

# OVERTON

HAMPSHIRE



Photograph by permission of Sue Teagle

## NEIGHBOURHOOD DEVELOPMENT PLAN

August 2015

Regulation 15 submission

The Plan is designed to be read as a whole.

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Photographs are by Richard Waldram unless otherwise stated.

## FOREWORD

### From Overton Parish Council

This Plan has been produced by the Overton Neighbourhood Plan Group<sup>2</sup> 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 phased over the plan period 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 Submission Neighbourhood Plan, referred to here as 'the Plan' or 'NP'. It is a revision of the Pre-submission Plan issued in February 2015.<sup>80</sup> The revisions have taken into account the comments made by residents, the statutory consultees, utility companies, developers and others.

The Plan allocates sites for a minimum of 150 dwellings as required by Basingstoke & Deane Borough Council (BDBC). In addition, planning permission has already been granted for 120 homes at Overton Hill.\* When Basingstoke & Deane Borough Council receives the Submission Plan and supporting documents<sup>82,83,84,85</sup>, officers will check that it complies with the law. If so, it is issued and publicised for a consultation period and an independent examiner is appointed. Any person or organisation may make comments to the examiner. The examiner will check whether the Plan meets all the 'Basic Conditions'<sup>84</sup> and reports back to BDBC. The examiner may recommend changes to the Plan. BDBC then decides whether or not the Plan can be put to a parish referendum which is decided by a simple majority. **If the Plan is not approved, the houses will still be built but all the decisions will be made by the Borough Council.**

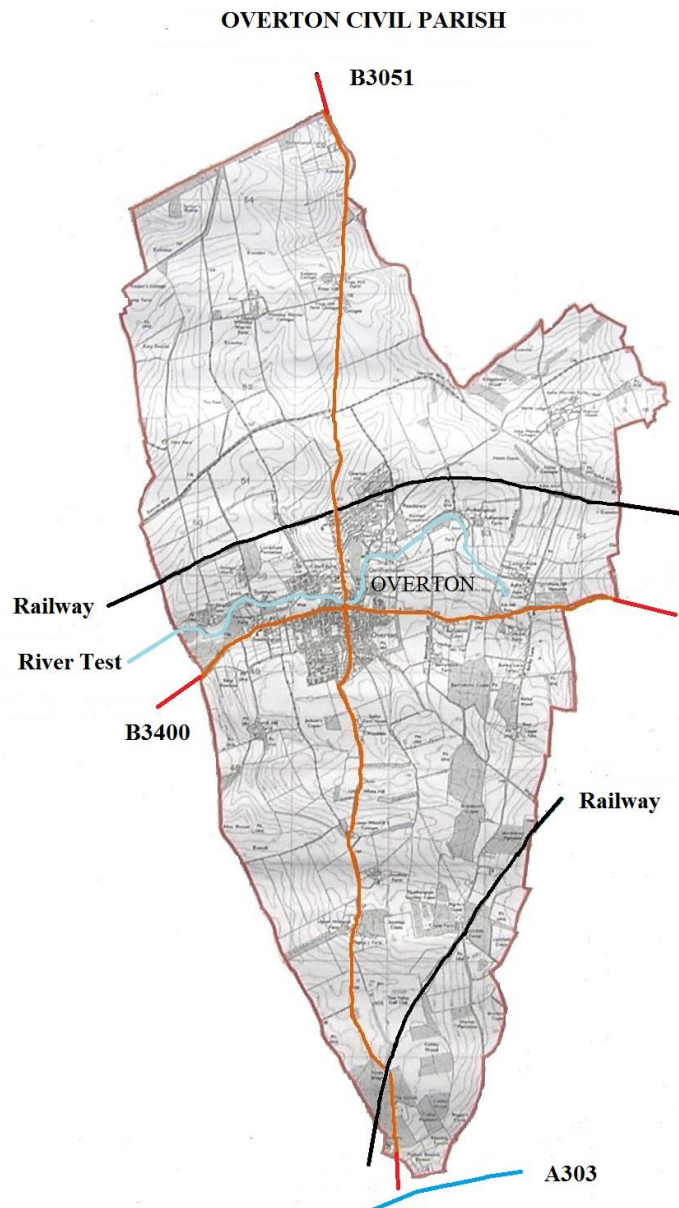
Brian Elkins, Project Manager, July 2015.

\*The location is shown on P5 of the supporting document 'The Process of Housing Site Assessment'.

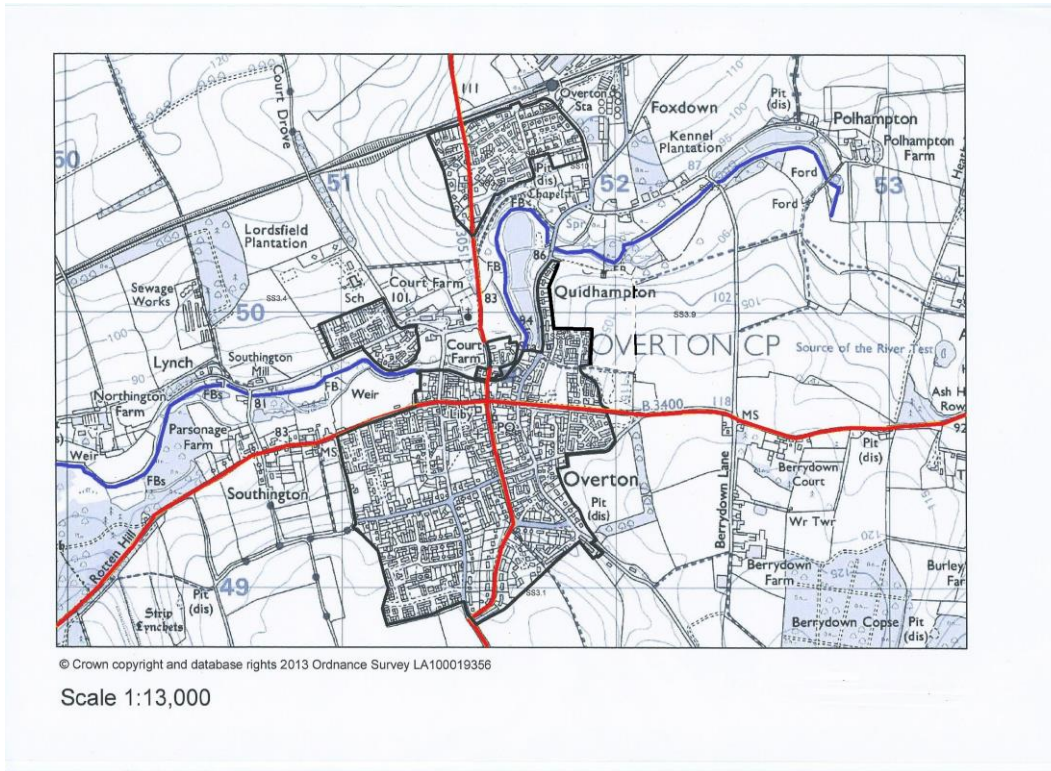
## SECTION 1: THE PROCESS

### Neighbourhood Plan area

The plan area agreed with the Borough Council is Overton Civil Parish<sup>3,4</sup>



The Plan will be valid for fifteen years from the date the Plan is 'made' or 31<sup>st</sup> December 2030 whichever is the later.



### 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.

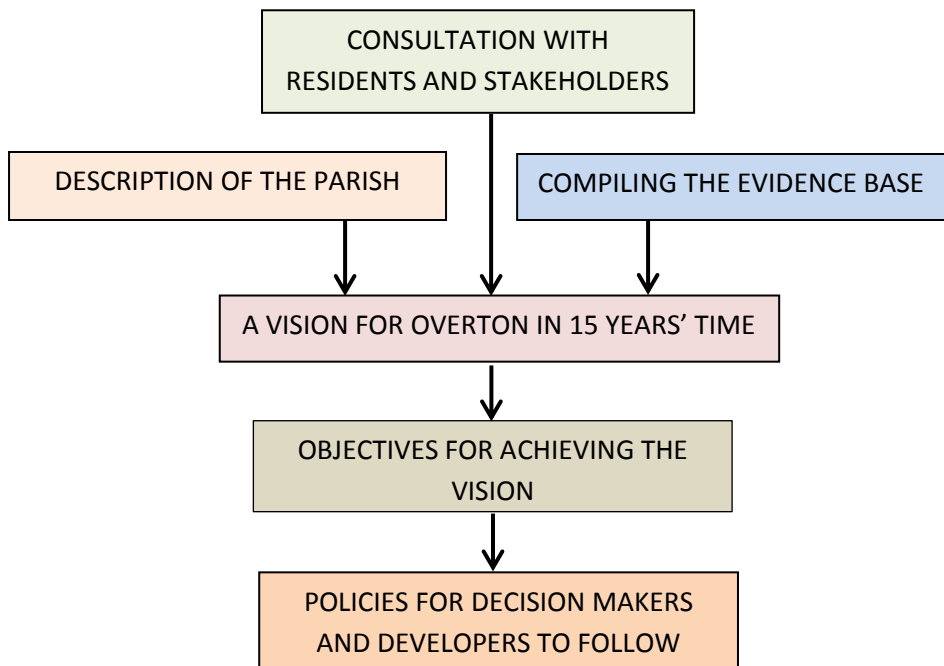


Winchester Street

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.<sup>5</sup>

## Summary of Community Engagement

Public consultations were undertaken for the Village Design Statement<sup>6</sup> in 2002, confirmed by Overton Vision 2020 in 2010<sup>7</sup> and up-dated in 'Overton Futures', 2012<sup>8</sup>. 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.<sup>82</sup>

**The initial public consultation** lasted from 21<sup>st</sup> May-31<sup>st</sup> July, 2014. At a number of events, residents were asked for their views with three open questions.<sup>52</sup>

*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<sup>11</sup> which was sent to every household in the Parish on 30<sup>th</sup> June, 2014. 600 completed questionnaires were received.<sup>12</sup> The opinions expressed were fully in line with previous consultations.<sup>6.7.8</sup>

## Public consultation: November 1<sup>st</sup> –November 30<sup>th</sup>, 2014

From the responses, the NP Group was able to write a draft plan. A summary<sup>31</sup> 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.<sup>14</sup>

**January 24<sup>th</sup>, 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.<sup>15</sup>

The **Pre-submission Plan**<sup>80</sup> was published on February 16<sup>th</sup> 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'.<sup>82</sup>



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

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

## Sustainable development

We have followed the National Planning Policy Framework (NPPF)<sup>24</sup> and the Basingstoke & Deane Borough Council's Neighbourhood Planning Protocol (updated, June, 2014).<sup>25</sup> 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)**<sup>83</sup> 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 sites for 150 homes as required by BDBC. 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 phased over the plan period and choosing sites with the least possible adverse impact on the landscape.

