OVERTON

HAMPSHIRE

Photograph by permission of Sue Teagle

NEIGHBOURHOOD DEVELOPMENT PLAN 2016-2029

The Plan is designed to be read as a whole.

July 2016

CONTENTS

FOREWORD AND INTRODUCTION

SECTION 1: THE PROCESS

Neighbourhood Plan area	Page 4
Plan structure	Page 6
Community Engagement: a summary	Page 6
Preparing the Evidence Base	Page 8
Sustainable development	Page 8
Site selection process: a summary	Page 9
Developer contributions	Page 11
About Overton	Page 11
Overton: Strengths and weaknesses	Page 16

SECTION 2: OUR VISION FOR OVERTON

Our vision for Overton	Page 17
What is a village?	Page 18

SECTION 3: OBJECTIVES AND POLICIES

Landscape, the Built Environment and Local Distinctiveness	Page 19
Housing	Page 25
Working	Page 29
Shops and services	Page 30
Learning and skills	Page 32
Getting around	Page 33
Community services	Page 37
Enjoyment and recreation	Page 38

SECTION 4: THE ALLOCATED SITES

Policies for all allocated sites	Page 41
Allocated Site Plans and Site Specific Policies	Page 42

SECTION 5: MONITORING AND REVIEW

Monitoring and review	Page 46
GLOSSARY	Page 46
APPENDICES	Page 48
REFERENCES	Page 51

Photographs are by Richard Waldram unless otherwise stated.

FOREWORD

From Overton Parish Council

This Plan has been produced by the Overton Neighbourhood Plan Group[2] at the request of the Parish Council. They are all volunteers and we commend them for their hard work, commitment and persistence. We would also like to thank those landowners and developers who have been prepared to work with us within the Neighbourhood Plan to arrive at acceptable and workable solutions.

This is the first time we have had the opportunity to shape our own future and the village has grasped it with enthusiasm. As you will see, residents have been fully involved at every stage and their views have been fully and fairly represented.

The Plan sets out clearly what we want our village to be in fifteen years' time and how it will achieve what the village wants and needs – a number of smaller developments with the least possible harm to the landscape we value so highly.

The process of selecting site has been rigorous and the Plan shows how the new housing required by the Borough will be delivered.

We commend the Plan to you.

INTRODUCTION

Welcome to the Overton Neighbourhood Plan, referred to here as 'the Plan' or 'NP'. It is a revision of the Submission Plan issued in August 2015 to include the Examiner's recommendations.

The Plan allocates sites for approximately 150 dwellings. This figure is reflective of information supporting the emerging Basingstoke and Deane Local Plan (2011-2029). This emerging Local Plan contains a policy (SS5) suggesting the allocation of approximately 150 homes in Overton.

Brian Elkins, Project Manager.

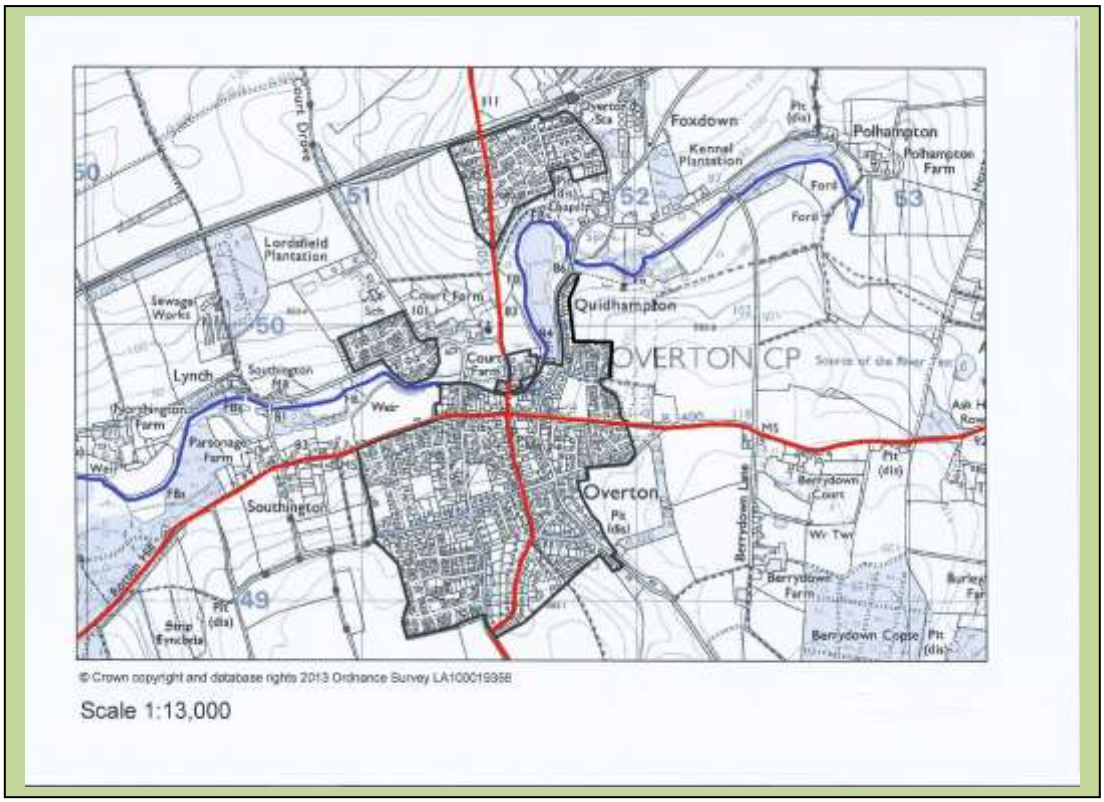
SECTION 1: THE PROCESS

Neighbourhood Plan area

The plan area agreed with the Borough Council is Overton Civil Parish[3,4]

.

The Plan period runs from 2016 to 2029.



OVERTON VILLAGE

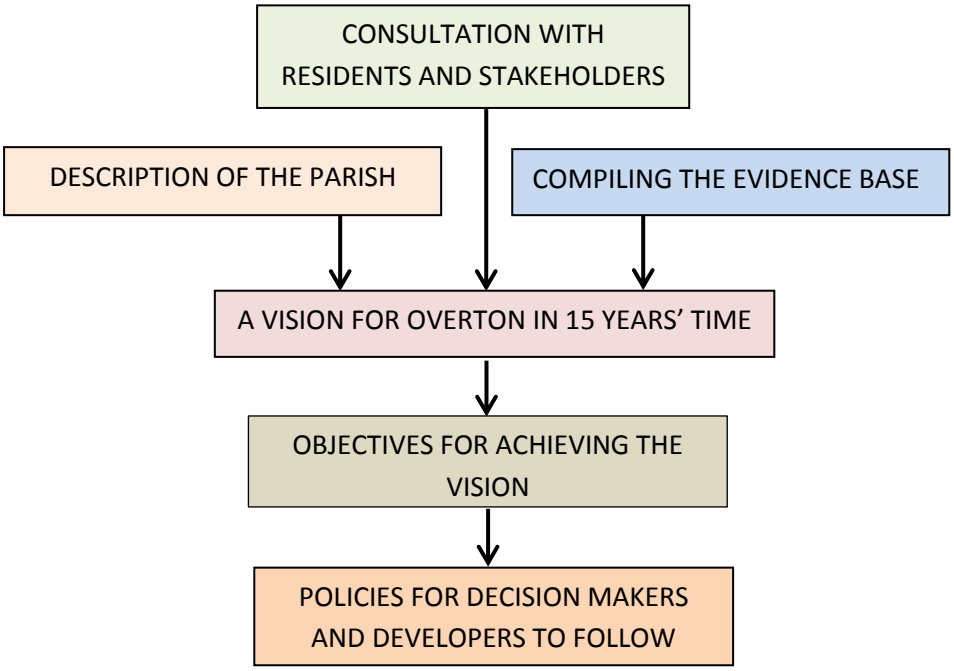
The existing Overton settlement boundary in the Adopted Local Plan is enclosed by heavy continuous black lines. The principal routes are shown in red. The River Test is shown in blue.

Winchester Street

Photograph by permission of Overton Pictures

Plan structure

Writing a Neighbourhood Plan must follow a logical process.



The Plan will demonstrate that the vision and objectives have been derived from the consultations, the evidence base and the strengths and weaknesses of Overton as it is now. It must also show how the Plan will deliver economic, social and environmental benefits contributing to sustainable development.[5]

Summary of Community Engagement

Public consultations were undertaken for the Village Design Statement[6] in 2002, confirmed by Overton Vision 2020 in 2010 [7] and up-dated in 'Overton Futures', 2012[8]. Whilst these remain valid, it was important to check that there had been no significant shifts in public opinion since.

In all communications, we have used plain English, free of jargon and technical words, so that residents can clearly understand the process involved, what a Neighbourhood Plan can and cannot do and what is being proposed.

Community engagement has been conducted in five phases.[82]

The initial public consultation lasted from 21st May-31st July, 2014. At a number of events, residents were asked for their views with three open questions.[52]
The things I value most and want to see conserved and enhanced are…..
The things I would most like to see improved are…. Any other comments?…

The questionnaire

The results enabled the NP Group to construct a questionnaire[11] which was sent to every household in the Parish on 30th June, 2014. 600 completed questionnaires were received.[12] The opinions expressed were fully in line with previous consultations.[6.7.8]

Public consultation: November 1st –November 30th, 2014

From the responses, the NP Group was able to write a draft plan.[1] A summary[31] was sent to every household in the Parish and comments were invited. At two exhibitions, residents could see the sites available for housing, our proposed Vision and Objectives and the proposed strategic options for selecting sites for housing. They were asked to comment on these and to say which three of eight possible selection criteria were most important to them. Comments were also invited on individual sites. 248 people attended and all the proposals were strongly endorsed.[14]

January 24th, 2015. At a further public exhibition (illustrated below), 438 parishioners saw revised strategic options for housing sites and developers' outline proposals. Residents were asked to choose between three scenarios or to propose an alternative.[15]

The **Pre-submission Plan**[80] was published on February 16th 2015 and was followed by a six week period when residents could make comments. 236 did so and 205 (78%) ticked a box to indicate, '*There is nothing I want you to change*.' There were 318 comments and 14 revisions were made to the policies and supporting text.

Full details of community engagement can be found in the supporting document entitled 'Consultation Statement'.[82]

Preparing the evidence base

Our Neighbourhood Plan is based on evidence from a variety of local, area and national sources including the results of research and consultations done by members of the Evidence Base Team with stakeholders.

Local knowledge was used to make contact with businesses including retailers, public houses, farmers, tradespeople and businesses advertising locally. Landowners were invited to individual meetings.

Information was gathered from the utility and public transport companies serving the parish. Housing information was obtained from estate agents, the 2011 census, Borough Housing Officers and the Community Survey.

Other sources include

- Overton Parish Council documents including the Overton Village Design Statement[6], Overton Community Plan (Overton Futures, 2020)[8] and Overton Biodiversity Action Plan[16].
- Basingstoke & Deane Borough Council, especially the emerging Local Plan documents.[17]
- Hampshire County Council[18], including specific consultation with the Schools Policy Officer.[19]
- Data from the Office of National Statistics.[20]
- The Environment Agency,[21] English Heritage[22] and Natural England.[23]

The references at the end of this document constitute the evidence base.

Sustainable development

We have followed the National Planning Policy Framework (NPPF)[24] and the Basingstoke & Deane Borough Council's Neighbourhood Planning Protocol (updated, June, 2014).[25] Whilst not ignoring any of the guidance, we have stressed the things that apply particularly to Overton and matter most to those who live and work here.

Sustainability is the key to the whole planning process and has guided our thinking from the start. Sustainability is the central theme of our vision statement, our objectives and policies. Our Plan describes how proposed developments will bring sustainable economic, social and environmental benefits to the whole community. Each policy is followed by a statement to show that the aim is to provide an economic, social or environmental benefit or any combination of these.

An independent **Sustainability Appraisal** (SA)[83] has been carried out and is a supporting document to this plan. The SA has informed the revisions to the NP.

The process of housing site selection: a summary

This Plan allocates land for approximately 150 homes. Having reviewed national and local policy and guidance, a methodology was agreed. Sites must be **available, suitable, sustainable, viable** and **deliverable**. For neighbourhood plans they must also be **acceptable** to residents. Two public consultations in November 2014 confirmed that residents placed the highest value on small sites and choosing sites with the least possible adverse impact on the landscape.

