

# OVERTON

## DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN (REVISED)

DECEMBER 2014

The Plan is designed to be read as a whole.



# OVERTON

## DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

8<sup>th</sup> December 2014

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## INTRODUCTION

Welcome to the Draft Neighbourhood Plan, referred to here as 'the Plan' or 'NP'. It is a revision of the first draft Plan issued in October 2014. In the past, nearly all the decisions about Overton were made by the Borough Council. Changes to the law now mean that we can have the power to make decisions about our own village.

In writing this plan, we have to comply with National and Borough policies and the law but, within these constraints, we now have the opportunity to shape our own future.

This Draft Plan has been prepared by a group of 28 Parish residents who are all volunteers. Several are also Parish Councillors. The Neighbourhood Planning Group was formed in September 2013 and has worked closely with Overton Parish Council throughout.

Many thanks to all those who filled in a questionnaire, responded to the first draft Plan and attended our events in November. You sent some very clear messages from which we are now able to present this Plan.

**We want to stress that no decisions have yet been made.** This draft is for consultation with residents and stakeholders for a four week period in January 2015.

Basingstoke & Deane Borough Council will decide the number of houses to be built whether we have a neighbourhood plan or not.

We think it is better if we have a Plan because we can use our local knowledge to decide where they should go, their size, style and everything else. Our present understanding is that 120 homes will be built at Overton Hill and 150 are required through a NP but that could still change.

**If the Plan is not approved, the houses will still be built but all the decisions will be made by the Borough Council.**

Although the new housing is the main reason for having the plan, it is also about every aspect of village life including working and shopping, learning and skills, getting around, community facilities and how we enjoy our leisure time.

On 24<sup>th</sup> January, there will be another public event where you can see what the options are for combinations of sites to deliver 150 homes. You will also be able to see the developers' proposals and to discuss the pros and cons with members of the Neighbourhood Planning Group.

In this Plan you will find our vision, objectives and draft policies, the sites for new housing being considered at the moment and our proposed criteria for deciding which ones should go forward. Please read it and let us have your views.

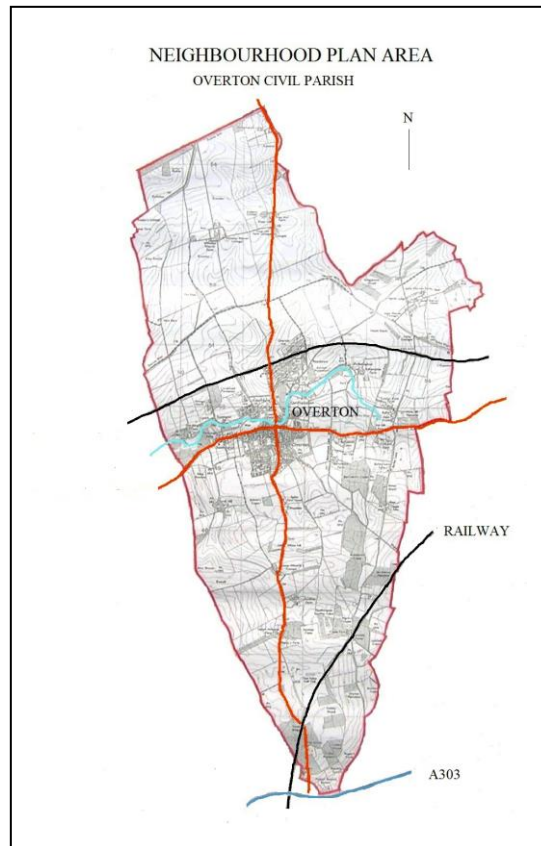
Brian Elkins, Project Manager



## SECTION1: THE PROCESS

### Neighbourhood Plan area

The plan area agreed with the Borough Council is Overton Civil Parish



The Plan will be valid for fifteen years from the date it is agreed.

### Plan structure

Writing a Neighbourhood Plan must follow a logical process.

SUSTAINABLE DEVELOPMENT  
CRITERIA

CONSULTATION WITH  
RESIDENTS AND STAKEHOLDERS

DESCRIPTION OF THE PARISH

COMPILING THE EVIDENCE BASE

A VISION FOR OVERTON IN 15 YEARS' TIME

OBJECTIVES FOR ACHIEVING THE  
VISION

POLICIES FOR DECISION MAKERS  
AND DEVELOPERS TO FOLLOW

The Plan must 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.

## The initial consultation

Public consultations were done for the Village Design Statement in 2002, and up-dated in 'Overton Futures', 2012. 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. All the details are available for inspection at the Parish Office and Overton Library.

**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 on a response form.

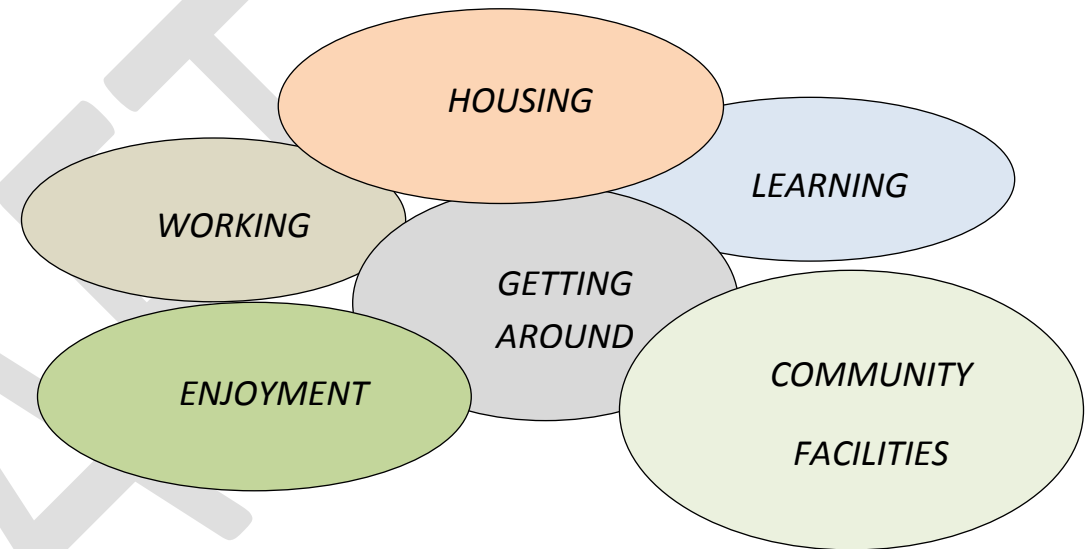
*The things I value most and want to see conserved and enhanced are.....*