Following due process meant

- Ensuring conformity with the Local Development Plan and emerging Local Plan policies as well as national policy and guidance.
- 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

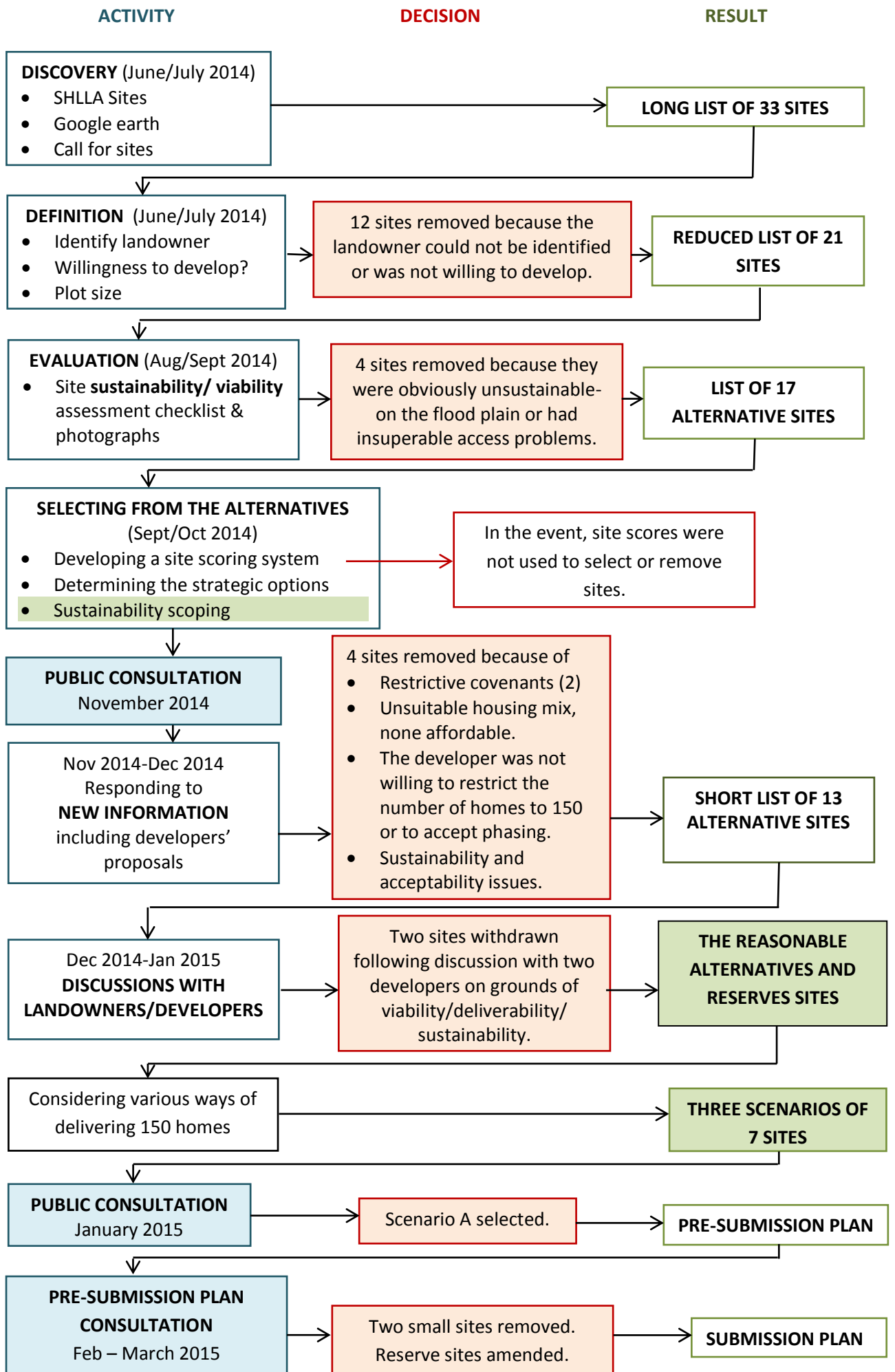
- Impact on Landscape Character.
- Biodiversity impact and green space provision.
- Impact on heritage assets.
- Proximity of sustainable transport modes -the railway station and a Stagecoach bus stop.
- Proximity of village centre amenities and the primary school.
- Relationship to the settlement boundary.

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 nominated reserve sites were also changed.

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.<sup>81</sup>



## 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<sup>6</sup>, 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 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.



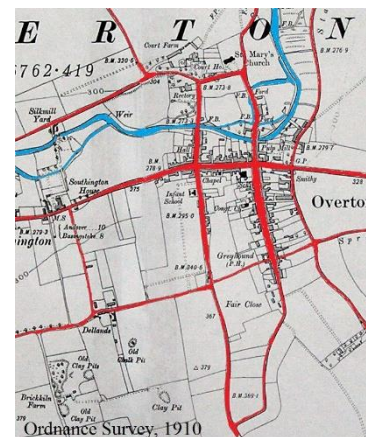
Southington

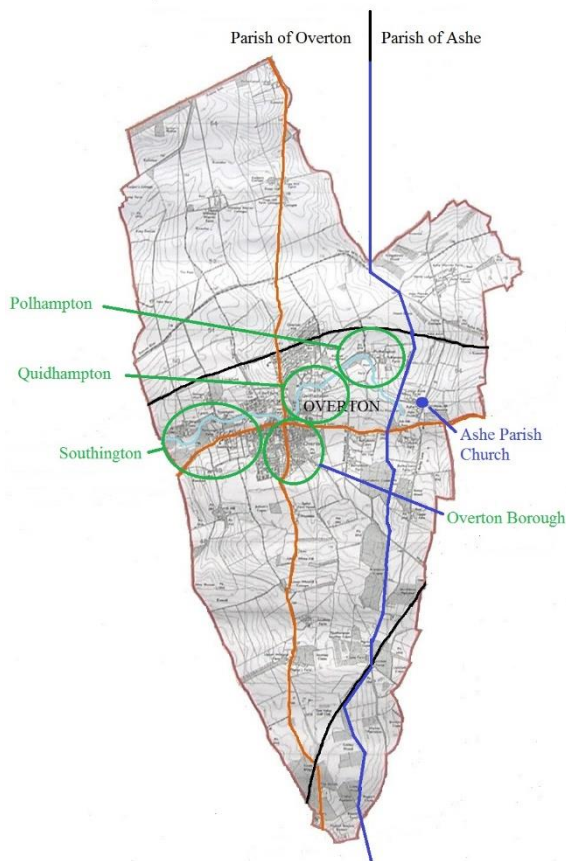
Photograph by permission of Overton Pictures

## 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.<sup>29</sup> 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.

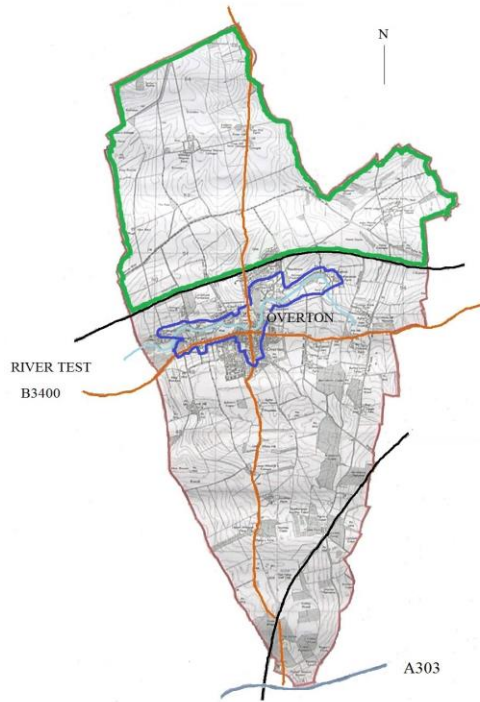
In 1587, Overton lost its charter as a town 'through neglect' and reverted to being a village.<sup>29</sup> However, it still retains one

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.<sup>29</sup> The 'White Hart', which existed in 1442, became an important coaching inn on the London – Exeter road until the coming of the railways<sup>30</sup>.

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.



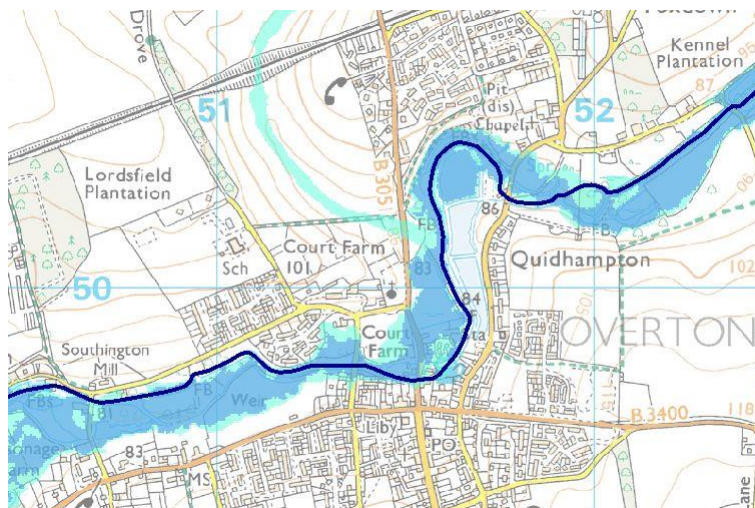
## The natural environment



The area north of the London-Exeter railway is part of the North Wessex Downs Area of Outstanding Natural Beauty<sup>32</sup> (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).<sup>33</sup> Overton Conservation Area<sup>34</sup> (outlined in blue) includes land within the Test Valley Environmentally Sensitive Area<sup>35</sup> and the post-medieval core of the village. Some of the land near the river lies within the flood plain.<sup>36</sup> There are many Sites of Importance for Nature Conservation (SINCs) in the Parish. Overton has an active Biodiversity Society<sup>37</sup>.