Following due process meant

- Having regard to national policy and guidance and being in general conformity with the strategic policies of the Adopted Local Plan.
- Searching for suitable sites in the parish and making a public call for sites to landowners.
- Using a standard sustainability checklist to ensure that no relevant factors were missed on site visits.
- Giving clear and justifiable reasons for rejecting sites.
- More detailed consideration of the remaining sites to determine the 'reasonable alternatives' for inclusion in the Plan.

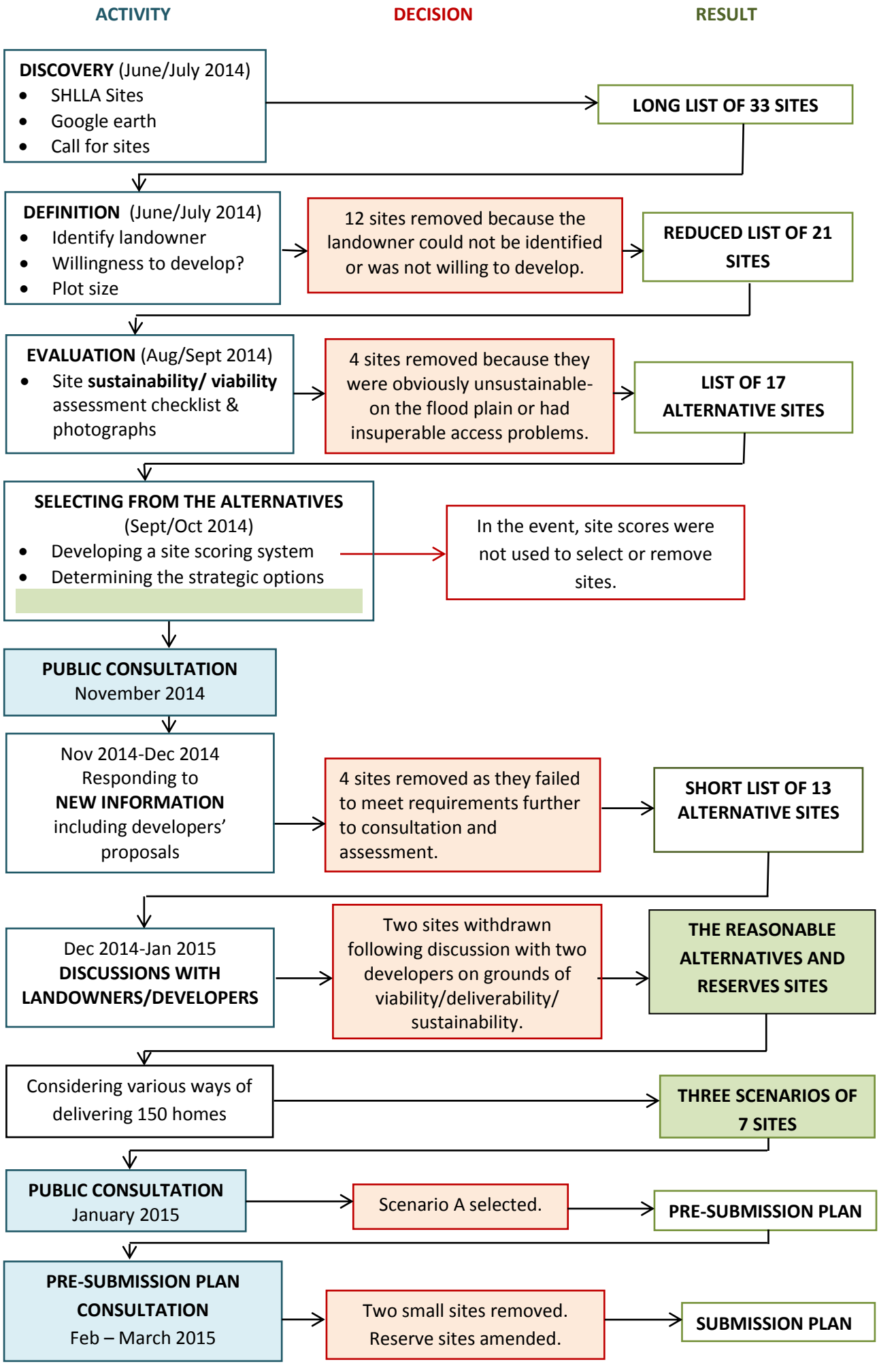
Determining the **reasonable alternatives** included the sustainability considerations. Many items in the site checklist applied equally to all the sites available in Overton and were therefore not useful in distinguishing one site from another. The most useful criteria were

- Impact on Landscape Character.
- Biodiversity impact and green space provision.
- Impact on heritage assets.
- Proximity of sustainable transport modes -the railway station and a Stagecoach bus stop.
- Proximity of village centre amenities and the primary school.
- Relationship to the settlement boundary.

Thus far, the analysis had only considered empty sites. There were then further discussions with landowners/developers to understand the viability and infrastructure issues. With this information, coupled with the sustainability assessments from the site checklists, it was possible to define the **reasonable alternatives** for inclusion in the NP and to nominate reserve sites in case of unforeseen circumstances.

In the event, it was not possible to satisfy the public preference for small sites entirely but it was possible to construct three alternative site combinations or 'scenarios' to deliver the 150 dwellings required. These were presented at a further public consultation in January 2015. The sites allocated reflected the public choice between the reasonable alternatives.

An independent Sustainability Appraisal (SA) was carried out by AECOM Ltd. The SA and responses to the Pre-submission Plan from the statutory and other consultees resulted in the removal of two small sites from the list of reasonable alternatives on sustainability grounds. Dwellings were added to another allocated site. The diagram on the next page shows why and when decisions were made. Full details of the process can be found in the supporting document.[81]


ACTIVITY
DECISION
RESULT
DISCOVERY (June/July 2014)
SHLLA Sites
Google earth
Call for sites
LONG LIST OF 33 SITES
DEFINITION (June/July 2014)
Identify landowner
Willingness to develop?
Plot size
12 sites removed because the landowner could not be identified or was not willing to develop.
REDUCED LIST OF 21 SITES
EVALUATION (Aug/Sept 2014)
Site sustainability/ viability assessment checklist & photographs
4 sites removed because they were obviously unsustainable- on the flood plain or had insuperable access problems.
LIST OF 17 ALTERNATIVE SITES
SELECTING FROM THE ALTERNATIVES (Sept/Oct 2014)
Developing a site scoring system
Determining the strategic options
In the event, site scores were not used to select or remove sites.
PUBLIC CONSULTATION November 2014
Nov 2014-Dec 2014 Responding to NEW INFORMATION including developers' proposals
4 sites removed as they failed to meet requirements further to consultation and assessment.
SHORT LIST OF 13 ALTERNATIVE SITES
Dec 2014-Jan 2015 DISCUSSIONS WITH LANDOWNERS/DEVELOPERS
Two sites withdrawn following discussion with two developers on grounds of viability/deliverability/ sustainability.
THE REASONABLE ALTERNATIVES AND RESERVES SITES
Considering various ways of delivering 150 homes
THREE SCENARIOS OF 7 SITES
PUBLIC CONSULTATION January 2015
Scenario A selected.
PRE-SUBMISSION PLAN
PRE-SUBMISSION PLAN CONSULTATION Feb – March 2015
Two small sites removed. Reserve sites amended.
SUBMISSION PLAN

Developer Contributions and Infrastructure

'Infrastructure' can mean roads, sewers and other utilities, schools, health centres, green spaces, play areas, affordable housing and community facilities.

In the questionnaire[6], residents expressed great concern that the infrastructure in Overton would not support more housing.

Development can provide opportunities to deliver infrastructure either through planning obligations or through the community infrastructure levy (CIL). At present, the Borough Council secures developer contributions towards infrastructure through planning obligations when new housing is built. A tariff-based approach has been applied to sites of more than 10 units, whereby developers are generally required to pay for the infrastructure needed to support it. In the future Basingstoke & Deane will be introducing a Community Infrastructure Levy to help fund infrastructure and this will largely replace planning obligations, especially on smaller sites. When this happens and if there is an adopted neighbourhood plan, 25% of the levy is handed over to the Parish Council. The Parish Council must then decide how the money will be spent, but it must be used to support the development of the local area.

The neighbourhood portion of the levy can be used to fund specific infrastructure projects and it can also be spent on a wider range of things, provided that it meets the requirement to 'support the development of the area'. It will be for Overton Parish Council to propose projects to be supported by the levy at the appropriate time. There is a list of projects currently being considered in the Appendices and this is likely to be amended over time.

If there is no NP in place, the amount of levy received by the parish council will only be 15%, so this is one of the many advantages of having a Neighbourhood Plan.

About Overton

Location

Overton Parish lies in North Hampshire, 9 miles west of Basingstoke, 11 miles east of Andover, 19 miles north of Winchester and 14 miles south of Newbury. It is within the Borough of Basingstoke & Deane.

Topography

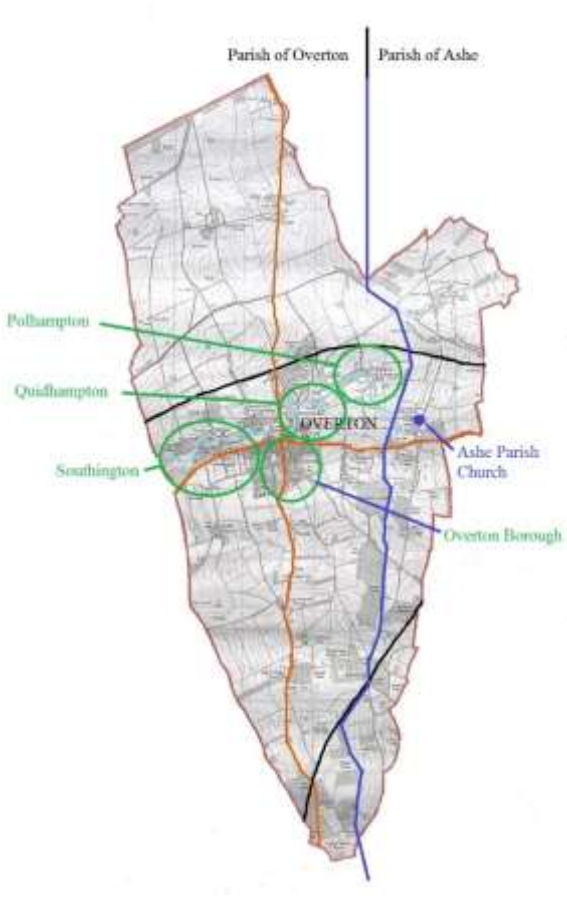
The River Test is the defining feature of the village which lies within the valley, surrounded by rolling downland used mainly for arable farming. There are small outlying settlements at Southington, Quidhampton, Polhampton, Litchfield and Ashe which are rural and tranquil.

Southington
Photograph by permission of Overton Pictures

History

There was a settlement in Overton in Anglo-Saxon times when the village was centred round St Mary's Church, north of the river.

In about 1218, the Bishop of Winchester established seven new market towns across Hampshire and Overton was one of them. The new town was built south of the river and included the main highway between London and Exeter.[29] The pattern of roads remains to this day. Winchester Street is a wide thoroughfare, designed for fairs and markets.



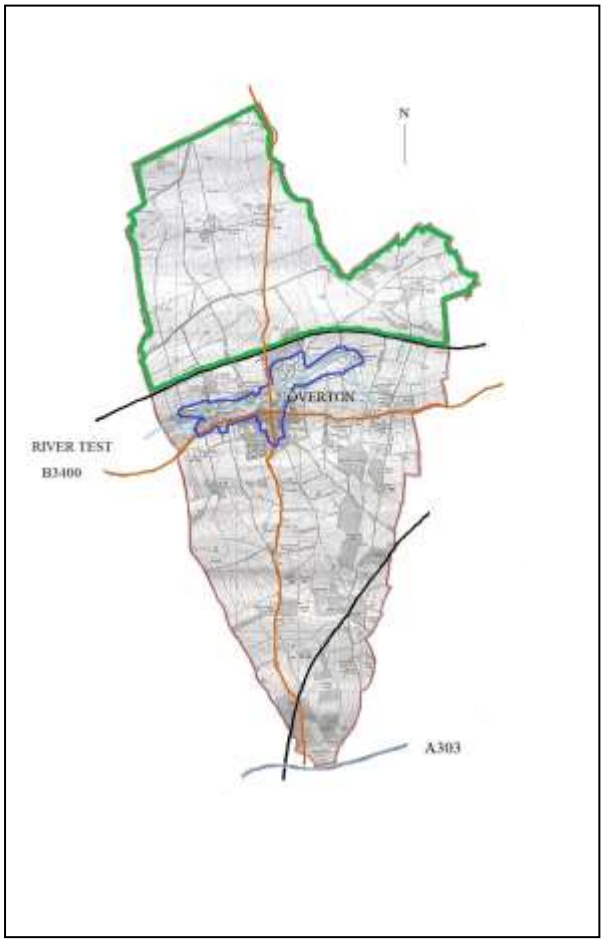
The weirs and leats dating from Anglo-Saxon times gave sufficient fall of water for four historic mills. Those at Quidhampton, Town Mill and Southington survive and contribute to the character of the parish.

