to be reconsidered.	New map requested
33	Village Centre & Business	Surprised to see the land behind Trims Court that is now used as a builders yard is not included within the VC and B policy boundary, ditto Shire House, off Waltham Rd	Following this consultation and representations from Basingstoke & Deane BC, the map in this section is to be reconsidered.	New map requested
21	Village Centre & Business	Very minor point - the 'boundary' shown for Overton Village Centre bisects our property (28 High Street) - in that our house & part of our garden is inside the defined area., and part of our garden is outside the defined area. I do not believe this has any impact on residential/personal development, as this section of the Plan refers to business development only - however, I point this out in case it could have a detrimental effect on some other aspect of the Plan at some later stage.	Following this consultation and representations from Basingstoke & Deane BC, the map in this section is to be reconsidered.	New map requested

Resident #	Policy Area	Comment	Response	Action
27	Village Centre & Business	Driven by demand, surely	No amendment required. This document seeks to set out planning matters and as such is only concerned with proposed development and change of use - not picking particular businesses to go in premises. It is permissible for the plan (in conjunction with other plans and policies) to seek to preserve the village centre as a business and retail hub.	None
22	Village Centre & Business	Try to use village centre but work full-time	No amendment required. Noted.	None
23	Village Centre & Business	Do we have enough shops to sustain the extra housing?	No amendment required. The policies relate to changes away from commercial/retail/hospitality as opposed to turning residences into businesses which will be considered in accordance with other planning policies.	None
23	Village Centre & Business	Parking within the village is already difficult/busy. Where is the additional parking coming from?	No amendment required. Proposals to improve/increase parking in accordance with other provisions in this and other plans will be considered.	None
26	Village Centre & Business	Encourage business in centre of village. Work with landlords to avoid empty shops.	Noted. No amendment required.	None
36	Village Centre & Business	Agree. Need to ensure businesses/shops remain vibrant	Noted. No amendment required.	None

Resident #	Policy Area	Comment	Response	Action
36	Village Centre & Business	School must provide sufficient spaces for new development	Noted. No amendment required.	None
32	Village Centre & Business	Please could the "Engines Off" signs be larger and the rule enforced. Lower Winchester Street suffers badly from this problem and must be quite nasty on "still" days.	Noted. No amendment required.	None
13	Village Centre & Business	Need to keep a mix of independent shops and eating places	Noted. No amendment required.	None
10	Village Centre & Business	Agree	Noted. No amendment required.	None
10	Village Centre & Business	the new development at Overton Mill could usefully have a range of small shops such as a cafe to serve commuters, a convenience store / post drop off centre	Noted. No amendment required.	None
15	Village Centre & Business	Village centre traffic flow is already atrocious NO MORE TRAFFIC PLEASE! CO-OP delivery trucks snarl up the whole village centre as it is	Noted. No amendment required.	None
7	Village Centre & Business	Noted that there do not appear to be any limits on the number of retail outlets	No amendment required. We actively wish to see a thriving village centre offering choice and value for money to our residents.	None
34	Village Centre & Business	This plan should contribute to business success in the village centre whilst retaining business character.	Noted. No amendment required.	None
39	Village Centre & Business	the historic village centre must retain and respect its historical status within the Overton conservation area.	Noted. This chapter has been drafted with the Conservation Area in mind.	None

Resident #	Policy Area	Comment	Response	Action
14	Village Centre & Business	The Neighbourhood Plan promotes the thriving business community that currently exists. The village is extremely fortunate to have a good array of shops, four public houses, extensive sporting facilities and three village halls. The community spirit is evident in the huge number of activities running at any one time.	Noted. No amendment required.	None
30	Village Centre & Business	Policy VB2 125 iii The minimum marketing period should be increased to allow for comprehensive business planning by prospective new businesses.	Noted and accepted. Period has been increased from '12' to '24' months.	Increase period from 12 to 24 months
5	Village Centre & Business	No comment	Noted.	None
6	Village Centre & Business	See comment in above box. Although it is understandable that there should be a desire to maintain existing business units in the village, sometimes these premises are also the shopkeeper's home. When retirement beckons it has to be accepted that the shopowner may wish to bring the shop back into domestic use without having to leave the village. It is understood that nobody on the NDP committee runs a business and that lack of insight into the facts of running a business or selling one is obvious from the document's wording.	This is not accepted as it is not in accordance with the wording or spirit of this chapter, which appears to have wide support. It would not be right to make exceptions that are based on belonging to a particular class of residents, as opposed to relevant planning considerations.	None
30	Village Centre & Business	VB2 125ii Will not be supported where, contrary to public benefit, there is evidence of maintaining a monopoly	In light of the proposed amendment to 124. ii., it is not proposed to change this sub-paragraph.	None

Resident #	Policy Area	Comment	Response	Action
24	Village Centre & Business	I think that it is important to continue supporting local businesses and other events where tourism or small start up businesses to be encouraged. it would be nice to have other shops, to be able to do general grocery shopping that accommodate people who are working full time. The local shops have a limited opening times and it is quite restrictive, not supporting modern working patterns and family needs.	Noted. No amendment required. OPC would always encourage this although the nature and operating hours of any business are primarily a matter for the business concerned.	None
24	Village Centre & Business	126. Properties in the conservation area that have applications to change the use from business to domestic or business type should be supported, so that it is easier to do, that the sites can be 'recycled' and innovative adapting to new needs. Agree with 9.2 Policy, in general, but think caution should be considered with wording of 9.2 iii - developers will wait out the 12 months, deliberately making it so that no interest is shown	The NDP disagrees with the thrust of this and looks to preserve the businesses in the village.	None

Landscape, Environment & Biodiversity Responses

Resident #	Policy Area	Comment	Response	Action
	Landscape, Environment & Bio-diversity	Mitigation of light pollution, while important, should not be undertaken in such a way as to compromise the safety of pedestrians and the security of lone wayfarers and property.	Overton Parish Council (OPC) thank you for your comment which is noted.	No action required

Resident #	Policy Area	Comment	Response	Action
40	Landscape, Environment & Bio-diversity	I was unable to see any reference made to the management of the Portals settlement ponds, which is a potentially valuable biodiversity and leisure location	The settlement ponds are not planned for development and the only way that this plan relates to the ponds is via the Landscape, Environment and Bio-diversity policies which will apply.	No action required
12	Landscape, Environment & Bio-diversity	Para78 - add a map showing where these are with a brief description	Thank you for your suggestion.	Add a map showing the Landscape Character areas and brief description
12	Landscape, Environment & Bio-diversity	Policy LEB2 emphasise the danger of over abstraction and the need for new developments to minimise this and only be permitted if they meet Environment Agency/Southern Water guidelines for water abstraction	Overton Parish Council (OPC) thank you for your comment which is noted.	No action required
12	Landscape, Environment & Bio-diversity	Sewage: development should only be permitted if the existing sewage system can cope with it or is upgraded e.g. separate sewage treatment system for Overton Mill site	Agree with the statement. The response from Southern Water addresses this issue	Amendment to H2 as suggested by Southern Water
12	Landscape, Environment & Bio-diversity	para 108 e.g by linking up isolated woodland SINCs in the south of the parish.	We agree that this is an appropriate amendment	Text will be amended accordingly
12	Landscape, Environment & Bio-diversity	Figure 11 - add St Mary's Churchyard SINC	We agree that this is an appropriate amendment	Amend the map accordingly
12	Landscape, Environment & Bio-diversity	Can anything be added about encouraging sustainable energy measures e.g solar panels and solar farms, wind turbines in the higher areas to the north of the Parish?	In the 2022 Questionnaire no more than 10% of respondents identified this as a significant concern. For thisn to be included in the plan further	No action required