*The things I would most like to see improved are....*

*Any other comments?...*

Particular efforts were made to involve children and elderly people most likely to have difficulties with mobility. 308 completed forms were received. They enabled the NP Group to construct a **questionnaire** which was sent to every household in the Parish on 30<sup>th</sup> June with the option of completing it online via the Overton Village website. Paper copies were also available at key locations

around the village. The closing date was 31<sup>st</sup> July 2014. The questions were grouped under these headings.



600 completed questionnaires were received. The opinions expressed are fully in line with previous consultations. The main messages are given in the sections below to show how the vision and objectives were derived. The response enabled the NP Group to write a first draft Plan. A summary version was circulated to households on 1<sup>st</sup> November. At two exhibitions during November, parishioners were able to see the sites available for housing, our proposed Vision and Objectives, the proposed strategic options for selecting sites for housing and our proposed selection criteria. All of these were strongly endorsed.



## Preparing the evidence base

Our Neighbourhood Plan is based on evidence from a variety of local, area and national sources. They include 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 via the Overton Business Association, personal contact with retailers, public houses, farmers, tradespeople and businesses advertising locally. Landowners have been invited to individual meetings.

Information is being 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, Overton Community Plan and Overton Biodiversity Action Plan.
- Basingstoke & Deane Borough Council, especially the emerging Local Plan documents.
- Hampshire County Council, including specific consultation with the Schools Policy Officer.
- Data from the Office of National Statistics.
- The Environment Agency, English Heritage and Natural England.

## Sustainable development

We have followed National Planning Policy Guidance<sup>1</sup> and the Basingstoke & Deane Borough Council's Neighbourhood Planning Protocol (updated, June, 2014)<sup>2</sup>. However, these are designed to cover all situations anywhere. 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. Since new housing will be built to last at least 100 years, it needs to go well beyond this planning period. Sustainability is the theme of our vision statement, our objectives and the policies derived from them. Our Plan describes how the proposed development will bring sustainable economic, social and environmental benefits to the whole community.



## The context in Overton

### The natural environment

Overton village lies in the Test Valley at the centre of the parish surrounded by chalk down land much of which is of good agricultural quality.

The area north of the London-Exeter railway is part of the North Wessex Downs Area of Outstanding Natural Beauty (green). 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) and the Overton Conservation Area (blue) includes land within the Test Valley Environmentally Sensitive Area. Some of the land near the river lies within the flood plain.

Overton has an active Biodiversity Society with an Action Plan.<sup>3</sup> The Society is represented on the Parish Council.

### Landscape value

We have questionnaire evidence (see below) that the views most valued by residents are of land to the north of St Mary's Church including the Great North Field. Other cherished views are of the village from the surrounding hills and *vice versa*. The evidence is endorsed in the Overton Village Design Statement (2002)<sup>4</sup> and echoed in the Borough Council's 'Countryside Design Summary'

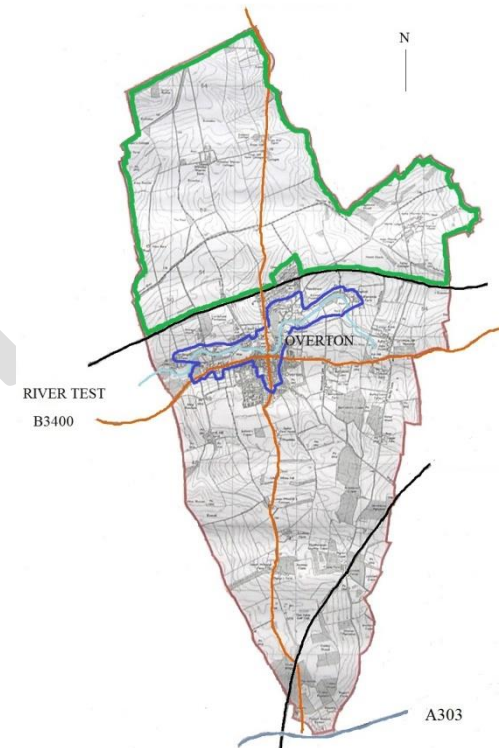
(2008)<sup>5</sup> which developers are expected to follow. Landscape value will be a high priority in selecting sites for housing.

### The built environment

There are 43 buildings listed as being of historical importance, mainly from the 15<sup>th</sup>-17<sup>th</sup> centuries. In almost every case, a Georgian or Victorian frontage with sash windows has been added.

This is the predominant style in the Conservation Area. Elsewhere, the traditional style is

vernacular with porches and gables often with tile hung walls on the upper floor. Recommendations made in the Overton Village Design Statement (2002)<sup>4</sup> about the design of new housing are endorsed by the Countryside Design Summary<sup>5</sup> which includes recommendations about more modern designs. There are listed buildings in outlying settlements and their settings are important.



### **Employment land**

Brownfield or other sites suitable for small scale employment will be sought.

### **Demography**

The population is ageing. 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, more primary school places and more smaller homes for 'downsizers'. More homes to the 'Lifetime Homes' standard<sup>6</sup> will also be needed. 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, traffic and road safety in the village centre, parking and the capacity of the school and surgery. This Plan must address these concerns.