Until 1933, the Parish of Ashe was separate from Overton Parish with its own parish church. Historically, the Parish of Overton was divided into four manors or 'tithings ' indicating that in medieval times they were more or less equal in population. Overton Borough was the bishops' new town. The tithing of Southington is a settlement along the river Test to the west and the manors of Quidhampton and Polhampton are in the valley to the east. These settlements retain their own distinctive characters to this day.

In 1587, Overton lost its charter as a town 'through neglect' and reverted to being a village.[29] However, it still retains one characteristic of a small market town as it has many shops serving those from surrounding settlements. Overton was famous for the annual July sheep fair, held in Winchester Street, when thousands of animals changed hands.[29] The 'White Hart', which existed in 1442, became an important coaching inn on the London – Exeter road until the coming of the railways[30].

In 1724, a Huguenot refugee from France, Henri Portal, obtained the contract to make bank note paper for the Bank of England. In 1922, the main operation moved from Laverstoke Mill to Portal's Overton Mill by the station, now owned by De la Rue, where bank note paper is still made for the Bank of England.

The natural environment



The area north of the London-Exeter railway is part of the North Wessex Downs Area of Outstanding Natural Beauty[32] (outlined in green on the map). The river Test rises in the Parish and flows to the west. The river and its banks are a Site of Special Scientific Interest (SSSI).[33] Overton Conservation Area[34] (outlined in blue) includes land within the Test Valley Environmentally Sensitive Area[35] and the post-medieval core of the village. Some of the land near the river lies within the flood plain.[36] There are many Sites of Importance for Nature Conservation (SINCs) in the Parish. Overton has an active Biodiversity Society[37].

Flood Risk Map
Flood Risk Zone 3 is shown in dark blue (1% chance per year). Flood risk Zone 2 is shown in pale blue (0.1% chance per year). Courtesy of Environment Agency

Landscape

Because the village lies in a valley, landscape and views are of great importance. Landscape impact will therefore be a high priority in selecting sites for housing. More details about landscape character and the historic environment can be found in Section 3.

Demography

The population is ageing.[38] To remain sustainable, Overton needs to attract people in the younger age groups which means we shall need homes that first-time buyers can afford and more primary school places. Given the ageing population, more homes to the 'Lifetime Homes' standard[39] will also be needed, along with more smaller homes for 'downsizers.' The standard means they are adapted or adaptable to the needs of elderly people and others living with disabilities.

Infrastructure

Development is not sustainable if the infrastructure will not support it. The questionnaire revealed great concern about waste water/sewage disposal, as well as traffic and road safety in the village centre, parking and the capacity of the school and surgery. This Plan seeks to address these concerns wherever possible.

Deprivation and social inclusion

Multiple deprivation scores are very low. About 90% of areas with similar populations in England are more deprived.[38] There are no particular streets or roads in the Parish in need of regeneration.

Shops and businesses

Overton is an economic hub, providing services both to residents and people from the surrounding area[41]. This includes shops, people working from home and businesses providing services, pubs, restaurants and takeaways. We need to sustain the retail/business sector.

Planned developments elsewhere

The planned new housing in Whitchurch[42], Andover[43] and west of Basingstoke[44] and the Bombay Sapphire gin distillery and visitor centre at Laverstoke[45] will generate more traffic on the B3400.

More details about the Parish are given in each of the Objectives sections below.

Overton: Strengths and weaknesses

Key messages from the public consultations.[12]

The strengths are

- Village setting in outstanding countryside
- A long and valued heritage
- A strong community spirit
- Overton Recreation Centre
- Good transport links
- The range of shops and businesses
- Good community facilities
- An outstanding primary school
- Low crime and deprivation.

The weaknesses are

- Road system not designed for modern traffic and HGVs
- Traffic and road safety in the village centre
- Insufficient parking
- Trains at full capacity
- Inadequate sewerage system
- Lack of housing that local people can afford
- An increasingly ageing population. To remain sustainable, Overton needs to attract younger residents.

This Plan aims to build on the strengths and, wherever possible, address the weaknesses.

The National School (1867) is now the Community Centre, Library and a nursery school.
Photograph by permission of Overton Pictures.

SECTION 2: OUR VISION AND OBJECTIVES

The NP Group have distilled the responses to the questionnaire and previous consultations into a short statement of how residents want the quality of life to be improved over the next 15 years. This is followed by a set of objectives for achieving it. The vision and objectives statements are preceded by evidence from the questionnaire. The objectives also show how our plan contributes to sustainable development, including

- Protecting the global environment.
- Protecting and enhancing the local environment.
- Maintaining the balance of young and old in the community.
- Providing the infrastructure required to support new housing.

What people said about Overton
• More than 90% valued Overton as a compact village set in countryside within the valley.
• 98% said Overton is a good place to live and want to keep it that way.
• 88% are concerned about more housing development. 30% fear that village character will be lost and 65% that the infrastructure will not support it.

OUR VISION FOR OVERTON
• To **conserve** and **enhance** the things people value most about living in Overton.
• To do all in our power to **improve the quality of life** in the Parish, not only for ourselves but for future generations as well. That means everything we plan to do must be **sustainable.**
V1 Above all, we want Overton to remain a village, set in its open landscape. We therefore want to ensure that new housing has the least possible adverse impact on the features we value most, whilst welcoming new residents to our community.
V2 In 2029 we want Overton to continue to be a place where people of all ages and abilities can thrive, feel safe and be healthy, with opportunities to learn, work, be part of our community, take exercise, enjoy our rural landscape and heritage and lead fulfilling lives.
V3 We want to enhance the village environment and play our part in protecting the global environment.

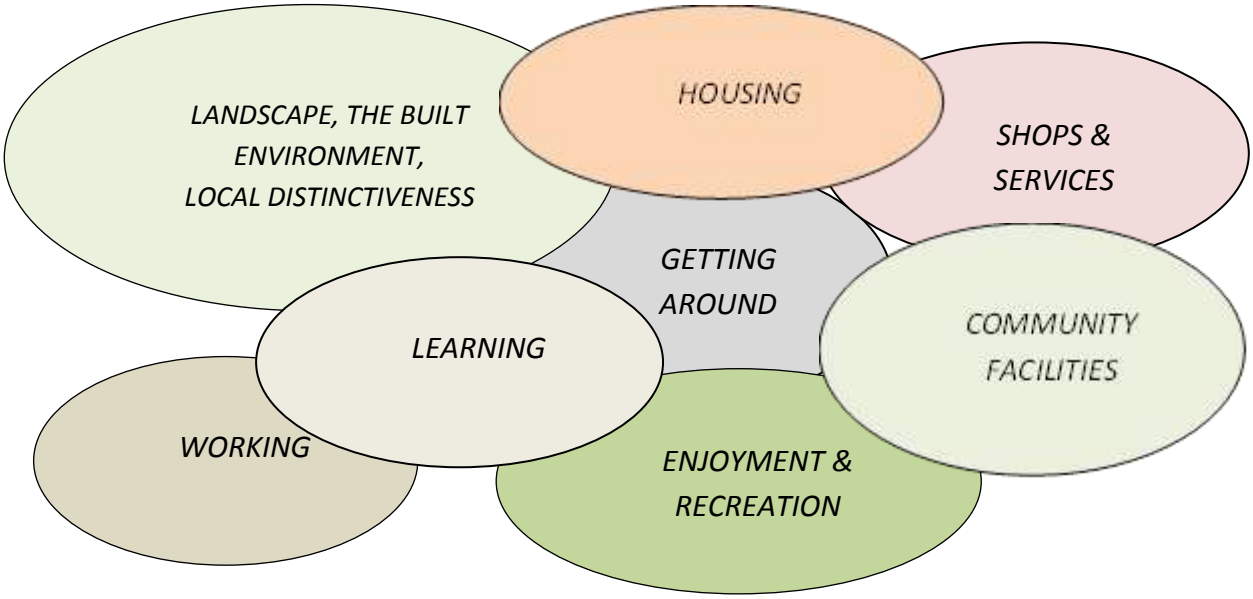
What is a village?

If 98% said that living in a village is the thing they value most, we have to explain what it means. The word 'village' has no specific meaning in planning terms. The Borough Council refer to Overton as a 'District Centre'.[41]

A village is defined as 'a compact settlement in rural surroundings with about 300-5000 inhabitants which does not have a street market (which would make it a market town).[46] It is interesting that the new settlement of 1218 was laid out as a market town with a wide street for fairs and markets. Nevertheless, it is clear from the questionnaire that residents perceive that they live in a village and place the highest value on its character/identity as a compact settlement within the valley and its relation with the surrounding countryside.

Though the number of dwellings in the Parish has doubled since 1970[47] without apparent loss of these features, our Plan must respond to the fear that, with more housing development, the village will lose its distinctive character.

Our vision for Overton is about all aspects of village life.



The objectives described in the next section support the vision and are grouped under these headings.

SECTION 3: THE OBJECTIVES AND POLICIES DERIVED FROM THE VISION

The objectives of the Neighbourhood Plan are followed by policies to deliver the vision for the future development of Overton. Policies are only necessary for developments requiring planning permission. Decision makers must apply all relevant policies when considering whether a proposal should be approved.

LANDSCAPE, THE BUILT ENVIRONMENT AND LOCAL DISTINCTIVENESS

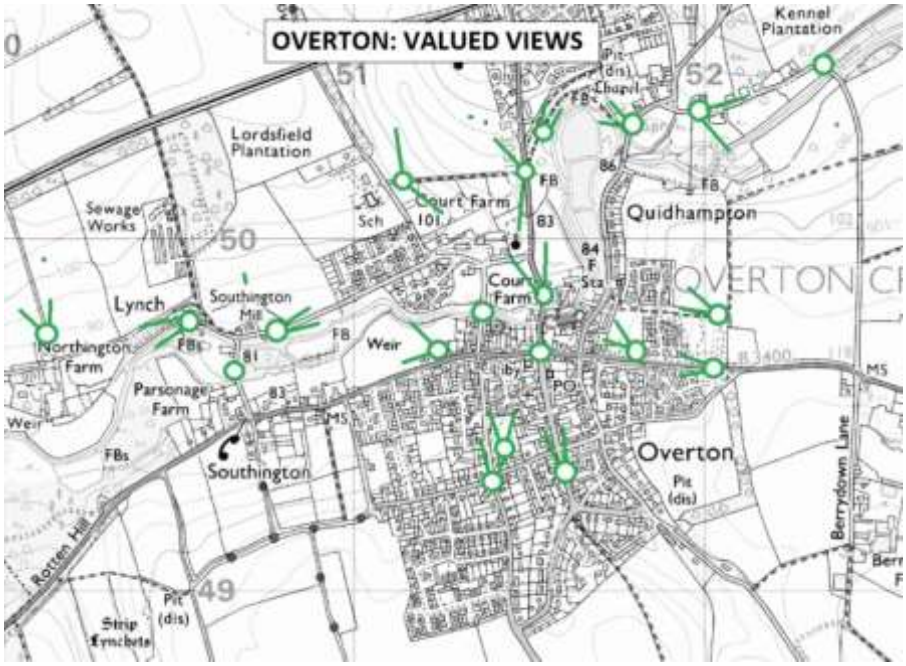
- The questionnaire[12] revealed that residents not only have a very strong 'sense of place and history' but also a strong 'pride of place'. Significantly, residents placed an even higher value on village character, the countryside, landscape and views than they did on village amenities.
- Overton as a compact settlement connected to the surrounding countryside was highly valued by over 90% of respondents to the questionnaire.[12]
- The questionnaire[11] also revealed a widespread fear that further housing development will result in the loss of the features they value most.