### 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.<sup>38</sup> 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<sup>39</sup> 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.<sup>38</sup> 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<sup>41</sup>. 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<sup>42</sup>, Andover<sup>43</sup> and west of Basingstoke<sup>44</sup> and the Bombay Sapphire gin distillery and visitor centre at Laverstoke<sup>45</sup> 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.<sup>12</sup>

#### 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 2030 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.

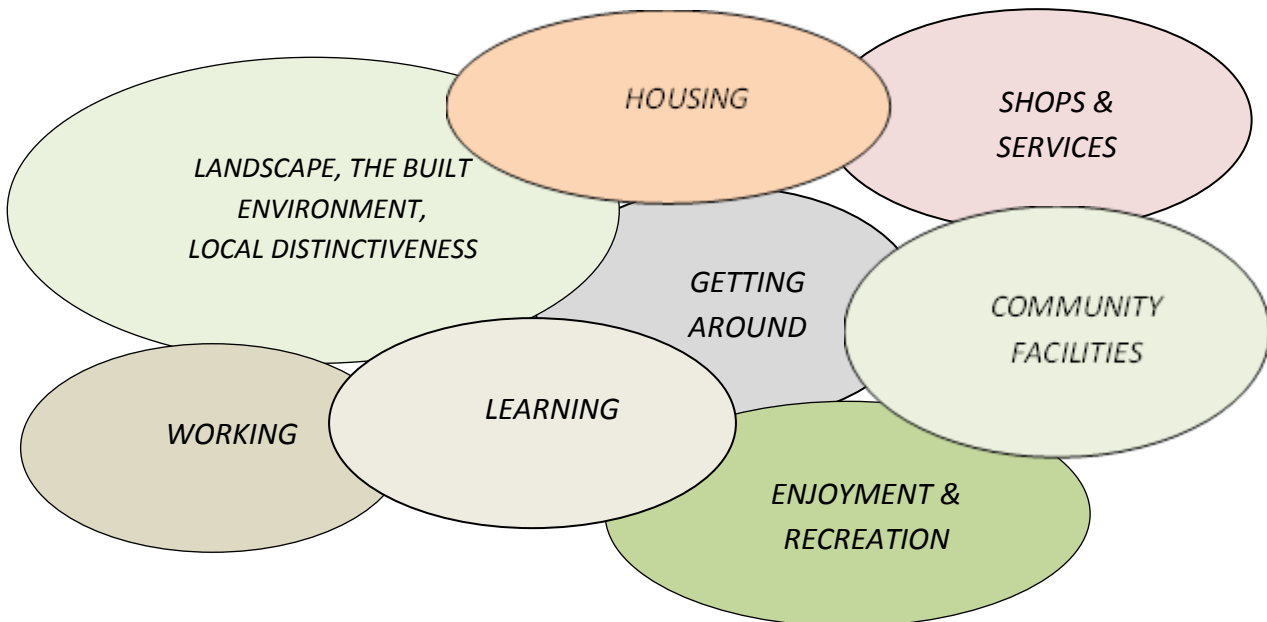
## What is a village?

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'.<sup>41</sup>

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).<sup>46</sup> 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<sup>47</sup> 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**

**These objectives lead to policies that will deliver the vision for the future development of Overton.**

**Policies are only necessary for developments requiring planning permission. Decision makers must apply ALL of them when judging if a proposal should be approved or not.**

To aid interpretation, policies are accompanied by supporting text including the views of the local community, the relevant higher level policies it supports and the benefits it aims to achieve.

All policies have been framed in the context of the emerging Local Plan and the National Planning Policy Framework. **Where the key issues and objectives for Overton are already fully covered by the NPPF and the Adopted Local Plan they are not repeated here. Those policies are listed in Appendix 2.**

**The policies listed below have a specific local element not otherwise covered by the policies of the Adopted Local Plan.**

The emerging Local Plan is subject to delay and it is likely that this Neighbourhood Plan will come to examination before the Local Plan. We have therefore quoted the Saved Policies of the Adopted Plan whilst paying due regard to the policies of the emerging Local Plan as well. They are also listed in Appendix 2.



## LANDSCAPE, THE BUILT ENVIRONMENT AND LOCAL DISTINCTIVENESS

- The questionnaire<sup>12</sup> 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.<sup>12</sup>
- The questionnaire<sup>11</sup> 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 SINC. Throughout the parish, the field patterns reveal the historic stages of field enclosures from the 16<sup>th</sup> to 19<sup>th</sup> centuries.<sup>16</sup>



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





River Test at Quidhampton Mill



Winchester Street looking north to St Mary's Church

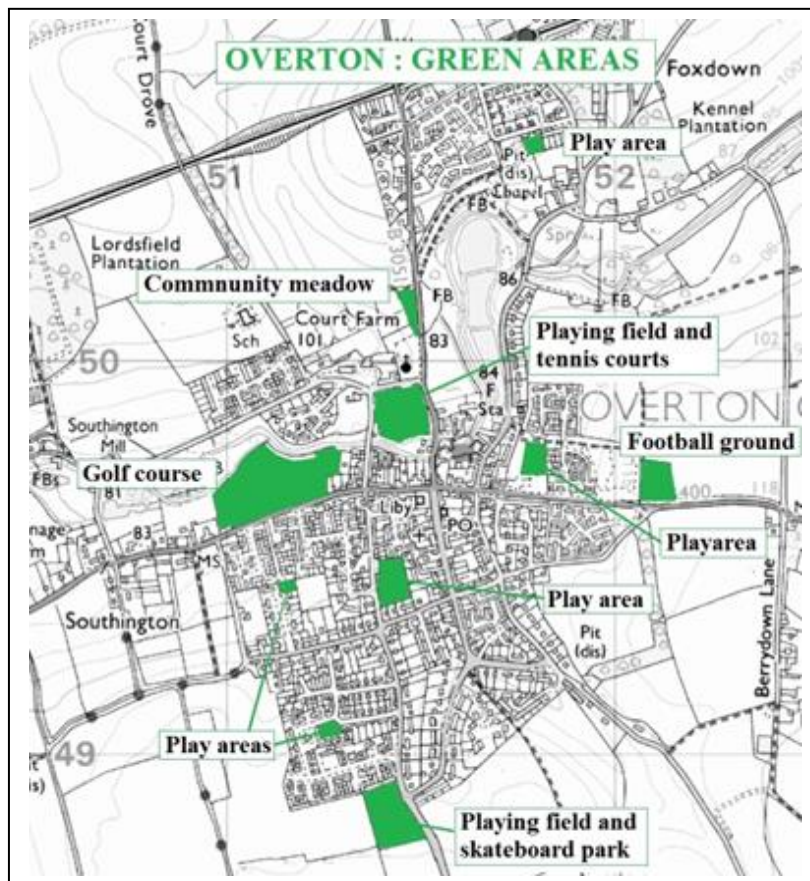


Great North Field from Little Meadow



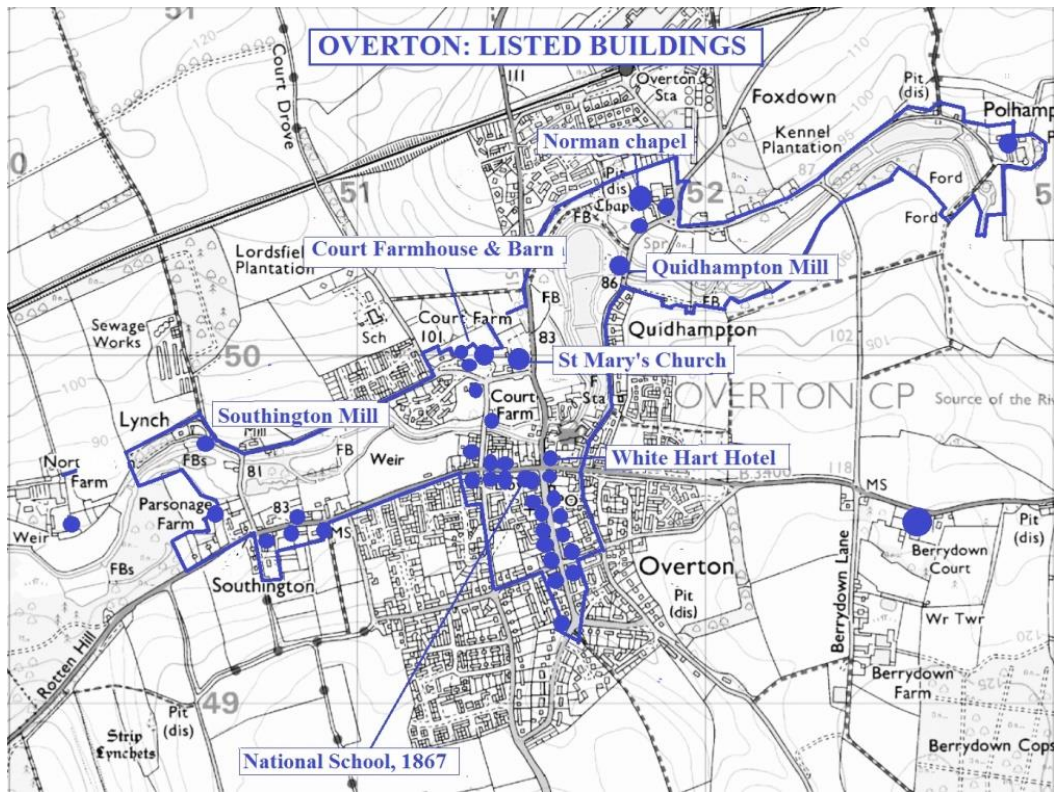
Southington Lane  
Photograph by permission of Overton Pictures

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.<sup>48</sup> In 1911, there were 360 dwellings in the parish housing 1,570 people.<sup>47</sup> Overton now has three times more people and six times more houses as occupancy rates have fallen.<sup>49</sup>
- 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.<sup>50</sup>
- The new estates have occupied the higher slopes of the valley and some encroach upon the skyline<sup>51</sup>, especially Overton Hill, which residents consider to be visually intrusive.<sup>8</sup>
- Overton has 42 buildings listed as being of historical importance, mainly from the 15<sup>th</sup>-17<sup>th</sup> 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.)<sup>22</sup> 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.<sup>50</sup>



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.

<b>OBJECTIVES FOR LANDSCAPE, THE BUILT ENVIRONMENT AND LOCAL DISTINCTIVENESS</b>
LBE1 To conserve views within the village and to/from the open countryside.
LBE2 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](http://www.overtonpictures.com).

### **Policy LBE1: Landscape, the built environment and local distinctiveness**

**In terms of building design, site layout and setting, regardless of the number of dwellings/buildings, developments will be permitted in the Neighbourhood Plan Area provided that**

- 1. They conform to the Overton Village Design Statement, specifically the guidance on 'landscape and environment, the built environment and other features'<sup>6</sup> and Overton Conservation Appraisal.<sup>34</sup>**
- 2. Applicants engage with the community at and after the pre-application stage in a manner proportionate to the size and/or complexity of the development.**
- 3. Applicants demonstrate that their proposals meet the 12 Design Council CABI 'Building for Life' standards<sup>64</sup> and the emerging Building Research Establishment (BRE) Home Quality Mark <sup>77</sup> standards.**
- 4. Applicants demonstrate by an appropriate visual presentation that the built form minimises the visual impact and relates sensitively to the surrounding area.**
- 5. Housing developments are**
  - a within the existing Overton Settlement Boundary (see map on page 5),**
  - b on the sites allocated in this plan, or**
  - c to provide new housing in the countryside which comply with one of the policies D6, D7, D8 and D9 of the Adopted Local Plan.****Housing proposals that do not comply with these criteria will not be permitted.**

Landscapes, views and local distinctiveness are irreplaceable assets. Conserving them 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%.<sup>12</sup>

LBE1(1) This policy is supported by Overton Vision, 2020.<sup>7</sup>

LBE1(2) For new dwellings, consultation to be with neighbours and Overton Parish Council and, for sites of 10 or more dwellings, there should also be a wider public consultation.

