# Factual update regarding the Overton Neighbourhood Plan

In accordance with section 5 (3) (b) of the Neighbourhood Planning (Referendum) Regulations 2012 this factual update has been produced in order to correct inaccurate information published in connection with the Overton Neighbourhood Plan (ONP) referendum by the 'Yes for Overton' campaign group. Some of the arguments put forward in the leaflet published by the campaign group are open to debate, and it is considered beyond the borough council's remit to comment on those points; though this should not be taken as an indication that the borough council either agrees or disagrees with the statements made. However, it is considered that some of the material published is factually inaccurate and should be clarified.

**Number of units**

The leaflet states that the ONP makes provision for 150 homes. It should be clarified that the ONP states that the development of "approximately 150 homes" will be permitted (please see policy SS1).

**Alternatives to the Overton Neighbourhood Plan**

The statement "At the referendum it is either this Plan or no Plan" should be clarified. The rejection of the current version of the Overton Neighbourhood Plan would not necessarily prevent an alternative neighbourhood plan potentially being prepared in the future (subject to satisfying the relevant policy in the Adopted Local Plan, policy SS5). Any new neighbourhood plan would however need to go back to the beginning of the process.

**Objections received to the submission version of the Overton Neighbourhood Plan**

It is stated that only 29 residents raised objections to the submission version of the neighbourhood plan, and that the removal of the proposed reserve site at West of Pond Close and the proposed business units at Quidhampton, "satisfied 16 of those 29 residents".

It should be clarified that these objections included a petition, signed by 249 people, which raised objection to two sites, the reserve site at West of Pond Close, but also the proposed housing site at West of Sapley Playing Field (site J). The West of Sapley Playing Field site remains in the neighbourhood plan.

**Developer Contributions**

Reference is made to developer contributions, and it is stated that: "if there is a Plan [neighbourhood], Overton Parish Council would get 25% of the money to fund projects. If there is no Plan it would be only 15%. The difference is about £120,000 of extra developer money to fund things in our village".

The developer contributions referred to will only be received if the Community Infrastructure Levy is in place at the time the relevant planning applications are determined. In addition,

there are a range of factors which may impact on the amount of contributions which could eventually be received by the parish council, either positively or negatively, e.g. the charging rate which is eventually adopted and the size of dwellings proposed.

**Consequences of 'No' vote**

It is stated that if the current version of the neighbourhood plan were to be rejected then there would be no neighbourhood plan and that Overton would have little say about where houses would go, what they would look like or whether they fit in with the landscape or the character of the village.

As has been referred to above, it should be clarified that if the neighbourhood plan were to be rejected there is the potential for a new neighbourhood plan to be progressed in the future (subject to satisfying the relevant policy in the Adopted Local Plan, policy SS5). In addition, in the event that the housing required for Overton in the Adopted Local Plan needed to be met through an allocation(s) made by the borough council, this would be informed by extensive public consultation with Overton residents and local stakeholders. Planning applications for new housing would also involve consultation with local residents and the parish council. In addition, the policies in the Adopted Local Plan regarding design, landscape and impact on the character of the area would need to be satisfied even if no neighbourhood plan were in place.

**Traffic congestion near the school**

It is stated that traffic at the school "is not a BDBC planning issue". However, it should be clarified that transport issues, including highway safety, are a material planning consideration and would be assessed in detail when relevant planning applications are determined. The relevant policy in the Adopted Local Plan is policy CN9.

**Great North Field**

In relation to the planning application submitted in October 2015 for up to 200 dwellings (15/03489/OUT), it is stated that borough council officers "made reports recommending refusal on five grounds". This is not correct as no recommendation has yet been made by the case officer in relation to the planning application.

**Weight to be afforded to neighbourhood plans**

It is stated that a neighbourhood plan "only has full legal status after a yes vote at referendum". Whilst a neighbourhood plan could be afforded very significant weight following a positive vote in the referendum, it would only carry full legal weight for determining planning applications once the neighbourhood plan is 'made' (i.e. adopted) by the borough council.

**Reason for removal of the phasing policy**

The leaflet states that the independent examiner removed the policy on phasing because he considered it was not enforceable in law. However, it should be clarified that the reason given by the Examiner was that he considered there was no evidence to demonstrate that the proposed approach to phasing contributes to the achievement of sustainable development and that there is no evidence that, without phasing, there will be no social

integration. He was also concerned that the policy may reduce the viability of development proposals or unduly restrict housing needs being met and there is no evidence to the contrary.

**Further information**

If there are any queries with any of the information set out above, please contact the Planning Policy Team at Basingstoke and Deane Borough Council on 01256 845536/ local.plan@basingstoke.gov.uk.