### **Deprivation and social inclusion**

Multiple deprivation scores are very low. About 90% of areas with similar populations in England are more deprived.<sup>7</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. 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 and the Bombay Sapphire gin distillery and visitor centre at Laverstoke will generate even more traffic on the B3400 passing through Overton.





## Our Sustainable Development Objectives for the parish as a whole

Many of these would apply to any neighbourhood in the country. Overton priorities from the questionnaire are shown in red.

### To play our part in protecting the global environment

- SD1 Minimise energy use and promote renewable energy in the design of new houses.
- SD2 Reduce carbon emissions including reliance on cars.
- SD3 Promote re-use/recycling and reduce waste.

### To protect the local environment

- SD4 Reduce flood risk by not building on the flood plain.
- SD5 Minimise air, water, soil, noise and light pollution.
- SD6 Protect the countryside and promote bio-diversity.

### To promote the local economy and prosperity

- SD7 Support local, small-scale employment.
- SD8 Support local shops and businesses.

### To provide opportunities for learning

- SD9 Ensure that the primary school has the capacity for an increased local population.

### To improve wellbeing

- SD10 Reduce the need to travel.
- SD11 Improve access to facilities by walking, cycling and public transport.
- SD12 Improve health by encouraging physical activity and sport.

SD13 Protect sites designated for nature conservation, heritage or landscape value.

SD14 Promote good design including homes easy to adapt to the needs of the elderly.

SD15 Provide and protect public green spaces and access to leisure activities.

SD16 Ensure that new developments are 'Secure by Design'.

### To maintain the balance of young and old in the community

SD17 To attract young people by providing dwellings they can afford to buy or rent.

### To ensure that the infrastructure can support new housing, including

- SD18 Water supply, sewers, energy and communications technology, roads, car parks and transport links.
- SD19 Schools, health and community facilities.

Many of these objective overlap. What is good for the environment can be good for health and wellbeing too.

Our Plan is consistent with national and local planning guidance and complies with the law.

### References

1. National Planning Policy Guidance (2012) [www.communities.gov.uk](http://www.communities.gov.uk)
2. Basingstoke & Deane Borough Council Neighbourhood Planning Protocol (updated, June, 2014) [www.basingstoke.gov.uk/Resources](http://www.basingstoke.gov.uk/Resources)
3. Overton Biodiversity Society Action Plan [www.overton-biodiversity.org](http://www.overton-biodiversity.org)
4. Overton Village Design Statement (2002). [www.overtonvillage.com](http://www.overtonvillage.com)
5. Countryside Design Summary (2008, Appendix 14 to BDBC Local Development Framework [www.basingstoke.gov.uk/Resources](http://www.basingstoke.gov.uk/Resources)
6. Lifetime Homes (2011) [www.lifetimehomes.org.uk/](http://www.lifetimehomes.org.uk/)

## About Overton



### Location

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

### Situation

The river Test is the defining feature of the village which lies entirely within the valley, surrounded by farmland. Views of the river from the bridges are highly valued but the banks are largely inaccessible to the public. The rural views from the village to the surrounding hills are also highly valued especially the view of St Mary's Church and the hills behind it to the north.

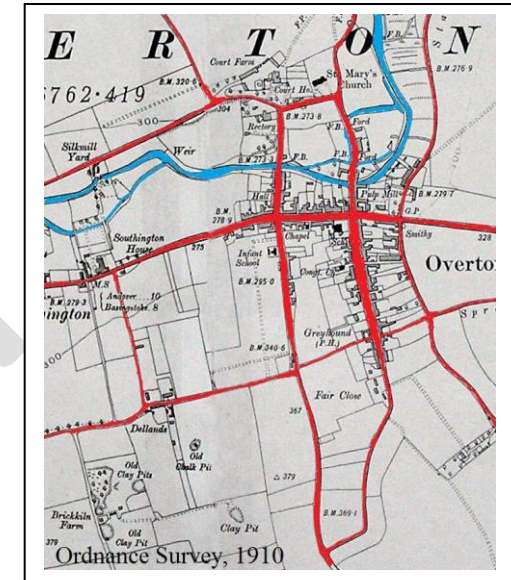
There are small outlying settlements at Southington, Quidhampton, Polhampton and Ashe which are rural and tranquil.

## 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. 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.

In 1587, Overton lost its charter as a town 'through neglect' and reverted to being a village. 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. The 'White Hart', which existed in 1442, became an important coaching inn on the London – Exeter road until the coming of the railways.

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 security papers are still made for the Bank of England and 150 other countries.

100 years ago, only three streets were built up on both sides, Winchester Street, the High Street and Bridge Street. In 1911, there were 360 dwellings in the parish housing 1,570 people. Overton now has three times more people and six times more houses as occupancy rates have fallen. 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 make new housing fit with the styles of the past.

## OVERTON TODAY

This section includes a summary of the evidence gathered so far. Unless stated otherwise, statistics are those for Overton Civil Parish at the census of 2011.

### 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. There have been no major developments since the census.
- Adding 270 new homes will increase the number of homes in the parish 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.
- 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>1</sup> This suggests that Overton is attractive to incomers 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.
- 93% of residents were born in the UK and 97% are white.
- Overton has a higher proportion of people over 45 than the Borough average and a correspondingly lower proportion of

people under 45. The prediction for 2019 is that the current total population will not change significantly<sup>2</sup> These figures take no account of new housing.

- The predictions for the current population of Overton, Laverstoke & Deane to 2019 are that the proportion of people over 65 will increase by 3.1% to 23.1%<sup>3</sup>. There are no predictions to 2030.
- The school age population is not predicted to change significantly up to 2019 but the figures take no account of the new houses to be built.

1. [www.rightmove.com](http://www.rightmove.com), 2012-2014.
2. Small Area Projection Forecast, [www.3.hants.gov.uk/factandfigures/population](http://www.3.hants.gov.uk/factandfigures/population).
3. SAPF, 2012 [www.ons.gov.uk](http://www.ons.gov.uk)
4. Office of National Statistics, 2010.