LBE1(3) CABI 'Building for Life'<sup>64</sup> is the industry standard endorsed by Government for well-designed homes and neighbourhoods.

LBE1(4) 'Surrounding area' may include the AONB, the Conservation Area and their settings.

LBE1(4) The policy is supported by BDBC Countryside Design Summary SPD<sup>51</sup> and complies with Saved Policies E2 (Buildings of historic or architectural interest) and E6 (Landscape character), Local Plan Policies EM1 (Landscape) and EM10 (Delivering high quality development) and the NPPF, para 66.<sup>65</sup>

LBE1(5) The spatial distribution of housing allocations reflects the fact that there are no sites available to accommodate 150 dwellings within the existing settlement boundary and no brownfield sites are available anywhere in the Parish at present. The allocation of housing sites in this Plan reflects the public desire for Overton to remain 'a village, set in its open

landscape'.<sup>12</sup> This distribution will enhance the sustainability of the village derived from the pattern of housing development around the historic centre where its community facilities are located and preserve the rural and tranquil nature of the countryside beyond.

LBE1(5) The Adopted Plan Policies are; D6 Residential development in the countryside; D7 Essential residential accommodation in the countryside; D8 Rural exceptions and D9 Rural brownfield sites. This Policy also has regard for the policies of the Emerging Local Plan, specifically SS1: Scale and Distribution of new housing; Policy SS6: New housing in the countryside and Policy CN2: Rural exceptions for affordable housing.

This policy aims to provide environmental, economic and social benefits.

## 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.<sup>49</sup> 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.<sup>38</sup>
- Sold prices for two bedroom terraced houses are 15% higher in Overton than in Basingstoke Town. A 3-bedroom terraced house is 27% more.<sup>53</sup> 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.<sup>38</sup>
- Overton has a higher proportion of people over 45 than the Borough average and a correspondingly lower proportion of people under 45.<sup>38</sup>
- 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%<sup>54</sup>. There are no predictions to 2030.
- There were 95 people on the local council list in housing need in September 2014<sup>55</sup>

### 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**

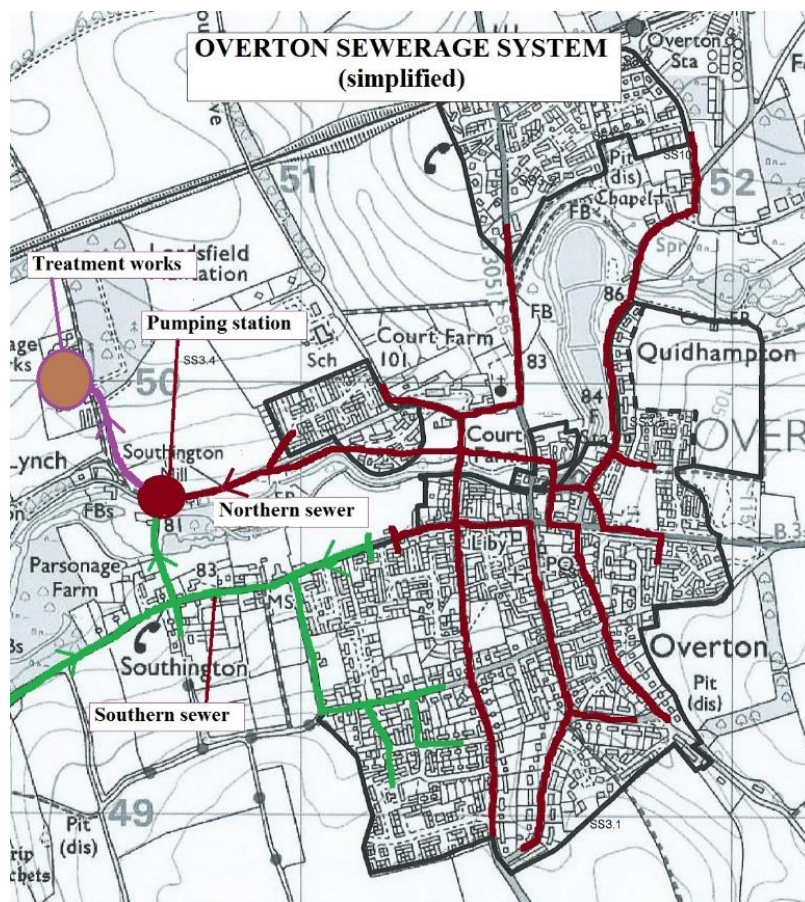
Calculating future housing need is very difficult. The small area population forecast for Overton, Laverstoke and Steventon Ward indicates a natural increase of 1.5% from 2013 to 2020. There are no forecasts to 2030. At the census of 2011, the total population of Overton Civil Parish stood at 4315. An 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 2030. 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.<sup>55,12</sup>
- The priority for deciding the mix of housing provided should be local need.<sup>17</sup>
- The available evidence<sup>8,12,55,68</sup> 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.<sup>12</sup>
- 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.<sup>68</sup>

- Because of past experience of large developments built over a short period, there is a very strong public preference for small developments phased over the plan period to provide a steady supply of affordable housing for Overton people.<sup>8,12</sup>
- 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<sup>39</sup>.
- 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.



<b>OBJECTIVES FOR HOUSING</b>
H1 New housing will respond to the needs of local residents.
H2 New housing will be phased over the plan period.
H3 New housing will be sustainable and efficiently conserve natural resources, restrict pollution and promote biodiversity.
H4 Housing developments must be fully supported by adequate infrastructure.

**Objective H1: new housing will respond to the needs of local residents**

**Policy H1: Responding to local need**  
**Housing developments will be permitted within the existing built-up area of Overton and the sites allocated in this Plan provided that**

- 1. They provide a minimum of 40% affordable homes in developments of 11 or more homes (6 or more outside the settlement boundary).**
- 2. They provide a mix of dwelling sizes for both market and affordable homes in accordance with the evidence available concerning local needs.**
- 3. There is provision for ‘Lifetime Homes’ standards unless the applicant can demonstrate by ‘open book assessment’ that this would render the development non-viable.<sup>39</sup>**
- 4. Applicants, including Housing Associations, provide an initial marketing period giving exclusive access for a reasonable period of time<sup>a</sup> to parish residents and people with local connections<sup>b</sup> for the rental or purchase of new homes.**
- 5. They conform with the guidelines set out in ‘Secured by Design’ (ACPO).<sup>71</sup>**

a ‘Reasonable period’ to be determined by negotiation between the applicant and the Local Planning Authority at the pre-application stage.

b Local connection as defined by BDBC housing allocations policy.<sup>67</sup>

Responding to local need will provide social benefits.

H1(1). The Saved Policy C2 of the Adopted Local Plan (Affordable housing) gives a target of 40% affordable housing only ‘as a starting point for negotiation’. Emerging Local Plan policy CN1 (Affordable housing) provides for 40% but it is not yet adopted. The figure of 40% is strongly supported by evidence of housing need.<sup>55</sup>

H1(1) Where the calculation to derive 40% from the total number of dwellings results in a fraction, the number should be rounded to the nearest whole number.

H1(2)The evidence available from the Overton Housing Needs Survey,<sup>55</sup> interviews with estate agents<sup>68</sup> and the Rural Housing Study, 2009.<sup>57</sup> is that the majority of new homes should have two or three bedrooms.

H1(3) Overton has a higher percentage of older people than the Borough average.<sup>38</sup> This policy is supported by Lifetime Homes’<sup>39</sup>

H1(4) Giving priority to local people helps to satisfy local need.<sup>8,12</sup>

H1(5) This policy aims to minimise crime and the fear of crime in Overton which is both a **social** and an **economic** benefit. Overton It goes further than the NPPF (para 58), Saved Policy E1 (Development control) and Local Plan Policy EM10 (Delivering high quality development) by specifying that the aim will be achieved by applying guidelines set out by the Association of Chief Police Officers.

**Objective H2: New homes will be phased over the plan period.**

**Policy H2: Phasing**

**Approvals for all housing developments will be phased in two periods. Approvals for housing developments within the Neighbourhood Plan will be for delivery of completions approximately as follows: 2016-2022: 90 dwellings, 2023-2029: 60 dwellings.**

This policy aims to allow new residents to integrate with the community. It encourages social cohesion which is a **social** benefit. Phasing over the plan period will provide a steady supply of affordable housing for Overton people.<sup>8,12</sup>

The policy is strongly supported by public opinion, 98% being in favour at the November 2014 consultation events.<sup>14</sup>

It is anticipated that the development at Overton Hill will be built 2015-2018 (120 dwellings).

2015-2018	2016-2022	2023-2029
120 dwellings (Overton Hill)	Approx. 90 dwellings	Approx. 60 dwellings

**Objective H3: New housing will be sustainable and efficiently conserve natural resources, restrict pollution and promote biodiversity.**

**Policy H3: Sustainability**

**Housing developments will be permitted providing**

- 1. Applicants demonstrate by 'open book' assessment that their proposals achieve best practice in energy efficiency and generation<sup>77</sup> compatible with the financial viability of the scheme.**
- 2. A suitable landscape scheme is submitted which responds positively to the character of the area, well related to the design of the proposed development and enhances the biodiversity of the locality.**
- 3. They conform to BDBC Green Infrastructure Strategy, current at the time,<sup>70</sup> regarding green areas.**

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

Regarding pollution, applicants must comply with policy H4(2).

H3(1) House prices in Overton are such that the extra cost of high energy efficiency is less likely to render a scheme non-viable.<sup>68</sup>

H3(2) Applicants will consult with and be guided by Overton Biodiversity Society<sup>16</sup> and Hampshire and IOW Wildlife Trust<sup>69</sup> in their planting plans and make provision for ongoing habitat management and create/enhance wildlife corridors in a manner proportionate to the size of the development.

H3(2) supports Overton Biodiversity Action Plan<sup>16</sup>, and complies with Saved Policy E7 (Leisure and Community facilities) and Local Plan Policy EM4 (Biodiversity and nature conservation)

H3(3) The current Green Infrastructure Strategy is dated 2013.<sup>70</sup>

**Objective H4: Housing developments must be fully supported by adequate infrastructure.**

**Policy H4: Infrastructure**

**Development proposals will be supported provided that:**

- 1. Adequate drainage infrastructure is provided for sewage and surface water;**
- 2. Proposals maximise, as far as is practical and viable, opportunities for grey water recycling;**
- 3. Proposals utilise sustainable drainage systems (SuDS) wherever it is practical and viable, and reduce surface water run-off according to best practice guidelines.**

H4(1). Overton has a northern and a southern sewer flowing to Southington pumping station. Southern Water says that the southern sewer has some spare capacity but the northern sewer is already at capacity.<sup>56</sup> There are frequent complaints about sewage spills from residents in certain areas.<sup>56</sup>

Where additional foul drainage connections are required, then as far as is practical and viable, these should be provided in a manner which minimises any detrimental impacts on the existing network, and where possible takes opportunities to improve the functioning of the existing drainage infrastructure in Overton.