Resident #	Policy Area	Comment	Response	Action
			research would need to be carried out	
2	Landscape, Environment & Bio-diversity	Can there be greater emphasis on using native plant species as part of the landscaping of new development. The planting around the entrance to the south side of the B3400 at the top of Overton hill looks out of place and urban.	We agree that this is an appropriate amendment	Add in text on native plant species to LEB5
2	Landscape, Environment & Bio-diversity	Can we please note Overton's Swift population here and the opportunity to provide nesting sites through swift bricks and/or sensitive design.	Swift bricks are included in policy LEB4	No action required
3	Landscape, Environment & Bio-diversity	I support the plans set out here. It is very important that the wildlife and nature is protected and enabled to thrive alongside any development and crucial that the Test is protected from nutrients to preserve its special character. Protecting all the identified important views around the village is paramount.	Overton Parish Council (OPC) thank you for your comment which is noted.	No action required
25	Landscape, Environment & Bio-diversity	I am in agreement with the plan	Overton Parish Council (OPC) thank you for your comment which is noted.	No action required
19	Landscape, Environment & Bio-diversity	These are useful for reflecting and protecting the nature of the Test Valley source. It is dissappointing that there is not a protection area more closely related to upper parts of the river Test.	Overton Parish Council (OPC) thank you for your comment which is noted. The SSSI encompasses the River Test from its source to the Solent and therefore receives the maximum protection available.	No action required

Resident #	Policy Area	Comment	Response	Action
1	Landscape, Environment & Bio-diversity	Also good. Would be useful to have a new or updated Biodiversity Action Plan	Overton Parish Council (OPC) thank you for your comment which is noted.. The Overton Bio-diversity Society will be reviewing this action plan	No action required
43	Landscape, Environment & Bio-diversity	Good to see that proposals for enhancement, not just protection, included. Fully support	Overton Parish Council (OPC) thank you for your comment which is noted.	No action required
20	Landscape, Environment & Bio-diversity	I agree with most of the environmental impact goals however impacts should be measurable and monitored. The extension of the SSSI at Flashetts may have brought about some improvements but I have not been able to find out what those improvements/goals were and if they were achieved. I am also not sure of how they were balanced against the impact on the village people who lost access to the river which resulted in the cessation of the village duck race etc. This information should be publicized to demonstrate the soundness of decision making and counteract the negative view some people have of environmental activities.	Not relevant to the Neighbourhood Development Plan. Comment will be passed on to the relevant parties.	No action required
20	Landscape, Environment & Bio-diversity	The impact that cessation of abstraction at the paper mill should have been assessed. If this continues the houses around the area local to the settling ponds will be severely affected.	Not relevant to the Neighbourhood Development Plan.	No action required
35	Landscape, Environment & Bio-diversity	The protection of the River Test and the 'important views' should be top of the list. If I wanted to live in a town/city with only views of buildings then I would move to London/Birmingham/ Manchester etc: !	Overton Parish Council (OPC) thank you for your comment which is noted	No action required

Resident #	Policy Area	Comment	Response	Action
29	Landscape, Environment & Bio-diversity	Green spaces and the nature of the area must be protected.	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
27	Landscape, Environment & Bio-diversity	Important. We have a beautiful environment, unique in many ways. To lose this would be shameful	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
22	Landscape, Environment & Bio-diversity	Don't build on green fields	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
16	Landscape, Environment & Bio-diversity	Stress the impostance of avoiding dev't near the river	The River Test SSSI status provides protection to the quality of the water and the environment.	No action required
26	Landscape, Environment & Bio-diversity	Emphasise need to protect River Test, paticularly water abstraction for housing	Water is not abstracted from the upper reaches of the River Test for housing	No action required
36	Landscape, Environment & Bio-diversity	Agree. Retain visual amenity of village and protect green spaces, paths etc.	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
11	Landscape, Environment & Bio-diversity	Agree. Please conserve green spaces and biodiversity incl. trees	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
8	Landscape, Environment & Bio-diversity	Former lagoons with a visitor centre should be given to the village to include a visitor centre/museum	This is not within the scope of the NDP	No action required
28	Landscape, Environment & Bio-diversity	Fabulous work undertaken at Overton Hill to preserve the biodiversity	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
32	Landscape, Environment &	Would it be an idea to plant "x" number of trees for each house built.	That's an interesting idea. Will consider where this might fit into	Consider adding to a policy that at least one tree is

Resident #	Policy Area	Comment	Response	Action
	Bio-diversity		the plan.	planted for every house built in the parish.
13	Landscape, Environment & Bio-diversity	Agree with these policies	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
4	Landscape, Environment & Bio-diversity	Agree with the proposals,	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
4	Landscape, Environment & Bio-diversity	the old Portals filter beds should be left for wildlife to thrive.	This is not within the scope of the NDP	No action required
37	Landscape, Environment & Bio-diversity	Policy LEB4 - Biodiversity, Geodiversity and Nature Conservation states that development proposals will be permitted where it can be clearly demonstrated that the proposals contribute to biodiversity improvements. This is unclear. Is it referring to statutory BNG or any 'improvements'? If one improvement is provided for one habitat or one species, does a development meet the requirements of this policy even if it detrimentally impacts various other species and or habitats?	The policy sets ut a series of requirements. National Planning Policy requires Biodiversity Net Gain of 10%.	No action required
37	Landscape, Environment & Bio-diversity	Policy LEB4 - Part iv) does this apply to only new houses or new and replacement houses?	This applies to all new homes so we should state 'All new dwellings'	Change - All new dwellings to 104 iv

Resident #	Policy Area	Comment	Response	Action
37	Landscape, Environment & Bio-diversity	Policy LEB4 - Part vi) states that biodiversity net gain will be achieved on site. Is this referring to Statutory BNG? Can the NP require any off-site necessary provision to be within the Overton Parish when this doesn't align with the general principles of Statutory BNG? Part vi) is contrary to paragraph 54 of the Plan which states that biodiversity net gain will be provided onsite.	Agreed	Amend policy wording to align with national NBG guidelines
37	Landscape, Environment & Bio-diversity	Policy LEB4 - Part vii) is there a word missing from the end of the sentence? 'Should' is used twice and will not secure these measures. 'Shall' or 'must' will. Does the requirement not apply to non-residential developments?	Agreed	Change wording to must at 104 vii and remove last 'and'. Remove word 'housing'
37	Landscape, Environment & Bio-diversity	Policy LEB4 - Part ix) should refer not exclusively to sites shown on Fig 11 (as the suite of designated sites may change). Also reference should not just be to protected sites within the parish, as impacts to designated sites can extend to designated sites outside of the parish, e.g. R. Test and Solent sites.	Agree in part	Add text so that protected sites are not exclusively those show at Fig11. River Test and Solent sites are dealt with in LEB2
37	Landscape, Environment & Bio-diversity	Policy LEB4 - Should policy LEB4 include requirements for the mitigation hierarchy to be followed and for protected and priority habitats and species to be protected and enhanced?	Agreed	Amend policy wording in EB4
37	Landscape, Environment & Bio-diversity	Policy LEB4 - Para 107 refs to NERC Act Biodiversity Duty but this has been further strengthened by the Environment Act 2021, which should be referenced.	Agreed	Reference Environment Act 2021