### Work

- Overton, Laverstoke and Steventon provide 2,100 jobs (BDBC). Some of these are filled by people who live elsewhere.
- 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.
- Overton has a thriving business sector. Overton Business Association has 62 members but not all businesses are members.

- In 2011, 2,049 people were in work of whom 327 were self-employed.
- 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.

### Learning and Skills

- There are three nursery schools and activities for parents and carers with babies and toddlers.
- Overton Primary School has 357 pupils enrolled which can be increased to 424 if necessary. It has 'outstanding' Ofsted reports. The school has enough land for future expansion.
- Children mainly go on to Testbourne Community School in Whitchurch which is also rated as 'outstanding' by Ofsted.
- 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.

### Community facilities

- Overton Recreation Centre 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.
- There are 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 nine green areas in the village with public access.
- There are three thriving 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 and the Darby & Joan Club. Overton surgery is ‘Dementia Friendly’.
- Youth activities include the Army Cadets, Scouts, Guides, Brownies and Cubs. There is a social club at the football pavilion. The football, rugby and Taekwondo clubs have youth sections.

### Community Services

- Overton Surgery is part of the Overton & Oakley Partnership and is centrally located in the village. 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 days a week.
- Overton does not have a police station but is served by Community Support Officers. Levels of reported crime and anti-social behaviour are low.
- The HSBC Bank is open three days a week.
- Overton fire station is manned by local Retained Firefighters.
- The Parish Office is open on two mornings a week.

### Shops

- Overton is fortunate to have 27 shops selling goods and services. With the exception of the Co-op and the ‘Top Shop’, they are all independent small businesses and more than half the proprietors live in the parish. It is possible to survive in Overton without leaving the village.
- There is a Home Producers Market once a week.
- The shops, restaurants and pubs attract many visitors from the surrounding area which means that parking in the village is an important issue both for shops and residents.



### Getting around

- Overton Station is half a mile from the village and provides services to Basingstoke, London Waterloo, Andover, Salisbury and Exeter. There is concern that the trains are very crowded at peak hours and parking at the station is inadequate.
- Stagecoach provides bus services to Basingstoke, Whitchurch, Andover and Winchester half-hourly. A village bus service operates 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 are designated public footpaths within and around the village but access to the banks of the River Test is limited.

### Infrastructure

- There is widespread concern about the capacity of the school, surgery, car parks and traffic congestion.
- There is particular concern about the capacity of the sewers even at current housing levels.
- Planning permission has been sought for a 3-acre solar farm north of Overton School.

### Events

Overton hosts annual 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.

### Biodiversity

Overton has an active Biodiversity Society which has reported on many topics including glow-worms in the vicinity of St Mary's Church, notable and ancient trees in the parish, hedges, water voles and dormice. The Society has a Biodiversity Action Plan.



## OVERTON: STRENGTHS AND WEAKNESSES

The strengths are

- Village setting in outstanding countryside
- 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 area

The weaknesses are

- Road system designed for horse drawn vehicles
- Road traffic and safety in the village centre
- Insufficient parking
- Trains at full capacity
- Inadequate sewerage system
- Lack of affordable housing
- An increasingly ageing population. To remain sustainable, Overton needs to attract younger residents.

This Plan aims to build on the strengths and remedy the weaknesses by any means within our power.

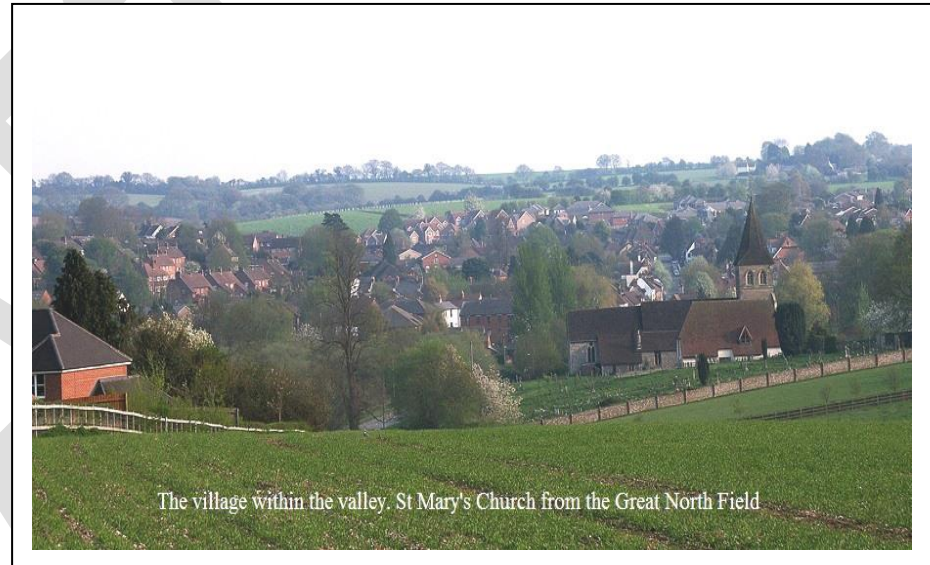


## SECTION 2: OUR VISION AND OBJECTIVES

### A VISION FOR OVERTON

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
<ul style="list-style-type: none"> <li>• &gt;90% valued Overton as a compact village set in countryside within the valley.</li> <li>• 98% said Overton is a good place to live and want to keep it that way.</li> <li>• 88% are concerned about more housing development. 30% fear that village character will be lost and 65% that the infrastructure will not support it.</li> </ul>
OUR VISION FOR OVERTON
<ul style="list-style-type: none"> <li>• To <b>conserve</b> and <b>enhance</b> the things people value most about living in Overton.</li> <li>• To do all in our power to <b>improve the quality of life</b> in the Parish, not only for ourselves but for future generations as well. That means everything we plan to do must be <b>sustainable</b>.</li> </ul>
<p>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 newcomers to our community.</p> <p>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.</p> <p>V3 We want to enhance the village environment and play our part in protecting the global environment.</p>

## 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'.

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).' It is interesting that the new settlement of 1208 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 without apparent loss of these features, our Plan must respond to the fear that, with more housing development, the village will spill out of the valley and lose its character.