As a result of the limitations associated with the existing drainage infrastructure in Overton, Southern Water has assessed what potential exists to provide enhancements to the system. However, the provision of such infrastructure enhancements is dependent upon receiving approval from the water services regulation authority OfWat.

The Parish Council encourages Southern Water to continue adopting a positive approach to seeking to provide improvements to the existing drainage infrastructure in Overton.

H4(1) There are only Foul Water Sewers (FWS) in most of Overton. Much of the flow in the foul water sewers is surface water run-off. This is not desirable and any proposed discharge of surface water to them must be agreed with the sewerage undertaker prior to finalising the drainage strategies. Developers shall liaise with Southern Water as early as possible in order to identify and agree the point of connection, off-site improvements, the funding arrangements and practical timetables prior to occupation of the first new property.

H4(2,3) Overton village came very close to being flooded by surface water run-off combined with a high water table during the winter of 2013/4. It is therefore very important to reduce the amount of water entering the sewers which take rainwater as well as sewage. Southern Water accepts that *'the sewerage system experiences inundation from surface and/or groundwater and already operates at full, near maximum capacity.'*<sup>56</sup>

H4(3) When selecting the means of surface water disposal priority shall be given to the use of sustainable drainage systems (SuDS). Preference shall be given to infiltration systems. However developers should be aware that in some areas of Overton suitable strata will not be found at a suitable depth due to the clay overburden or nature of the underlying chalk. In the lower areas the water table may mean infiltration systems are unacceptable and east of the village there are groundwater protection restrictions. Consequently Developers should carry out geotechnical investigations prior to developing their SuDS strategy and if any uncertainty exists they shall provide adequate space for attenuation and storage systems to restrict the rate of surface water runoff.

H4 (1,3) The requirements set out above apply to any proposals for new housing, though are not applied to applications for householder development.

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.

These policies aim to provide **environmental** **economic** and **social** benefits contributing to sustainability.

Policies H4 complies with Saved Policies A7 (Water and sewage infrastructure) and Local Plan Policy CN6 (Infrastructure).

The policy was supported by 92% of residents in the questionnaire.<sup>12</sup>

## WORKING

- Overton, Laverstoke and Steventon is estimated to provide 2,500 jobs.<sup>38</sup> Some of these are filled by people who live elsewhere.
- In 2011, 2,049 people were in work of whom 327 were self-employed.<sup>49</sup>
- 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.<sup>49</sup>
- 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<sup>58</sup> 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.<sup>59</sup>
- 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.<sup>12</sup>
- 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.<sup>12,76</sup>
- We recognise that many people now run small businesses from home or in small local premises<sup>76</sup> and this is to be encouraged.

## OBJECTIVES FOR WORKING

W1 To support proposals leading to more local jobs for local people.

W2 To support local employment by making the village more attractive to tourists and visitors.

**Objective W1: To support proposals leading to more local jobs for local people.**

### **Policy W1: Employment opportunities**

**Proposals to generate new or retain existing employment opportunities will be supported providing that the design, use and scale is appropriate to the location.**

A proportion of the jobs created will be taken by parish residents. This will reduce commuting by car, carbon emissions and the time it takes, thereby providing **social**, **economic** and **environmental** benefits.

‘Appropriate’ location, design, scale and uses can be judged from the existing small employment sites in the parish.

It is important that the traffic generated, including HGVs, does not cause a significant nuisance to residents nor generate traffic of a type or amount inappropriate for the rural roads affected by the proposal or require improvements to these roads which could be detrimental to their character.

This policy was supported by 93% of residents in the questionnaire.<sup>12</sup>

This policy complies with Saved Policies EC6 (Re-use of buildings in the countryside) and EC7 (Farm diversification) and Local Plan Policy EP4 (Rural economy).

**Objective W2: To support local employment by making the village more attractive to tourists and visitors.**

### **Policy W2: Local tourism**

- 1. Proposals for hotel and B&B accommodation in Overton Parish will be supported, providing they are appropriate in design and size to the surrounding area.**
- 2. Proposals to build, modify or extend premises in Overton parish where visitors can eat, drink and shop will be supported provided they are appropriate in design and size to the surrounding area.**

At present there is one B&B establishment in the parish offering 3 rooms for overnight accommodation. The White Hart Hotel has re-opened and will provide a further 12 rooms. Overton Parish has attractions for visitors by virtue of the conservation area and the surrounding countryside plus attractions nearby including the Whitchurch Silk Mill and the Bombay Sapphire Gin Distillery in Laverstoke. Overnight accommodation within walking distance would also be attractive to Overton residents for family events.

This policy aims to achieve **economic** and **social**

It complies with Saved Policy EC8 (Rural tourism) and Local Plan Policies EP4 (Rural economy and EP5 (Rural tourism).

The objective was supported by 83% of residents in the questionnaire.<sup>12</sup>

## 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.<sup>59</sup>
- 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<sup>12</sup> and need to be sustained.
- To attract more custom, car parking<sup>12, 76</sup> near the village centre needs to be improved.

#### OBJECTIVE FOR SHOPS AND SERVICES

S1 To support shops and services in the parish.

#### Policy S1: Local shops

**Proposals to improve existing shops and provide new ones will be supported, particularly in Winchester Street and High Street, provided they comply with all the other policies in this plan and are comparable in size to existing shops.**

‘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 **economic**, **social** and **environmental** benefits.

The policy will also bring **environmental** benefits if car journeys to buy goods elsewhere are reduced. The policy may also bring **social** and **environmental** 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**.

The policy complies with Local Plan Policy CN6 (Essential services).

#### Policy S2: Shops, change of use

**Any proposed change of use from retail and commercial to private dwellings in the conservation area will not be supported unless the owner can demonstrate that extensive efforts to maintain a commercial use for at least 12 months have failed.**

This policy aims to prevent any loss of retail premises, to sustain local shopping and reduce the need to travel thereby bringing **social**, **economic** and **environmental** benefits.

It complies with Saved Policy C8 (Protection of essential services) and Local Plan policy CN7 (Essential facilities and services).

## 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.
- For secondary education, children mainly go on to Testbourne Community School in Whitchurch which is also rated as 'outstanding' by Ofsted.<sup>61</sup>
- The school age population is not predicted to change significantly up to 2019<sup>54</sup> 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.



Overton Primary School at Court Drove

### 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

**L1: To support life-long learning.**

### Policy L1: Nursery school places

Developments that increase the number of nursery school places in line with demand will be supported, providing that applicants demonstrate by a suitable assessment that noise nuisance from playgrounds can be mitigated where necessary.

### Policy L2: Developer contributions; learning and skills

Developer contributions will be allocated for

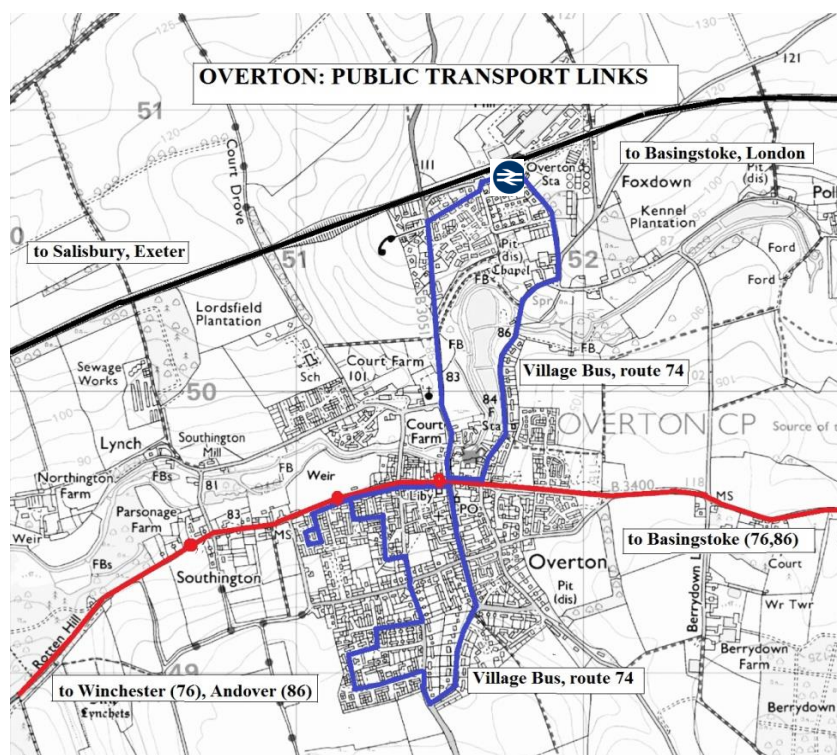
1. Overton Primary School to accommodate pupils in line with demand from within the Parish in negotiation with Hampshire County Council.
2. Projects to ensure that Overton Library has premises adequate for the projected Parish population growth, including publicly accessible internet access.

- Overton Primary School has 357 pupils enrolled and has capacity for 420.<sup>19,60</sup> 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.

The aim of these policies is to improve skills and educational attainment both for personal development and job prospects.

The policies aim to 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.<sup>12</sup>
- 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 21<sup>st</sup> century traffic.

### Key issues for getting around

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

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.<sup>74</sup>

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
T1 To encourage walking and cycling and the use of public transport and to reduce reliance on cars.
T2 To improve provision of parking facilities in the village and at Overton Station.

Objective T1: To encourage walking and cycling and the use of public transport and to reduce reliance on cars.

### Policy T1: Multi-use paths

**Developments will provide multi-use paths\* linking the development to existing and new planned routes to amenities, public transport routes and existing footpaths unless the applicant can demonstrate that there is already adequate and convenient access.**

\*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.

This policy complies with Saved Policy A2 (Walking, cycling and use of public transport) and Local Plan Policy CN8 (Community, leisure and cultural facilities).