The landscape

- The main landscape feature of the parish is the valley of the River Test which runs from east to west across the central portion of the area. To the north of the valley, there is a distinct character area of open rolling chalk downland with large open arable fields which is part of the North Wessex Area of Outstanding Natural Beauty (AONB) covering approximately 40% of the area of the Parish. The southern boundary of the AONB is placed somewhat artificially at the railway line. To the south of the valley, the landscape is similar in the western part but to the east the fields are smaller with more hedgerow and woodland giving a more enclosed feel. This area contains a high proportion of ancient semi-natural woodland, some woods being classified as SINCs. Throughout the parish, the field patterns reveal the historic stages of field enclosures from the 16th to 19th centuries.[16]

Aerial view looking north towards Overton village showing areas of ancient semi-natural woodland. Photograph by permission of Overton Biodiversity Society.

- The rural views from the village to the surrounding hills are highly valued especially the view of St Mary's Church and the hills behind it to the north.[6,12] Other cherished views are of the village from the surrounding hills and *vice versa.*[6]



The viewpoints are derived from residents' responses to the questionnaire in July 2014.

St Mary's Church from the Bridge Street Recreation Centre

Walking to school.
View looking W from Kingsclere Road.

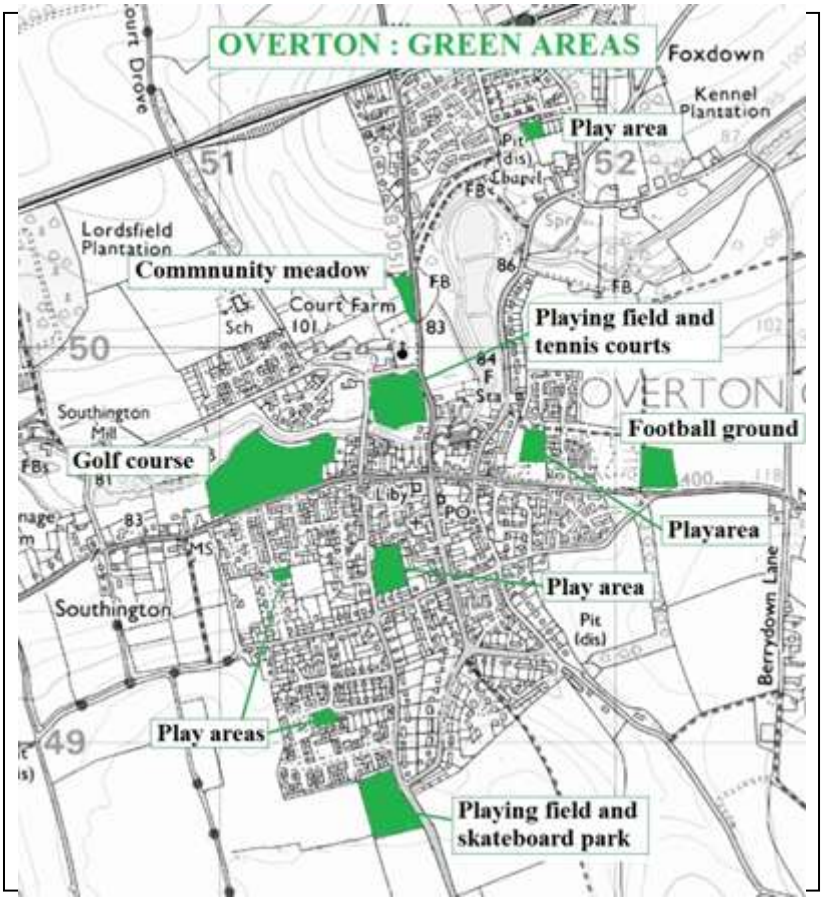
River Test at Quidhampton Mill

Winchester Street looking north to St Mary's Church

Great North Field from Little Meadow

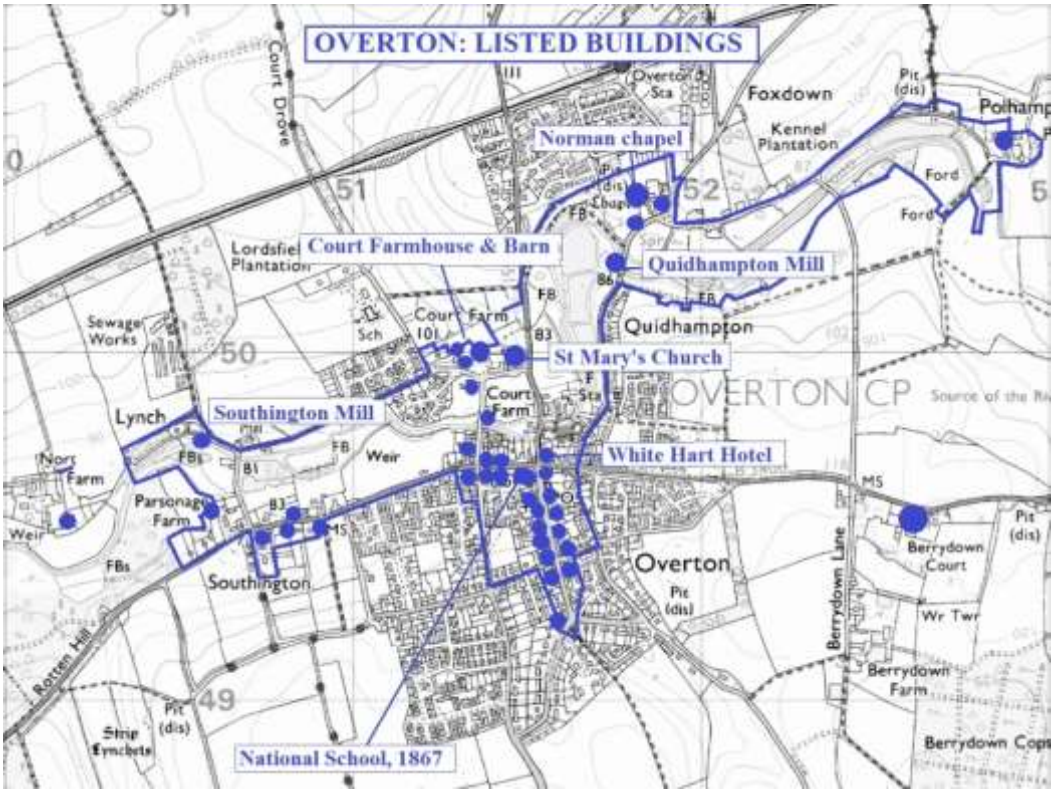
Southington Lane
Photograph by permission of Overton Pictures

There are 10 green areas within the village



The built form

- 100 years ago, only three streets were built up on both sides; Winchester Street, the High Street and Bridge Street.[48] In 1911, there were 360 dwellings in the parish housing 1,570 people.[47] Overton now has three times more people and six times more houses as occupancy rates have fallen.[49]
- Until recently, 'estates' of houses have been built in the ubiquitous style of the time without regard to local traditional themes. In the past ten years, however, architects have made more effort to respect the styles of the past.[50]
- The new estates have occupied the higher slopes of the valley and some encroach upon the skyline[51], especially Overton Hill, which residents consider to be visually intrusive.[8]
- Overton has 42 buildings listed as being of historical importance, mainly from the 15th-17th centuries. It is highly unusual that three of these at Berrydown Court are Grade I and five are grade II* (Church of St Mary, Court Farmhouse, Polhampton Farmhouse, the Barn at Litchfield Grange and the Norman Chapel at Quidhampton.)[22] There are also 26 other listed structures, non-listed buildings of local importance, 6 scheduled monuments and one registered historic park and garden (Laverstoke Park), part of which lies in the parish.



The boundary of the Conservation Area is shown in blue. There are other listed buildings elsewhere in the parish.

- Most of the houses in the centre of the village front directly on to the street with Georgian or Victorian facades with sash windows, often concealing a post-medieval timber-framed dwelling. Elsewhere, the traditional style is vernacular in brick and flint with porches and gables often with tile-hung walls on the upper floor.[50]

High street

Southington

The distinctive features of Overton Parish are

- The village lying within the valley of the River Test.
- The river and wild-life habitats and historic mills along its banks.
- Winchester Street – a broad street for markets and fairs.
- The traditional and historic buildings in the core of the village and elsewhere in the parish.
- The separation of the village from St Mary's Church which lies in more rural surroundings.
- The beauty of the chalk downland beyond the Test valley within and beyond the AONB.
- The outlying settlements of Southington, Quidhampton, Polhampton and Ashe which retain their distinctive characters and are tranquil and rural in nature.

Key issues for landscape and the built environment

- To maintain Overton as a compact settlement connected to the surrounding countryside.
- To conserve existing views within, to and from the village.
- To respect the settings of listed buildings, especially the Grade I and II* buildings.
- New developments must respond to the local context and distinctiveness in terms of design and location.

OBJECTIVES FOR LANDSCAPE, THE BUILT ENVIRONMENT AND LOCAL DISTINCTIVENESS
❖ To conserve views within the village and to/from the open countryside.
❖ New developments must fit into the context in terms of design and location, contributing to the character of the village.

Photograph by permission of www.overtonpictures .com.

Policy LBE1: Development proposals should demonstrate, where appropriate, that they conserve or enhance the character of the landscape and built environment. Where possible, proposals should demonstrate how they have taken into account the Overton Village Design Statement[6], the Overton Conservation Area Appraisal[34] and the CABE Building for Life standards[64]. Applicants are strongly encouraged to engage with the community before and during the planning application process.

Conserving landscapes, views and local distinctiveness will contribute to sustainability, providing social environmental and economic benefits.
This policy is strongly supported by public opinion expressed in the questionnaire. Views within the village and to the countryside beyond were highly valued by 85%.[12]

HOUSING: PEOPLE AND HOMES

- The Parish is home to 4,315 people in 1,885 dwellings with an average occupancy of 2.3 people per dwelling.[49] There have been no major developments since the 2011 census. Adding 270 new homes will increase the number of dwellings by 14%.
- Overton has a lower proportion of houses in Council Tax bands A, B, and C than the Borough average and a higher proportion in bands F, G and H.[38]
- Sold prices for two bedroom terraced houses are 15% higher in Overton than in Basingstoke Town. A 3-bedroom terraced house is 27% more.[53] This suggests that Overton is attractive to new residents and developers but it makes homes less affordable for local people.
- There are 376 units of affordable housing. 69% of dwellings are owned by the occupier. Of the 506 rented properties, 315 are 'social rents' and 191 are privately rented.[38]
- Overton has a higher proportion of people over 45 than the Borough average and a correspondingly lower proportion of people under 45.[38]
- The predictions for the current population of Overton, Laverstoke & Steventon to 2019 are that the proportion of people over 65 will increase by 3.1% to 23.1%[54]. There are no predictions to 2029.
- There were 95 people on the local council list in housing need in September 2014[55]

HOUSING NEED – Affordable homes

The only objective measure of housing need (as opposed to overall housing demand) is the Local Authority List of those in social housing need. Affordable homes are allocated according to BDBC policy based on a points system. Points are awarded to those with local connections. However, some affordable homes in Overton will be occupied by those with no local connection and some with local connections will be housed elsewhere.

During the Plan period, 120 homes will be built on Overton Hill, 40% affordable (48). The NP will deliver 150 homes, 40% affordable (60). The total number of affordable homes will therefore be 108.