What people said about housing
<ul style="list-style-type: none"> <li>• If there has to be more housing, people want small developments rather than big ones (83%) and they want it phased over the plan period (82%).</li> <li>• 92% of residents want new developments designed to maintain existing views and not to dominate the landscape.</li> <li>• 62% agreed that more starter homes are needed.</li> <li>• 27% wanted to move within Overton in the next few years.</li> <li>• 91% agreed that no building work should start until issues about waste water management have been resolved.</li> </ul>
OBJECTIVES FOR HOUSING
New housing should
H1 Respond to the needs of local residents
H2 Conserve and enhance views within the village and to the open countryside
H3 Fit into the context in terms of design and location, contributing to the character of the village
H4 Be phased in a series of small developments over the plan period
H5 Efficiently conserve natural resources, reduce pollution and promote biodiversity
H6 Be 'Secured by Design' to reduce crime and the fear of crime
H7 Be fully supported by adequate infrastructure.

What people said about working
<ul style="list-style-type: none"> <li>• 93% agreed that small-scale local employment should be encouraged.</li> <li>• 82% agreed that encouraging visitors is a way of supporting local jobs.</li> </ul>
OBJECTIVES FOR WORKING
W1 To encourage proposals leading to more local jobs for local people to reduce commuting and CO <sub>2</sub> emissions, the cost of travel and the time it takes.
W2 To seek suitable sites for employment land without a significant increase in traffic congestion.
W3 To explore how we can support local employment by making the village attractive to tourists and visitors.

What people said about shopping
<ul style="list-style-type: none"> <li>• Local shops and businesses were highly valued by 89% of residents</li> </ul>
OBJECTIVES FOR SHOPPING
S1 To support shops in the parish to promote local prosperity and reduce the need for travel outside the village.



What people said about learning & skills
<ul style="list-style-type: none"> <li>The primary school is highly valued but 16% are concerned about its capacity.</li> </ul>
OBJECTIVES FOR LEARNING & SKILLS
<p>L1 To support life-long learning and opportunities to improve skills and educational attainment both for personal development and job prospects.</p>

What people said about getting around
<ul style="list-style-type: none"> <li>31% were concerned about infrastructure in general. A further 19% were specifically concerned about traffic congestion and 17% about car parking.</li> <li>74% wanted the station car park to be lit at night.</li> </ul>
OBJECTIVES FOR GETTING AROUND
<p>T1 To encourage walking and cycling and the use of public transport and reduce reliance on cars.</p>
<p>T2 To improve provision of parking facilities in the village and at Overton Station.</p>

What people said about community services
<ul style="list-style-type: none"> <li>Residents were generally satisfied with community services but there was concern about the capacity to meet future needs.</li> </ul>
OBJECTIVES FOR COMMUNITY SERVICES*
<p>C1 To ensure that our community services continue to meet the needs of an expanding and ageing population.</p>

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



What people said about enjoyment
<ul style="list-style-type: none"> <li>Green spaces within the village are highly valued by 84% and footpaths within and around the village by 83%.</li> <li>78% wanted better access to the riverside and circular footpath routes.</li> <li>78% thought the existing village halls are adequate.</li> </ul>
OBJECTIVES FOR ENJOYMENT
E1 To support social, sporting and recreational facilities in the village for people of all ages and abilities.
E2 To work with statutory bodies to protect <ul style="list-style-type: none"> <li>The Conservation Area</li> <li>The River Test which is a Site of Special Scientific Interest and land near the river which is part of the Test Valley Environmentally Sensitive Area</li> <li>Land north of the London to Exeter railway which is part of the North Wessex Downs Area of Outstanding Natural Beauty.</li> </ul>
E3 To protect and improve the green areas and open spaces within the village.
E4 To encourage access to the countryside and riverside for walkers and the use of these facilities.



## SECTION 4: POLICIES DERIVED FROM THE OBJECTIVES

The evidence and relevant policies are given in the evidence base. Development proposals will be supported provided all the following conditions are met.

### POLICIES FOR HOUSING

#### **H1 New housing will respond to the needs of local residents.**

##### **Whole parish policies**

- PH1.1 At least 40% of homes will be available to those whose needs are not met by market housing;
- PH1.2 Whilst some larger homes will be needed, most dwellings will have 2-3 bedrooms. Amongst these there will be some provision for home/office and live/work units and a proportion will conform to Lifetime Housing recommendations;
- PH1.3 Three months priority access for rental or purchase of new homes must be offered by developers to parish residents and people with local connections\*, and
- PH1.4 Proposals for sites on nearly level ground close to amenities for housing the very elderly and those with restricted mobility will be welcomed. They will all conform to 'Lifetime Housing' recommendations.

#### **H2 New housing will conserve and enhance important views within the village and to the open countryside.**

##### **Whole parish policies**

- PH2.1 New developments will not impact on the skyline or detract from views within, into and out of the village.

#### **H3 new housing will fit into the context in terms of design and location, contributing to the character of the village.**

##### **Whole parish policies**

- PH3.1 New developments will harmonise with the site landscape , maximising any benefits from its topography in terms of aspect, slope and views;
- PH3.2 New developments will provide a range of dwellings to promote social cohesion. Affordable and market value homes will be mixed together on the same development site;
- PH3.3 Site layout of roads and frontages will not be dominated by the needs of the motor car;
- PH3.4 Enclosures which separate public and private space will reflect the design, materials and character of the village;
- PH3.5 There will be variety in terms of size, materials, roof height and pitch. Proposals for developments where all the houses have more or less the same appearance will be discouraged, and
- PH3.6 Buildings will fit with the distinctive characteristics of local building styles and minimise any adverse impact on the conservation area and listed buildings.

\*Local connection as defined in BDBC Housing Allocations Policy, 2012.

### **Individual building policies**

PH3.7 When period and vernacular features are used, they will be an integral part of the design concept and not added to otherwise modern houses as decoration. 'Mock' styles, such as timber framing and diagonal leaded window will be discouraged;

PH3.8 Flat roofs will be discouraged, even on garages, unless a convincing special case can be made;

PH3.9 Modern design features away from traditional buildings will be considered if in sympathy with the local environment; and

PH3.10 Buildings of more than two stories will only be considered if the second floor consists of attic rooms with dormer windows or a convincing special case can be made.

### **H4 new housing will be phased in a series of developments over the plan period.**

PH4.1 Approvals for all housing developments in the parish, including Overton Hill, will be phased in three periods. It is anticipated that the development at Overton Hill will be built 2015-2018 (120 dwellings). Approvals for housing developments within the Neighbourhood Plan will be approximately as follows: 2019-2024: 80 houses, 2025-2029 : 70 houses to allow incomers to integrate with the community and to allow landscaping to mature, and

PH4.2 Small scale developments of self-build homes will be encouraged.

### **H5 New housing will be sustainable and efficiently conserve natural resources, restrict pollution and promote biodiversity.**

#### **Whole site policies.**

PH5.1 New housing will meet high standards of resource conservation with particular attention paid to maximising solar gain, minimising heat loss, recycling rain and 'grey' water and maximising natural lighting and ventilation.

PH5.2 Developments will protect and enhance existing habitats and wildlife. Strategic planting will provide additional habitats. Developers must be guided by Overton Biodiversity Society and Hampshire Wildlife Trust in their planting plans and make provision for ongoing habitat management.

PH5.3 Green spaces and play areas will be provided within the site if there are none within 400m of a site entrance and on all sites of 50 houses or more.

PH5.4 New developments will be designed to discourage short car journeys by provision of multi-use paths\* and cycle tracks linking the development to existing routes to amenities. Where possible, new developments should include, or be close to, a bus stop.

PH5.5. Solar panels integrated into the construction of roofs will be encouraged because solar energy has a part to play in reducing carbon emissions, and

PH5.6 Proposals to build on the flood plain will only be supported if exceptional reasons to do so apply and suitable precautions are taken.

### **H6 Be 'Secured by Design'.**

PH6.1 New developments will accord with the National Planning Policy Framework section, 'Secured by Design' to reduce crime and the fear of crime and discourage the supply and use of illegal drugs.

\*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.

### **H7 Be fully supported by adequate infrastructure.**

#### **Whole parish policies**

PH7.1 There is particular concern about waste water management and the capacity of the sewers. Planning approval will only be supported if viable proposals to resolve these problems for the Parish have been accepted as a condition for approval;

PH7.2 Access roads to a site must be adequate for existing traffic plus the new traffic the site will generate. Conversion of an historic country lane to a suburban road will only be supported if no other solution is available, including the choice of a different site; and

PH7.3 Proposals to provide the infrastructure for information technology in new housing developments will be supported, such as the use of communal satellite dishes and information technology connections to each dwelling and within the home.

#### **POLICIES FOR WORKING**

### **W1 To encourage proposals leading to more local jobs for local people to reduce commuting and CO<sub>2</sub> emissions, the cost of travel and the time it takes.**

PW1.1 Proposals which lead to small scale local employment opportunities will be supported providing they,

- 1) are appropriately screened, and
- 2) do not cause a nuisance to residents, and

PW1.2 Proposals which lead to new small business start-ups will be supported.

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

PW2.1 Proposals to provide overnight accommodation in Overton Parish will be supported, providing there is sufficient on-site parking; and  
PW2.2 Proposals to build, modify or extend premises where visitors can eat, drink and shop will be supported where this aids the development of tourism.

#### **POLICIES FOR SHOPS AND SERVICES**

### **S1 To support shops in the parish to promote local prosperity and reduce the need for travel outside the village.**

PS1.1 Opportunities to upgrade and provide additional local shops and commercial premises for the purpose of increasing trade will be encouraged;

PS1.2 The potential to offer a wider range of goods and services on sale in the village will be encouraged;

PS1.3 Any proposed change of use from retail and commercial to private dwellings will not be supported unless extensive efforts to maintain a commercial use have failed;

PS1.4 Proposals to increase and improve parking near the village centre will be encouraged as a way of enabling people from the surrounding area to shop in the village; and

PS1.5 The design of shop fronts and signs in the conservation area must be in keeping with its character.



## **POLICIES FOR LEARNING & SKILLS**

**L1 To support life-long learning and opportunities to improve skills and educational attainment both for personal development and job prospects.**

PL1.1 Expansion of nursery school facilities in line with demand will be supported;

PL1.2 Plans to ensure that Overton Primary School has the premises and capacity to meet the demands of the projected primary school population of the parish in 2030 will be supported; and

PL1.3 Assistance will be given to The Hampshire County Library Service to ensure that Overton Library has premises adequate for the projected Parish population in 2030, including publicly accessible internet access.

## **POLICIES FOR GETTING AROUND**

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

PT1.1 New developments must provide good links to existing footpaths and cycle routes connecting with village amenities and public transport routes.

**T2 To improve provision of parking facilities in the village and at Overton Station.**

PT2.1 Opportunities to increase car parking capacity near the village centre and to improve parking management will be encouraged; and

PT2.2 Increased off-road parking capacity at Overton station and better parking management will be encouraged.

## **POLICIES FOR ENJOYMENT**

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

PE1.1 Proposals leading to an increase in the range of social, sporting and recreational facilities in the parish will be supported and proposals leading to the net loss of these facilities will be opposed.

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

PE2.1 Proposals for development which would harm areas of the parish designated for their environmental or heritage value will be discouraged by working with the relevant statutory bodies; and

PE2.2 Proposals which aim to enhance the biodiversity and heritage value of the designated areas and are supported by an evidence base will be supported.

**E3 To protect and improve green areas and open spaces within the village.**

PE3.1 Proposals leading to loss of green areas and open spaces within the village will be opposed and proposals leading to an increase in their amenity and biodiversity value will be supported.

**E4 To encourage access to the countryside and riverside for walkers and the use of these facilities.**

PE4.1 Proposals leading to improved public access to the countryside and riverside for walkers will be supported, provided precautions are taken to prevent loss of biodiversity; proposals leading to their loss will be opposed.

## SECTION 4: SELECTING SITES FOR NEW HOUSING

### Sustainability criteria

#### Main priorities for Overton

- SC1 A viable plan has been made for draining waste water/sewage from the site which also minimises the risk of polluting a water source.
  - SC2 Development of the site would not increase the risk of flooding.
  - SC3 The main issues raised in responses received from residents and local interest groups about the site have been taken into account.
- and, as in all neighbourhoods,
- SC4 The site is available for development without legal constraints
  - SC5 The development of the site is economically viable and the potential developer has the capacity to complete the development, including the provision of affordable housing (with or without a grant).
  - SC6 The site can deliver the number of dwellings planned.

#### Other priorities

- SC7 Development of the site would not lead to an isolated form of development.

- SC8 The development can provide appropriate open space/green infrastructure or existing open space provision is sufficient to meet increased needs.
- SC9 The site is capable of supporting renewable energy technologies.
- SC10 The soil is, in principle, sufficiently permeable to allow the infiltration of surface run-off.

#### Items that need to be checked

- SC11 Development of the site can be achieved without conflicting with any of the aims of the Overton Biodiversity Society as expressed in their Action Plan.
- SC12 Other physical constraints.
  - The site is uncontaminated or the clearance of the contamination is viable.
  - The site is not constrained by overhead or underground obstructions.
  - The site is unaffected by noise pollution and un-neighbourly uses or there is scope for mitigation/improvement.
  - The site is not constrained by public rights of way.
  - Development of the site would protect areas of archaeological interest.

### Site selection: the strategic options

The questionnaire revealed a very strong public preference for 'small sites (82%) phased over the period of the plan (83%)'.

However, this may not be achievable, because

- There may not be enough small sites available to achieve 150 houses.
- Landowners/developers may be unwilling to accept phasing.

So we need to think about all the pros and cons of small sites, large sites and phasing.

**OPTION A: TO BUILD ON A NUMBER OF SMALLER SITES, PHASED OVER THE PLAN PERIOD.**

**OPTION B: TO BUILD ALL 150 HOUSES ON ONE SITE, PHASED OVER THE PLAN PERIOD.**

**OPTION C: TO BUILD ALL 150 HOUSES ON ONE SITE: NO PHASING.**

The advantages of options A, B and C are set out in the table.

	A	B	C
There is very strong public preference for small sites and phasing.	✓	✓	
It allows for the use of small sites within the existing settlement boundary with less adverse impact on views and village character.	✓		
The timing of developments is determined by the Plan.	✓	✓	
The need to build on greenfield land is reduced.	✓		
Traffic impact is dispersed.	✓		
Incomers are integrated gradually into the life of the village.	✓	✓	
Because of phasing, there is a greater likelihood that both affordable and market housing will be occupied by people with local connections.	✓	✓	
It is perceived there is greater certainty that both market and affordable houses will be built within the time frame.		✓	✓

**OPTION A is preferred** because of these factors and especially the strength of public opinion, but it depends on

- There being enough smaller sites available.
- Landowners/developers willing to accept phasing.
- Reasonable certainty that the houses will be built within the time frame.

If **OPTION A** cannot be achieved, **OPTION B** is acceptable but it wholly depends on the owner/developer of a large site being willing to accept phasing **and** the site rating well in our scoring system (see below).

**OPTION C** is the choice of last resort.

### Assessing sites for new housing

We needed an objective way of comparing one site with another and proposed a numerical scoring system based on one which has been widely used in business and industry for 50 years. We are now in the process of assessing each site using a checklist.

We will then score the sites for each of these criteria.

1. The preference for small sites phased over the Plan period rather than one big one.
2. Developing the site would not lead to an isolated development.
3. Landscape impact.
4. Proximity to village centre facilities, a Stagecoach bus stop, the primary school and the station.
5. Biodiversity impact.
6. Adverse impact on designated environmental sites and listed buildings.
7. Ease of connection to essential services and an adequate road.
8. Legal or physical constraints.

The criteria we choose and the numerical weight we will give to them reflect

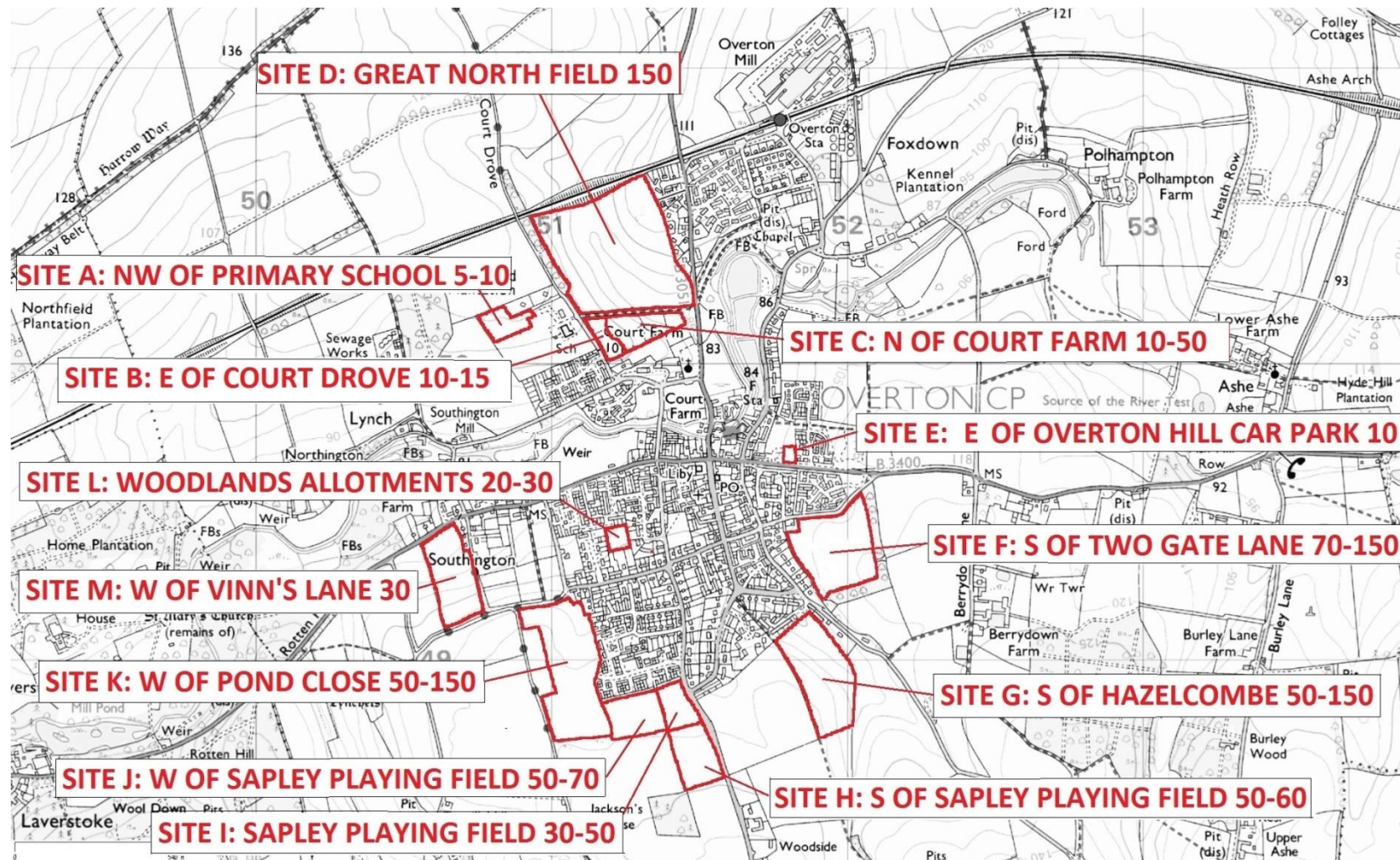
- **Public opinion** as expressed in the questionnaire and the responses to this draft Plan. (1, 2 and 3).
- **Sustainability** (1, 2, 3, 4, 5 and 6).
- **Capacity to deliver** the number of houses in a way that is economically viable. (3, 5, 6, 7 and 8).

This will allow us to select the best sites in a way that is rational and unbiased.





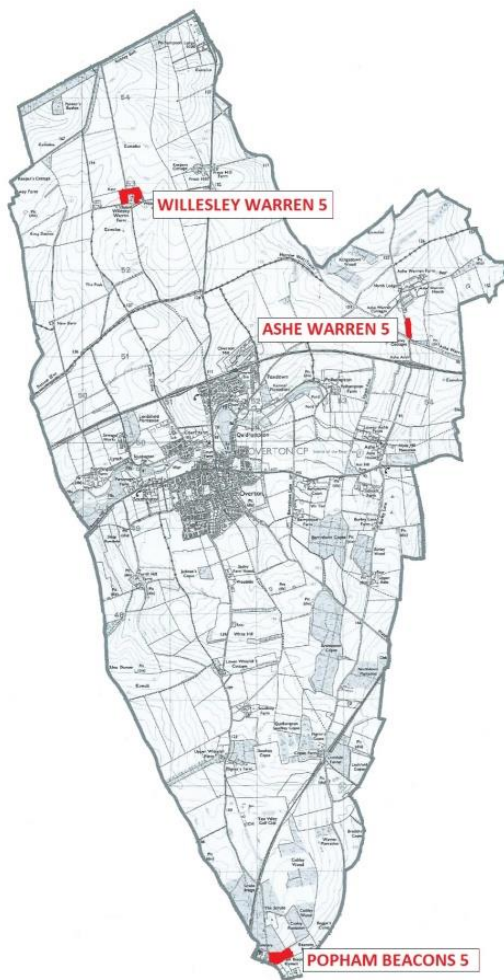
## SITES AVAILABLE IN NOVEMBER 2014



The numbers refer to the number of dwellings the landowner/developer is willing to consider. In the case of Site D it is the minimum number, the developer having indicated a preferred maximum number of 275.



In addition, there are three small sites elsewhere in the Parish at Willesley Warren, Ashe Warren and Popham Beacons.



## SECTION 5: NEXT STEPS

The NP Group is planning a further public consultation on 24<sup>th</sup> of January. Parishioners will be able to see,

- The draft **policies** for each of the objectives.
- Proposals for **projects** which do not need planning permission.
- The position regarding **employment land**.
- An interim **strategic environmental report**.
- Three alternative '**scenarios**' for delivering 150 dwellings.

The scenarios will be

- Small-site developments to a total of 150 dwellings.
- One large site development of 125 dwellings phased over the period of the NP together with 4 remaining smaller sites.
- One large 150 dwelling development with no phasing.

From the results, the NP Group will make recommendations to be incorporated in the Final Neighbourhood Plan.

On 17<sup>th</sup> November, the NP Group received notice that a Strategic Environmental Assessment Report would be required. A Scoping Report will be lodged with the Borough Council on 12<sup>th</sup> December and it is planned to have the SEA ready by mid-February.

The target date for the start of the statutory six week period of consultation on the Final NP is 15<sup>th</sup> February 2015.

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