**Objective T2: 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.

**Policy T2: Parking**

**Developer contributions will be allocated where possible for the creation of parking opportunities throughout the village and upgrading community parking assets.**

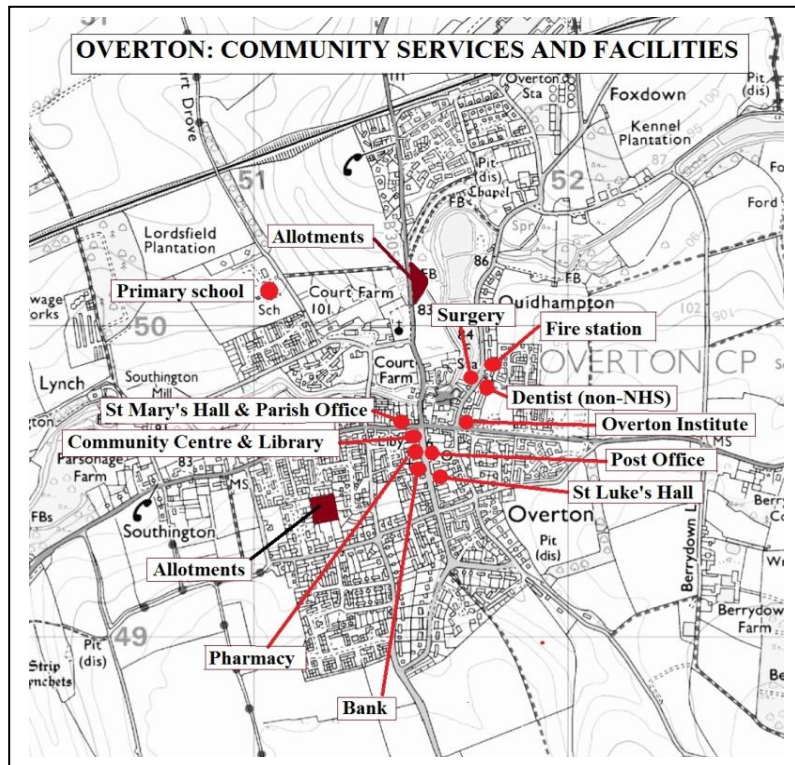
This is an example of the sustainability objectives potentially being in conflict. If it is easier to park in the village it will encourage people to use the car for short journeys which is a negative for the environment and for health. However, it will encourage people who live in the parish and those 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.<sup>24</sup> 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.

The policy complies with Local Plan Policy CN8 (Community leisure and cultural facilities). It is strongly supported by public opinion in the questionnaire.<sup>12</sup>

## 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.<sup>62</sup>
- The HSBC Bank is currently open three days a week.

### **Key issues for community services**

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

### **OBJECTIVE FOR COMMUNITY SERVICES\***

C1 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, bank, allotments, cemetery.

### **Policy CS1: Community Services**

**Planning 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, HSBC Bank, 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) and Local Plan Policy CN7 (Essential facilities and services). It aims to provide **social** benefits.

The pharmacy, dentist, post-office and bank 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.<sup>12</sup>
- People value the environmentally designated areas as opportunities for exercise and quiet reflection.<sup>12</sup>
- Footpaths within and beyond the village are highly valued<sup>12</sup> but can be improved.

#### **OBJECTIVES FOR ENJOYMENT AND RECREATION**

**E1 To support social, sporting and recreational facilities in the village for people of all ages and abilities.**

**E2 To work with statutory bodies and partner organisations to protect areas of the parish designated for their environmental and heritage value and their settings.**

**E3 To encourage access to the countryside for walkers and cyclists and the use of these facilities.**

**Objective E1. To support social, sporting and recreational facilities in the village for people of all ages and abilities.**

#### **Policy E1: Social, sporting and recreational facilities and green space**

**Developer contributions will be allocated to increase the quality and range of existing social, sporting and recreational facilities and public green spaces in the parish. Proposals leading to a net loss of these facilities will be resisted unless the development is essential to meet specific necessary infrastructure needs and no alternative feasible site is available**

This policy aims to bring **social and health** benefits and **environmental** benefits.

It complies with Saved Policy C9 (New leisure facilities or open spaces) and Local Plan Policy CN7 (Essential facilities and services).

The facilities are highly valued by local residents.

Overton Parish Council will allocate funds to projects in support of this policy.

**Objective E2: To work with statutory bodies and partner organisations to protect areas of the parish designated for their environmental and heritage value and their settings.**

#### **Policy E2: Designated environmental areas and heritage assets**

**Development will conform to Local Plan Policies and the management plan for the North Wessex Downs Area of Outstanding Natural Beauty, policies for the River Test SSSI and SINCs in the parish, the Conservation Area and heritage assets and all of their settings.**

This policy aims to bring **environmental** and **social** benefits.

It was strongly supported by public opinion in the questionnaire.<sup>12</sup>

It complies with Saved Policies E2 (Buildings of historic or architectural interest), E6 (Landscape character) and Local Plan Policies EM1 (Landscape), EM4 (Biodiversity and nature conservation) and EM11 (Historic environment).

It is supported by Overton Conservation Area Appraisal.<sup>34</sup>

**Objective E3: To encourage access to the countryside for walkers and cyclists and the use of these facilities.**

**Policy E3: Access to the countryside**

**Developer contributions will be allocated for projects that lead to opportunities for improved public access to the countryside for walkers and cyclists. Proposals leading to loss of such opportunities will be opposed.**

Projects will be guided by Overton Biodiversity Society, Hampshire and Isle of Wight Wildlife Trust and Natural England to prevent loss of important habitats or biodiversity. This policy aims to provide **social and health** benefits without environmental harm to habitats and biodiversity.

Objective E3 was strongly supported by 78% of residents in the questionnaire.<sup>12</sup>



Flashetts

## SECTION 5: THE ALLOCATED SITES

### POLICIES FOR ALL ALLOCATED SITES

#### **Policy SS1**

Development in accordance with the other policies of this Neighbourhood Plan will be permitted on allocated sites as follows,

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

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

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

**SITE B: E OF COURT DROVE, 14 dwellings**

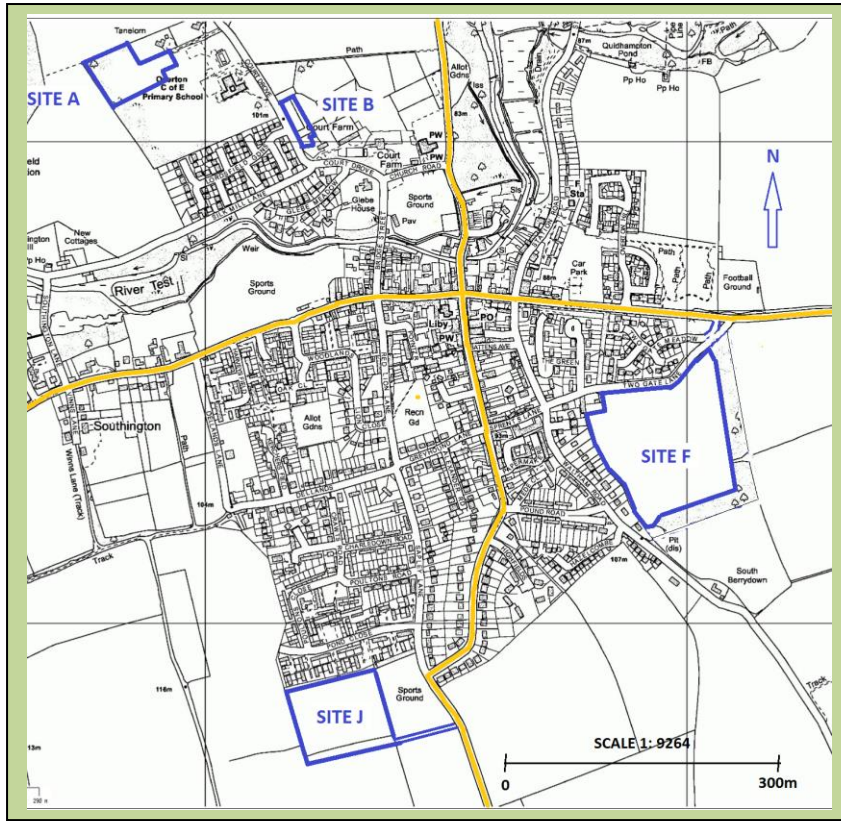
**SITE QB: QUIDHAMPTON BUSINESS UNITS, employment site**

#### **Policy SS2**

Where a Design and Access Statement is required, the supporting information should provide sufficient details of design and access to enable material considerations, including the following topics, to be properly considered: design; landscape; transport; heritage issues; green space issues and public benefits.

SS2. Guidance on producing best practice Design and Access Statements can be found at CABI 2006 Guide on Design and Access Statements <sup>78</sup> with an example from Devon <sup>79</sup>. The requirement for consultation is covered under policy LBE1(2).

## LOCATION PLANS

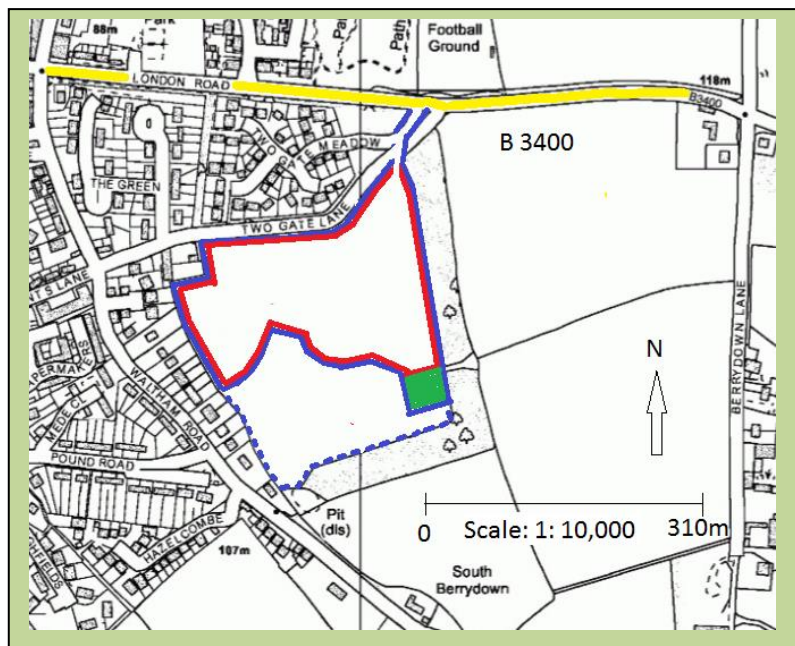


## SITE SPECIFIC POLICIES

**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. The timing of development of this site is subject to policy H2.
2. The applicant will provide a connection to the nearest point of adequate capacity in the sewerage network, in collaboration with the service provider.
3. Access will be to the B3400. Works, if any, and lighting, if any, at the junction shall be kept to a minimum.
4. There will be a multi-use footpath with public rights of way (PROW) from the development to the lower end of Two Gate Lane.
5. The road layout must be suitable for use by a public service bus.