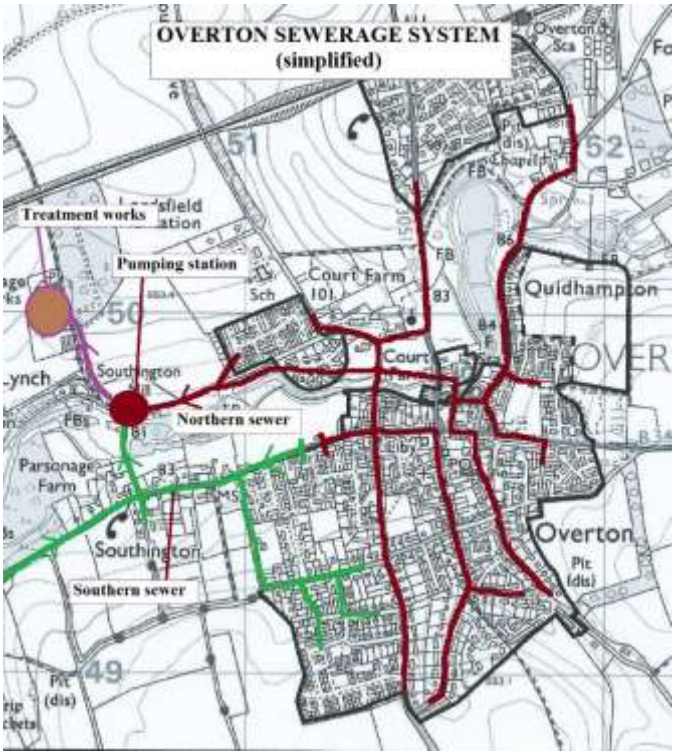
Current need. In September 2014, there were 95 applicants on the BDBC Housing List in 'general need'. No new affordable homes have been built in Overton since 2008 so this figure represents the balance between those coming on to the list and those whose needs have been satisfied from the currently available stock. However, the figure of 95 applicants indicates that the planned number of affordable homes is broadly sufficient to meet current need without being excessive.

Future need. Calculating future housing need is very difficult. The small area population forecast for Overton, Laverstoke and Steventon Ward indicates a natural increase of 1.5% from 2013 to 2020. There are no forecasts to 2029. At the census of 2011, the total population of Overton Civil Parish stood at 4315. An increase of 1.5% would bring the figure to 4380. An additional 270 dwellings at an average occupancy rate of 2.3 will add about 620 persons, bringing the total to 5000, an overall increase of 16% up to 2029. It is possible to predict that the need for affordable homes will show a modest increase over the plan period. However, it cannot be known how many present and future occupants will move into market housing or move away from the Parish. Nor can it be known how many of the affordable homes to be built will be occupied by those with local connections.

Key issues for new housing

- There is an assessed need for more housing for local people.[55,12]
- The priority for deciding the mix of housing provided should be local need.[17]
- The available evidence[8,12,55,68] is that the majority of new homes (both market and affordable) should have two or three bedrooms. The expressed need for one-bedroom homes is small. There is little expressed desire for dwellings of four or more bedrooms.
- Affordable homes should not all be of one and two bedrooms: some of those in housing need require larger properties. Reference should be made to the most recent housing needs survey.
- The questionnaire revealed strongly held views deploring the fact that young people who have grown up in Overton have to look elsewhere when they want to form a household because house prices in Overton are high relative to Basingstoke and Andover.[12]
- It would be very desirable to provide homes for 'downsizers' because it would free up larger properties and make better use of the existing housing stock. It is difficult to assess how large the need is. Those wishing to 'downsize' to two or three bedroom properties may be frustrated because such properties come on the market rarely and are bought very quickly. The need for one bedroom homes for the elderly may be low.[68]

- Because of past experience of large developments built over a short period, there is a very strong public preference for small developments to provide a steady supply of affordable housing for Overton people.[8,12]
- Because the population is ageing, opportunities should be taken to provide homes for the elderly and those living with disabilities to the Lifetime Homes standard[39].
- To be sustainable, new housing must efficiently conserve natural resources, reduce pollution and promote biodiversity. It is recognised that private gardens make an important contribution to biodiversity and wildlife corridors.
- The infrastructure must be able to support the new homes built. There are particular concerns about the capacity of the sewers and flooding that need to be addressed. Much of the flow in the sewers is surface water run-off.
- The infrastructure must be able to support the new homes built.



OBJECTIVES FOR HOUSING
❖ New housing will respond to the needs of local residents.
❖ New housing will be phased over the plan period.
❖ New housing will be sustainable and efficiently conserve natural resources, restrict pollution and promote biodiversity.
❖ Housing developments must be fully supported by adequate infrastructure.

Objective. New housing will respond to the needs of local residents

Policy H1: Residential development within the existing built-up area of Overton and on the sites allocated in this Plan will be supported subject to: 1) The provision of 40% affordable homes in developments of 11 or more (6 or more in the AONB); 2) the provision of a mix of dwelling sizes; 3) demonstrating that, where affordable housing is provided, consideration has been given to local need; 4) demonstrating that consideration has been given to the guidelines set out in 'Secured by Design' (ACPO).[71]

Responding to local need will provide social and economic benefits.

Policy H2: This Plan allocates land for approximately 150 dwellings. Policies for all allocated sites are included later in the plan.

Objective: New housing will be sustainable and efficiently conserve natural resources,

Policy H3: Applications for residential development should demonstrate how they have have taken account of best practice in energy efficiency and generation; and should demonstrate that landscaping responds positively to the character of the area, is well related to the design of the proposed development and, where possible, conserves or enhances biodiversity.

This policy aims to provide environmental economic and social benefits contributing to sustainability.

Objective: Housing developments must be fully supported by adequate infrastructure.

Policy H4: Grey water recycling and the utilization of sustainable drainage systems (SuDS) will be supported. Applicants are encouraged to maximise opportunities for grey water recycling and utilise SuDS wherever practical and viable.

New and improved utility infrastructure for water supply, surface water drainage and foul water will be encouraged and supported in order to meet the identified needs of the community.

This policy aims to provide environmental economic and social benefits contributing to sustainability.

WORKING

- Overton, Laverstoke and Steventon is estimated to provide 2,500 jobs.[38] Some of these are filled by people who live elsewhere.
- In 2011, 2,049 people were in work of whom 327 were self-employed.[49]
- Of those in work, 71% go by car or motorbike, 10% by public transport and 19% go on foot or by bicycle or work from home. Of the 1,447 who go by car, 91 are passengers.[49]
- The major employers in the parish are De La Rue (430 employees, about 30 of whom live in the parish), small businesses, retail outlets, the primary school and farmers.
- There are 10 light industrial units around the station and 6 at Quidhampton. There are 6 businesses operating at Ashe Warren Farm.
- Overton has a thriving business sector. Overton Business Association has 62 members[58] but not all businesses are members.
- Overton is fortunate to have 27 shops selling goods and services. With the exception of the Co-op, they are all independent small businesses and more than half the proprietors live in the parish.[59]
- There are also many pubs, restaurants and take-aways providing local employment. The White Hart in Overton has recently re-opened as a fully refurbished hotel/restaurant.

- As the population rises in Whitchurch, Overton and Oakley there is a considerable economic opportunity for retail and hospitality in Overton.

Key issues for working

- There is strong public support for more local jobs.[12]
- Employment sites must be for uses and on a scale appropriate to the context of Overton.
- There is potential and strong public support for encouraging visitors and tourism as a way of supporting local jobs.[12,76]
- We recognise that many people now run small businesses from home or in small local premises[76] and this is to be encouraged.

OBJECTIVES FOR WORKING
❖ To support proposals leading to more local jobs for local people.
❖ To support local employment by making the village more attractive to tourists and visitors.

SHOPS AND SERVICES

- Overton is fortunate to have 27 shops selling goods and services and the range of goods for sale has expanded in recent years. Some specialist shops attract customers from a very wide area. Overton now has a greengrocer, a butcher and a baker as well as two small supermarkets. With the exception of the Co-op, all the shops are independent small businesses and more than half the proprietors live in the parish.[59]
- Unlike some town centres where many shops stand empty, Overton has only two shops unoccupied at the time of writing.
- There is a Home Producers Market once a week.
- It is not necessary to travel beyond the village for basic needs. Overton has a greater proportion of elderly residents than the borough average and many of them are more dependent on local shops than younger people to satisfy their needs.
- The more shops and services can be expanded locally the less the need to travel will be.
- There are four public houses all of which serve food and several restaurants and cafés. All of these attract visitors from the surrounding area.

Late night shopping, Christmas 2014

Key issues for shopping and services

- Local shops and businesses were highly valued by 83% of residents in the questionnaire[12] and need to be sustained.
- To attract more custom, car parking [12, 76] near the village centre needs to be improved.

OBJECTIVE FOR SHOPS AND SERVICES
❖ To support shops and services in the parish.

Policy S1: Local shops
Proposals to improve existing shops and/or provide new shops in Winchester Street and High Street will be supported, subject to respecting local character.

'Improvements' include accessibility, enlargement and modernisation.
The aim of this policy is to increase trade and provide a wider range of goods and services on sale in the village. It aims to promote local prosperity and reduce the need for travel outside the village thereby achieving [ ] [ ] and [ ] benefits.

The policy will also bring [ ] benefits if car journeys to buy goods elsewhere are reduced. The policy may also bring [ ] and [ ] benefits if visitors travel fewer miles to shop in Overton than they would to reach main shopping centres in Basingstoke, Andover, Winchester and Newbury. However, the lack of parking near the village centre is currently a disincentive. Opportunities to increase and improve parking will be pursued as a **project**.

Policy S2: Shops, change of use
Proposals requiring planning permission to change the use from retail to private dwellings in the Conservation Area will not be supported unless it can be demonstrated that, further to 12 months active marketing, a retail use is no longer economically viable.

This policy aims to prevent any loss of retail premises, to sustain local shopping and reduce the need to travel thereby bringing [ ], [ ] and [ ] benefits.

LEARNING AND SKILLS

- There are three nursery schools and activities for parents and carers with babies and toddlers.
- Overton Primary School has 'outstanding' Ofsted reports.
- Overton Primary School has 357 pupils enrolled and has capacity for 420.[19,60] The school has enough land for future expansion. However, specific restrictions for infant classes mean that places are not currently available. There is great concern in the village that arrangements decided by HCC when new developments are built will mean that very young children will have to be bussed to Whitchurch which is not locally acceptable.

Overton Primary School at Court Drove

- For secondary education, children mainly go on to Testbourne Community School in Whitchurch which is also rated as 'outstanding' by Ofsted.[61]
- The school age population is not predicted to change significantly up to 2019 [54] but the figures take no account of the new houses to be built.
- Overton U3A (University of the Third Age) is thriving with 100 members and a wide variety of interest groups.
- Overton Library is open on three days a week with a public access computer and wifi. However, the premises within the Community centre are too small for a village of this size and the services it provides are limited.

Key issues for learning and skills

- To ensure that the nursery schools and Overton Primary School have the capacity to meet the needs of an increased population.
- To encourage opportunities for adult learning.

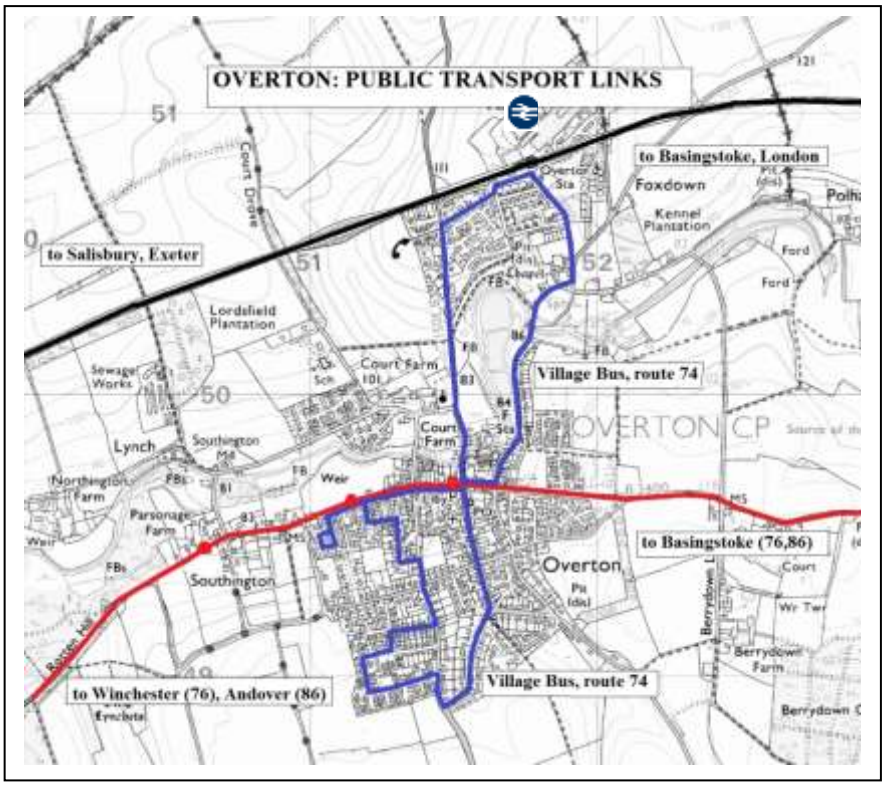
OBJECTIVE FOR LEARNING AND SKILLS
❖ **To support life-long learning.**

Policy L1. The development of existing and new nursery schools that results in an increased number of nursery school places and that respects local character and does not harm residential amenity, will be supported.