Resident #	Policy Area	Comment	Response	Action
37	Landscape, Environment & Bio-diversity	Policy LEB4 - Para 111 – does this mean free of all development, e.g. no surfaced footpath, no street furniture?	It is commonplace to have green buffer zones around development. These do not have tarmac paths or street furniture	No action required
10	Landscape, Environment & Bio-diversity	Agree	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
10	Landscape, Environment & Bio-diversity	Consideration should be given to evolving and fast-moving energy needs and the role that community energy could play in small scale solar or wind projects.	This is not within the scope of the NDP	No action required
15	Landscape, Environment & Bio-diversity	Wildlife affected, farming land being built on, established trees being removed	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
7	Landscape, Environment & Bio-diversity	Heritage Supplementary Planning Document adopted by BDBC seeks to protect and, where possible, enhance the historic environment. The heritage value of the Portals Mill site to Overton and its landscape is missing in the Overton Neighbourhood Development Plan. As a minimum, Heritage England should be asked to assess whether there are any parts of the original 1922 buildings which are of historic interest, tell the 'story of place' and should be retained (listed or otherwise) and incorporated within the development. This approach would bring more visual diversity to the site, adding interest and context. The success of the Bombay Sapphire / Laverstoke Mill development is evidence of the value of this approach.	Agree that consideration should be given to heritage value of Paper Mill Buildings	Add section to policy H2

Resident #	Policy Area	Comment	Response	Action
7	Landscape, Environment & Bio-diversity	Add under Important Views (River Test & Flashetts): Polhampton lakes; The view of the ford at Polhampton; The view from the small concrete Y bridge just past Polhampton ford towards Polhampton meadow; Accordingly, Para 94 to be updated.	Overton Parish Council (OPC) thank you for your comment which is noted	Add views of Polhampton Lakes, the ford at Polhampton and the 'Y' bridge to the views section - River Test and Flashetts. Policy LEB3. Add significance para after 95
7	Landscape, Environment & Bio-diversity	Para 104 vii, close boarded fences to be discouraged in favour of native hedges.	While native hedges are important and should be encouraged wherever possible. It is not practical to suggest that boundaries between housing on a modern development be restricted to native hedging.	No action required
7	Landscape, Environment & Bio-diversity	Para 110 to include native hedges	Agreed	Add native hedges to para 110
39	Landscape, Environment & Bio-diversity	that the development protects and enhances the surrounding landscapes, especially that of the river test, and the valued views and vistas from surrounding countryside and within the village itself. To increase wildlife and improve biodiversity over and above what is required by regulations (double).	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
14	Landscape, Environment & Bio-diversity	The landscape of Overton defines its roots. Beautiful countryside enveloping a settlement. It is essential that this is maintained through careful planning and empathy with the landscape. Environmental and biodiversity policies are linked hand in hand to ensure this is	Overton Parish Council (OPC) thank you for your comment which is noted	No action required

Resident #	Policy Area	Comment	Response	Action
		the focus to guide all future development		
5	Landscape, Environment & Bio-diversity	No comment		
6	Landscape, Environment & Bio-diversity	These are fully supported and any site viewing by a Planning Inspector to appreciate some of the cherished views noted in the document should also be asked to travel by train from Overton to Whitchurch and back where the view from the train looking over the North Field to the church and beyond gives one of the best views of Overton in its rural context.	Overton Parish Council (OPC) thank you for your comment which is noted	No action required
30	Landscape, Environment & Bio-diversity	LEB4 107 Conserving biodiversity. The wet woodland to the east of the Kingsclere Road is Wet Woodland. This is a rare habitat. The site has some rare species (surveyed by Hampshire Wildlife Trust) which will disappear as decaying trees infill the water. Active management (moving debris out of the water) is required.	Overton Parish Council (OPC) thank you for your comment which is noted	No action required

Resident #	Policy Area	Comment	Response	Action
30	Landscape, Environment & Bio-diversity	LEB4 110 Green roofs. You might want to specify the GRO Code of Practice 2014 https://livingroofs.org/code-practice-green-roof-organisation/ Green roofs can be costly, need weeding, feeding and twice yearly inspections. If this is too much to consider then solar panels might be considered as an alternative.	We have no objection to adding this reference	We will consult with B&DBC on this suggestion to make sure any additional references to the NDP aligns with the draft Local Plan
30	Landscape, Environment & Bio-diversity	LEB5 112iii New Rights of Way will need management plans with funding for aftercare	New rights of way will be managed in the same way as existing rights of way.	No action required
24	Landscape, Environment & Bio-diversity	Agree with all the items stated.	Overton Parish Council (OPC) thank you for your comment which is noted	No action required

Housing & New Development Responses

Resident #	Policy Area	Comment	Response	Action
40	Housing & New Development	I strongly support this section of the Plan, particularly with regard to the proposals relating to the Portals site, and the constraints on other development in regard to protecting character, environment and valued views.	Agree. No change to the plan required	None
12	Housing & New Development	section 54 add "the very rare stone curlews"	Agree.	Amend plan to include this

Resident #	Policy Area	Comment	Response	Action
12	Housing & New Development	para 70 Replace "encouraged to be" with "should be"	Agree	Amend plan to include this
2	Housing & New Development	I am supportive of the settlement boundary but do have concerns regarding the Quidhampton area. It appears that the paddocks currently used for dog agility and horses are included in the area. This space is part of the Quidhampton settlement and building on the paddocks will impact on the character of the area. It must be avoided. Can the line be redrawn to omit these paddocks?	The concern is recognised but the plan has no power to change this	None
2	Housing & New Development	Greater reference to avoiding infill within the village centre and resultant loss of open space and locally significant street scenes.	This is addressed in policy H3 and the Design Guide and Codes	None
3	Housing & New Development	I agree with the proposals for the Portals Mill site as area for development and the need for a local shop at that location if this were housing to meet the needs of those residents, and to avoid more traffic and congestion in the village centre from people driving in. Preserving the sense of Overton as an identifiable village feels important. With such a big settlement at Overton Mill consideration needs to be given to whether this is integrated into the village and an extension of it, like the Overton Hill development, or becomes a suburb of Overton. If it has too many of its own amenities, beyond a "top shop" as mentioned in the plan, it could become a separate place with a separate identify and undermine the sense of integrity of Overton as a place. The sense of community is one of the key tenets of the plan and this	Agree. No change to the plan required	None

Resident #	Policy Area	Comment	Response	Action
		needs to be preserved even with this expansion in housing and I believe this plan has this aim at its heart.		
25	Housing & New Development	I am in agreement with the plan	Agree. No change to the plan required	None
25	Housing & New Development	On p.23 point 49, I feel that it would be helpful to add in detail as to why having a shop as part of the development would encourage more train travel.	No more detail required to this paragraph	None
19	Housing & New Development	They are very useful for controlling local development and Overton PC have invested and great deal of time and effort to produce these policies.	Agree. No change to the plan required	None
1	Housing & New Development	All looks sensible and good to me	Agree. No change to the plan required	None
43	Housing & New Development	Excellent, fully support	Agree. No change to the plan required	None

Resident #	Policy Area	Comment	Response	Action
43	Housing & New Development	Pleased to see that Quidhampton Farm cluster of listed buildings noted as area to be aware of for nearby development	Agree. No change to the plan required	None
20	Housing & New Development	A clear statement at the beginning of the document making it clear we expect developers to have a good knowledge of and, comply with, UK and local law. As these standards are the lowest society has deemed acceptable. This may seem obvious however I found it focuses the contractors mind by keeping things simple.	This more pertinent to B&DBC as the Local Planning Authority rather than the NDP	None
20	Housing & New Development	It is not just construction activities should not affect the environment or SSSI add all phases such as demolition/decommissioning. Decommissioning is one of the most risk packed phases of any building phase. Especially the management of redundant sites by developers whose focus is on building and making money from selling. Good management of the site can be seen as a cost burden.	Agree.	We will look at adding a statemnent to cover this
35	Housing & New Development	I agree, in principle, with Policy H2, Land at Portals Mill but I do have concerns over the accessibility of this site. Access via Papermill Lane/Station Road is restricted and access via Kingsclere Rd is compromised by the railway bridge. Neither are ideal.	Agree. No change to the plan required	None
35	Housing & New Development	I feel that it is imperative that some small retail is included in the plans.	Agree. No change to the plan required	None