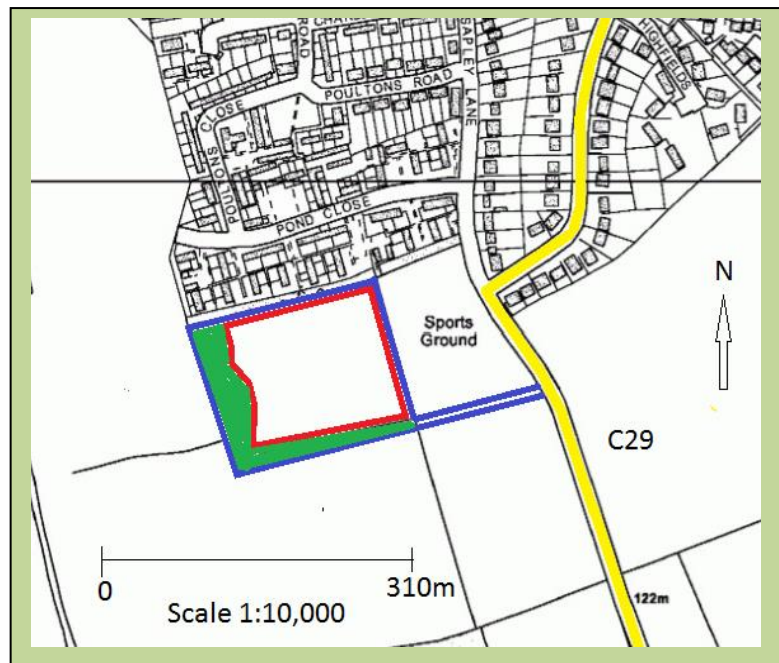
F(5) is to allow any public service bus to access the housing development without having to reverse.

### 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. The timing of development of this site is subject to policy H2.
2. Access will be to the C29 with particular attention to the layout of the junction.
3. There will be a multi-use footpath with public rights of way (PROW) from the development linking the development to Pond Close.
4. The road layout must be suitable for use by a public service bus.

J(4) is to allow any public service bus to access the housing development without having to reverse.

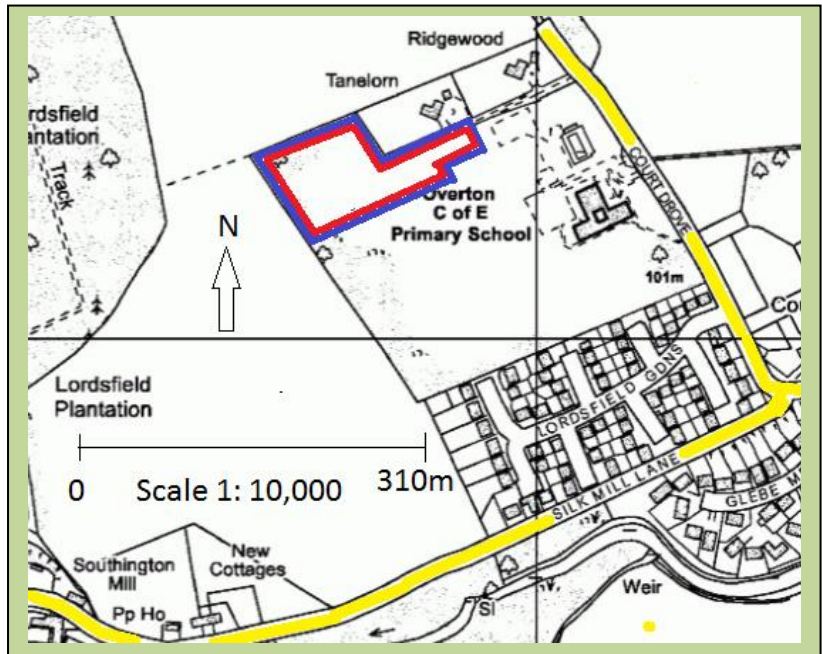
Applicants will be encouraged to consider a Community Shop on site and provision of allotments to be gifted to Overton Parish Council.

**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**

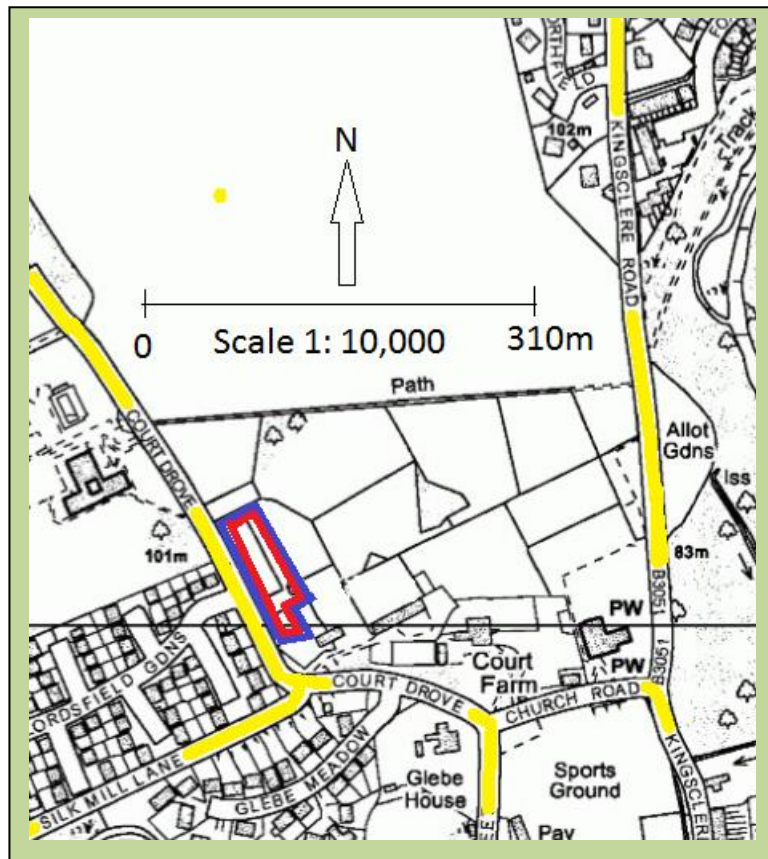
**Site A specific policy**

**The timing of development of this site is subject to policy H2.**

**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. The timing of development of this site is subject to policy H2.
2. Six of the units will be available for self-build.
3. Particular care must be taken in screening the development from the North to minimise the visual impact.

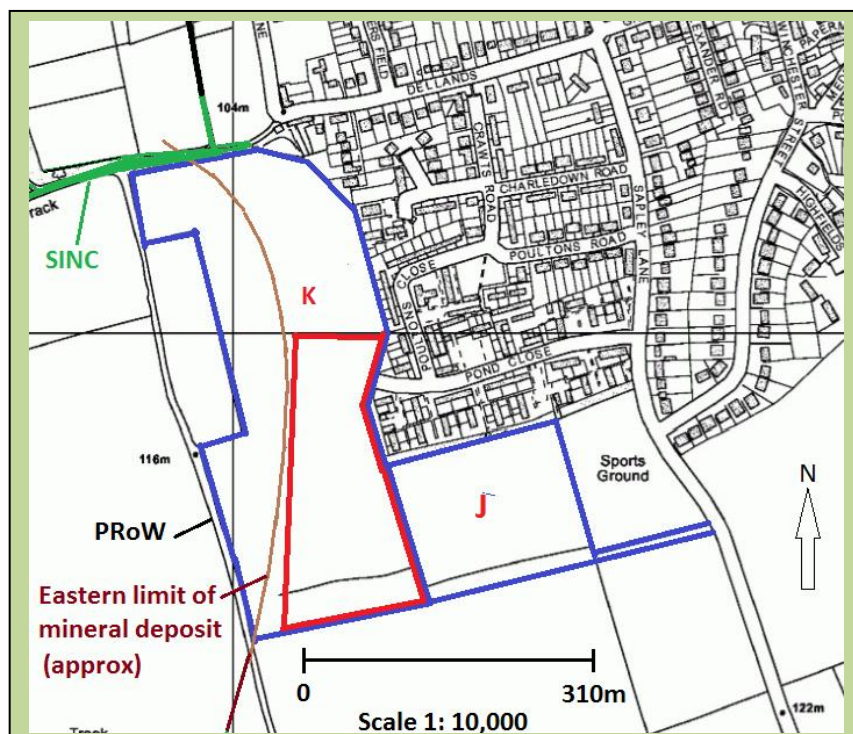
B(3) is to minimise the visual impact from Footpath 5.

## RISK ASSESSMENT

RISK	LEVEL OF RISK	CONSEQUENCES OF RISK	MITIGATION OF RISK
Large sites: no willing developer.	Very Low	High	Ensure that policies/infrastructure requirements do not imperil viability. Close co-operation.
Small sites: no willing developer.	Low	Low	Dwellings can be accommodated on larger sites.
Dwellings not delivered within time period.	Low	High	Start last phase in 2023.
Site F not achievable.	Low	Low	70 more dwellings on Site J+ part Site K.
Site J not achievable.	Low	Low	55 more houses on Site F.
Small sites not achievable.	Low	Low	Dwellings can be accommodated on larger sites.
BDBC increases the number of dwellings within the NP.	Low	Low	Accommodate the extra dwellings on Sites F or part of Site K.

## RESERVE SITE

**Part of site K: West of Pond Close** (boundary marked in red to be the built area) is nominated as a reserve site in case of unforeseen and insurmountable problems with a nominated site. This site will only be released for development in accordance with the risk assessment above. This site is contiguous with site J, **W OF SAPLEY PLAYING FIELD**.



#### **Site K specific policies**

- 1. This site will only be released for development in accordance with the risk assessment.**
- 2. The timing of development of this site is subject to policy H2.**
- 3. Access will be to the C29 through Site J.**
- 4. There will be a multi-use footpath with public rights of way (PROW) from the development linking the development to Pond Close.**
- 5. The road layout must be suitable for use by a public service bus.**

PC(5) is to allow any public service bus to access the housing development without having to reverse.

The developer should consider the benefits of a link road to Pond Close.

### **EMPLOYMENT SITE**

One of the Plan Objectives is to increase local employment. The more people who both live and work in the village the better because it means less commuting, lower carbon emissions and less congestion on the roads. It would make Overton more sustainable.

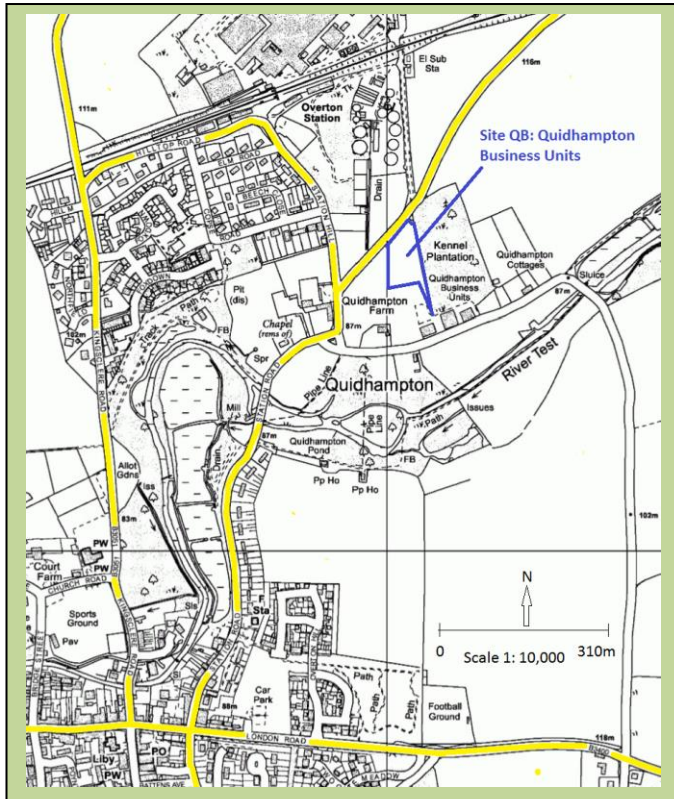
Landowners were asked whether they had any land suitable for commercial or light industrial developments.