Community Action. The Parish Council will seek, where possible, to allocate developer contributions to projects that ensure that Overton Library has premises adequate for the projected Parish population growth, including publically accessible internet access.

The aims of the above are to improve skills and educational attainment both for personal development and job prospects which will provide social and economic benefits.

GETTING AROUND



- Overton Station is about 1.4km (0.8miles) from the village centre and provides services to Basingstoke, London Waterloo, Andover, Salisbury and Exeter. There is concern that

the trains are very crowded at peak hours, parking at the station is inadequate and the area is poorly lit.[12]

- Stagecoach provides bus services to Basingstoke, Whitchurch, Andover and Winchester half-hourly. A village bus service runs to the train station on three mornings a week.
- Traffic flow on the B3400 between Whitchurch and Basingstoke is very slow at peak hours especially in Overton High Street.
- There is particular concern about the numbers of HGVs on country roads and village centre roads not designed for them.
- There is public concern about road safety and that current speed restrictions are inadequate.
- There are calls for the time restriction on parking which apply in the High Street to be extended to the London Road car park and the lower end of Winchester Street.
- However, provision of multi-use paths will encourage residents to walk or cycle to the village centre rather than to go by car.

Overton High Street cannot be adapted to 21st century traffic.

Key issues for getting around

- Capacity of the roads to accommodate yet more traffic.[12]
- The numbers of HGVs.[12]
- Road safety.[12]
- The need to discourage short car journeys.
- Car parking at the station and in the village centre.[12]

Although traffic congestion and the number of HGVs are key issues, this Plan has no objective to deal with them. This is because they are matters for Hampshire County Council and an issue which cannot be regulated through neighbourhood planning.

Some respondents have suggested placing new developments to the east of the village since traffic leaving for Basingstoke would not have to pass through the traffic lights at the village centre. However, a traffic study of Overton Hill showed that more vehicles leave this site and travel west towards the village centre than travel east towards Basingstoke.[74]

Since there are six routes out of the village, it may also be beneficial in this respect to disperse new developments rather than using one large site.

OBJECTIVES FOR GETTING AROUND
❖ To encourage walking and cycling and the use of public transport and to reduce reliance on cars.
❖ To improve provision of parking facilities in the village and at Overton Station.

Objective: To encourage walking and cycling and the use of public transport and to reduce reliance on cars.

Policy T1: The provision of multi-use* paths is supported.

*Paths should be well signed and useable by walkers, cyclists and those with mobility scooters, wheel chairs, prams and those with disabilities. Dropped kerbs will be provided on multi-use paths at crossing points.

The aim of this policy is to reduce short car journeys which will result in environmental benefits. It should also reduce the pressure on parking in the village centre and at the station which is a social benefit.

Objective: To improve provision of parking facilities in the village and at Overton Station.

- There are complex long-standing problems with parking at the station. These include land ownership, that Station Approach is not an adopted road and the absence of lighting. Whilst no easy solution is available now, OPC will engage with stakeholders to seek one and this may need investment.
- The village centre lies in the valley. Those with restricted mobility may be able to walk from their homes to the centre but find it difficult to return with heavy shopping. Parking near the village centre is not adequate.
- Several Overton not-for-profit organisations have parking areas used by residents for other purposes. They include St Mary's Church, Town Meadow pavilion (used by parents of young children going to and from Overton Primary School) and the Community Centre. They therefore provide a community benefit beyond their primary purpose.
- When this plan and the Local Plan are 'made', it is expected that Overton Parish Council will receive 25% of CIL with the power to decide how to spend it.

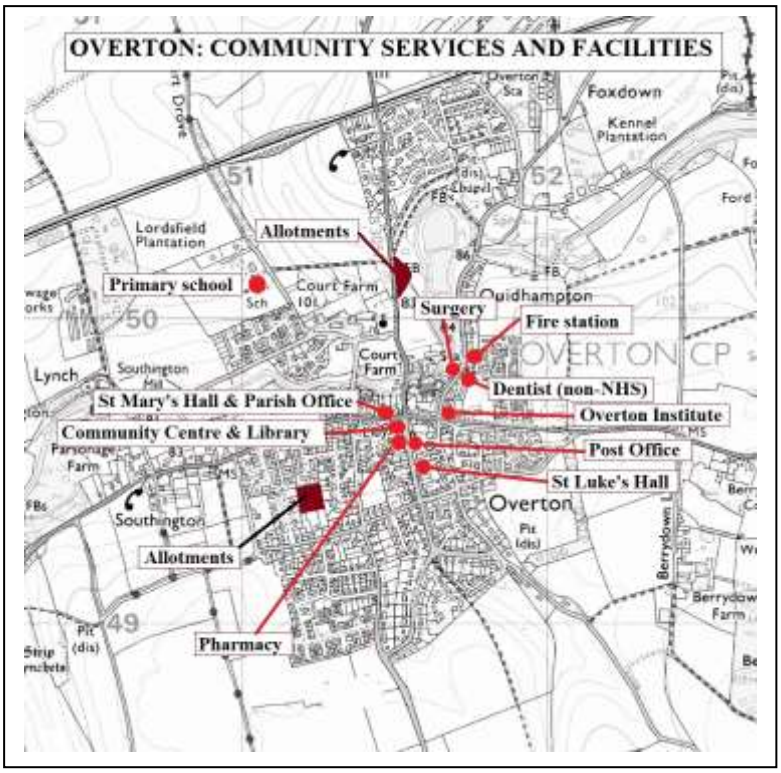
Community Action. The Parish Council will seek, where possible, to allocate developer contributions to the creation of parking opportunities throughout the village and to upgrading community car parking.

This is an example of the sustainability objectives potentially being in conflict. If it is easier to park in the village it will encourage people to use the car for short journeys which is a negative for the environment and for health. However, it will encourage people who live in the parish and those from further afield to shop in Overton rather than travel further to reach a main centre. This is both an environmental and an economic benefit.

Overton village lies in the valley and as the village expands it necessarily means that the residents of new developments will have to climb the hill to get home with heavy shopping. Better parking provision in the village centre will mean that the elderly and those with restricted mobility will be able to shop in the village more easily and that is a social benefit supported by NPPF, para 40.[24] On balance, ONP Group considers that the sustainability benefits outweigh the disadvantages. More cycle stands in the village centre will be encouraged as a project.

The aim of this policy is to reduce the pressure on parking in the village centre and at the station which is a social benefit.

COMMUNITY SERVICES



- Overton Surgery is part of the Overton & Oakley Partnership and is close to the village centre. Residents can pick up their prescriptions at Overton Pharmacy.
- Overton Dental Practice provides non-NHS services.
- The Post Office is located in the Co-operative supermarket.
- Overton Library is open three half-days a week.
- Overton does not have a police station but is served by a Police Community Support Officer. Levels of reported crime and anti-social behaviour are low.[62]

Key issues for community services

- Residents are generally satisfied with community services but there is concern about the capacity to meet future needs.[12]
- Although there is some concern about the capacity of the surgery,[12] the Practice has assessed that their premises and staffing will be adequate for future needs.[63]

OBJECTIVE FOR COMMUNITY SERVICES*
❖ To ensure that our community services continue to meet the needs of an expanding and ageing population.

*Includes: parish office, surgery, dentist, pharmacy, post office, library, police, fire station, allotments, cemetery.

Policy CS1: Community Services

P**lanning permission will not be granted for development which would result in the loss of essential local services and facilities which are considered to be important to the local community, including local shops, the post office, Overton Pharmacy, public houses and Beech Tree Nursing Home, unless**

1. **there is adequate alternative local provision; or**
2. **it is shown that it is no longer practical or desirable to retain them; or**
3. **it is a part of changes by a public service provider which will improve the overall quality or accessibility of public services in the parish.**

This policy complies with Saved Policy C8 (Protection of essential services) It aims to provide social benefits.

The pharmacy, dentist and post-office are commercial enterprises but they provide services to the community on which many people depend, especially the elderly. If they become at risk at some time in the future it is possible that financial contributions under the control of Overton Parish Council might enable them to continue in the same or alternative locations.

ENJOYMENT AND RECREATION

- Overton Recreation Centre (ORC) is a registered membership charity run by volunteers providing sporting and recreational facilities at Berrydown, Bridge Street and Town Meadow. ORC actively encourages youth sports. The three pavilions also provide a home for Overton Scouts and Guides, a nursery school and a variety of clubs and societies. Income from memberships is the main source of revenue for ORC which is also supported financially by the Borough and Parish Councils.
- Overton has facilities for football, rugby, cricket, golf, tennis, swimming, short mat bowls and a running club.
- Apart from the ORC pavilions, there are five halls and meeting rooms used by clubs and societies for a variety of activities.
- Overton Memorial Institute is a licenced social club.
- There are ten green open spaces in the village including five playgrounds with public access.
- There are three active churches – St Mary's C of E, Methodist and the Community Church which meets at St Luke's Hall.
- Amongst services for the elderly are Town Mill (residential accommodation), Beech Tree (nursing home), Kingfisher Day Centre in Laverstoke, Lady Rosemary Portal Club, the Darby & Joan Club and a weekly Lunch Club. Overton surgery is 'Dementia Friendly'.

Golf at Town Meadow

- Overton hosts regular events including the Overton Harriers road races, the Rugby Festival, the Scarecrow Festival, Wheelbarrow Racing, Inter-street football, St Mary's Church Fete and the Car Fest. The Overton Sheep Fair every four years attracts thousands of visitors. All of these are supported with enthusiasm.
- Youth activities include the Army Cadets, Scouts, Guides, Brownies and Cubs. There is a youth social club at the football pavilion.
- Residents place a high value on the Conservation Area, the River Test Site of Special Scientific Interest, land near the river which is part of the Test Valley Environmentally Sensitive Area, the Sites of Importance for Nature Conservation (SINCs) and land north of the London to Exeter railway which is part of the North Wessex Downs Area of Outstanding Natural Beauty.

Overton Sheep Fair, 2012

Key issues for enjoyment and recreation

- Residents are generally satisfied with the cultural and sporting facilities available and say that the village halls are adequate.[12]
- People value the environmentally designated areas as opportunities for exercise and quiet reflection.[12]
- Footpaths within and beyond the village are highly valued[12] but can be improved.

