Overton Neighbourhood Development Plan 2025-2040

Draft for Regulation16 Consultation

Published July 2025

Appendices

1. Preface

I am very pleased to introduce the Overton Neighbourhood Development Plan (NDP) which covers the period from 2025 to 2040. 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 – as shown in the map of the parish at Figure 1.

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 will carry full weight in how planning applications are decided.

The plan has been endorsed by Overton Parish Council following consultation with a variety of stakeholders and discussion over a period of three years. A Neighbourhood Planning Group (NPG) set up by the Parish Council led the research and considerable effort that has gone into the preparation of the document. This has included listening carefully to the views of Overton residents and working closely with Basingstoke and Deane Borough Council. The plan was approved for Regulation 14 consultation by the Parish Council in January 2025. During this consultation period statutory consultees and residents of the parish made a variety of comments on the draft plan. Where appropriate, a number of these comments were incorporated into this version of the plan

This plan will 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.

While we have been producing the NDP, Basingstoke and Deane Borough Council has been working on the next version of its Local Plan, which sets out the spatial and non-spatial planning policies for the whole borough. In the emerging Local Plan, Basingstoke and Deane intends to allocate the former Portals Mill site for redevelopment to provide new housing and some small-scale employment use. We agree that this is sensible and in the NDP we have also allocated the Portals Mill site for development (see policy H2).

The emerging Basingstoke and Deane Local Plan contains many policies that the Parish Council supports, notably those on the environment, landscape, biodiversity and climate change. In this NDP we have sought to provide more specific protection for the natural environment and our parish character with policies that are relevant to Overton. This includes the River Test Site of Special Scientific Interest (SSSI), the fields around the village and our thriving shops and businesses.

Of necessity, this Neighbourhood Plan is a detailed technical document and not as 'easy to read' as we would have liked. But it is an important planning document so needs to be laid out in this way. There are sections on:

About Overton – This section details many of the features of the designated area.

Planning Policy Context – This technical section relates this plan to the National Planning Policy Framework and the planning policies of Basingstoke & Deane Borough Council.

Community Engagement – How we went about getting local input into the plan.

The Policies, split into 5 sections –

- Housing and New Development
- Landscape, Environment and Biodiversity
- Access, Transport and Parking
- Village Centre and Business
- Community Facilities

We would like to thank the members of the Neighbourhood Planning Group for all the time and energy that they put into formulating this plan. In particular our thanks to Richard Oram, the Chairperson of the Neighbourhood Plan Group who spent many thousand volunteer hours on the project.

The Parish Council commends this plan to you.

Cllr. Anne Phillips

Chair, Overton Parish Council

2. About Overton

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. See map at Figure 1.

2. 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. The majority of Overton's listed buildings lie within the Conservation Area [1][1]. Of note are St. Mary's Church, Court Farmhouse (former farm and courthouse for the Bishop of Winchester) and at the crossroads a former staging post, The White Hart hostelry.

[1] In this document references to other documents are identified by [ ] and are listed in the References section

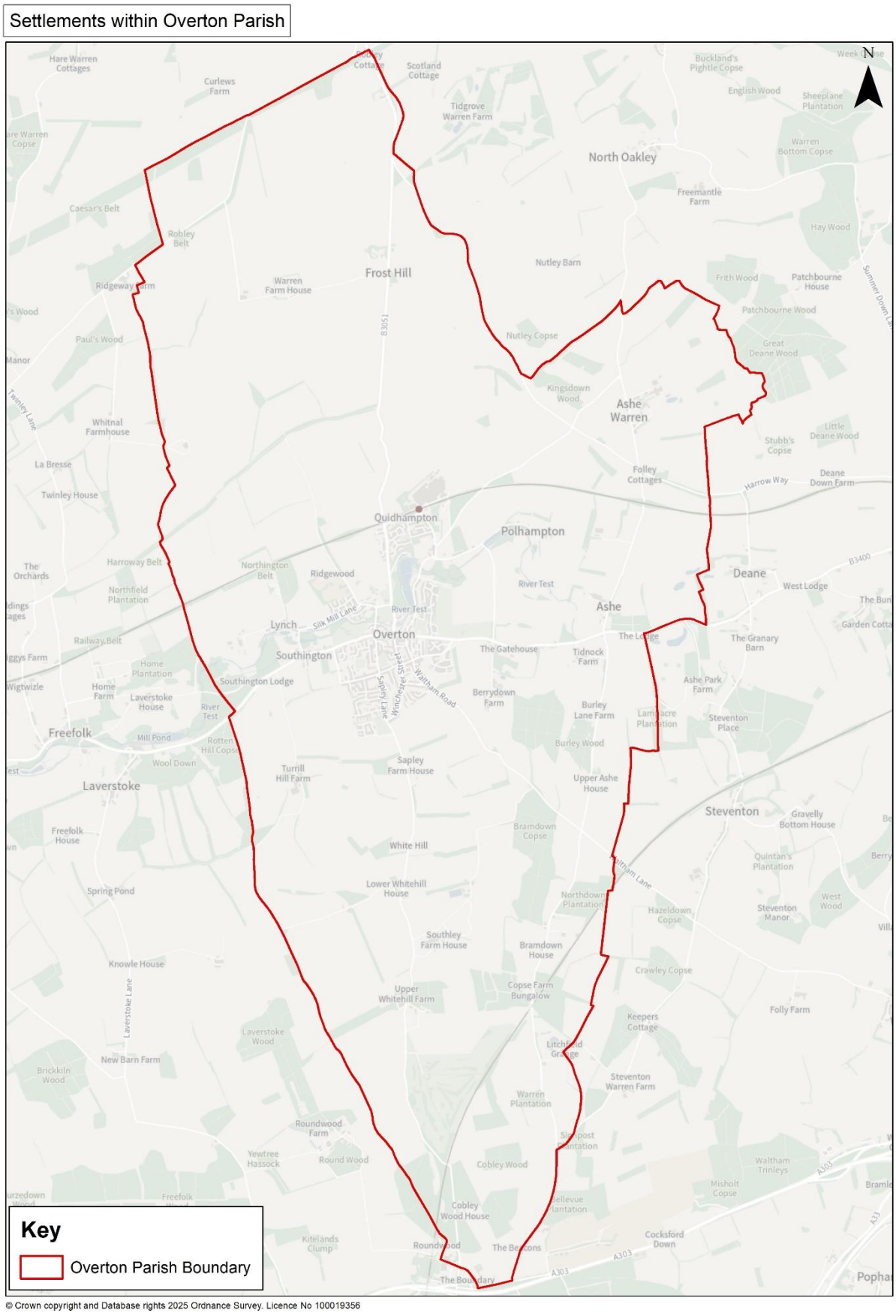


Figure 1. Map of the civil parish of Overton.

3. The civil parish north of the railway line falls within the North Wessex Downs National Landscape (formerly Area of Outstanding Natural Beauty). The southern part is characterised by rolling farmland and ancient woodland with the upper reaches of the River Test flowing westwards through it. The river and its banks are a Site of Special Scientific Interest (SSSI). The Overton Conservation Area includes land within the Test Valley Environmentally Sensitive Area and some of the land near the river lies within the flood plain. There are also many Sites of Importance for Nature Conservation (SINCs).

4. Overton Railway Station is a vital link on the main London to Exeter line. Situated uphill and north of the village centre, Overton Railway Station is accessed via existing roads from both Kingsclere Road and Station Road. As identified on Hampshire County Council's website, some sections of these roads extending from the railway station are not maintained at public expense by Hampshire County Council (as the Local Highway Authority). The national road systems can be reached either via the B3400 westwards to the A34 or south along the narrow C29 distributor road towards the A303/M3. Opportunities for walking are plentiful as there are many footpaths allowing good access within the village and to the countryside beyond. Most are legal Rights of Way but there are also a number of permissive paths created by landowners.

5. Not only does Overton sit within beautiful countryside, it also has many green spaces within the village. A survey by Sustainable Overton, an initiative of Overton Parish Council, has identified 25 such green spaces ranging from small play areas and allotments to large sports fields.

6. 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 [2]. 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.

7. Houses or bungalows were home for 85% of parishioners while 15% lived in flats and maisonettes. Two thirds of homes (67%) were occupied by families, with single occupancy accounting for under a third (29%) of households. Similarly, two thirds of homes had 3-4 bedrooms (more than the national average) whilst less than one third had 1-2 bedrooms. 70% of properties were owned outright or mortgaged, 18% were social rentals and 11% rented privately. Overall, households were less deprived than in England as a whole.

8. Despite Overton's continuing expansion, an enduring sense of community ensures that Overton's identity as a 'village' remains strong. This community spirit has led to successful campaigns to protect a key pastoral view from the village and help maintain the rural setting of the village.

9. The village has a thriving commercial centre. With one central supermarket and a convenience store in the south of the village catering for daily needs, there is also an array of other useful shops, offices, pubs, restaurants and take-aways. With some notable exceptions, commercial premises in the village centre are rarely vacant for long.

10. Once the major employer in Overton, Portals Paper Mill Ltd. has now closed leaving a major brown field site available for redevelopment adjacent to the railway station. Several smaller functioning industrial units are to be found at two locations, one adjacent to and south of the railway station, the other in former farm buildings in Quidhampton. In terms of employment,

58% of parishioners were economically active in 2021. Whilst 45% of those employed were able to work from home during lockdown it is unknown how many continue to do so today.

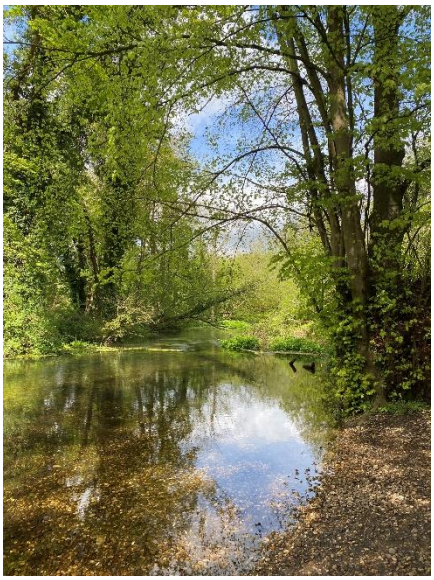
11. The village has many halls and sports fields that are used by a large number of clubs and societies. The village is also well served with a doctor, dentist, pharmacy, vet and primary school from where most children move on to Testbourne Community School, four miles west in the town of Whitchurch.

12. It is not uncommon for young parishioners to leave the village and start a working life elsewhere, only to return to the village and their families once they can afford the house prices in Overton.

13. While the majority of the residents live within the village boundaries the civil parish also has a number of hamlets that form an important part of the community and a link to the history of the area as they primarily grew up around farms. These hamlets include –

    a) Southington
    b) Quidhampton
    c) Polhampton
    d) Ashe
    e) Ashe Warren
    f) Coxford Down
    g) Willesley Warren/Frost Hill

White Hart Coaching Inn



River Test

Rape Field and Footpath

Village Centre

3. Neighbourhood Plans and their Purpose

3.1 What is Neighbourhood Planning?

14. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to influence where they want new homes, shops and offices to be built, have their say on what those new buildings should look like. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

15. Neighbourhood planning also enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is because a neighbourhood plan forms part of the development plan and sits alongside the local plan prepared by the local planning authority, in our case Basingstoke & Deane Borough Council. Decisions on planning applications will be made taking into account both the local plan and the neighbourhood plan, and any other material considerations.

16. Overall, neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years in ways that meet identified local need and make sense for local people. They can put in place planning policies that will help deliver that vision.

17. Neighbourhood Plans form part of the National Planning Policy Framework (NPPF) [4] approach to planning, to enable local communities to shape sustainable development within their area and to address local needs and priorities. They should set out a vision for the future of the area. It should be noted that an update to the NPPF was published in December 2024.

18. A neighbourhood plan must be approved according to a number of designated stages before it can be 'made' and become part of the local planning process. The reviews and consultations required are outlined below in figure 2.

Figure 2. Stages of Neighbourhood Development Plan Consultation Process

19. NB: Not all plans go to a referendum. If a plan is a minor update to an existing plan, it may not need this step in the process.

3.2 The Basic Conditions

20. A Neighbourhood Plan must adhere to a set of legal requirements known as the 'Basic Conditions' set out in Schedule 4B of the Town and Country Planning Act 1990, as applied to neighbourhood plans by the Planning and Compulsory Purchase Act 2004.

Basic Conditions relevant to Neighbourhood Plans
Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan)
The making of the neighbourhood plan contributes to the achievement of sustainable development
The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
The making of the neighbourhood plan does not breach, and is otherwise compatible with, Human Rights obligations
Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan

Table 1. Basic Conditions relevant to Neighbourhood Development Plans

There are other Basic Conditions, but these do not apply to neighbourhood plans.

3.3 Local Planning Documents

21. The Local Plan [18] and Made Neighbourhood Plans form the Development Plan for the Borough, the adopted Local Plan having precedence in planning decisions.

22. Together, these plans and documents set out the local authority's policies and proposals for the development and use of land in its area. They provide the starting point for planning decisions across the Borough. Made Neighbourhood Plans remain in place until they are reviewed or withdrawn and therefore continue to form part of the Development Plan if a Local Plan is being updated.

23. BDBC has adopted Supplementary Planning Documents (SPDs) which are a material consideration in the determination of planning applications. Of relevance to the NDP are:

a) Housing SPD (adopted July 2018) - relates to: affordable housing; housing mix for housing sold or rented on the open market; housing for older people and those in need of care; and self-build and custom house building.
b) Parking Standards SPD (adopted July 2018) - requires expected levels of car ownership in new developments to be taken into account, with sufficient provision being made for the amount of parking that is likely to be needed, with the emphasis on promoting good design.
c) Design and Sustainability SPD (adopted July 2018) - addresses a broad range of design and sustainability issues, from strategic design considerations, down to the detailed design of individual buildings and extensions.
d) Planning Obligations for Infrastructure SPD (adopted March 2018) - provides clarity on how planning obligations will be sought for relevant forms of infrastructure, with references to other key documents and strategies.
e) Landscape, Biodiversity and Trees SPD (adopted December 2018) – details how landscape, biodiversity and tree considerations should be integrated into the development process.
f) Heritage SPD (adopted March 2019) - seeks to protect and, where possible, enhance the historic environment.
g) Overton Conservation Area Appraisal and Management Plan SPD (2018). A conservation area is designated to preserve or enhance the special architectural and historic interest of an area under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Overton was first designated as a conservation area, in recognition of its special architectural and historic interest, in 1971.

24. North Wessex Downs AONB Management Plan [3] - presents objectives and policies that can apply to help conserve and enhance this nationally important landscape. They have also produced two key documents: A Guide To Good External Lighting (2021) [5] and Guidance on the selection and use of colour in development (2020) [6], which should be referenced.

25. Where there are no relevant local Development Plan Policies, or they are out of date, paragraph 2, 11d (i) of the NPPF should be referenced. This section highlights the importance of the protected area of the National Landscape in development decision-making when Local Plans are not available

4. Community Engagement

4.1 How we went about getting local input into the plan

A detailed consultation statement has been written as part of the Regulation 16 set of documents (which are available on the Basingstoke & Deane website) but a summary is included here.

26. In October 2021 the 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.

27. It was 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.

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

29. 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 on the site and wanted the settlement ponds re-filled with water and to become a nature reserve open to the public.

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

31. 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 of Sustainable Overton. Local businesses were consulted about the Village Centre and Businesses policies.

32. The Regulation 14 NDP was made available to local people for 6 weeks in February and March 2025, both online and with printed copies available in the Parish Office and Library. A consultation event was held on 22nd February 2025 in the St. Mary's Church Rooms. Overton people's comments, as well as those from other consulted bodies, have been reviewed and

incorporated into this Regulation 16 version, where appropriate, which will be scrutinised by Basingstoke and Deane Borough Council.

5. Vision and Objectives

33. A survey carried out in 2022 asked the residents of Overton 'What things are most important to you about living in Overton?'. 467 residents responded to the survey (from a population of 4700) and the six characteristics of the village voted 'Very Important' by the most respondents were-

a) The countryside around the village
b) The views from the village to the countryside
c) Footpaths within the village and to the surrounding countryside
d) The sense of community
e) Green spaces within the village
f) Local shops and businesses

From these most valued characteristics the Vision and Objectives for the Overton Neighbourhood Development Plan have been developed.

5.1 The Vision

34. The Vision for the neighbourhood area in 2040 is:

35. 'Overton will have grown while retaining its special rural characteristics. Growth will not have undermined the landscape and will have preserved the essential character of the parish, village and outlying hamlets and will have maintained important views into and from the countryside. Overton retains its strong sense of community.

36. New homes have helped address local need and sustain the demand for local facilities. Commercial activity within the parish has also expanded on the back of the growth. The historic centre of the village remains the hub of the community offering a diverse choice of retail and hospitality opportunities to local people and visitors alike whilst protecting the enjoyment of neighbours and ensuring that adequate provision is made for those in outlying settlements for whom the village is an important source of facilities.

37. The design of new homes on the edge of the village and any infill has respected local character and is sensitive to the prevailing styles and forms that represent a village in North Hampshire within and adjacent to the North Wessex Downs National Landscape. A wide range of housing types has been provided with an emphasis on providing entry level homes for young people and those wishing to downsize. More affordable homes that allow local young people to remain in the village have also been provided.

38. A place that remains a rural village surrounded by open countryside. A place where the natural environment and biodiversity is protected and enhanced. Where all residents, young, old and with any disability have easy access to the countryside and where the green and blue spaces both reach into and are maintained within the village centre'.

Objectives

	Objective	Relevant Policy
	Meeting the village's future housing needs	
1	The settlement policy boundary (SPB) will be amended to take account of the Overton Mill site potential development and the recent developments east and south of the village	H1
2	New dwellings should be built on brown field sites rather than green field sites.	H2
3	To provide convenience and to reduce unnecessary travel for those living towards the edge of the settlement area, some small retail provision is also likely to be needed in those areas, especially in the event of further development at those locations. This must complement and not compete with the village centre.	H2
4	New housing should be built at densities that would not harm the prevailing character of the area in which it is set or the amenity of nearby properties.	H4, H5
5	To provide a Design Code specific to the parish that secures high quality design that residents and developers can use to inform proposals in addition to guidance already available.	H5, LEB1
6	New developments should include natural landscape features, e.g. open areas of grass, trees, bushes, ponds etc., and be sensitive to the local environment.	H5, LEB4, LEB5
7	Opportunities for active travel should be a defining aspect of the layout and design of new development, including repairing or improving existing opportunities where possible.	H5, ATP1
8	New housing should minimize energy consumption and climate change impact through sustainable approaches to design in accordance with at least the highest standards required by regulation.	H6
9	New developments should provide sufficient parking for resident's needs and facilitate electric vehicle charging	ATP1, ATP2
10	New developments should promote active travel without adversely impacting public rights of way.	ATP1, H2
	Protecting and enhancing the landscape, natural environment and biodiversity whilst maintaining access to it	
11	To ensure all new development respects the particular character of the area in which it takes place in terms of design, layout, materials and sustainability.	LEB1
12	To protect and enhance the parish's landscape character and heritage, including the North Wessex Downs National Landscape, listed buildings and other locally important buildings and structures across the parish.	LEB1, LEB2, H5, VB1
13	To ensure that the areas surrounding the River Test SSSI and the various SINCs in the parish are protected.	LEB1, LEB3, LEB4, H2
14	New dwellings should not adversely affect the River Test Site of Special Scientific Interest (SSSI), the River Test compensatory Special Area of Conservation (SAC) habitat nor the downstream Solent Maritime SAC and Solent & Southampton Water Special Protection Areas (SPA).	LEB3
15	To maintain and enhance existing rights of way and provide new ones in the village as well as to and within the surrounding countryside. The purpose of new rights of way would be to link new development with the village centre and to create more circular walks around the Parish.	LEB5, H2

16	To protect and enhance the most valued views and vistas to and from the surrounding countryside and within the village itself.	LEB2, LEB3
17	To increase wildlife and improve biodiversity.	LEB4
	Maintaining a vibrant village centre	
18	The historic village centre must continue to be the retail, hospitality and commercial hub of the parish with a diverse range of services that change and expand to meet local need.	VB1, VB2
19	Applications for development within the historic village centre must respect its historic status within the Overton Conservation Area.	VB1
20	Proposals for development of businesses must be assessed for their impact on residents living in close proximity to them.	VB1
21	Premises that currently house shops, cafés, restaurants or other service or retail providers within the historic village centre must be retained as such wherever possible.	VB2

Table 2. Overton Neighbourhood Development Plan Objectives

5.2 Policies

39. The policies in the following sections should be read in conjunction with the current Basingstoke & Deane Borough Council Local Plan. All development proposals will be judged against all relevant policies.

6. Housing and New Development Policies

6.1 Housing requirement for Overton

41. In June 2025 Overton Parish Council asked Basingstoke & Deane Borough Council, the Local Planning Authority, to provide an indicative housing requirement for Overton, per paragraph 70 of the NPPF (December 2024). The LPA responded in July 2025 stating that as of the latest information the indicative housing requirement for Overton was 250 dwellings. It also stated that should the number increase as a consequence of the updated Local Plan this was not likely to affect whether this plan meets the 'basic conditions'. The full response is available in Appendix B of this document.

6.2 Policy H1: Overton Settlement Policy Boundary and Building in the Countryside

The Neighbourhood Development Plan defines the settlement policy boundary at Overton, as shown on the proposals map, figure 3. Proposals for development within the settlement will be supported, provided they accord with the other relevant polices of the development plan, and have regard to the Overton Design Guidance and Codes (April 2025) (see Appendix A).

Apart from the limited circumstances set out in paragraph 84 of the NPPF and policy SS6 of the adopted Local Plan 2011-2029 (or successor policy), new homes outside the settlement policy boundary will not be supported.

42. The work on the Vision and Objectives, generated from the 2022 Resident Questionnaire and the 2023 Resident Consultation, provided the basis for how the village can evolve in a sustainable way in the coming years. A number of objectives were generated to develop a clear spatial understanding of the neighbourhood area. The most important principle is that future growth must continue to lie within the defined settlement policy boundary to be in 'general conformity' with the development plan. The other spatial principles comprise: protecting the integrity of the rural character of the village; maintaining the separate identity of the hamlets in the parish, particularly, but not exclusively, Southington, Quidhampton and Polhampton, Coxford Down, Ashe and Ashe Warren ensuring that separation between them and the centre of Overton is maintained; minimising local traffic congestion; utilising access to and from existing infrastructure; and having convenient access to the strategic road and rail network. This has culminated in the proposed housing site allocation at Portals Mill as set out in Policy H2.

43. The settlement policy boundary in the Policies Map incorporates the site allocation proposed by Policy H2 which will deliver approximately 400 new homes and make a positive contribution to meeting the Borough's housing needs in this plan period. It has also been modified from the settlement policy boundary shown in the previous Neighbourhood Development Plan to reflect the completion of the developments at Charters Hill north of Overton Hill, Seven Acres west of Sapley Lane29, south of the village and the Sovereign Gate development in the east.

44. The policy distinguishes between the area of the village within the settlement policy boundary and the surrounding countryside. Its purpose is to support sustainable development to meet the agreed local housing requirement figure. It also includes additional housing to provide flexibility for future housing growth over the plan period while also protecting the integrity of the rural character of the village.

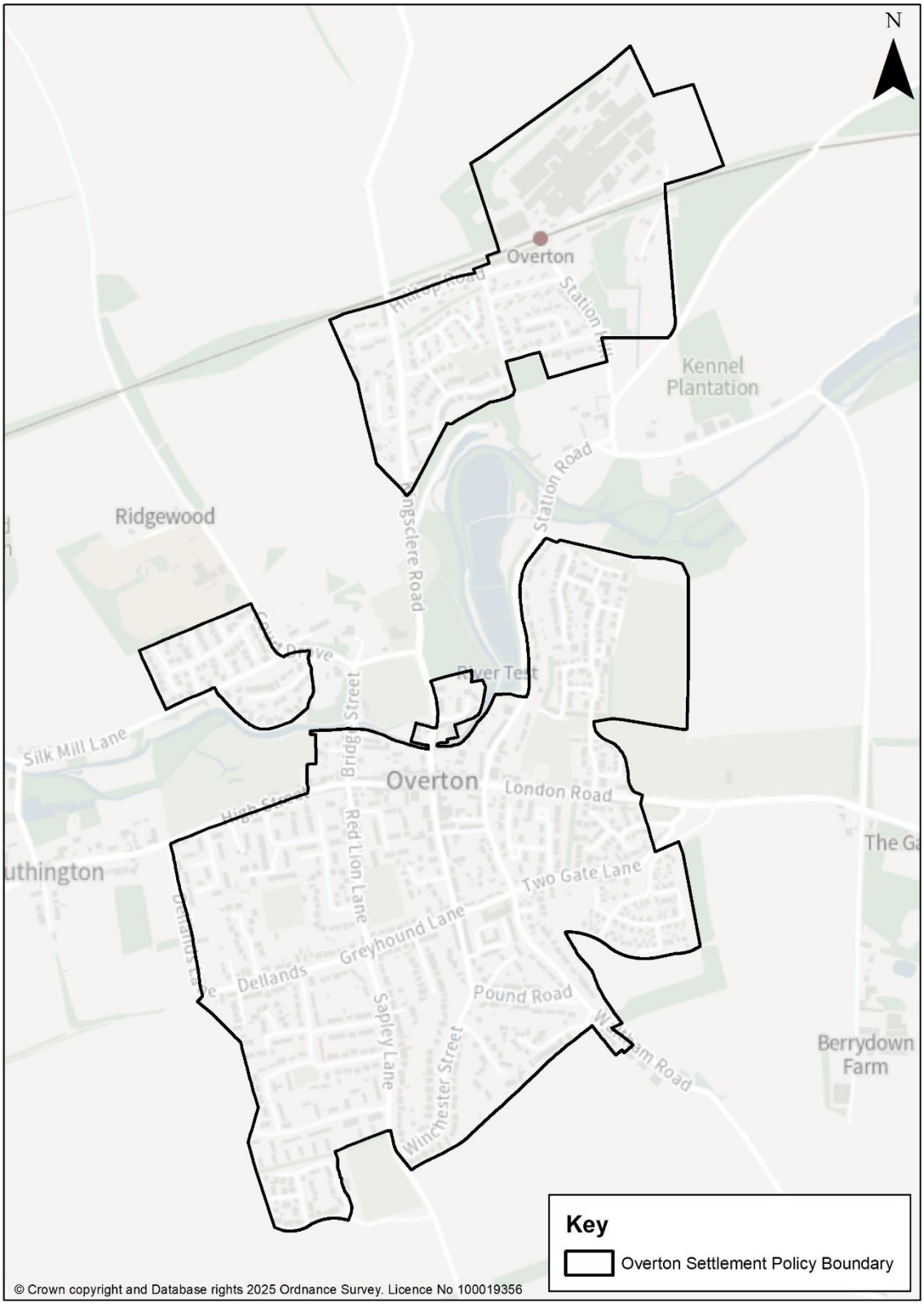


Figure 3. Overton Settlement Policy Boundary

6.3 Policy H2: Land at Portals Mill

The site, as shown on the Policies Map (figure 4), is allocated for a well-designed and sustainable development that will:

i. ***Make provision for the delivery of:***
   - ***a. Approximately 400 homes including 5% serviced plots for custom and self-build homes;***
   - ***b. Employment (Classes E(g), B2 and B8) and retail (Class E) uses; and***
   - ***c. Parking facilities for the railway station;***

ii. ***Be in general accordance with the principles of the Concept Plan (Figure 4);***

iii. ***Ensure that the development will not have a severe adverse impact on the local highway network nor have an unacceptable impact on highway safety with the inclusion of suitable measures to mitigate the impact;***

iv. ***Demonstrate how ways to reduce the need to travel, prioritise and maximise the use of active travel and public transport use have been considered to minimise the transport impacts arising from the development;***

v. ***Demonstrate that safe, suitable and convenient access to local facilities and services, including Overton village centre, can be achieved by active travel or public transport services;***

vi. ***Ensure the development responds positively to, and takes opportunities to, safeguard and enhance the landscape and scenic beauty of the North Wessex Downs National Landscape, recognising the landscape qualities of the site; the built environment of Quidhampton and Overton; and the local distinctiveness of the area. The design and layout of the development on its outward facing edges will enable a suitable transition to the surrounding National Landscape;***

vii. ***Ensure that consideration is given to the siting, density, massing, scale, layout, hard and soft landscaping and character of the development in relation to its landscape context, which should have regard to the following:***
   - ***a. The impact on the National Landscape, with particular regard to the landscape character of the National Landscape and views to, from and within the National Landscape, including from Public Rights of Way and viewpoints in the wider countryside of the North Wessex Downs;***
   - ***b. 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 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***
   - ***c. The setting of the adjoining Test Valley Valued Landscape;***

viii. ***Retain existing trees wherever possible and take opportunities to enhance the structural landscaping of the site. Additional planting must be provided to reinforce existing tree belts along the northern and eastern boundaries of the built-up area, and will be in keeping with the landscape character of the area using suitable native species. Additional planting will also help to minimise the visual impact of the development on the National Landscape, including on views from publicly accessible countryside to the north, east and west of the site; and to reinforce existing groups of trees adjacent to the boundary in the southern part of the site;***

ix. ***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***

x. ***Ensure there is no unjustified adverse impact on the significance of heritage assets, or on the ability to appreciate significance, caused by development within the setting of neighbouring heritage assets including Overton Conservation Area and listed buildings such as Quidhampton Farmhouse;***

xi. ***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;***

xii. ***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;***

xiii. ***Protect and enhance the ecological network by ensuring adverse impacts on priority 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. This will include ensuring that the development does not result in harm to the Site of Special Scientific Interest (The River Test) and the adjoining Site of Importance for Nature Conservation (SINC).***

xiv. ***The development will achieve a minimum 10% biodiversity net gain (BNG) with onsite and offsite habitat enhancements secured as appropriate under a Biodiversity Gain Plan in line with the statutory framework for BNG;***

xv. ***Undertake technical investigation and assessment of all sources of flooding (including surface water and groundwater) to determine flood risk management measures to ensure sustainable development and incorporate provision of on-site sustainable drainage systems (SuDS). This must include consideration of the drainage of surface water, including outfalls;***

xvi. ***Demonstrate, via a nutrient mitigation strategy, and supporting nutrient budget, that nutrient neutrality can be achieved in perpetuity 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 mitigation measures unless it can be robustly demonstrated that this is not achievable, in which case off-site mitigation would be required;***

xvii. ***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;***

xviii. ***Take measures to minimise disruption to neighbouring properties and the wider parish during all construction phases;***

xix. ***Remediate the land of any contamination and ensure the remediation is complete before any part of the development is occupied.***

Infrastructure

xx. ***Make provision for suitable amounts of open/green space in accordance with the Borough Council's Green Space Standards, including the provision of allotments. This will need to be provided in a manner which is well related to the overall layout and character of the development and how it relates to its surroundings. This provision needs to incorporate effective green infrastructure links (incorporating pedestrian and cycle routes where appropriate) within and through the development (utilising appropriate planting in order to support their biodiversity and landscape function), and which link to the surrounding countryside, habitats and Public Rights of Way network. The delivery of green space and play***

areas will need to be provided alongside development parcels in order that there are facilities for residents to use by the time that housing is occupied;

xxi. ***Ensure that safe and convenient access will be provided to the highway network, via Papermill Lane and Kingsclere Road (B3051). Both access options will be contingent on assessment by the highways authority for suitability and safety ;***

xxii. ***Suitable pedestrian and cycle access routes should be provided between Overton train station (Platforms 1 & 2) and the land to the north and south of the railway line;***

xxiii. ***Make provision on site for a dedicated network of segregated walking and cycle routes that integrate with existing and proposed external routes and to the wider Public Rights of Way network. This includes maintaining the alignment of the Byway which runs north-south through the eastern part of the northern site and enhancing the rural tranquillity of the PRoW;***

xxiv. ***Occupation of the development will need to be phased to align with the delivery of public sewerage infrastructure, in consultation with the service provider;***

xxv. ***Layout of the development must be planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes;***

xxvi. ***To minimise the risk of sewer flooding and protect water quality, surface water from the new development will not be permitted to discharge to the foul or combined sewer network and***

xxvii. ***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.***

45. The allocation, which is located to the north of Overton village, in close proximity to Quidhampton, comprises of two separate parcels of previously developed land, which are bisected by Overton Train Station and the railway line that runs in an east to west direction. The land to the north of the railway line was the location of the now disused Overton paper mill and associated office buildings. The land to the south includes a former water treatment facility associated with the operation of the mill. The site is allocated for approximately 400 homes, which are to be provided via a range of suitable dwelling types and tenures including 40% affordable housing. New employment (Class E(g), B2 and B8), and retail (Class E) uses, in addition to a parking facility for the station, will be provided within close proximity to Overton Railway Station. Development will be supported by the timely delivery of supporting infrastructure including open space. Proposals for the site will be design-led and the vision for the development should demonstrate a high quality and comprehensive approach to the layout and appearance of the housing.

46. That part of the site that lies to the north of the railway line, and the residential part of the site to the south of the railway line, will be accessed via Papermill Lane and Kingsclere Road (B3051). The employment, retail and parking facilities to the south will be accessed from Station Hill/Approach. It will need to be demonstrated that the development-related traffic can be satisfactorily accommodated without detriment to the safe operation of

    a. Papermill Lane, particularly where the road narrows under the railway bridge. Pedestrian and cycle improvements are needed to link the site to facilities in Overton to the south.

    b. Kingsclere Road (B3051), particularly where the road narrows over the railway bridge and the proximity of the bend to the north of any potential access point.

47. Any scheme will include measures to increase active travel through improved links to local services and facilities, as well as the existing pedestrian and cycle networks, and encourage increased public transport use.

48. A site-wide Travel Plan will need to be submitted to minimise car use and deliver sustainable transport objectives. A Public Right of Way runs through the northern parcel of land from

north to south. Such connections should be expanded, wherever possible, to maximise opportunities for active travel.

49. In the May 2023 consultation event regarding the possible uses of the Portals Mill site, the community indicated their support for this approach, including a majority who supported the proposed site allocation on the Portals Mill site.

50. The opportunity to provide a small retail outlet close to the railway station should be examined thoroughly. This would provide residents of all dwellings in the Quidhampton and Foxdown area, as well as the new development, an opportunity to purchase everyday items within walking distance rather than driving to the village centre. Regardless of footpaths and cycle paths, the fact that these dwellings are on a substantial hill means that residents going into the village centre will primarily drive rather than walk or cycle. Every opportunity to reduce vehicle travel should be taken unless it can be proven to be unreasonable. This has worked well in the south of the village with the so-called 'Topshop' serving the local community. A shop close to the railway station could also encourage travel by train, taking more cars from the road system.

51. All development phases of the site must not have an adverse impact on the landscape qualities of the area including the North Wessex Downs National Landscape, which includes the part of the allocation which lies to the north of the railway line. The allocation provides the opportunity to enhance the rural character of the area, given the previous use of the site, and particular regard must be had to views to, from and within the National Landscape, including from Public Rights of Way and viewpoints in the wider countryside of the North Wessex Downs. Existing tree belts and groups of trees in both the northern and southern parts of the site should be retained and enhanced to limit the visual impact of development. Development must also not harm the setting of the Test Valley Valued Landscape which adjoins the eastern and southern boundaries of the parcel to the south of the railway line. Proposals must incorporate a landscape-led approach and should be informed by a coordinated and integrated approach to green infrastructure provision with suitable links to adjoining areas.

52. The scale of new housing development should be predominantly of no more than 2-storeys in height with consideration being given to the limited use of taller buildings provided that this does not harm the rural setting of the site. This is to mitigate the impact of the development on the North Wessex Downs National Landscape to the north, the Test Valley Valued Landscape, Overton Conservation Area and neighbouring listed buildings and the general character of the area. Higher density of potentially up to 4 storeys may be considered adjacent to the Railway Station within the northern parcel of land, subject to the findings of a landscape character and visual impact assessment.

53. 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

54. It will also be important to ensure that there are no unjustified adverse impacts on the setting of any heritage assets. The impact on any potentially affected heritage asset in

the area will need to be appropriately assessed, along with any potential mitigation measures, within a Heritage Statement.

55. A Site of Importance for Nature Conservation (SINC) adjoins the western boundary of the northern parcel of land and is designated for its chalk grassland assemblage. In addition, the River Test SSSI is located to the south of the site which meanders between Quidhampton and Overton. The site is located within the SSSI impact risk zone and contains woodland recorded as deciduous woodland priority habitat to the north and south of the railway line. This feature will need detailed surveys to assess its value and condition as well as its potential to support protected species, including dormice. Any designated sites will need to be protected and enhanced and any proposals should provide connectivity to the wider wooded features of the local landscape.

56. The land to the north of the railway line comprises, and lies adjacent to, the farmed areas of the North Wessex Downs, which support strong populations of European hare, skylark and the very rare stone curlew. Thorough ecological surveys will be required to assess impacts on all priority habitats and species, 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. Surveys will be required to confirm the quality and condition of the grassland assets on the land to the south of the railway line. As the site previously comprised water extraction and storage on site, further surveys will be required to consider how any future use may impact upon the flows and habitats within and surrounding the River Test. Biodiversity Net Gain (BNG) plans should be compliant with the statutory framework including the Biodiversity Net Gain Mitigation 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.

57. Water quality is an important issue given that the site drains to the River Test catchment where it is necessary to ensure that nitrogen neutrality is achieved through on-site mitigation measures. Off-site measures would only be acceptable if it can be robustly demonstrated that on-site measures are not appropriate. Development will not be consented until it has been demonstrated that acceptable arrangements are in place for ensuring the appropriate disposal of wastewater.

58. Southern Water has confirmed that the current foul water infrastructure in Overton will not support an additional 400 dwellings and an upgrade will be required. This will require close liaison between the developer and Southern Water to ensure that the development and occupation of new homes is consistent with the improvements in the foul water infrastructure, including the ease of future maintenance and enhancement.

59. The land parcels to the north and south are divided by a railway line. and any noise pollution 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 Borough Council's Guidance note for developers and consultants on noise assessments [19].

60. A Mineral Resource Assessment will need to be submitted as part of the southern land parcel lies within a Mineral Safeguarding Area. The site also has the potential to be contaminated due to its former use as a paper mill. Some remedial measures may be required to ensure that any contamination does not pose an unacceptable risk to human health. Pre-commencement land conditions will be required as part of any planning permission.

61. Overton Railway Station is used by rail users from the wider area and, consequently, parking facilities can be oversubscribed at peak times, leading to overspill and indiscriminate parking, including in adjacent roads and within the site itself. In order for the development to provide safe, convenient and suitable access for all users, the design of the development needs to include parking facilities for railway users. This would benefit from an independent access from Station Hill/Station Approach to segregate these activities from the remainder of the development (including the proposed new residential areas and streets). The development should deliver a sufficient level of railway parking proportionate to the needs of the railway users. 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

62. The building of recent housing developments has led to significant inconvenience for residents of Overton due to access to the site not being properly implemented prior to construction. Satisfactory access to the site for construction traffic must be completed before any large-scale demolition or building works take place.

63. 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.

64. 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

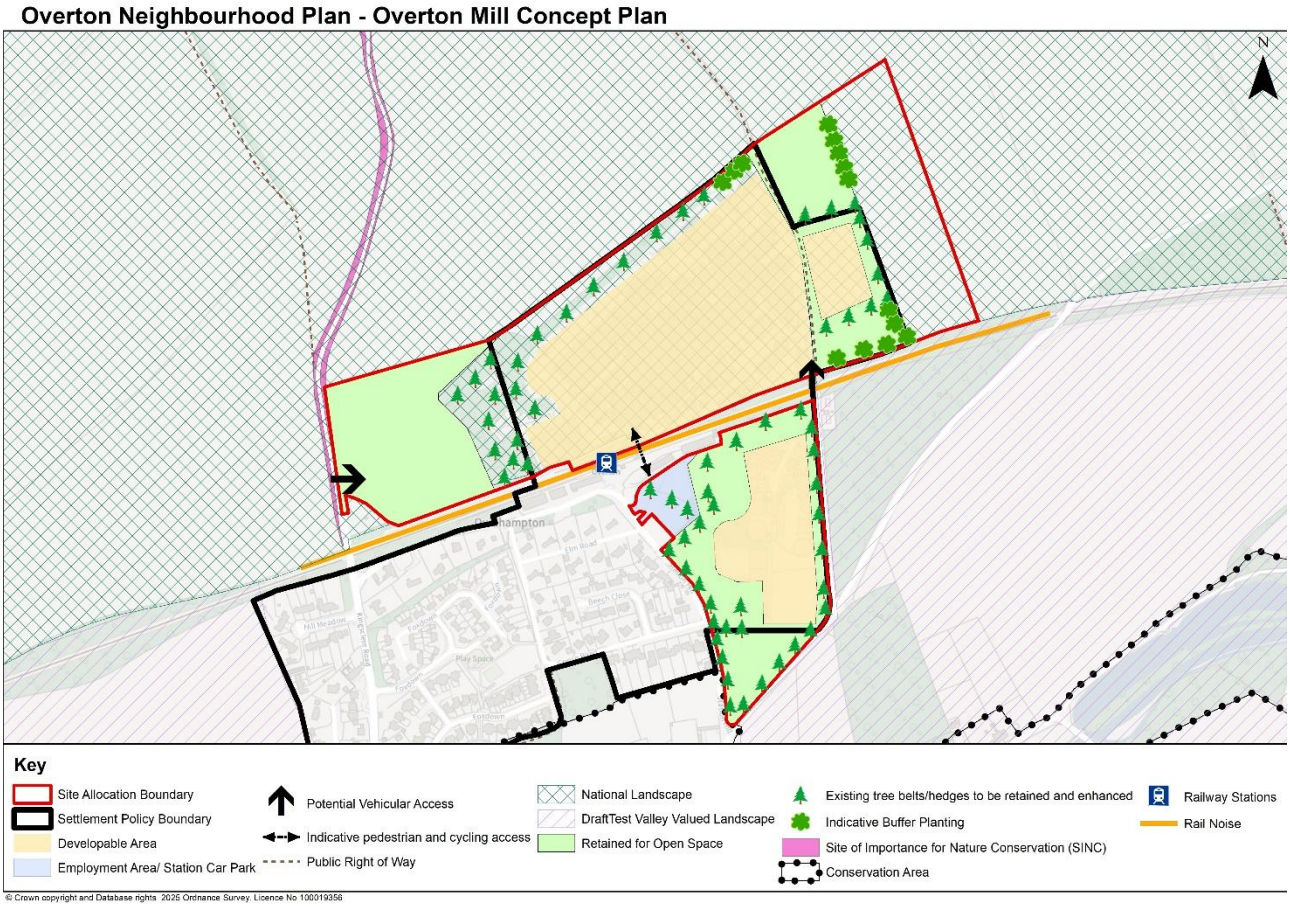


Figure 4. Allocated site within settlement policy boundary

6.4 Policy H3: Residential Garden Land Development

Development proposals on residential garden land within the settlement policy boundary, as shown on the Policies Map, must have regard to the provisions of the Overton Design Guidance and Codes (April 2025) (Appendix A) and the following criteria:

i. ***they maintain or enhance the established character and layout of the surrounding area within which the proposed development is located;***

ii. ***any development must also maintain the prevailing character and amenity of residential gardens including their overall size, proportions, sense of space and amenity;***

iii. ***trees, structural vegetation and green infrastructure which contribute to local character and visual amenity must be retained;***

iv. ***they have due regard to the scale, mass, design and layout of existing residential dwellings in the surrounding area;***

v. ***they safeguard the amenities of adjacent residential dwellings and their curtilages;***

vi. ***where required the development provides off-street parking in accordance with the current Residential Parking Standards Supplementary Planning Document (or any subsequent updates); and***

vii. ***where required the development has appropriate and safe access to the highway network.***

65. This policy applies to both domestic and commercial development within a residential garden.

66. Residential gardens are an important environment resource and often make a major contribution to local character in the village. The policy seeks to resist the inappropriate development and subdivision of residential gardens within the settlement policy boundary as permitted by national planning policy. Any proposals should have regard to the Overton Design Guidance and Codes (April 2025) (Appendix A) to assist the decision-maker in applying their planning judgement on applications.

67. In no way does this policy affect the rights of the owners to continue using land within the curtilage of their homes as garden land; nor does it prevent householders from carrying out the various forms of minor development for which planning permission is deemed to be granted under the terms of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

6.5 Policy H4: Housing Mix and Provision of Smaller Homes

Proposals for residential development are required to provide a mix of dwelling types and sizes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community;

i. ***All proposals for market housing, other than a single replacement dwelling, will be required to include at least one 1, 2 or 3- bed dwelling;***

ii. ***All proposals for market housing of more than 5 dwellings must include at least half of 1, 2 or 3- bed dwellings; and***

iii. ***Affordable housing should be provided in accordance with BDBC Local Plan Policy CN1 on Affordable Housing (or successor policy).***

68. Local Plan policy CN3 adopts a flexible approach to housing mix, and states that proposals will be permitted where the mix of market housing includes a range of house types and sizes to address local requirements.

69. According to the 2021 census 25% of the residents of Overton are aged 65 or older whereas across the borough it is 17%. In line with this, Overton has 66% one and two person households while the Borough as a whole has 62% one and two person households. Additionally, the Resident Questionnaire in 2022) showed that the residents of Overton believed that 1,2 and 3- bedroom properties were required to cater for the growing elderly population and to facilitate downsizing which would release larger properties to the market.

6.6 Policy H5: The Overton Design Guidance and Codes

Development proposals will be supported where they contribute positively to the character and design quality of the local area having regard to the Overton Design Guidance and Codes (April 2025) (Appendix A).

70. The Overton Design Guidance and Codes (April 2025) replaces the Overton Design Statement (2002). The Code forms an integral part of this Neighbourhood Development Plan and carries weight in decision making in accordance with the NPPF. It recognises the importance of high- quality design and the need for new development to acknowledge and respond to the special qualities, local distinctiveness and countryside character of Overton. Adopting such an approach is intended to ensure that new development is well grounded to create a 'positive sense of place' in its context and is more likely to be acceptable to our community (ref: National Design Guidance and Codes paragraphs 38 and 39 [16]).

71. The policy therefore places additional local emphasis on the design quality principles of the Basingstoke and Deane Design and Sustainability Supplementary Planning Document adopted in July 2018. In turn, it complements, but does not replace, Local Plan Policy EM10 - Delivering High Quality Development. In addition, the North Wessex Downs AONB Management Plan (2019-2024) [3] includes a series of relevant policies. Proposals within the National Landscape should give consideration to the development policy criteria of the AONB Management Plan [3].

72. Development and design should take account of flood risk; existing flow routes and existing drainage features within a site should be identified and preserved e.g. ditches, seasonally dry watercourses, historic ponds.

73. 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.

6.7 Policy H6: Net Zero Carbon Buildings

All development should be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon. 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.

74. Every new build or redevelopment project in the Overton Neighbourhood Plan Area provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050.

75. "Zero-carbon ready" refers to buildings designed and built to be highly energy efficient, utilizing low-carbon heating, and prepared to transition to zero-carbon operations in the future, potentially by 2050. This approach emphasizes a continuous process towards achieving net-zero emissions in both the building's use phase and its construction phase.

76. Embodied carbon refers to the total greenhouse gas emissions associated with a product or building's entire lifecycle, from raw material extraction to disposal, encompassing manufacturing, transportation, and construction processes

77. Passivhaus, meaning "passive house," is an international building standard focused on extreme energy efficiency and comfort, requiring minimal heating or cooling. It's a whole-house approach with specific performance targets centred on high-quality construction, healthy indoor environments, and low energy consumption. Passivhaus buildings achieve this by prioritizing insulation, airtightness, ventilation, and avoiding thermal bridges.

7. Landscape, Environment and Biodiversity Policies

THE NORTH FIELD

7.1 Policy LEB1: Local Landscape

New development will be supported where it is demonstrated that it is sympathetic to the character and visual amenity of the local landscape, the features that characterise the Parish and the setting of the village in the wider landscape as defined in the Overton Design Code and in accordance with policy EM1 (Landscape) in the Basingstoke and Deane Local Plan (or successor policy).

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 relevant, development proposals within and around the parish of Overton should demonstrate:

i. ***how they have taken account of the visual relationship of the village (and surrounding hamlets of Southington, Northington, Quidhampton, Polhampton, Lichfield, Coxford Down, Ashe Warren and Ashe) to the wider landscape;***

ii. ***they have sought to protect the four distinct landscape character areas in the Parish and***

iii. ***that they minimise light pollution to preserve the dark night skies which contribute to the landscape character of the Parish and North Wessex Down National Landscape and limit the impact on nocturnal species. [20] North Wessex Downs National Landscape Position Statement on Dark Skies & Artificial Light (Feb 2021)***

78. This policy seeks to ensure that all development proposals have understood and responded to the special landscape character of the Parish, and how that character, often best enjoyed from a number of key views, plays such an important role in shaping the character of Overton. The policy does not seek to impose a blanket restriction on development around or inside the settlement but requires demonstration, where relevant, that proposals will not harm this character.

79. Features include the River Test valley and fields coming into the centre of Overton village which provide part of the setting of Overton, the open downland character in the north of the Parish and ancient woodlands, hedges, wildlife corridors and other natural environment and heritage assets. Overton is a rural village of long standing within a highly sensitive landscape setting that needs to be protected from development that would compromise the distinctive character and 'fingers of countryside' which define the unique shape of the settlement area. Development should remain within the settlement policy boundary to ensure that the defining shape of the settlement and the important views that it creates are maintained.

80. Street lighting and external lighting are actively discouraged to maintain our dark skies. The North Wessex Downs National Landscape acknowledge through their Dark Skies project, that darkness at night is an integral part of the landscape and want to ensure the National Landscape remains a place "where a sense of remoteness and tranquillity predominates and where vast night skies can thrill the eye, unaffected by light pollution.' [5]: The Parish Council shares this view.

81. All proposals for development should have regard to the Overton Design Guidance and Codes, the BDBC Landscape Character Assessment and the guidance set out in the BDBC Landscape, Biodiversity and Trees SPD. In doing so the policy conforms to the NPPF which sets out the Government's objective to 'Conserve and Enhance the Natural and Historic Environment' and to pursue these objectives at a local level and to conserve and enhance landscape and scenic beauty.

82. Overton Parish has 4 distinct Landscape Character Areas as set out in the Basingstoke & Deane Landscape Character Assessment May 2021 [7] and shown on the map at figure 5 This policy sets out to protect these Landscape Character Areas.

    a. Character area 8 – Great Litchfield Down and Willesley Warren

       This open, rolling area forms a distinct character area in the northern part of the parish with its southern boundary marked by the River Test. The area is underlain predominantly with chalk, which has been covered in places with clay with flint deposits. Erosion of this underlying geology has led to the formation of a rolling, strongly undulating landform, with numerous dry valleys. Elevated relief and lack of vegetation cover contribute to an exposed and remote character.

    b. Character area 12 – Test and Bourne Valley

       The River Test has cut through the underlying geology of predominantly chalk beds giving rise to the distinct flat valley floor. The alluvial loam and valley gravels deposited by the river results in a change in vegetation characteristics from the surrounding chalkland. The area consists of valley floor, slopes and built areas.

       The land adjacent to the river forms a mixture of wet woodland, disused watercress beds and grazing land, some of which is now unused and overgrown. The River Test and some adjacent areas are designated as a Site of Special Scientific Interest (SSSI).

       The valley sides have a mosaic of pasture and arable farmland interspersed with small woodland blocks, the fields bounded by a strong hedgerow structure and hedgerow trees. Much of the settlement within the parish is situated in this area.

    c. Character area 13 – South Test Down

       This area is underlain with chalk layers creating a gently undulating landform and is found to the south of the village.

       Within the parish, the western part of this area is characterised by large arable fields with low hedgerows and limited woodland cover creating a fairly open landscape. To the east, the higher frequency of woodland and hedgerows leads to a more enclosed landscape.

d. Character areas 14 – Oakley and Steventon Down

This area, also underlain by chalk beds, is covered by widespread deposits of clay with flints (particularly on higher ground) which creates the characteristic undulating landform. The landscape comprises a patchwork of medium to large arable fields interspersed with frequent woodland blocks. The relatively enclosed nature created by the woodland distinguishes this area from the surrounding more open character areas. The area includes a high proportion of ancient seminatural woodland which has been designated as Sites of Importance for Nature Conservation (SINCs). The second of Overton's two SSSIs – Micheldever Spoil Heaps is found in the southern part of this area on the site of Victorian railway excavations now colonised with rare plant species such as cut leaved germander (Teucrium botrys).

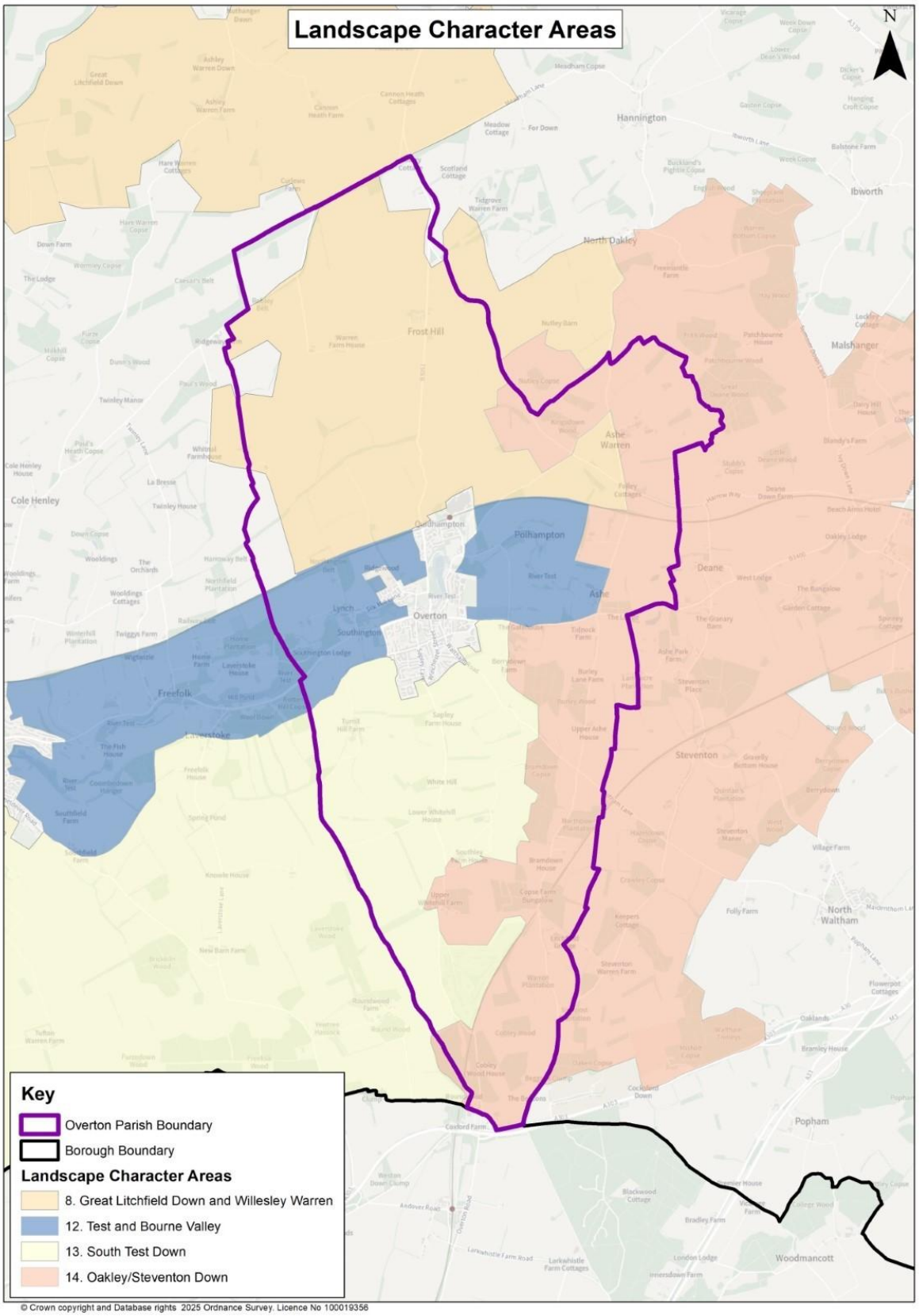


Figure 5. Landscape Character Areas across the parish of Overton

83. Where relevant, development proposals within the parish of Overton should demonstrate:

    a. how they have taken account of the visual connectivity of the village (and surrounding hamlets of Southington, Northington, Quidhampton, Polhampton, Lichfield, Ashe Warren and Ashe) in the wider landscape and the contribution made to the character of the village/hamlets by the North Wessex Downs National Landscape

    b. that they minimise light pollution to preserve the dark night skies which contribute to the landscape character of the Parish and limit the impact on nocturnal species.

84. The policy refines Policy EM1 of the adopted Local Plan by identifying at a local scale key landscape and heritage-related attributes that form an essential part of the character of the parish. All proposals for development should have regard to the Overton Design Code, the BDBC Landscape Character Assessment and the guidance set out in the BDBC Landscape, Biodiversity and Trees SPD. In doing so the policy conforms with the NPPF which sets out the Government's objective to 'Conserve and Enhance the Natural and Historic Environment' and to pursue these objectives at a local level and to conserve and enhance landscape and scenic beauty.

85. The Parish also contains extensive environmental assets with the majority of the Parish containing designations in some form or another. The northern half of the Parish falls within the North Wessex Downs National Landscape. A map showing the location of statutory and non-statutory designated sites are shown at Figure 6.

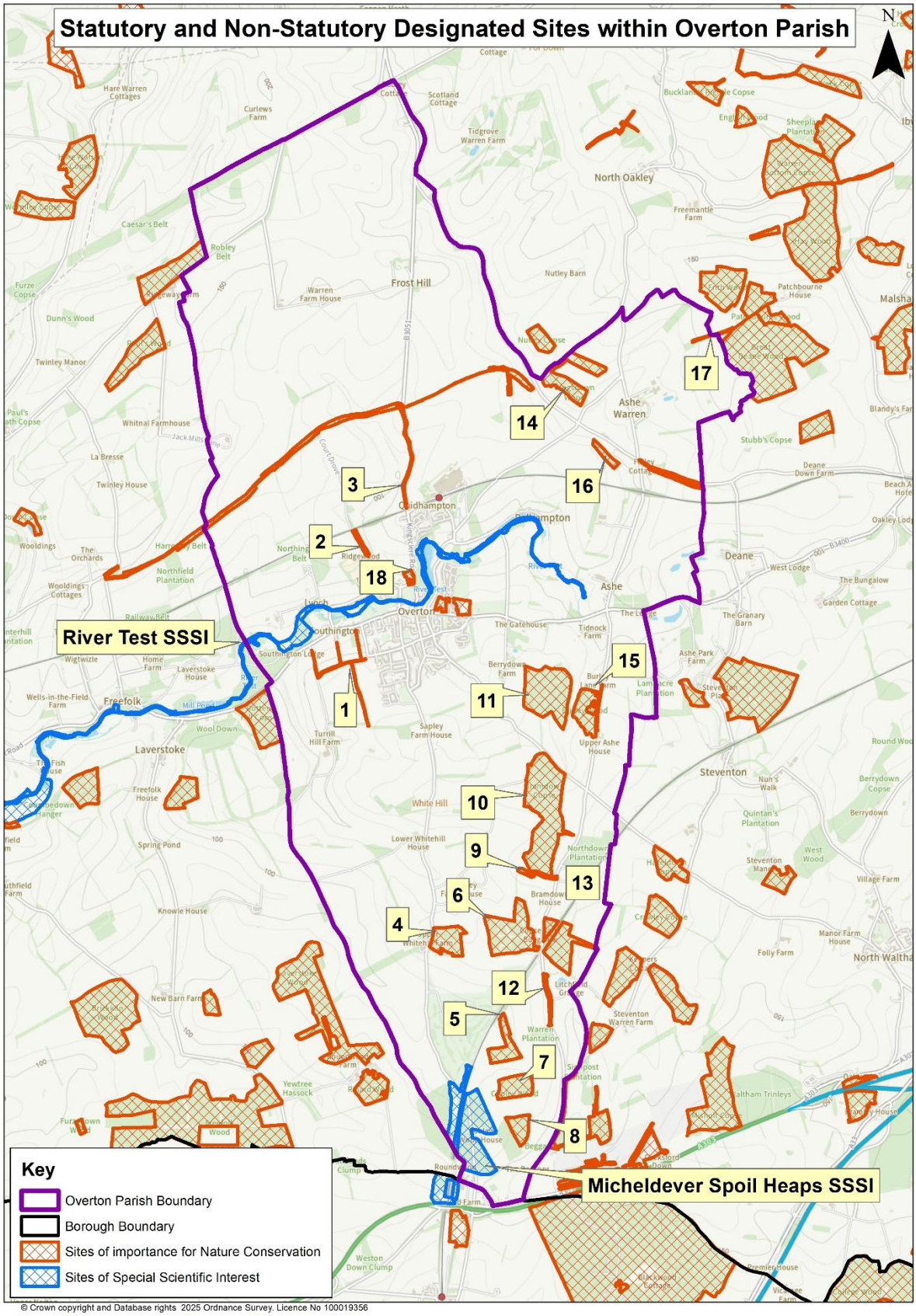


Figure 6. Sites of Interest for Nature Conservation (legend on next page)

Legend to Statutory and Non-Statutory Designated Sites

Numbered sites are SINC sites

1. Overton Green Lanes and Sunken Tracks
2. Court Drove Woodland Strip
3. Road Verge, NS 30-B3051
4. Southley Copse
5. Cobley Wood
6. Southley Copse and Pilgrim's Copse
7. Cobley Wood – middle
8. Cobley Wood – south
9. Field south of Bramdown Copse
10. Bramdown Copse
11. Berrydown Copse
12. Litchfield Grange Boundary Bank
13. Litchfield Copse
14. Kingsdown Wood
15. Burley Wood and Lane
16. Heath Copse
17. White Lane
18. St Mary's Churchyard

7.2 Policy LEB2: Important Views

The Neighbourhood Development Plan identifies Important Views shown at figures 7 and 8 (and listed in the legend at Table 3). Photographs of all view are laid out in Appendix C. Development proposals within Overton Parish that are located within or immediately adjoining an Important View will only be supported if it can be demonstrated that the visual amenities and characters of these views will be retained or enhanced including distant buildings, areas of landscape and the juxtaposition of the village edge and surrounding countryside.

Development proposals which would have an adverse visual impact on an identified Important View will not be supported.

86. It is important that all new development is well designed in order to protect the distinctive character of the Parish. This policy and the plans shown on figures 6 and 7 identify a series of views from public vantage points within and around the edge of the village, as well as from around the Parish that are considered especially valued by local people in defining the relationship between the village and the surrounding countryside. Special consideration is given to how the North Wessex Downs National Landscape relates to the village and overall parish setting and particular note has been taken of views into and out of the village including views within the North Wessex Downs National Landscape. This policy conforms to the NPPF and with the North Wessex Downs AONB Management Plan 2019-2024 [3] in so far as it contributes to and enhances the natural and local environment.

87. Policy EM1 of the Local Plan – Landscape states that development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to the setting of a settlement, including important views to, across, within and out of settlements.

88. The selection of Important Views has been informed by the questionnaire carried out in the summer of 2022 which forms part of the Evidence Base. It has also drawn on earlier analysis in the Overton Village Design Statement (2002).

89. Responses from the 2022 questionnaire were assessed by the Parish Council and a final list of views were agreed and approved. There will be views that need to be protected that have not been identified by local people. These views will be the subject of assessment when planning applications are submitted by developers.

90. The policy requires that proposals recognise and take account of these Important Views in their design.

91. Details about each of the views can be found at Appendix C. Whilst views in and out of the parish clearly extend beyond the parish boundary, the Neighbourhood Development Plan can only influence development within the Neighbourhood Area. Photographs of all views can be found at Appendix C.

Figure 7. Important Views (i)

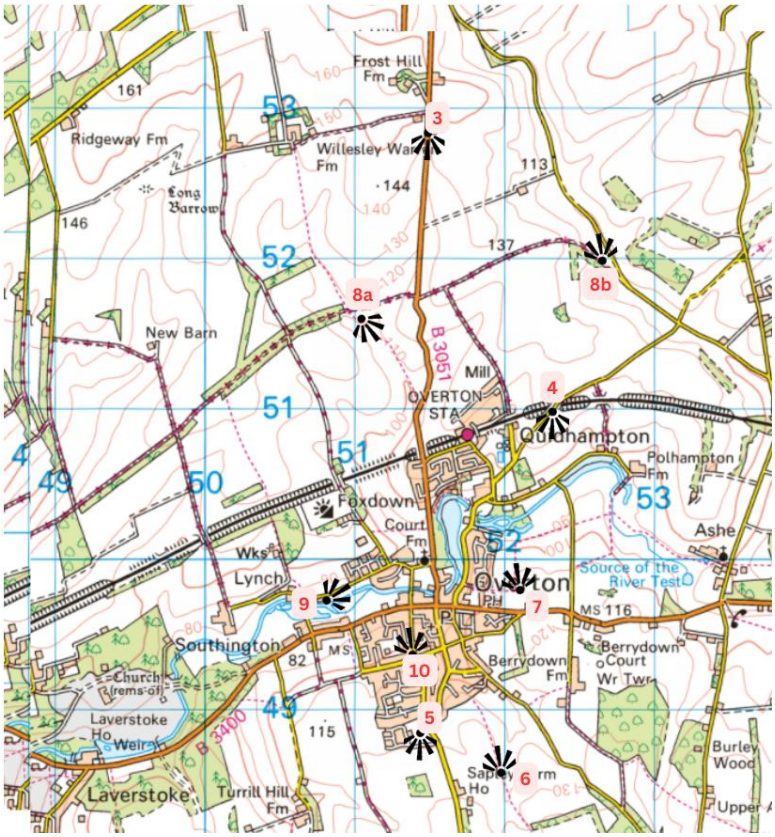


Figure 8. Important Views(ii)

Important Views

Number on map	View
1	**River Test and Flashetts**
1a	Polhampton Meadows
1b	River Test looking west from Straight Lane Bridge
1c	River Test looking west from Station Road at Quidhampton
1d	Bridleway alongside wet woodland
1e	River Test looking west at Kingsclere Road
1f	River Test looking east at Bridge Street
1g	River Test looking east at Southington Lane
1h	River Test looking west towards Southington Mill
2	**Church and North Field from a variety of locations**
2a	North Field from Court Drove
2b	North Field from Kingsclere Road
2c	North Field from Overton Hill
2d	North Field from Winchester Street
3	**View from Willesley Warren**
4	**View from the railway bridge by David's Wood**
5	**View from Sapley Lane Playing Field**
6	**View from footpath 14 across village and Church to North Wessex Downs National Landscape**
7	**Overton Hill greenspace panorama**
8	**From the Harrow Way**
8a	Near footpath 2
8b	Nutley Bottom
9	**Silk Mill Lane**
10	**Views from Dellands**

Table 3. Legend for Important Views

7.3 Policy LEB3: River Test SSSI, Nutrient Neutrality and Wastewater

The River Test SSSI and downstream stretches of the River Test compensatory Special Area of Conservation (SAC) habitat must be protected from any significant impacts of development both during construction and after dwellings/businesses are occupied.

All new dwellings and development resulting in a net increase in population due to a net gain in overnight accommodation served by a wastewater system that could discharge into the River Test must demonstrate nutrient neutrality in accordance with the latest Natural England guidance.

92. The entire area of the Overton parish is within the catchment area for the River Test which discharges into the Solent.

93. The River Test is a classic chalk stream running east-west through the Parish of Overton and is one of the most species-rich lowland rivers in England. The water is naturally base-rich and of great clarity, but like many lowland rivers shows evidence of nutrient enrichment.

94. The River Test supports a high diversity of invertebrate species and is especially rich in aquatic molluscs. The River Test SSSI includes areas of former water meadows, fen pasture and rush pasture communities of botanical interest. The River Test and its adjoining vegetation provide valuable habitats for wetland birds.

95. In recent years, the issue of nutrient neutrality has become apparent in the borough. Wastewater effluent that discharges to the River Test catchment could cause nutrient enrichment and is likely to lead to significant effects on the internationally designated sites for nature conservation in the Solent. Natural England have produced advice on achieving nutrient neutrality for new development in the Solent Region. A nutrient budget will need to be submitted with an application, in accordance with the latest Natural England guidance, to determine whether the development is nutrient neutral. If there is a nutrient surplus appropriate mitigation will need to be demonstrated.

96. Some stretches of the River Test and some of its headwaters have been identified by Natural England as compensatory Special Area of 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.

97. Overnight accommodation can include student accommodation and tourist attractions and accommodation.

7.4 Policy LEB4: Biodiversity, Geodiversity and Nature Conservation

Development proposals will be supported where it has been demonstrated that all of the following requirements in relation to biodiversity, habitat and green infrastructure are satisfied:

i. ***The impact of the proposal on biodiversity, habitat and green infrastructure has been properly assessed. The form of assessment should be proportionate to the size and nature of the proposal. Where impacts cannot be avoided, proposals should be accompanied with suitable justification.***

ii. ***An ecological mitigation hierarchy of avoid, minimise, mitigate and off-set has been applied with the highest priority given to avoiding and minimising any on-site or consequential off-site harm.***

iii. ***Any development which is subject to the statutory requirement for Biodiversity Net Gain achieves at least 10% net gain and demonstrates that it has satisfied the Biodiversity Net Gain hierarchy.***

iv. ***The proposal has regard to the Hampshire Local Nature Recovery Strategy and any other strategy or plan promoting the protection, restoration or improvement of biodiversity, habitat or green infrastructure in accordance with the objectives of the planning system***

v. ***There will be no adverse impact on internationally, nationally and locally designated sites, including Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs) and Sites of Importance for Nature Conservation (SINCs) (including sites which meet the SINC criteria but have not been designated).***

vi. ***There will be no loss or deterioration of priority or irreplaceable habitat on the site.***

vii. ***Any adverse impact upon the conservation status of a protected, priority or notable species has been avoided.***

a) Those parts of any local ecological network which are within the site boundary (including connections to that network) are at least protected and where possible restored or enhanced as an integral part of the layout and design of the proposal.

b) Measures designed to protect and increase local populations of protected and notable species including swifts, hedgehogs and bats, have been purposefully incorporated into the layout, design and fabric of the proposal;

c) A 10 metre naturally vegetated buffer is provided from the top of the bank of any watercourse within the site as a wildlife corridor. The buffer is to remain permanently free of built development and artificial lighting and the development proposal shall provide a long-term landscape and ecological management plan for this buffer.

d) Root protection areas and buffer zones sufficient to prevent damage to trees (with particular regard to the protection of veteran trees) and hedgerows and to protect their function in supporting biodiversity have been provided including allowance for expected growth and appropriate management. A root protection area of at least 15 metres should be provided to protect ancient woodland. Larger buffer zones should be provided

to give protection from other identified long term impacts from higher intensity activities such as the creation of access routes or recreational activity

98. Nature is in decline. Much of England's wildlife is deteriorating, and many ecosystems are degraded (Joint Nature Conservation Committee 2019 6th National Report to UN Convention on Biological Diversity [11]). The UK has a number of international and legislative commitments to take urgent and effective action to halt the loss of nature and or biodiversity. The Environment Act (2021) [21] and the Government's 25 Year Environment Plan set the ambition of embedding nature recovery and 'environmental net gain' principle within the planning system. This includes a requirement for all plan makers to have regard to the Local Nature Recovery Strategy (LNRS) for their area. The draft LNRS for Hampshire was subject to consultation between May and June 2025 and the final version should be published before the end of 2025. Policies LEB3 and LEB4 in particular have been prepared to support its aspirations and objectives and the plan as a whole has taken the LNRS into account. In preparing the policy the Parish Council has had regard to the 'Natural Wealth Report' [15] published by the Hampshire Nature Partnership in April 2022.

99. The Natural Environment and Rural Communities Act 2006 places a biodiversity duty on all public authorities (including local authorities) to have regard to the purpose of conserving biodiversity. Section 40 states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.' This duty aims to raise the profile of biodiversity across the public sector and ensure that biodiversity conservation is at the heart of policymaking and service delivery for local planning authorities. This act has been further strengthened by the Environment Act 2021 [21]

100. There are also several opportunities for habitat creation and enhancement that have been identified by the Hampshire Biodiversity Information Centre (HBIC) through the 'Mapping of the Hampshire Ecological Network' [12]. For example, linking up isolated woodland SINCs in the south of the parish

101. Areas important for biodiversity in and around Overton are set out in the Overton Biodiversity Action Plan 2015-2019 [13].

102. When we consider green/blue infrastructure suitable for Overton we would encourage native planting, street trees, native hedging, green walls and roofs (especially on larger commercial or industrial buildings), ponds and swales.

103. Green buffer zones are areas kept free of development, for example grassland, hedging and trees. These green buffer zones act as green corridors for wildlife and humans.

7.5 Policy LEB5: Green and Blue Infrastructure

Development proposals will be permitted provided that:

i. ***It can be demonstrated by an assessment appropriate to the nature of the proposal (such as the Building with Nature accreditation) that it protects and enhances the integrity, quality, connectivity and multi-functionality of the existing green and blue infrastructure network and individual sites; and***
ii. ***It enhances green and blue infrastructure through provision within the site, and supports the guidance, standards and delivery of the Basingstoke and Deane Green Infrastructure Strategy (and any updates); and***
iii. ***Any adverse impacts on the green and blue infrastructure network, as well as identified deficiencies, are fully mitigated through the provision of green, or where appropriate, blue infrastructure on site or, through appropriate off site compensatory measures within the parish where the needs of new residents can be met without harm to the needs of existing residents; and***
iv. ***Where new green and blue infrastructure is provided within new development, suitable arrangements are in place for its future funding, maintenance, management and delivery alongside the requirements of the proposed development.***

Proposals for the redevelopment of green spaces will not be permitted unless it can be clearly demonstrated that:

v. ***Replacement areas will be at least equivalent in terms of quality, quantity and accessibility, and there will be no overall negative impact on the provision of green infrastructure; or***
vi. ***A robust assessment clearly demonstrates that the space is surplus to local requirements and will not be needed in the-long term; or***
vii. ***The proposal is for alternative recreational provision which meets evidence of local need in such a way as to outweigh the loss and includes multifunctional space that delivers a range of benefits including connectivity, reduced flood risk and urban cooling.***

All proposals for major development will be required to provide a high standard of design for green and blue infrastructure. New developments should also, where relevant, be considered against best practice including the National Design Guide, Building with Nature Standards and the National Framework of Green Infrastructure Standards.

104. Green infrastructure is an interconnected network of natural areas and other green open spaces that is integral to the health and quality of life of people in local communities and which supports and enhances natural and ecological processes. Landscape design, biodiversity enhancements, tree considerations and requirements for multi-functional green space on sites are all factors that will form part of the green infrastructure of a site and its surroundings.

105. When we consider green/blue infrastructure suitable for Overton we would encourage native planting, street trees, native hedging, green walls and roofs (especially on larger commercial or industrial buildings), ponds and swales.

106. Green buffer zones are areas kept free of development, for example grassland, hedging and trees. These green buffer zones act as green corridors for wildlife and humans. Some of the green buffer zones in the parish are detailed in a leaflet entitled "Overton Green Spaces Trail" which is produced by the Parish Council. It encourages exploration and enjoyment of the many green spaces around the parish and would be a useful tool for developer in identifying what green spaces exist in Overton.

107. Blue infrastructure can contribute to reductions in surface water runoff, improve urban cooling through evaporation and increase water storage in the environment which can help reduce potential incidents of flash flooding. It can also yield other sustainability benefits similar to green infrastructure such as providing habitat for water related flora and fauna, promoting physical and mental wellbeing and reinforcing the local character of places.

7.6 Policy LEB6: Public Rights of Way (PRoW)

New development will be supported where it is demonstrated that:

viii. ***Existing public rights of way are protected. Development proposals on land that lies within or adjoining a Public Right of Way will be required to demonstrate how their schemes will maintain or enhance the visual characteristics, biodiversity and connectedness of the network and protect and enhance the users' quite enjoyment of the countryside from the rights of way network through minimising impacts on character and visual amenity.***

ix. ***Where possible, new developments include within them rights of way or permissive paths to connect to the existing rights of way network across the Parish and***

x. ***Consideration has been given to installing new rights of way or permissive paths outside of the development, in collaboration with landowners, thus giving more opportunity for local residents and visitors to the area to access the countryside.***

108. The local community, along with visitors to the Parish, value the extensive network of PRoWs that provide access to the countryside. This policy aims to protect the existing PRoW network and seeks to enhance it through providing additional PRoW, where possible, improving the connectivity and maintenance in accordance with the NPPF.

109. Hampshire County Council (as the Local Highway Authority) is responsible for the management of the Public Rights of Way (PRoW) network.

110. This policy seeks to:

a) Encourage walking tourism which can boost the local economy

b) Facilitate exercise

8. Access, Transport and Parking Policies

Overton Hill Car Park

8.1 Policy ATP1: Active Travel

Development proposals will be supported where they can demonstrate that:

i. ***The design and arrangement of the access and internal layout has sought to increase opportunities for active travel both within the site and to and from other parts of the parish;***
ii. ***Improved active travel connections into the village centre from any new development have been included, and***
iii. ***EV charging points shall be provided in accordance with relevant standards in safe, accessible and convenient locations;***

111. When any type of new development is proposed it will be expected to do everything reasonably possible to ensure that residents, occupiers and visitors have a viable choice to make some journeys to and from the site without a car. Development on infill sites or by replacement of existing buildings will sometimes present an opportunity to improve a piece of walking or cycling infrastructure. Even if each one is small, the policy will ensure that these can add up over time to an increase in active travel opportunities.

112. 'Active travel' refers to any form of human-powered transportation. It's essentially using physical activity as a means of transportation.

8.2 Policy ATP2: Car Parking

Development proposals will be supported where they can demonstrate that:

I. ***They incorporate sufficient car parking for residents and visitors***
II. ***They incorporate secure and convenient cycle storage to meet the needs of residents and visitors.***

113. Car parking standards applying to Overton are contained in the Basingstoke and Deane Parking Supplementary Planning Document (July 2018) (or any succeeding document). Any parking provision in excess of these standards would be welcomed.

114. The construction of parking areas and driveways should focus on enhancing water permeability of surfaces to manage run-off effectively.

9. Village Centre and Businesses Policies

Overton Village Centre

9.1 Policy VB1: Supporting Overton as a thriving business centre

Within the historic village centre (as shown on figure 9) proposals for new or extended retail, professional, hospitality (pubs, cafes, restaurants) or service sector development will be supported only if:

i. ***They accord with other statutory, Local or Neighbourhood Plan policies, and conserve and enhance the Overton Conservation Area.***

ii. ***They do not require harm to the heritage value of an existing shop front.***

iii. ***They do not have an unacceptable adverse effect on the existing residential amenity of the area.***

Changes of use of upper floors from retail, professional, hospitality or service to residential use will be supported as long as it does not affect the viability of any ground floor shop, pub or café use and maintains separate access to upper floors where this exists.

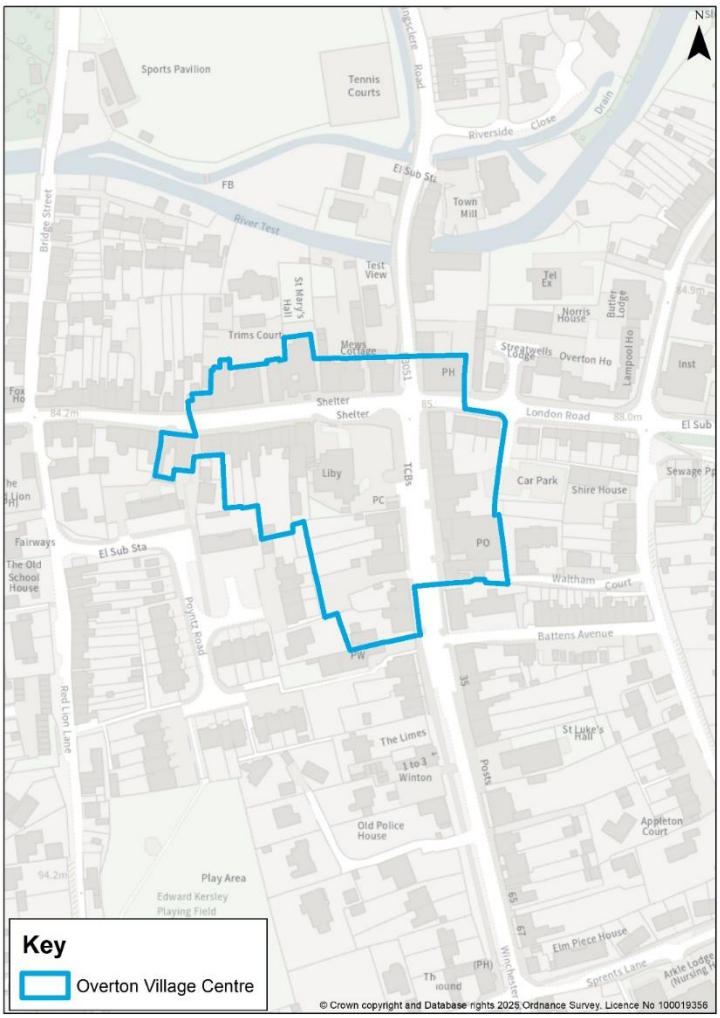


Figure 9. Overton Historic Village Centre

115. The centre of the village of Overton has been the commercial heart of the village for at least 800 years. There is a variety of different shops, pubs and cafés/restaurants to be found within the historic village centre, which also lies within the Overton Conservation Area. Commercial vitality has been achieved whilst maintaining the historic layout and character that is so highly valued. The role of the historic village centre as a meeting place and focal point is reinforced by the location of a community centre and two village halls within the area.

116. The historic village centre must remain the hub of the community continuing to offer a diverse choice of retail and hospitality opportunities to locals and visitors alike whilst protecting the enjoyment of residents and respecting the Conservation Area status of this location. In addition, adequate provision must be made for those on the edge of the village and in outlying settlements.

117. This policy applies where planning permission is required for new businesses in the historic village centre or where an existing business wishes to expand. If the centre of the village is to thrive as local residents want, it is essential that its retail and commercial centre adapts and develops in such a way as to be responsive to their demands whilst maintaining the historic and rural character that attracted people to the village in the first place. These businesses are also a vital source of employment for those who are unable or unwilling to travel for work or who travel into the village for that purpose.

118. Although not limited by reference to the size of a business, this policy supports proposals for new development and improvements from small and independent shops, cafés/pubs and service providers. However, regard must be had to the historic nature of the village centre and any adverse impact on nearby residents arising from proposed development. This might include the impact on limited parking facilities in the historic village centre which must be properly assessed and mitigated wherever possible.

119. Whilst the policy relates to the historic village centre as the main commercial hub of the village, new and existing businesses and retail developments in other parts of the parish will be supported in order to service expanding parts of the settlement area, as long as they comply with local and national planning policies and do not undermine the vitality and viability of the historic village centre.

9.2 Policy VB2: Protecting the historic village centre for retail and hospitality

Development proposals for redundant building or parts of buildings or applications for change of use in the historic village centre (as shown on figure 9) will not be supported where they would lead to the loss of a shop, café, pub, restaurant or commercial premises (or a property which has most recently been occupied for those purposes), or a historic or heritage ground floor frontage unless:

i. ***It can be demonstrated that the building or parts of a building is no longer economically viable as retail, hospitality or commercial premises, and***

ii. ***The building or parts of a building in question have been vacant for a period of at least 24 months, and***

iii. ***They have been actively marketed for retail, hospitality or commercial use in a good state of repair with market leading terms at a reasonable value for a period of at least 24 months with no interest from prospective buyers or tenants.***

120. Developments that propose a change of use from commercial to residential use, particularly in its historic centre, would reduce the sustainability of the village and the diversity of choice available to local residents and visitors. They would also increase the number of people driving in and around the village to access other locations. Such proposals will therefore normally be resisted excepted where it can be shown that there is no likelihood that continued commercial use is a reasonable option. The criteria set out in this policy seek to ensure that all reasonable steps have been taken to ensure that properties that have previously existed as shops, cafés, pubs or restaurants continue to do so, even if the business changes ownership.

10. Community Facilities

10.1 Policy CF1: Supporting and Maintaining Valued Community Facilities outside the historic village centre

Proposals to develop and improve the above facilities will be supported if they accord with other statutory, Local or Neighbourhood Development Plan policies and (where applicable) enhance the Overton Conservation Area.

Proposals that will harm or result in the loss of a local community facility as defined above, will be resisted unless it can be clearly demonstrated that:

- **i. All reasonable efforts have been made to actively market the premises or land for its existing use and no other potential occupier can be found; and/or**
- **ii. All reasonable efforts have been made to improve the operation and management of the business or facility; and/or**
- **iii. The business or facility has not been in operation for a period of at least 24 months; and/or**
- **iv. The land is no longer a suitable location for a local community facility, shop or pub; and/or**
- **v. In the case of the loss of a public house, suitable alternative public houses exist to meet the needs of the local community; and/or**
- **vi. In the case of the loss of a local community use, suitable alternative uses exist to meet the needs of the local community.**

121. Overton has a number of valued community facilities that sit outside of the historic village centre but have been part of people's lives for as long as many can remember. Many of these facilities are run by teams of dedicated volunteers who have proved adept at securing funding and support for these facilities that will ensure their success in the years to come.

122. As the community changes, these facilities will be vital to ensure and maintain community cohesion and to support expanding local need for leisure and recreation. As well as social benefits it is recognised that some of these facilities also have economic benefits in supporting employment and bringing in visitors to the parish.

123. This policy seeks to advance the health and wellbeing of parishioners by supporting the retention, maintenance and expansion of existing community, leisure and cultural facilities.

124. The policy ensures that where development proposals would result in the loss of a valued community facility, an assessment would be made as to its continuing value and what alternative provision was available locally based on quality, quantity, location and accessibility.

125. The Neighbourhood Development Plan identifies the following buildings, structures, open areas and their curtilages as community facilities, as shown on the Policies Map, Figure 10:

Figure 10. Overton Community Facilities outside the historic village centre

Key:

1. St Luke's Hall
2. The Overton Memorial Institute
3. The Convenience Store, 13 Greyhound Lane
4. St Mary's Church
5. The Greyhound Public House
6. The Red Lion Public House
7. The Old House at Home Public House
8. Overton Recreation Centre
9. Overton Town Meadow
10. Berrydown Playing Fields
11. Sapley Lane Playing Field
12. Edward Kersley Playing Field
13. Lordsfield Swimming Pool

11. Monitoring and Control

126. Overton Parish Council will ensure that this Neighbourhood Development Plan is actively managed. The Plan will be reviewed to ensure that it takes into account future changes in National Planning Policy or to the Basingstoke & Deane Local Plan. Responsibility for providing the leadership for the Overton Development Neighbourhood Plan will rest with Overton Parish Council.

127. Following implementation of the Plan, each Annual Parish Council meeting will include a detailed report on the progress of the Plan in the previous year and the likely progress in the coming year. The Parish Council website will show an up-to-date report on the progress of the Plan during its lifetime.

128. The Parish Council will nominate one member to be chair of the Neighbourhood Development Plan Review team. The Plan will be reviewed every 3 years to ensure that it takes into account changes in National Planning Policy and the Basingstoke and Deane Borough Local Plan. All such changes will be subject to external review and approval in line with planning policy that applies at the time.

12. References

[1] Overton Conservation Area Appraisal map (basingstoke.gov.uk)

[2] Overton facts and figures - E04004470 - ONS

[3] https://www.northwessexdowns.org.uk/our-work/management-plan/

[4] National Planning Policy Framework - GOV.UK (www.gov.uk)

[5] https://www.northwessexdowns.org.uk/wp-content/uploads/2021/11/Lighting_Guide_07-05_MEDRES.pdf

[6] Guidance on the selection and use of colour in development: survey (northwessexdowns.org.uk)

[7] Landscape Character Assessment - May 2021 (basingstoke.gov.uk)

[8] BD Valued Landscape Assessment_Final (basingstoke.gov.uk)

[9] Biodiversity Interim Guidance Note (basingstoke.gov.uk)

[10] Basingstoke GI Strategy

[11] Sixth National Report Information Portal (cbd.int)

[12] https://documents.hants.gov.uk/biodiversity/MappingtheHampshireEcologicalNetworkFinalReport.pdf

[13] Overton Biodiversity Action Plan (overton-biodiversity.org)

[14] GI Design Guide (naturalengland.org.uk)

[15] https://hantswightlnp.wordpress.com/wp-content/uploads/2022/05/2022_04_natural-wealth_lnp_final.pdf

[16] https://www.gov.uk/government/publications/national-design-guide

[17] https://overtonparishcouncil.gov.uk/neighbourhood-plan/

[18] 1592.pdf

[19] 4219.pdf

[20] Position-Statement-on-Dark-Skies-and-Artificial-Light-Final.pdf

[21] https://www.legislation.gov.uk/ukpga/2021/30/contents