Only one site has been identified to date which is to expand the Quidhampton Business Units. It is not suitable for housing. The site is available for sale but no detailed proposals have yet been made.

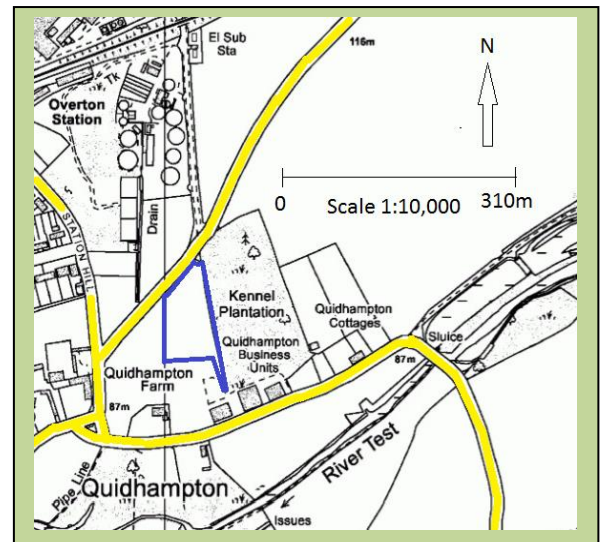
The site has been assessed by the same criteria as the possible housing sites and found to be reasonable for inclusion in the Plan.

The site is allocated for employment uses in this Plan. This does not preclude other suitable sites being proposed and considered during the period of the plan provided they comply with all the policies in the plan with particular reference to Policies W1 and W2.

## Site QB: Quidhampton Business Units



Location Plan



Site plan, indicative only

### Site QB specific policies

1. Road access will be to the north of the site
2. There will be a pedestrian-only link to the existing business units to the South and East.

QB(1) follows the route used by large vehicle access to Overton Mill and minimises disturbance to 2 dwellings to the South and West.

## 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 leisure 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, EVIDENCE BASE AND SUPPORTING DOCUMENTS LIST

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

33	River Test SSSI	<a href="http://www.sssi.naturalengland.org.uk/citation/citation_photo/2000170.pdf">http://www.sssi.naturalengland.org.uk/citation/citation_photo/2000170.pdf</a>
34	Overton Conservation Area Appraisal and map	<a href="http://www.basingstoke.gov.uk/browse/environment-and-planning/conservation/caa/overton.htm">http://www.basingstoke.gov.uk/browse/environment-and-planning/conservation/caa/overton.htm</a>
35	Test Valley Environmentally Sensitive Area	<a href="http://www.legislation.gov.uk/uksi/1998/2178/contents/made">http://www.legislation.gov.uk/uksi/1998/2178/contents/made</a>
36	Flood Plain Map	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
37	Overton Biodiversity Society	<a href="http://www.overton-biodiversity.org">http://www.overton-biodiversity.org</a>
38	Ward Profile	<a href="http://www.basingstoke.gov.uk/Resources/6/6/%7B669C604E-A28E-44CE-B422-531FB2BEF28D%7D/Documents/Overton,%20Laverstoke%20and%20Steventon%20Ward%20Profile.pdf">http://www.basingstoke.gov.uk/Resources/6/6/%7B669C604E-A28E-44CE-B422-531FB2BEF28D%7D/Documents/Overton,%20Laverstoke%20and%20Steventon%20Ward%20Profile.pdf</a>
39	Lifetime homes	<a href="http://www.lifetimehomes.org.uk">www.lifetimehomes.org.uk</a>
40		Intentionally blank
41	Economic Hub para 3.8	<a href="http://www.basingstoke.gov.uk/Resources/E/E/%7BEE36A71B-F561-4314-8CAF-C12B5F1996B5%7D/Documents/1%20Local%20Plan/02%20Submission%20Local%20Plan.pdf">http://www.basingstoke.gov.uk/Resources/E/E/%7BEE36A71B-F561-4314-8CAF-C12B5F1996B5%7D/Documents/1%20Local%20Plan/02%20Submission%20Local%20Plan.pdf</a>
42	Whitchurch housing para 4.18	<a href="http://www.basingstoke.gov.uk/Resources/E/E/%7BEE36A71B-F561-4314-8CAF-C12B5F1996B5%7D/Documents/1%20Local%20Plan/02%20Submission%20Local%20Plan.pdf">http://www.basingstoke.gov.uk/Resources/E/E/%7BEE36A71B-F561-4314-8CAF-C12B5F1996B5%7D/Documents/1%20Local%20Plan/02%20Submission%20Local%20Plan.pdf</a>
43	East of Andover housing	<a href="http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/planningpolicy/local-development-framework/dpd/">http://www.testvalley.gov.uk/resident/planningandbuildingcontrol/planningpolicy/local-development-framework/dpd/</a>
44	West of Basingstoke housing	<a href="http://www.basingstoke.gov.uk/Resources/E/E/%7BEE36A71B-F561-4314-8CAF-C12B5F1996B5%7D/Documents/1%20Local%20Plan/02%20Submission%20Local%20Plan.pdf">http://www.basingstoke.gov.uk/Resources/E/E/%7BEE36A71B-F561-4314-8CAF-C12B5F1996B5%7D/Documents/1%20Local%20Plan/02%20Submission%20Local%20Plan.pdf</a>
45	Bombay Sapphire	<a href="http://distillery.bombaysapphire.com/">http://distillery.bombaysapphire.com/</a>
46	Definition of village	<a href="http://en.wikipedia.org/wiki/Village">http://en.wikipedia.org/wiki/Village</a>
47	Number of dwellings	<a href="http://www.visionofbritain.org.uk/">http://www.visionofbritain.org.uk/</a>
48	Built up streets 1910	Map, Ordnance Survey, 6"/mile, 1910
49	Dwelling numbers 2011	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
50	Housing Development in Overton	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
51	Skyline, LDF page 21	<a href="http://www.basingstoke.gov.uk/NR/rdonlyres/1DA6A9D0-B70F-4A4F-8E4E-D121A15F22C1/0/14219Appendix14screen.pdf">http://www.basingstoke.gov.uk/NR/rdonlyres/1DA6A9D0-B70F-4A4F-8E4E-D121A15F22C1/0/14219Appendix14screen.pdf</a>
52	Communication & response form May/June 2014	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
53	House prices	<a href="http://www.rightmove.com">www.rightmove.com</a> , 2012-2014.
54	Population Forecast	<a href="http://www3.hants.gov.uk/planning/factsandfigures/population-statistics/small-area-pop-stats.htm">http://www3.hants.gov.uk/planning/factsandfigures/population-statistics/small-area-pop-stats.htm</a>
55	Housing need	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
56	Southern Water, sewerage	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
57	Rural Housing study, 2009	<a href="http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/evidencebase/rural-housing-study.html">www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/evidencebase/rural-housing-study.html</a>
58	Overton Business Association	<a href="http://www.overton-business.uk">www.overton-business.uk</a>
59	Survey of Shops	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
60	Overton Primary School	<a href="http://overtonprimary.co.uk/">http://overtonprimary.co.uk/</a>

61	Testbourne	<a href="http://www.testbourne.hants.sch.uk/?attachment_id=571">www.testbourne.hants.sch.uk/?attachment_id=571</a>
62	Crime statistics	<a href="http://www.ukcrimestats.com/Neighbourhood/1637">http://www.ukcrimestats.com/Neighbourhood/1637</a>
63	Future capacity of surgery notes	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
64	Building for Life	<a href="http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12">http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12</a>
65	NPPF para 66	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
66		Intentionally blank
67	BDBC allocations policy	<a href="http://www.basingstoke.gov.uk/Resources/1/2/%7B129CA021-3FBD-45F8-85D0-1987AEA2B48A%7D/Documents/Housing%20allocations%20policy.pdf">http://www.basingstoke.gov.uk/Resources/1/2/%7B129CA021-3FBD-45F8-85D0-1987AEA2B48A%7D/Documents/Housing%20allocations%20policy.pdf</a>
68	Estate agent interviews	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
69	Hampshire Wildlife Trust	<a href="http://www.hiwwt.org.uk">www.hiwwt.org.uk</a>
70	Green infrastructure	<a href="http://www.basingstoke.gov.uk/Resources/8/C/%7B8C168FB5-0217-4F7F-83F1-3DCA0405E333%7D/Documents/1%20Green%20Infrastructure%20Strategy%20-%20Final%20Adopted%20Version.pdf">http://www.basingstoke.gov.uk/Resources/8/C/%7B8C168FB5-0217-4F7F-83F1-3DCA0405E333%7D/Documents/1%20Green%20Infrastructure%20Strategy%20-%20Final%20Adopted%20Version.pdf</a>
71	Secured by design	<a href="http://www.securedbydesign.com/">http://www.securedbydesign.com/</a>
72		Intentionally blank
73		Intentionally blank
74	Traffic study Overton Hill	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
75		Intentionally blank
76	Business responses	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
77	Emerging Building Research Establishment (BRE) Home Quality Mark	<a href="http://www.homequalitymark.com">www.homequalitymark.com</a>
78	CABE Guide Design and Access Statements	<a href="http://www.designcouncil.org.uk/knowledge-resources/guide/design-and-access-statements-how-write-read-and-use-them">http://www.designcouncil.org.uk/knowledge-resources/guide/design-and-access-statements-how-write-read-and-use-them</a>
79	Example Design and Access statement	<a href="http://www.devon.gov.uk/plandoc_21_4117.pdf">http://www.devon.gov.uk/plandoc_21_4117.pdf</a>
80	Pre-submission Plan	<a href="http://www.overtonparishcouncil.gov.uk/wp-content/uploads/2015/02/DRAFT-NP-FINAL-PRINT-v2.pdf">http://www.overtonparishcouncil.gov.uk/wp-content/uploads/2015/02/DRAFT-NP-FINAL-PRINT-v2.pdf</a>
81	Site Assessment	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
82	Consultation processes	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
83	Sustainability Appraisal	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
84	Basic Conditions	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>
85	Equalities Impact Assessment	<a href="http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents">http://www.overtonparishcouncil.gov.uk/regulation-15-reference-documents</a>