OBJECTIVES FOR ENJOYMENT AND RECREATION
❖ **To support social, sporting and recreational facilities in the village for people of all ages and abilities.**
❖ **To work with statutory bodies and partner organisations to protect areas of the parish designated for their environmental and heritage value and their settings.**
❖ **To encourage access to the countryside for walkers and cyclists and the use of these facilities.**

Flashetts

SECTION 5: THE ALLOCATED SITES

POLICIES FOR ALL ALLOCATED SITES

Policy SS1

The development of approximately 150 homes will be permitted on the following sites:

SITE F: S OF TWO GATE LANE, approximately 70 dwellings

SITE J: W OF SAPLEY PLAYING FIELD, approximately 55 dwellings

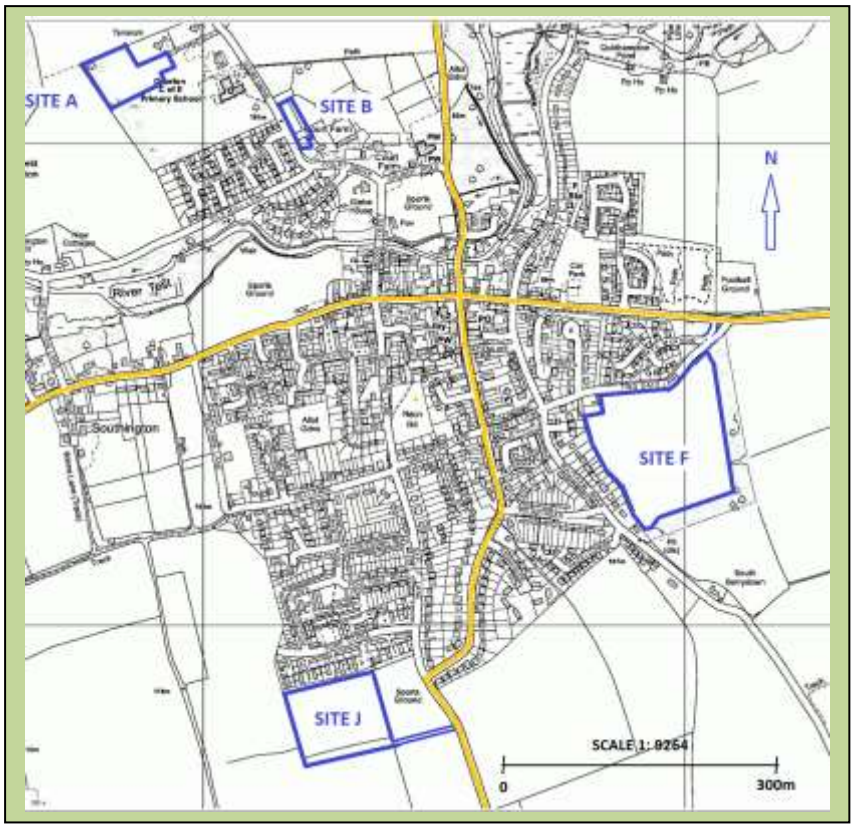
SITE A: NW OF OVERTON PRIMARY SCHOOL, approximately 11 dwellings

SITE B: E OF COURT DROVE, approximately 14 dwellings

Policy SS2. Where a Design and Access Statement is required, the supporting information should, where relevant, provide sufficient detail to enable the following topics to be considered; design; transport; heritage; landscaping and provision of green space; and public benefits.

SS2. Guidance on producing best practice Design and Access Statements can be found at CABE 2006 Guide on Design and Access Statements [78] with an example from Devon [79]
The requirement for consultation is covered under policy LBE1.

LOCATION PLANS

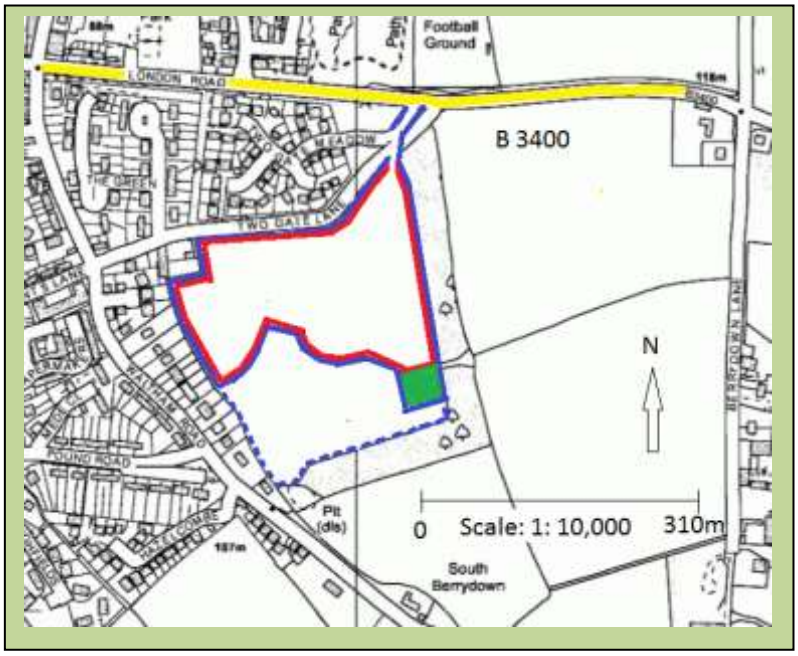


SITE SPECIFIC POLICIES

SITE F: S OF TWO GATE LANE
6.8 HECTARES, 16.8 ACRES APPROXIMATELY.

70 DWELLINGS WITHIN THE AREA BOUNDED IN RED

The boundary marked in blue is the approximate extent of the site for 70 dwellings. The boundary marked in red is the built area. The area shown in green is designated green space.
If required, the site boundary may be extended towards the dotted blue line.



Site Plan F: indicative only

Site F specific policies

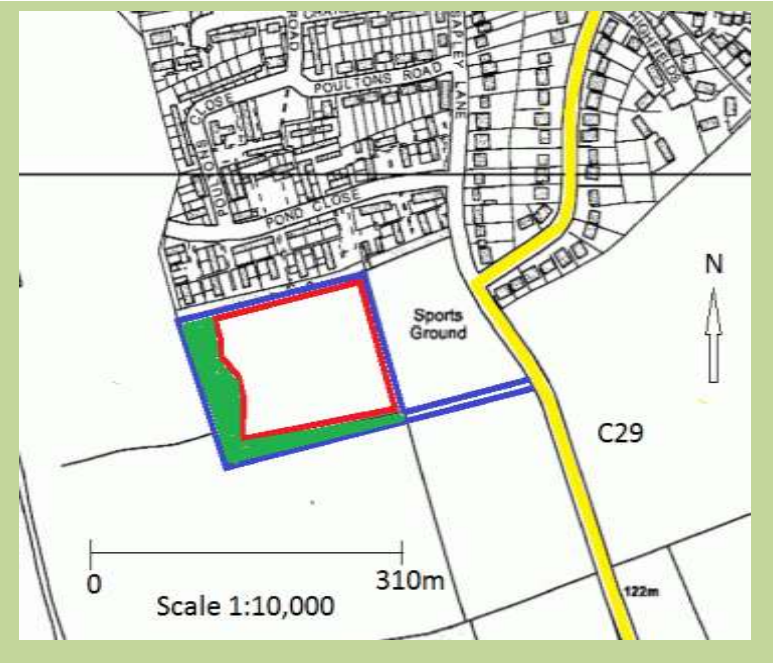
1. **Access will be to the B3400.**
2. **There will be a multi-use footpath with public rights of way (PRoW) from the development to the lower end of Two Gate Lane.**

SITE J: W OF SAPLEY PLAYING FIELD

2.65 HECTARES, 6.5 ACRES APPROXIMATELY.

55 DWELLINGS

The boundary marked in blue is the extent of the site for 55 dwellings. The boundary marked in red is the built area. The area shown in green is designated green space.



Site Plan J: indicative only

Site J specific policies

1. **Access will be to the C29.**
2. **There will be a multi-use footpath with public rights of way (PRoW) from the development linking the development to Pond Close.**

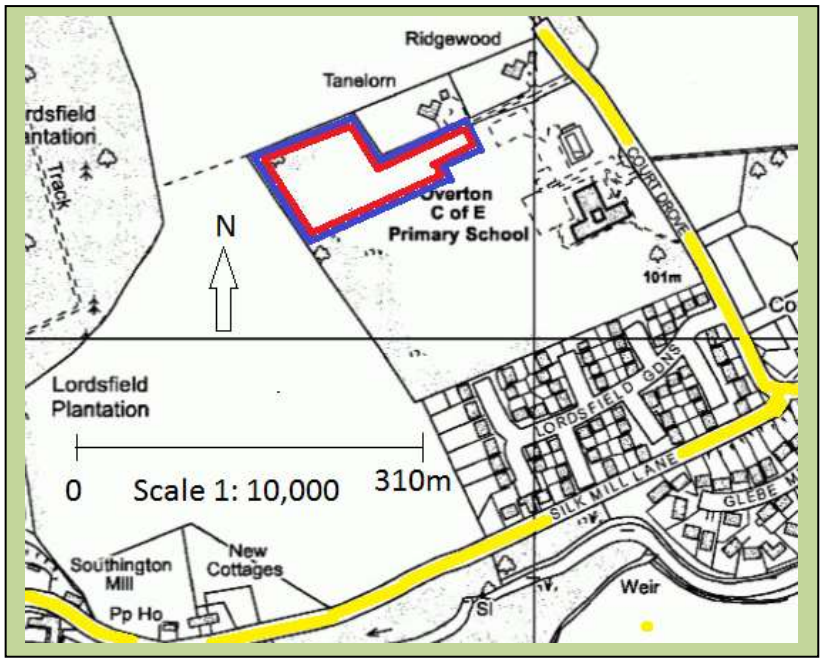
The Parish Council would like to see provision of a Community Shop on the site and would like allotments to be gifted to the Parish Council.

SITE A : NW OF OVERTON PRIMARY SCHOOL

1.8 HECTARES, 4.45 ACRES APPROXIMATELY.

11 DWELLINGS

The boundary marked in blue is the extent of the site for 11 dwellings. The boundary marked in red is the built area.

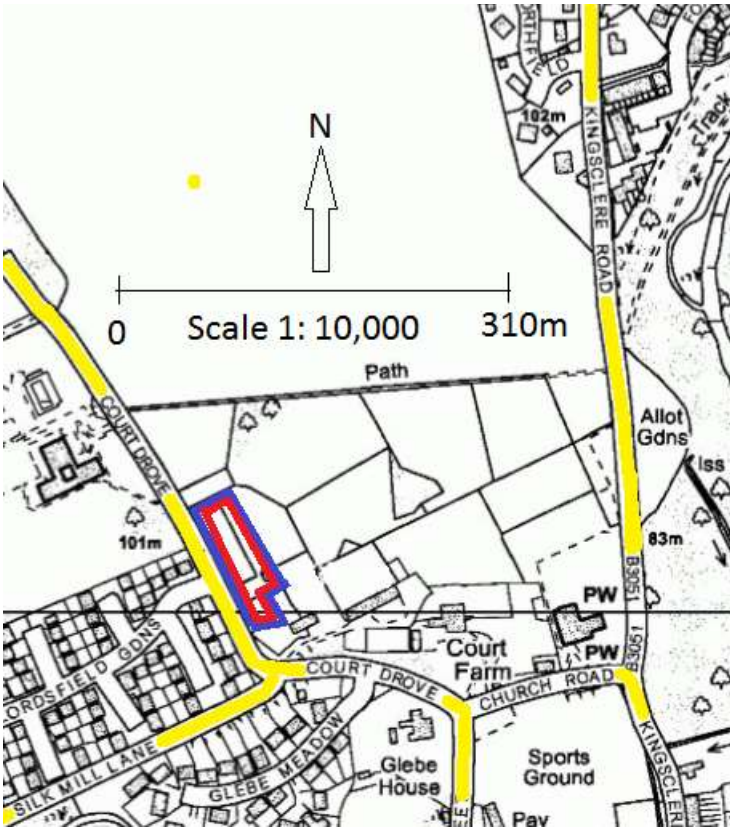


Site Plan A: indicative only

SITE B: E OF COURT DROVE
0.46 HECTARES, 1.14 ACRES APPROXIMATELY.

14 DWELLINGS

The boundary marked in blue is the extent of the site for 14 dwellings. The boundary marked in red is the built area.



Site B Plan: indicative only

Site B specific policies

1. **Six of the units will be available for self-build.**
2. **Proposals must demonstrate that landscaping will screen development in a way that protects local character.**

MONITORING AND REVIEW OF THE PLAN

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

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 carry an up to date report on the progress of the Plan during its lifetime.

In 2020 and 2025 there will be thorough five year reviews of progress by a Steering Group having a wider community base. The purpose of these reviews will be to guide the Parish Council in its stewardship of the Overton Neighbourhood Plan, and to consider the need for proposing amendments to the Plan to Basingstoke & Deane Borough Council.

In 2027 the Parish Council will again recruit a new NP Group from the community to undertake a review and decide on the need for a subsequent Neighbourhood Plan and, if so decided, to overview the development of the subsequent 15 year plan.

GLOSSARY

AFFORDABLE HOUSING Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households.

CONSULTATION The dynamic process of dialogue between individuals or groups, based upon a genuine exchange of views, and normally with the objective of influencing decisions, policies or programmes of action.

COMMUNITY ENGAGEMENT Developing and sustaining a working relationship between those making plans for change and the local community to help them both to understand and act on community needs.

DEVELOPER CONTRIBUTIONS Monies paid by landowners to the Local Planning Authority to pay for the infrastructure to support developments where these are necessary to make the development acceptable. The money raised can be used to fund a wide range of infrastructure such as transport, schools, health and social care facilities, parks, green spaces and leisure facilities. This may be through a

- Community Infrastructure Levy at rates fixed for the Borough, or
- A 'Section 106 agreement' which is a legal agreement with the developer of a specific site which may include the provision of affordable housing.