Resident #	Policy Area	Comment	Response	Action
35	Housing & New Development	Expanding the provision of car parking for the station is a double-edged sword..more space = more cars. The fact that Overton provides free parking for rail users encourages people from outside the village to use Overton railway station which, in turn, increases the traffic using the roads through the village.	Agree. No change to the plan required	None
35	Housing & New Development	Zero carbon ready should be included in all new developments as a requirement not a 'nice to have'.	Amend wording in paragraph 70 to state 'Should'	Amend as stated
35	Housing & New Development	EV charging should be available to each and every new home.	Agree. Amend paragraph 115 iv	Amend as stated
29	Housing & New Development	The Portals site appears to be the best for houses if the county council insists we have more houses built in the village. However the water and sewage infrastructure is at capacity, the access to the site for clearing and constructing building will need serious consideration.	Agree. No change to the plan required	None
33	Housing & New Development	Strongly support employment opportunities, to ensure Overton stays as a working village. Therefore urge removal of the word "small" in the para on development of the Portals site.	Agree. Change wording to remove 'Small-scale'	Amend paragraph 44 ib
33	Housing & New Development	I believe it is vital to keep Overton as a working village, and not let it become a dormitory settlement. WRT the Portals site employment opportunities should be encouraged and not just "small employment opportunities " . Please therefore delete the word "small" in this policy	Agree. Change wording to remove 'Small-scale'	Amend paragraph 44 ib
27	Housing & New	Limited to one site rather than multiple sites to reduce impact on the village	Agree. No change to the plan required	None

Resident #	Policy Area	Comment	Response	Action
	Development			
42	Housing & New Development	Good idea to concentrate on hte old paper mill site	Agree. No change to the plan required	None
22	Housing & New Development	Build witihin the boundary, don't build on green fields. Use Portals Mill.	Agree. No change to the plan required	None
23	Housing & New Development	Agree with the development of the old Portals site, but will this stop smaller sites within the village?	If the plan is 'made' it will provide protection against development of green field sites	None
16	Housing & New Development	Strongly agree, esp. for Overton Mill site	Agree. No change to the plan required	None
26	Housing & New Development	Link new developments to improvements in infrastructure, e.g. roads, schools, parking, sewerage etc.	Not within the remit of the NDP but when a planning application is submitted the relevant authorities will respond as required	None
36	Housing & New Development	No housing without appropriate infrastructure	Not within the remit of the NDP but when a planning application is submitted the relevant authorities will respond as required	None
11	Housing & New Development	Agree to prioritising brown field site, e,g, Portal Mill site	Agree. No change to the plan required	None
8	Housing & New Development	The mill development should state ‘employment possibilities’ not ‘small opportunities’.	Agree. Change wording to remove 'Small-scale'	Amend paragraph 44 ib

Resident #	Policy Area	Comment	Response	Action
8	Housing & New Development	Mill development should give something back to the village e.g. the former lagoons to be given to the village and a visitor centre to be included, parking at station currently owned by Portals to be given to the village	Not within the remit of the NDP	None
28	Housing & New Development	I'm a resident at the Sovereign Gate development, and would like you to be aware of the fabulous wildlife we see from the house, at the back of the estate, overlooking an area that could be considered for future development (between Two Gate Lane and Waltham Road). There are owls, deer and birds of prey visible on a regular basis. Their habitats should be protected as much as possible. Building on the area next to Sovereign Gate should be prevented at all costs.	Agree. No change to the plan required	None
32	Housing & New Development	Rainwater "run off" is already affecting the surgery. This is from the Overton hillsite. Will this happen at the "Sovereign" already built on. Causing problems in Waltham Road and elsewhere.	Not within the remit of the NDP	None
13	Housing & New Development	I agree that the mill site should be used for housing with provision of light industry and retail.	Agree. No change to the plan required	None
13	Housing & New Development	The housing should be 1, 2 & 3 bed properties with a very high proportion of social housing.	The housing mix is as requested in the 2022 questionnaire. The social housing percentage is defined by B&DBC	None
4	Housing & New Development	Fully support the new housing to be placed in the site of Portals Mill. Loking at other areas around the village, this is the least impactful and the best placed new development.	Agree. No change to the plan required	None

Resident #	Policy Area	Comment	Response	Action
4	Housing & New Development	I do not support further building near two gate Meadow, nor at the development near Pond Close, the traffic is already too heavy now in those areas and the infrastructure just won't support it.	Agree. No change to the plan required	None
37	Housing & New Development	Policy H2 - Part x) describes 'protect and enhance key species and habitats' and also 'mitigate the impact on protected species and habitats'. If 'key species and habitats' is to be used in policy this should be defined. Priority species and habitats, and protected species and habitats have known definitions, but 'key' has no meaning.	Recommendation accepted	Change wording to 'priority species and habitats'
37	Housing & New Development	Policy H2 - Has consideration been given to asking for more than the statutory 10% Biodiversity Net Gain (BNG) in Overton?	Yes it has but we were advised that this is set by a higher authority than the NDP	None
37	Housing & New Development	Policy H2 - This policy seems to contain various elements which are a bit muddled and maybe the policy needs to be broken up into more sections/bullets.	Do not agree	None
37	Housing & New Development	Policy H2 - Part xi) should say 'will not increase and where possible will reduce' flooding from any source.	This has been covered by Southern Water response	No further change required
37	Housing & New Development	Policy H2 - part i) makes reference to making provision for retail (class E) but should the policy itself specify that a grocery shop is required to enable residents to avoid making unnecessary trips (by car) into the village to shop, rather than this just being in the supporting text?	The NDP cannot insist on any specific retail type but does encourage it	None

Resident #	Policy Area	Comment	Response	Action
37	Housing & New Development	Policy H2 - Paragraph 53 should read 'a SINC adjoins the western boundary of the north parcel of land, and is designated for its chalk grassland assemblage'.	Agreed	Amend as stated
37	Housing & New Development	Policy H2 - Should a reference be provided as to what a SSSI risk zone is, within para 53?	Agree	Add reference to DEFRA site
37	Housing & New Development	Policy H2 - Para 54 states that surveys will be required to identify local populations to ensure impacts to these species are mitigated and enhancements are provided. Suitable habitat will not be compatible with the developed site and the areas outside of the site will presumably not be in the ownership of the developer and therefore it is not clear how enhancements could be provided.	The whole site is more than just the area designated for development so there is potential for on-site provision of enhancements	no change needed
37	Housing & New Development	Policy H2 - Paras 53 and 54 should refer to the requirement for surveys and assessment, not just surveys.	Agree	Add 'assessments' to the paragraphs
37	Housing & New Development	Policy H2 - Para 59 is not relevant as it does not instruct the developer to do anything. It just relates to previous development in the village. Does any newly proposed development need to address this issue?	THis bullet is to ensure that developers are aware of the need to be considerate to adjacent properties	no change needed
37	Housing & New Development	Policy H2 - The wordings re extensions to settlement boundary is inconsistent between paras 42 and 60, and objective 1of the Plan (section 5.2)	Agree and they will be changed to be consistent with B&DBC cooments	Amend in agreement with B&DBC
37	Housing & New Development	How does the Overton Mill Concept Plan show 'developable areas' when full surveys and constraints assessments haven't yet been carried out? Should it be 'indicative developable area'?	This is the area that has been agreed for development	no change needed

Resident #	Policy Area	Comment	Response	Action
37	Housing & New Development	Policy H6: Net Zero Carbon Buildings doesn't require developers to do anything, it only 'encourages', asks for 'consideration should' and describes 'wherever feasible and viable'. Can it be strengthened to require things of the developer?	There is a limit to what the NDP can demand. There is little flexibility for 'must' and 'should'	no change needed
10	Housing & New Development	Agree		no change needed
38	Housing & New Development	Access to the new Estate at Quidhampton Mill can only come from a new road onto the Kingsclere Rd north of the railway line. I fully accept that this means cutting a new road into the Wessex Area of Outstanding National Beauty, but this is the price we need to pay to convert the Overton Mill site into a new Housing Estate. I can see that this is likely to be very controversial and so must be explicitly stated in this document. Any access that comes down existing lanes (Station rd, Papermaker Road etc will encourage masses of traffic down narrow country lanes (Straight Lane, Nutley Bottom) which cannot be widened and cannot cope. Equally Station Road cannot cope where it crosses the river or anywhere between the fire station and London Road. It might be possible to use the existing country lanes (Station Rd, Station Approach, Hill Top road and the access to the mill as pedestrian walkways for people to access the village.	Agree	no change needed

Resident #	Policy Area	Comment	Response	Action
38	Housing & New Development	The new development at the Mill needs some form of education facility on site. This will ensure that the young will be encouraged to stay in the village and will provide the glue to hold the community together. Without such, there is a real risk that the estate ends up providing accommodation for commuters to London and social housing for people with no reason to stick around because lack of training and employment activity. Neither category would contribute to village life and the wider community. I am deliberately silent on what that education facility should be - save that it should form some type of technical collage for school leavers who are not destined for university. Examples might be ecological/environmental studies (drawing on the fact that we all live so close to the SSSI) or local building skills (thatching, flint walls, plumbing etc), where there is a real shortage and a rapidly aging supplier base crying out for the next generation to come in	This is not considered feasible if the number of dwellings is to be achieved.	No change needed
38	Housing & New Development	The document needs to stress far more strongly the need to strengthen and encourage the new development to integrate with the village centre. To compare the development at the Overton Mill site with the development at S end of the village misses the point of scale and also overlooks the challenges that any developer would face in integrating the new development into the village. This is critical to avoid it from detracting from the village (its vibrant centre, businesses etc and open landscapes). If we get this wrong, then	Agree with the principle and this will be considered further when initial plans are submitted	Noted for future consideration

Resident #	Policy Area	Comment	Response	Action
		Overton just becomes part of the Basingstoke sprawl. In any event, sorting out the parking in the village will be essential.		
38	Housing & New Development	The infrastructure services that support the community must be enhanced to meet the massively increased demand that this new estate will place on the village. There are clearly issues with electricity, water and sewage, but as important is public transport, doctors surgery, dental services, hospitals and schooling. The document is silent on all of these. Whilst I accept that, in particular, the GP practice is a private business, fully funded by the NHS, it cannot cope with existing demand (I am currently waiting for 4 weeks for a doctors appointment!). The same is true about the school and other services. Enhancements to these services must be delivered before new housing.	Agree and responses from statutory consultees have addressed this issue	No change required

Resident #	Policy Area	Comment	Response	Action
7	Housing & New Development	Please see feedback on Overton's Neighbourhood Development Plan. It's a fine piece of work but I worry that Quidhampton could become a 'new town' like Micheldever due to its proximity to the train station. I don't believe the Parish Council or inhabitants of Overton want this. Maybe the solution could be to rework the Vision so this is made much more difficult to achieve, leaning on Quidhampton being largely on the North Wessex Downs National Landscape.	This will be addressed further when a formal plan is submitted	No change required
15	Housing & New Development	Village can not accept anymore through traffic nor can the infrastructure accommodate in effect another approx 1000 residents, road use, schools, Doctors surgery, village parking, train links(unreliable and always full peak times)	There is no choice about having more houses but statutory consultees address these issues	No change needed
7	Housing & New Development	Difficult to see how the proposed Settlement Boundary will preserve the separate identify of Quidhampton, which is stated in 6.1 para 40. The address of the approx. 340 dwellings on Portals Mill site will surely be Quidhampton. The northerly Portals mill site proposed Settlement Boundary should have "fingers" into the main Overton Settlement Boundary to mitigate this risk.	The proposed Settlement Policy Boundary extends Quidhampton to the north and does not bring it closer to the centre of Overton. 'Fingers' into the main Overton settlement would weaken the identity of Quidhamptoin rather than strengthen it	no change needed
7	Housing & New Development	The "Concept Plan" referenced in 6.2 para 44 ii. To be referenced to Fig. 4	Agree	Add reference to Figure 4 as suggested
7	Housing & New Development	The Neighbourhood Development Plan is silent on the settlement ponds. Indicating what the community will not support must surely be useful to deter developers.	This is not within the scope of the NDP	no change needed

Resident #	Policy Area	Comment	Response	Action
34	Housing & New Development	Excellent plan - makes eminent sense - and sensible to remove Court Drove potential developments from the plan.	Agree	No change needed
39	Housing & New Development	would prefer that new housing development, is built on brownfield site (Portals Mill site)	Agree	No change needed
39	Housing & New Development	any housing built to the highest environmental standards possible, and should not be built in densities that would spoil the area.	agree	No change needed
39	Housing & New Development	investigate the possibility of having a local store on site, to mitigate the use of car journeys to the village centre.	Agree	No change needed
39	Housing & New Development	development respects the particular area in terms of design, natural landscape and surrounding environment	Agree	No change needed
9	Housing & New Development	We live in a new development to the south of Two Gate Lane and can see that the undeveloped land to the south of our home and Waltham Road is within the development boundary, however since moving into the area we have seen significant wildlife to the south of our home on a regular basis such as barn owls, kestrels, deer, grouse or partridges and also hares and bats in the evening. We therefore feel any further development in this area would potentially put their habitat at risk which is especially concerning for the wildlife which are protected species, such as the barn owls and the bats.	agree	No change needed

Resident #	Policy Area	Comment	Response	Action
14	Housing & New Development	The Neighbourhood plan is essential to maintain the stability of a large village like Overton. The infrastructure originated when times were a lot simpler. There were no cars or HGVs. There were about 10% of the people living here - as opposed to currently. The roads and services were never designed to withstand the onslaught of the 21st century. The Neighbourhood Plan is based on local knowledge and that is key to any development of the village.	agree	No change needed
5	Housing & New Development	No comment		No change needed
6	Housing & New Development	I fully support the proposal that the old mill site should be the only area designated for housing development during the period of the plan. Should planning policies or planning decisions imposed by third parties result in additional sites having to be found I would prefer sites adjacent or close to the existing 76 bus route to be chosen to minimise the need for car use.	Will need to be addressed if the need arises	Noted for future consideration
30	Housing & New Development	H2 44 viii.Additional planting should be of indigenous species.	Agree	Make necessary changes
30	Housing & New Development	H2 44 x What does Key species mean - Keystone or threatened?	Agree that this is ambivalent	Make necessary changes

Resident #	Policy Area	Comment	Response	Action
30	Housing & New Development	H2 44 iii Traffic in the environs of the railway station will likely increase. Hilltop Road is an access to the station is in very poor condition due to its unknown ownership. Improvements to this road should be funded in the early stages of this new development.	Agree in principle	The NDP cannot insist on this
24	Housing & New Development	Totally agree with policies and objectives listed in 5.2		No change needed
24	Housing & New Development	I think that point 43 - is conflicting in its intention. It can not be flexible and only to meet the agreed local housing numbers during the period of this plan. especially when the SHELLA document shows that there are sites being put forward outside but adjoining to the boundaries. It would be better to identify potential areas that could be agreed.	Not in the scope of the NDP	No change needed
24	Housing & New Development	This plan does not reflect the potential impact on Overton, from adjoining plans. This should be noted as a risk and should be allowed to be considered, specifically if 3000 dwellings are to be built in Popham and 6000 in Micheldever. This would have a significant impact on Overton and its resources.	Not in the scope of the NDP	No change needed
41	Housing & New Development	I support the thrust of the Neighbourhood plan and the focus on development at the brownfield Overton Mill site .	Agree	No change required

Resident #	Policy Area	Comment	Response	Action
41	Housing & New Development	The present government's drive for greater numbers of housing development across the country should be tacitly reflected in indicating that the Overton Mill site has capacity to take more than 340 units. This could be achieved by more decent but affordable apartments . This would have the benefit of lessening the need for younger generation Overtonians being forced on economic grounds to move further away from family to Andover and Basingstoke. Village cohesion comes from close family ties.	This will be looked at when a formal plan is submitted	Noted for future consideration
41	Housing & New Development	Extra units at the Mill site would offset / minimise further calls for additional development on greenfield sites closer to the main village.At the same time, it should be recognised that the Borough's 340 allocation includes absorption of Whitchurch's otherwise share . This approach possibly undermines the ability to include business , educational and retail units at the Mill site. Compared to Whitchurch , Overton has few business units where local people can be employed. Originally , when a borough councillor I proposed that the Mill site , with its excellent rail links to a Salisbury , Andover, Basingstoke and even Woking would work well as a vocational training centre (bricklayers, plumbers, electricians , carpenters , mechanics , IT professionals). This could still be a fall back proposition should matters change.	This is not considered feasible if the number of dwellings is to be achieved.	No change needed

Resident #	Policy Area	Comment	Response	Action
41	Housing & New Development	I wholeheartedly endorse the plan's proposed and essential access to the site off the Kingsclere Road (B3051).This should be the main , two way access to the development (both finally and during construction). Traffic lights should be installed at the dangerous bridge over the railway on the Kingsclere Road (narrow with poor visibility). This access also allows a flow of traffic to and from the north without going through the centre of the village. A new station car park should be constructed off the B3051 access road . If a small part of the ANOB is needed to achieve a feasible overall site this should exceptionally be adopted with rigid safeguards.	Agree in principle	Noted for future consideration

Access, Transport & Parking Responses

Resident #	Policy Area	Comment	Response	Action
40	Access, Transport & parking	Transport and parking in Overton are acceptable, but means need to be found better to police speed, inconsiderate parking and other associated regulations.	Noted	Parish Council to consider options.

Resident #	Policy Area	Comment	Response	Action
31	Access, Transport & parking	8.1 -Active Travel – I would have liked to see this in more detail and with a stronger emphasis on cycling infrastructure as the village is absolutely perfect in scale and topography to be covered by cycling – far more viable for most in terms of carrying goods, children and time than walking. Correct provision for secure storage & parking of bicycles makes a huge difference, as does well designed and connected cycling infrastructure – this is often delivered in tiny segments with poor design	Noted	Overton Design Guide and Codes mandates this on new developments. The village is built on a ring of hills and the centre is a conservation area so the scope for the provision of dedicated cycle routes is limited.
2	Access, Transport & Parking	Thought needs to be given to parking for Overton Surgery. Patients have difficulty parking and use residents spaces, or park inappropriately on Station Road	Noted	Parish Council to discuss option with Watership Down Health
3	Access, Transport & Parking	I support the plans set out here. Parking and roads around the station do need to be considered especially in the light of any development at Portals, as it is a congested currently and would become more so. Also being mindful of the proximity to Quidhampton and Flashetts and not compromising these important natural and heritage areas.	Noted	This will be taken up with Hampshire Highways, Basingstoke and |Deane Borough Council and the future developers of the Mill site
25	Access, Transport & Parking	I support the increase of parking spaces for the railway. It is unclear whether these would be part of the development or taken over by South West Trains. I am concerned that if parking fees were introduced, people would park in residential areas instead. I recognise this level of detail is likely to be beyond the scope of this plan.	Noted	No action

Resident #	Policy Area	Comment	Response	Action
19	Access, Transport & Parking	A great policy and wonderful links for rail and bus	Noted	No action
1	Access, Transport & Parking	No comments. All good.	Noted	No action
43	Access, Transport & Parking	Specific inclusion of car parking near the Station welcome. Fully support policies	Noted	No action
20	Access, Transport & Parking	Dark skies. Assumption is footpaths well maintained and clear of obstructions. Otherwise, people with mental health issues or other disabilities become prisoners after sunset. Think about the demographics of the village. Cars have headlights and whilst potholes are awful driving with due care and attention can be avoided. Poorly lit and maintained footpaths are a nightmare for pedestrians.	Noted	Lighting must be consistent with the National Landscapes policy on light pollution
35	Access, Transport & Parking	Conversion of garages to habitable space should not be allowed when that garage space was included in a development proposal as a parking space and formed part of the approved plans.	Noted	All applications to convert garages to living space are evaluated on all aspects of planning regulations and availability of parking spaces is taken into account
29	Access, Transport & Parking	Access to the Portals site for construction traffic is a huge concern. The tarmac in the lanes is already not fit for purpose and potholes as ever are becoming worse. The impact on the village of ant construction work on this scale will be detrimental to the surroundings.	Noted	Hampshire Highways are responsible for the state of the roads and ensuring that safe access to the site for construction traffic is available.

Resident #	Policy Area	Comment	Response	Action
33	Access, Transport & Parking	Fully support the policy that BDBC parking standards are regarded as a minimum and that the standard should be site specific.	Noted	No action
21	Access, Transport & Parking	I feel it is very important to ensure that any development of the Overton Mill site includes improvements to both the road & road/bike path access to the centre of the village. Anything that can be done to emphasise this in terms of steering approval &/or developer attention to this would be beneficial.	Noted	This is in the Housing and Development Policies and will be part of the discussions with the developer at the planning stage.
27	Access, Transport & Parking	The parking 'problem' is due to people who can, not walking in. Most areas are accessible. Parking should be at houses	Agree	No action
42	Access, Transport & Parking	Some concern over access to Kingsclere Road - visibility around railway bridge	Agreed	A technical survey by Hampshire Highways will define whether this is a viable route to the site or not.
22	Access, Transport & Parking	Repair roads	Agreed	Hampshire Highways are responsible for the state of the roads
22	Access, Transport & Parking	Repair Hilltop Road	Agreed	Hampshire Highways are responsible for the state of the 'adopted' roads, in general, but ownership of this section of highway is unknown
23	Access, Transport & Parking	How/where are the plans for parking within the village?	Noted	There are no current plans for additional parking in the village centre due to a lack of available options.

Resident #	Policy Area	Comment	Response	Action
23	Access, Transport & Parking	There will need to be a lot of work on the current road network to accomodate all the extra houses	Noted	No action
26	Access, Transport & Parking	Encourage active transport, e.g. cycle paths, cycle parking	Agreed	No additional action
36	Access, Transport & Parking	Station parking increase essential to reduce car use	noted	No action
36	Access, Transport & Parking	All new housing development to have suitable number of parking spaces	Noted	The Neighbourhood Plan seeks to encourage the provision of parking spaces above the minimum required standard
36	Access, Transport & Parking	Make sure Hill Top Road near station is resurfaced.	Noted	Hampshire Highways are responsible for the state of the 'adopted' roads, in general, but ownership of this section of highway is unknown
11	Access, Transport & Parking	Additional parking very much needed for Overton Station - as housing numbers increase there will be even more commuters	Noted	The proposed development is within easy walking distance of the station
11	Access, Transport & Parking	Current need to sort out potholes on approach to station, esp. Hilltop Road	Noted	Hampshire Highways are responsible for the state of the 'adopted' roads, in general, but ownership of this section of highway is unknown

Resident #	Policy Area	Comment	Response	Action
28	Access, Transport & Parking	We need more parking in the village centre and at the station. The access to the Primary School needs to be improved. Is there an opportunity to improve the parking at the bottom of the hill, in order to increase the number of pupils walking to school?	Noted	There are no current plans for additional parking in the village centre due to a lack of available options.
32	Access, Transport & Parking	Could all parking in the High Street banned except for "dropping off" & "picking up" both for people and goods. This would allow for easy traffic movement.	Noted	To be addressed by the Parish Council
13	Access, Transport & Parking	All properties need realistic amount of parking!	Noted	The Neighbourhood Plan seeks to encourage the provision of parking spaces above the minimum required standard
13	Access, Transport & Parking	Also good safe walking & cycling routes to school, village centre etc.	Noted	Addressed in the Design Guide and Codes
4	Access, Transport & Parking	The new access road will be essential for the new development	Noted	No action
10	Access, Transport & Parking	Agree	Noted	No action
10	Access, Transport & Parking	The new development at Overton Mill should include safe walking and cycling routes to the school and village centre. Traffic calming should be completed up the entirety of the B3051 (Kingsclere Road)	Noted	Addressed in the Design Guide and Codes

Resident #	Policy Area	Comment	Response	Action
17	Access, Transport & Parking	If the development is to go ahead at the old Portals site, the amount of cars that will come into the village and through the traffic lights is going to increase enormously, contributing to what is already becoming a very big bottle neck.	Noted	No action
17	Access, Transport & Parking	For short return trips to the village, the electric-bike hire scheme would work really well, and should be implemented as part of the development. These work well in cities across the UK and would be perfect here. Bike stations could be in the village square or the North side of the traffic lights and at the Railway Station and Portals site. Also it could incorporate the Sapley Lane and Two Gate Lane developments too. It would reduce the short trips with people driving from the outlying estates to the village centre - increasing traffic and expecting parking.	Noted	To be addressed by Parish Council
17	Access, Transport & Parking	I do really worry about the increase is traffic through the village	Noted	No action
15	Access, Transport & Parking	Access both Kingsclere Road and Station Road not adequate and free flow of traffic impeded due to narrowing of both roads over railway bridge. Portals closed their overflow car park ....Why????? To cause parking bedlam in surrounding areas just make the parking areas larger for commuters and support the maintenance of the unadopted road.	Noted	No action
7	Access, Transport & Parking	Add para in section 8.2 about station car parking and limited car parking in village centre.	Agreed	Document updated

Resident #	Policy Area	Comment	Response	Action
34	Access, Transport & Parking	Access to the proposed development on the Mill Site (and safety relating to the railway bridge) has been considered and should help the parking issue.	Noted	No action
39	Access, Transport & Parking	the development should have adequate parking for residents, to have access to walking and cycling to village centre, to cut down car journeys and parking in village centre. Railway station parking needs sorting out urgently.	Agreed	NDP and Design Guide and Codes address this
14	Access, Transport & Parking	The roads of Overton were initially built to accommodate horse and cart. This is a far cry from the current assault from traffic volume that the village experiences daily. Parking is at a premium. It is a constant watching brief.	Agreed	No action
5	Access, Transport & Parking	No comment	Noted	No action

Resident #	Policy Area	Comment	Response	Action
6	Access, Transport & Parking	Car parking in the centre of the village is and will continue to be an increasing problem due to the historical street layout. Any opportunities that arise to offer scope for extra parking, without the loss of existing open green space, should be seriously considered by the parish council through funding via the Public Works Loan Board as was used many years ago to purchase St Mary's Hall. Every effort should be made to retain and preferably enhance the existing public transport facilities within and through the village; ie the 76, 86 and 74 bus services and the rail service, ideally with better bus links to the latter to encourage usage.	Noted	Parish Council to address
30	Access, Transport & Parking	Traffic in the environs of the railway station will likely increase. Hilltop Road is an access to the station is in very poor condition due to its unknown ownership. Improvements to this road should be funded in the early stages of this new development.	Noted	No change to NDP but will be discussed with developer
24	Access, Transport & Parking	I think that the parking needs to continue to be free so that can support local businesses as much as possible.	Noted	No action required

Resident #	Policy Area	Comment	Response	Action
41	Access, Transport & Parking	As well as concern about impact on utility , educational and road infrastructure , there are two further areas of pressing interest that is worthy of concise coverage In the plan. First, car parking provision close to the centre of the village to support retail , hospitality and public halls access. There is already anecdotal evidence and strong belief that businesses etc suffer from the poor quality and quantity of vehicle parking and policy and policing. I would urge parking is flagged as a current issue and the need for sign I can't improvement to ensure extra and more flexible car parking as a result of access from the Mill residents. Without added parking ,businesses will suffer and the character of the village will be lost .	Noted	To be discussed with Parish Council

Appendix G: Statutory Consultees and Landowners

1	Hampshire County Council Planning
2	Winchester City Council
3	Test Valley District Council
4	Police and Crime Commissioner
5	The Environment Agency
6	Historic England
7	Natural England
8	Network Rail South East
9	Highways England
10	Mobile UK (represents mobile operators)
11	Public Health, Hampshire
12	Berkshire, Oxfordshire and Buckinghamshire Integrated Care Board
13	Hampshire Hospitals Foundation Trust
14	Hampshire and Isle of Wight Integrated Care Board
15	Brambleys Grange for the Primary Care Network (GP Partner and North Hampshire CCG Primary Care Lead)
16	Scottish and Southern Energy
17	Southern Gas Networks
18	National Gas Transmission
19	National Grid
20	Southern Water
21	The Homes and Communities Agency (Homes England)
22	Office of Rail and Road
23	NHS South of England
24	Hampshire County Council Strategic Transport
25	Hampshire Growth Hub
26	Hampshire and Isle of Wight Local Nature Partnership
27	Basingstoke and Deane Association of Parish and Town Councils
28	Home Builders Federation
29	Basingstoke Voluntary Action
30	Royal Society for the Protection of Birds
31	Hampshire and Isle of Wight Wildlife Trust
32	Woodland Trust

33	Natural Basingstoke
34	Forestry Commission
35	Active Travel England
36	Campaign for the Protection of Rural England
37	North Wessex Downs National Landscape
38	Over 55s Forum
39	Design Out Crime Consultation Service
40	Hampshire and IOW Constabulary
41	South Central Ambulance Service
42	Hampshire Fire and Rescue
43	Basingstoke Multicultural Forum
44	Cultural Diversity Consortium / kikoiconnection
45	Basingstoke Unites Against Racism
46	Inter Faith Basingstoke
47	Traveller Movement
48	Friends, Families and Travellers
49	Sport England
50	Cycle Basingstoke
51	Basingstoke Transition Network
52	Public Health Service at Hamsphire County Council
53	Access for all Basingstoke
54	Basingstoke and District Disability Forum
55	Defence Infrastructure Organisation
56	Crown Estates
57	Office for Nuclear Regulation
58	Health and Safety Executive
59	British Horse Society
60	Hampshire Association of Local Councils
61	Hampshire County Council Planning Consultations
62	Hannington Parish Council
63	Micheldever Parish Coincil
64	Ecchinswell Parish Council
65	Whitchurch Town Council
66	Laverstoke Parish Council
67	Steventon Parish Council
68	Oakley and Deane Parish Council
69	Kingslclere Parish Council
70	Basingstoke & Deane Borough Council
71	Overton School
72	Overton Business Association
73	Watership Down Health/Overton Surgery

74	Popham Airfield
75	Test Source Energy
76	Dandara Ltd
77	Natta Homes
78	Bargate Homes
79	Northington Farm
80	Floatron (Polhampton Farm)
81	Laverstoke Park
82	Portals/CEG/CBRE

Appendix H: Terms of Reference

Overton Parish Council

Terms of Reference

Overton Neighbourhood Plan Review Group (ONPRG)

The Overton Neighbourhood Development Plan was made on 21st July 2016 following at a public referendum that took place on 23rd June 2016. It contains both Visions and Objectives and associated policies and a list of allocated housing sites. These will be delivered and implemented by the respective Planning Authority or the Parish Council in partnership with a variety of different stakeholders and public and commercial bodies

1. The Neighbourhood Plan Review Group is constituted to assist the Overton Parish Council Planning and Environment Committee to review the Overton Neighbourhood Development Plan.

2. The review will include: -

• The current implementation of the policies.

• The Aims and Proposals that have been delivered and how others can be delivered.

• A review of the current SHELAA (Strategic Housing and Economic Land Availability Assessment) or other potential development sites in the parish.

• Identify and make recommendations on projects which may have an impact on the parish.

• Include Climate Change / Environmental issues.

• Being aware of the Local Plan review by BDBC and how this will affect the Overton Neighbourhood Development Plan.

• Engaging with the community.

3. The ONPRG will be chaired a member of Overton Parish Council who will ensure that the Overton Parish Council Planning and Environment Committee is kept up to date on the progress of the group.

4. The review group will consist of members who either live or work in the parish. Residents will have the opportunity to request to join the group, with the final membership being agreed by the Overton Parish Council Planning and Environment Committee.

5. All members of the group will be asked to complete a declaration of interests form which will be held by the Council until the member either leaves the group or the group is disbanded.

6. The group will meet in public, unless the items on the agenda are commercially sensitive. Standing Orders are not applicable although the Code of Conduct will still apply.

7. Meetings will usually be held every month or as required.

8. At least 3 working days' notice will be given to the members and an agenda circulated. The minutes will be added to the Parish Council's website.

9. All matters will be determined by a majority of votes by members that are present.

10. The meeting will be quorate with a minimum of four members.

11. The group holds delegated authority from Overton Parish Council to collect data and request input from other agencies and organisations. Overton Parish Council is the data controller, and all data will be held in the Parish Council office only.

12. The Parish Clerk will aim to be present at the meetings to take the minutes. If she is not present, the group will nominate a member to take the minutes.

13. The group does not hold executive powers to commit to any resources without prior approval from the Overton Parish Council Planning and Environment Committee. Group members may be reimbursed for travel and stationery on production of a receipt.

14. All correspondence from and to the group will be copied to the Parish Clerk.

15. The group will remain in existence until disbanded on agreement by the Overton Parish Council Planning and Environment Committee.

16. These Terms of Reference will be reviewed annually as a minimum by the Overton Parish Council Planning and Environment Committee.

Draft reviewed 19.01.22 for agreement at the Overton Parish Council Planning and Environment Committee meeting on 25.01.22. Approved with amendments.

Appendix I Businesses that received hand-delivered information regarding Regulation 14 Consultation

1	Ian Harrison Osteopath
2	Berrydown Garage
3	Polhampton Farm Partnership
4	Sitemaster
5	Lullaby
6	Marina School of Dance
7	Little Boo Learning
8	Overton House Clearance
9	Whitchurch Motor Company
10	Progressive Engineering
11	Sunny Jim Ice Cream
12	Faifields Ice Cream
13	Stitch Design
14	DC Autos (Overton) Ltd
15	BK Transmissions
16	Overton Recreation Centre
17	Red Lion
18	The Village Refillery
19	Renasci Design
20	Screamin' Ink Tattoos
21	Wilson & Sons, The Greengrocer
22	Executive Dry Cleaners
23	Titcombe & Family (Undertakers)
24	The Gallery
25	Brockenhurst Estate Agents
26	Wessex Insurance brokers
27	Petite Fleurs
28	Toni Hair
29	Oriental Chinese
30	Olive Blossom Bridal
31	HC Travel
32	St Michael's Hospice Shop
33	Mariner's Fish & Chips
34	Turner's Butchers
35	The Village Bakery
36	Stanton Financial Consultants
37	Stanley's Coffee Shop
38	Caviste
39	Overton Bathroom Centre
40	The Emporia
41	Bumble & Bee
42	The White Hart
43	Pearls Hair Boutique
44	PJH Estate Agents

45	Paul's Men's Styling
46	Honesty Coffee Shop
47	Mildmay Veterinary Centre
48	Southern Co-operative Store
49	Overton Pharmacy
50	Dominos Pizza
51	Redfort Indian Restaurant
52	Amore Italian Restaurant
53	The Greyhound
54	Fairclose Stores
55	Overton Memorial Institute
56	Overton Dental Practice
57	The Old House at Home
58	Watership Down Health
59	Overton Primary School
60	The Overton Garage
61	Bradley James Classics
62	Polhampton Stud
63	Coxford Down Cattery
64	Willesley Warren Farm
65	Northington Farm
66	St Marys Church
67	Lifespring Community Church

Appendix J Selection of Consultees

Introduction

In preparation for the Regulation 14 consultation on the Overton Neighbourhood Development Plan (ONDP), Basingstoke and Deane Borough Council (BDBC), the Local Planning Authority (LPA) provided a comprehensive list of Statutory Consultees that may be appropriate to be consulted. This is a generic list that can be sent to all local qualifying bodies and is not tailored to a specific qualifying body, in this instance Overton Parish Council (OPC), and therefore contains potential consultees that may not be relevant across all parishes within the borough.

For a Regulation 14 consultation, statutory consultees are those organizations and bodies that a qualifying body (like a parish council or neighbourhood forum) must consult with as part of the neighbourhood planning process. These consultees are defined by legislation and ***their interests must be affected by the plan or modification proposal***.

Given the above synopsis of the Regulation 14 consultation process, ONDP team reviewed the list provided by BDBC and agreed that certain of the bodies that were listed did not satisfy the criteria to be consulted in that it was considered that their interests would not be affected by the plan proposal. The rationale for this position is outlined below.

Water Utilities

The list of consultees provided by BDBC contained both Southern Water and Thames Water, both of which supply water within the BDBC area and also treat waste water. The Overton Neighbourhood Development Plan area is supplied with clean water and has the waste water treated by Southern Water alone. There is no reasonable scenario in which the contents of the Overton Neighbourhood Development Plan would affect Thames Water and thus it was decided not to contact them as consultees.

Southern Water provided a robust and comprehensive response to the consultation, which can be found in the Consultation Statement.

Neighbouring Parishes, Towns and LPAs

Overton Civil Parish lies to the west of Basingstoke and is primarily surrounded by parishes that are themselves part of BDBC. The town of Whitchurch, lying to the west of Overton is also part of the BDBC area but abuts Test Valley Borough Council. The River Test flows from Overton, through Whitchurch and on through the Test Valley Borough Council area. Directly to the south of Overton lies the parish of Micheldever, which is

within the LPA of Winchester City Council. All the aforementioned lie within the county of Hampshire.

Taking into account the condition that all consultees interests must be affected by the plan or modification proposal it was agreed to contact the following for comment on the NDP-

Council Contacted	Local Planning Authority
Whitchurch Town Council	Basingstoke and Deane Borough Council
Laverstoke Parish Council	Basingstoke and Deane Borough Council
Kingsclere Parish Council	Basingstoke and Deane Borough Council
Oakley & Deane Parish Council	Basingstoke and Deane Borough Council
Steventon Parish Council	Basingstoke and Deane Borough Council
Hannington Parish Council	Basingstoke and Deane Borough Council
Ecchinswell Parish Council	Basingstoke and Deane Borough Council
Micheldever Parish Council	Winchester City Council
Basingstoke and Deane Borough Council	LPA
Test Valley Borough Council	LPA
Winchester City Council	LPA
Hampshire County Council	County Planning Authority

Conclusion

While legislation defines the statutory bodies that must be consulted as part of a Regulation 14 consultation, the legislation also provides that a consultee's interests must be affected by the plan or modification proposal. It is therefore the position of Overton Parish Council that all statutory consultees who might reasonably be expected to be impacted by the Overton Neighbourhood Development Plan have been identified and provided with the opportunity to comment on the plan as part of a Regulation 14 consultation.