EVIDENCE BASE The evidence upon which a development plan is based, principally the background facts and statistics about an area and the views of stakeholders.

HERITAGE ASSET A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Designated heritage assets include Listed Buildings.

HOUSING ASSOCIATION Private, non-profit making organisations providing low-cost social housing for people in need of a home. In England, housing associations are funded and regulated by the Homes and Communities Agency (HCA).
HOUSING NEEDS REGISTER The Borough Register is the central point of contact for all those wishing to apply for a social housing tenancy, including supported / older persons accommodation within the borough of Basingstoke and Deane.
HOUSING NEEDS SURVEY A survey designed to assess future housing need in an area.
INFRASTRUCTURE Basic services necessary to enable and sustain living conditions. In the context of planning, infrastructure can include water, gas, electric power, sewerage, roads and telecommunications as well as schools, playing fields, green areas and community facilities.
LANDSCAPE An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. The concept of landscape has natural, aesthetic, perceptual, cultural and historic dimensions.
LOCAL PLAN The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community under the Planning and Compulsory Purchase Act 2004. Current core strategies considered to be development plan documents form part of the Local Plan. In this case the local area is the Borough of Basingstoke & Deane.
MULTI-USE PATH Paths should be well signed and useable by walkers, cyclists and those with mobility scooters, wheel chairs, prams and those with disabilities. Dropped kerbs will be provided on multi-use paths at crossing points.
NATIONAL PLANNING POLICY FRAMEWORK The policies set by central government for the preparation of Local and Neighbourhood Plans.
NEIGHBOURHOOD PLAN A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
OBJECTIVE A specific result to be achieved within a time frame with available resources.
POLICY A statement of intent expressed as a system of principles to guide decisions and achieve rational outcomes.
PROJECT A development not requiring planning permission (permitted development) which may be funded by developer contributions.
SETTING The immediate context in which a building is situated. For example, the setting of a listed building could include neighbouring land or development with which it is historically associated, or the surrounding townscape of which it forms a part.
SINC. Site of Importance for Nature Conservation.
STAKEHOLDERS People, bodies or groups who have an interest in an organisation or process including residents, business owners and government.
SUSTAINABLE DEVELOPMENT Development that meets the needs of the present without compromising the ability of future generations to meet their own needs including economic development, social development and environmental protection.
SUSTAINABILITY APPRAISAL An assessment of the environmental, social and economic impacts of a Local or Neighbourhood Plan to check that the plan accords with the principles of sustainable development, including biodiversity, the effects of climate change, flood risk, land, soil and water resources, historic environment and heritage, population and community, health and wellbeing, economy and enterprise.
VILLAGE DESIGN STATEMENT A document that describes the distinctive characteristics of the locality and provides design guidance to influence future development and improve the physical qualities of the area. A VDS may have the status of Supplementary Planning Guidance which developers are required to follow. The Overton VDS has this status.
WILDLIFE CORRIDOR Areas of habitat connecting wildlife populations.

APPENDICES

APPENDIX 1

Potential projects to be funded from developer contributions

These projects are not prioritised or costed. This list is to inform Overton Parish Council (OPC) of suggested ways to address issues raised during development of the Overton Neighbourhood Plan

Learning and Skills

Ongoing provision of adequate premises for Overton Library for the projected Parish population growth, including publicly accessible internet access. OPC to work with Library and Statutory Agencies.

Investigate opportunities for adult learning to improve of knowledge and skills and promote lifelong learning. To include suitable location(s) with internet access for meetings or individual work and setting up e.g. Job Club, Skills Hub. OPC to work with Library and Statutory Agencies.

Getting Around

Support and seek to extend village bus service (74), to serve new developments. OPC.

Provide signposting of 'safe' routes for walking and cycling from Overton village centre to link with adjoining settlements without using A or B classified roads, wherever possible. OPC to work with landowners and adjacent Parish Councils.

Improve knowledge of and signage for multi-use paths and alleyways within the village. OPC.

Improve accessibility to local shops and services and around the village centre with additional dropped kerbs on either side of Greyhound Lane where it joins Winchester St and by the gate to the GP Surgery. Modify pavement corner at the East side of Bridge Street / High Street. OPC to work with HCC and OBA.

Provide more bicycle racks in village centre. OPC. Seek additional secure bicycle storage at Overton train station. OPC and Railtrack. Seek opportunities to increase and improve parking in the village centre. OPC.

Investigate time-limited parking on Winchester Street below Battens Avenue and in London road car park. OPC with HCC Highways.

Investigate provision of 'walking buses' to and from Overton Primary School morning and afternoon. OPC with Overton Primary School. Work with Overton Primary School and HCC to

increase on-site parking for staff and helpers to maximise public parking outside the school. OPC.

Enjoyment and Recreation

Increase the quality and range of existing social, sporting and recreational facilities and public green spaces in the parish. OPC with Overton Recreation Centre (ORC), developers and others, as appropriate.

Identify opportunities for improved public access to the countryside for walkers and cyclists. OPC with local landowners.

Obtain more permissive paths to link together existing footpaths and established rights of way to facilitate further circular walk routes. These will integrate the village with the countryside with publicity to encourage walking for health and leisure. OPC to work with landowners.

Promote local visitor opportunities; information and signposting. OPC to work with OBA, ORC, Library etc.

Upgrade Town Meadow Hut for use by Scouting and Guiding movements and improve car park. Overton Recreation Centre with OPC.

Expand athletic facilities at Berrydown and develop Sports Barn for indoor activities. ORC with OPC.

APPENDIX 2

Saved Local Plan Policies

D6	New residential accommodation in the countryside
D8	Rural exceptions
D9	Rural brownfield sites
E1	Development control
E2	Buildings of historic or architectural interest
E6	Landscape character
E7	Nature/biodiversity conservation
EC1	Employment areas
EC2	Re-use of employment sites
EC5	Live work units
EC6	The re-use of buildings in the countryside
EC7	Farm diversification
EC8	Rural tourism
C2	Affordable housing
C3	Housing mix
C4	Housing for the elderly and those with special needs

C7 The protection, enhancement and replacement of existing liesure and community facilities or open space
C8 Protection of essential services
C9 New leisure facilities or open spaces
A1 Car parking
A2 Encouraging walking, cycling and the use of public transport
A3 Infrastructure improvements
A5 Recycling
A6 Renewable energy
A7 Water and sewerage infrastructure.

Emerging Local Plan Policies

Policy CN1	Affordable Housing
Policy CN2	Rural Exceptions for Affordable Housing
Policy CN3	Housing Mix for Market Housing
Policy CN4	Housing for older people / Specialist housing
Policy CN6	Infrastructure
Policy CN7	Essential Facilities and Services
Policy CN8	Community, Leisure and Cultural Facilities
Policy CN9	Transport
Policy EM1	Landscape
Policy EM4	Biodiversity, Geodiversity and Nature Conservation
Policy EM5	Green Infrastructure
Policy EM6	Water Quality
Policy EM7	Managing Flood Risk
Policy EM9	Sustainable Water Use
Policy EM10	Delivering High Quality Development
Policy EM11	The Historic Environment
Policy EM12	Pollution
Policy EP1	Economic Growth and Investment

REFERENCES

1	1st Draft Plan October 2014	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
2	List of NP Group members	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
3	NP Area Map	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
4	NP Application form	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
5	Benefits of a NP	https://www.gov.uk/government/publications/national-planning-policy-framework--2
6	Overton Village Design Statement	http://overtontc.users31.interdns.co.uk/documents-and-publications/planning-documents/village-design-statement/
7	Overton 2020	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
8	Overton Futures	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
11	Questionnaire	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
12	Responses to the questionnaire	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
14	November 2014 consultation event	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
15	January 2015 consultation event	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
16	Overton Biodiversity Society Action Plan	http://www.overton-biodiversity.org/society/bap.html
17	Emerging Local Plan	http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/
18	HCC Hampshire key facts	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
19	Schools Policy Officer conversation	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
20	Office for National Statistics	http://www.ons.gov.uk/ons/regional statistics/index.html _Statistics
21	Environment Agency	https://www.gov.uk/government/organisations/environment-agency
22	English Heritage	http://www.english-heritage.org.uk/
23	Natural England	https://www.gov.uk/government/organisations/natural-england
24	National Planning Policy Framework	https://www.gov.uk/government/publications/national-planning-policy-framework--2
25	BDBC Neighbourhood Planning Protocol	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
29	Overton history	Deveson, A. Overton: 1000 years of history, (2000) ISBN-10: 0953333515 ISBN-13: 978-0953333516
30	History of the White Hart	http://www.overtonparishcouncil.gov.uk/parish-council/
31	Summary 1st draft NP, Nov 2014	http://www.overtonparishcouncil.gov.uk/regulation 15 reference documents
32	AONB	www.northwessexdowns.org.uk/
33	River Test SSSI	http://www.sssi.naturalengland.org.uk/citation/citation_photo/2000170.pdf
34	Overton Conservation Area Appraisal and map	http://www.basingstoke.gov.uk/conservationappraisals
35	Test Valley Environmentally Sensitive Area	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
36	Flood Plain Map	http://www.overton-biodiversity.org
37	Overton Biodiversity	

	Society	
38	Ward Profile	http://www.basingstoke.gov.uk/Resources/6/6/%7B669C604E-A28E-44CE-B422-531FB2BEF28D%7D/Documents/Overton,%20Laverstoke%20and%20Steventon%20Ward%20Profile.pdf
39	Lifetime homes	www.lifetimehomes.org.uk
41	Economic Hub para 3.8	http://www.basingstoke.gov.uk/Resources/E/E/%7BEE36A71B-F561-4314-8CAF-C12B5F1996B5%7D/Documents/1%20Local%20Plan/02%20Submission%20Local%20Plan.pdf
42	Whitchurch housing para 4.18	http://www.basingstoke.gov.uk/Resources/E/E/%7BEE36A71B-F561-4314-8CAF-C12B5F1996B5%7D/Documents/1%20Local%20Plan/02%20Submission%20Local%20Plan.pdf
43	East of Andover housing	http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/planningpolicy/local-development-framework/dpd/
44	West of Basingstoke housing	http://www.basingstoke.gov.uk/Resources/E/E/%7BEE36A71B-F561-4314-8CAF-C12B5F1996B5%7D/Documents/1%20Local%20Plan/02%20Submission%20Local%20Plan.pdf
45	Bombay Sapphire	http://distillery.bombaysapphire.com/
46	Definition of village	http://en.wikipedia.org/wiki/Village
47	Number of dwellings	http://www.visionofbritain.org.uk/
48	Built up streets 1910	Map, Ordnance Survey, 6"/mile, 1910
49	Dwelling numbers 2011	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
50	Housing Development in Overton	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
51	Skyline, LDF page 21	http://www.basingstoke.gov.uk/NR/rdonlyres/1DA6A9D0-B70F-4A4F-8E4E-D121A15F22C1/0/14219Appendix14screen.pdf
52	Communication & response form May/June 2014	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
53	House prices	www.rightmove.com, 2012-2014.
54	Population Forecast	https://www.hants.gov.uk/landplanningandenvironment/facts-figures/population
55	Housing need	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
58	Overton Business Association	www.overton-business.uk
59	Survey of Shops	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
60	Overton Primary School	http://overtonprimary.co.uk/
61	Testbourne	www.testbourne.hants.sch.uk/?attachment_id=571
62	Crime statistics	http://www.ukcrimestats.com/Neighbourhood/1637
63	Future capacity of surgery notes	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
64	Building for Life	http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12
68	Estate agent interviews	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
71	Secured by design	http://www.securedbydesign.com/
74	Traffic study Overton Hill	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
76	Business responses	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents

78	CABE Guide Design and Access Statements	http://www.designcouncil.org.uk/knowledge-resources/guide/design-and-access-statements-how-write-read-and-use-them
79	Example Design and Access statement	http://www.devon.gov.uk/plandoc_21_4117.pdf
80	Pre-submission Plan	http://www.overtonparishcouncil.gov.uk/wp-content/uploads/2015/02/DRAFT-NP-FINAL-PRINT-v2.pdf
81	Site Assessment	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
82	Consultation processes	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents
83	Sustainability Appraisal	http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents