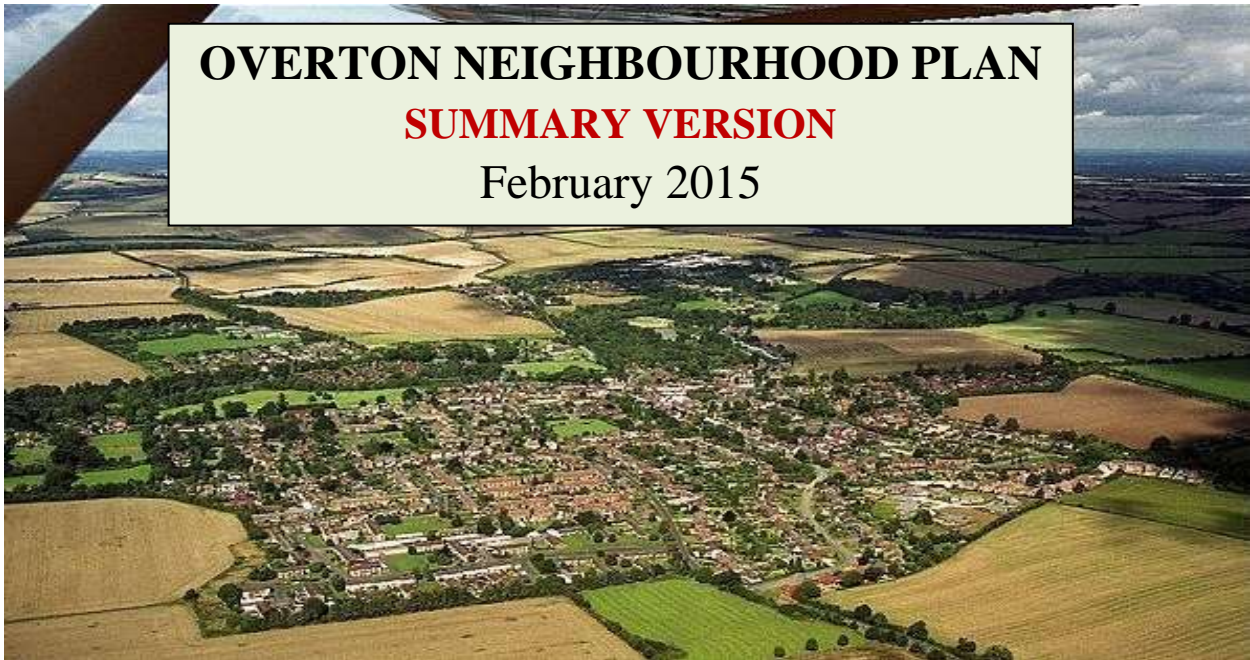


OVERTON NEIGHBOURHOOD PLAN

SUMMARY VERSION

February 2015



Photograph by permission of Sue Teagle

Introduction

Developer contributions

Vision and Objectives

Policies to achieve the objectives

Housing site selection: the process

The allocated sites

Employment sites

Response form

PLEASE READ THIS

IT AFFECTS YOU AND OUR VILLAGE

TALK TO US

Members of the Neighbourhood Plan Group will be at the Community Centre on

Monday 2nd March 7pm-9pm

Saturday 7th March 10am-12 noon

Friday 13th March, 7pm- 9pm

Saturday 14th March, 10am-12noon

If you want to see the full version of this Plan you can go to the Library or Parish Office or to www.overtonparishcouncil.gov.uk and follow the link.

OVERTON NEIGHBOURHOOD PLAN GROUP

FOREWORD

By Tom Ridler, Chair of Overton Parish Council

This Plan has been produced by the Overton Neighbourhood Plan Group at the request of the Parish Council. They are all volunteers and I commend them for their hard work, commitment and persistence. I would also like to thank those landowners and developers who have been prepared to work with us within the Neighbourhood Plan to negotiate 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, parishioners have been fully involved at every stage and their views have been fully and fairly represented.

The Plan sets out very 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 minimal harm to the landscape we value so highly.

The Plan will deliver the 150 homes required by the emerging Basingstoke & Deane Local Plan. There will also be 120 more homes on Overton Hill. These numbers are higher than many people would want but the responses to consultations show that some more homes are welcomed, especially the affordable homes which the Plan will deliver.

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

I commend the Plan to you.

INTRODUCTION

Welcome to a summary of the Pre-submission Overton Neighbourhood Plan, referred to here as 'the Plan' or 'NP'.

It is for consultation with residents and stakeholders for a statutory six week period starting 16th February 2015 and ending on 31st March. There is a response form at the back for you to say how you think it could be improved.

In this Plan you will find our vision and objectives, the policies derived from them and the sites we have allocated for the 150 dwellings required. They result from the questionnaire in July 2014 and our public consultations in November 2014 and January 2015.

The plan shows how our proposals will contribute to **sustainable development** and bring **social, economic and environmental benefits to the whole community**. It is accompanied by a **Sustainability Assessment** which can be viewed in the Library or on the village website. It is supported by an **evidence base** to back up every statement we make.

At the end of this period it will go forward to Basingstoke & Deane Borough Council (BDBC) for revision and then to the Planning Authority. If accepted, it will be subject to a referendum, probably in September 2015.

DEVELOPER CONTRIBUTIONS

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

When new housing is built on sites of more than 10 units developers are required to pay for the infrastructure needed to support it. 'Infrastructure' can mean roads, sewers and other utilities, schools, health centres, green spaces, play areas, affordable housing and community facilities.

BDBC will be introducing a Community Infrastructure Levy to fund infrastructure. When this happens, if there is a neighbourhood plan, 25% of the levy is handed over to the Parish Council with the power to decide how the money will be spent.

If there is no NP, the amount is only 15% so this is one of the many advantages of having one.

Projects.

The levy can also be used to fund specific projects which do not involve the use of land and are not subject to planning rules. It will be for Overton Parish Council to propose and negotiate projects to be supported by developer contributions at the appropriate time. There is a list of projects currently being considered at the Parish Office but this is likely to be amended.

VISION & OBJECTIVES

These were derived from the responses to the questionnaire (2014), the Overton Village Design Statement (2002), Overton Futures (2010) and the need for development to be sustainable. The priorities are

- Protecting both the global and local environments.
- Providing the infrastructure required to support new housing.
- Sustaining local jobs, shops and businesses.
- To allocate sites for 150 new dwellings.

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 impact on the features we value most, whilst welcoming new residents to our community.

V2 In 2030 we want Overton to continue to be 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.

The vision is about all aspects of village life, including

- Landscape, the built environment and local distinctiveness
- Housing
- Working
- Learning
- Shops and services
- Getting around
- Community services
- Enjoyment and recreation.

We considered the key issues arising from the questionnaire and public events to construct the following objectives.

Key issues for landscape and the built environment

- In the questionnaire, over 90% valued 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 four Grade II* buildings.
- New developments must respond to the local context and distinctiveness in terms of design and location.
- To conserve the green open areas within the village.

OBJECTIVES FOR LANDSCAPE, THE BUILT ENVIRONMENT AND LOCAL DISTINCTIVENESS

LB1 To conserve views within the village and to the open countryside.

LB2 New developments must fit into the context in terms of design and location, contributing to the character of the village.

Key issues for new housing

- There is an assessed need for more affordable housing for local people.
- The mix of housing provided should respond to assessed local need.
- There are strongly held views that young people who have grown up in Overton have to look elsewhere because house prices are relatively high in Overton.
- Because of past experience of large developments there is a very strong public preference for small developments phased over the plan period to give a steady supply of affordable housing.
- Opportunities to provide homes to the Lifetime Homes standard for elderly people and those living with disabilities should be taken.
- The infrastructure must be able to support the new homes built.
- To be sustainable, new housing must efficiently conserve natural resources, reduce pollution and promote biodiversity.

OBJECTIVES FOR HOUSING

New housing will

H1 Respond to the needs of local residents;

H2 Be phased in a series of small developments over the plan period;

H3 Efficiently conserve natural resources, reduce pollution and promote biodiversity;

H4 Be 'Secured by Design'.

H5 Be fully supported by adequate infrastructure.

Key issues for working

- There is strong public support for more local jobs.
- 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.
- We recognise that many people now run small businesses from home or in small local premises and this is to be encouraged.

OBJECTIVES FOR WORKING
W1 To encourage proposals leading to more local jobs for local people.
W2 To support local employment by making the village more attractive to tourists and visitors.

Key issues for shopping and services

- Local shops and businesses are highly valued and need to be sustained.
- To attract more custom, car parking near the village centre needs to be improved.

OBJECTIVE FOR SHOPS AND SERVICES
S1 To support shops and services in the parish

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 & SKILLS
L1 To support life-long learning.

Key issues for getting around

- Capacity of the roads to accommodate more traffic.
- The numbers of HGV's.
- Road safety.
- The need to discourage short car journeys.
- Car parking at the station and in the village centre.

OBJECTIVES FOR GETTING AROUND

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

Key issues for community services

- Residents are generally satisfied with community services but there is concern about the capacity to meet future needs.
- Though there is some concern about the capacity of the surgery, the Practice say their premises and staffing will be adequate for future needs.

OBJECTIVES FOR COMMUNITY SERVICES*

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|--|
| C1 To ensure that our community services continue to meet the needs of an expanding and ageing population. |
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*Includes: parish office, surgery, dentist, pharmacy, post office, library, police, fire station, bank, allotments, cemetery.

Key issues for enjoyment and recreation

- Residents are generally pleased with the cultural and sporting facilities available and say that the village halls are adequate.
- People value the environmentally designated areas as opportunities for exercise and quiet reflection.
- Footpaths within and beyond the village are highly valued 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 to protect the Conservation Area, the River Test Site of Special Scientific Interest, the Test Valley Environmentally Sensitive Area, the Sites of Interest for Nature Conservation (SINC's) and land north of the London to Exeter railway which is part of the North Wessex Downs Area of Outstanding Natural Beauty. |
| E4 To encourage access to the countryside and riverside for walkers and the use of these facilities. |

POLICIES TO ACHIEVE THE OBJECTIVES

This set of policies will determine the future development of Overton in order to achieve the vision and objectives. **Policies** are only necessary for developments requiring planning permission. **Where the key issues and objectives for Overton are already fully covered by the policies of the emerging Borough Local Plan they are not repeated here.**

POLICIES FOR LANDSCAPE, THE BUILT ENVIRONMENT AND LOCAL DISTINCTIVENESS

Policy LB1

In terms of building design, site layout and setting, developments will be permitted provided that

1. They conform to the Overton Village Design Statement, specifically the guidance on 'landscape and environment, the built environment and other features'.
2. The developer engages with the community from the pre-application stage.
3. Developers seek recognition that their developments meet the 12 Design Council CABE 'Building for Life' standards.
4. Developers ensure that the built form minimises the visual impact and relates sensitively to the surrounding area.

POLICIES FOR HOUSING

Policy H1

Housing developments will be permitted provided

1. They provide a minimum of 40% affordable homes in developments of ten or more homes (five or more outside the settlement boundary).
2. They provide a mix of dwelling sizes in accordance with assessed local needs.
3. There is provision for 'Lifetime Homes' standards in developments of ten or more homes.
4. Developers, including Housing Associations, provide priority access for a reasonable period of time* to parish residents and people with local connections** for the rental or purchase of new homes.

* 'Reasonable period' to be determined by the developer and the Local Planning Authority at the pre-application stage.

** Local connection as defined by BDBC housing allocations policy.

Policy H2

Approvals for all housing developments of 30 dwellings or more, 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 dwellings, 2025-2029: 70 dwellings on the sites allocated in this Plan.

Policy H3

Housing developments will be permitted providing they conform to Local Plan Policies, and

1. Developers agree to be guided by Overton Biodiversity Society and Hampshire and IOW Wildlife Trust in their planting plans, make provision for ongoing habitat management and create/enhance wildlife corridors.
2. They conform to BDBC Green Infrastructure Strategy, 2013 regarding green areas.

Policy H4

Development proposals will be supported providing they are 'Secured by Design'.

Policy H5

Development proposals will be supported providing

1. A viable utilities plan is in place for adequate capacity of the sewerage system for the whole village prior to connection of any new development to the sewerage system as a condition for approval.
2. Access roads to a site are adequate for existing traffic plus the new traffic the site will generate.

POLICIES FOR WORKING

Policy W1

Proposals to generate new or retain existing employment opportunities will be supported providing that

1. The use and scale is appropriate to the location, and
2. The traffic generated, including HGVs, does not cause a significant nuisance to residents

Policy W2

Proposals for overnight tourist accommodation in Overton Parish will be supported, providing they are appropriate in size and scale to the surrounding area and there is sufficient on-site parking.

Policy W3

Proposals to build, modify or extend premises where visitors can eat, drink and shop will be supported provided they are appropriate in size and scale to the surrounding area.

POLICIES FOR SHOPS AND SERVICES

Policy S1

Proposals to upgrade and provide additional local shops will be supported, particularly in Winchester Street and High Street.

Policy S2

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 have failed.

Policy S3

Development proposals that give opportunities to increase and improve parking near the village centre will be supported

POLICIES FOR LEARNING AND SKILLS

Policy L1

Developments that give opportunities for the expansion of nursery school facilities in line with demand will be supported.

Policy L2

Developer contributions will be sought for

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

POLICIES FOR GETTING AROUND

Policy T1

Proposals for more than 10 dwellings will be supported provided they provide or make a contribution to the provision of multi-use paths* and cycle tracks linking the development to existing routes to amenities, public transport routes and existing footpaths.

Policy T2

Developer contributions will be sought for the creation of parking opportunities in the village and upgrading community parking assets.

*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.

POLICY FOR COMMUNITY SERVICES

Policy CS1

Developer contributions will be sought in response to increased demand for community services, where appropriate.

POLICIES FOR ENJOYMENT AND RECREATION

Policy E1

Proposals will be supported if they lead to an increase in the quality and range of social, sporting and recreational facilities in the parish and do not lead to a net loss of these facilities.

Policy E2

Development will be permitted provided it conforms to emerging Local Plan Policies and the management plan for the North Wessex Downs Area of Outstanding Natural Beauty, does not harm the River Test SSSI and SINCs in the parish and conserves or enhances the Conservation Area and designated heritage assets.

Policy E3.

Developments leading to opportunities for increased green open spaces will be permitted provided they conform to the BDBC Green Infrastructure Strategy. Proposals leading to their loss will be opposed.

Policy E4

Developments that lead to opportunities for improved public access to the countryside and riverside for walkers will be permitted, provided that developers agree to be guided by Overton Biodiversity Society, Hampshire and Isle of Wight Wildlife Trust and Natural England to prevent loss of important habitats or biodiversity. Proposals leading to their loss will be opposed.

SELECTING SITES FOR NEW HOUSING

The Site Assessment Team agreed a methodology and Action Plan in four distinct phases

1. First steps: identifying possible sites and landowners
2. Determining the strategic options.
3. Determining criteria for site assessment.
4. Shortlisting and site combinations.

The strategic options

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

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.

At public presentations in November 2014, **OPTION A** was strongly endorsed.

However, it was recognised that OPTION A might not be achievable, because

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

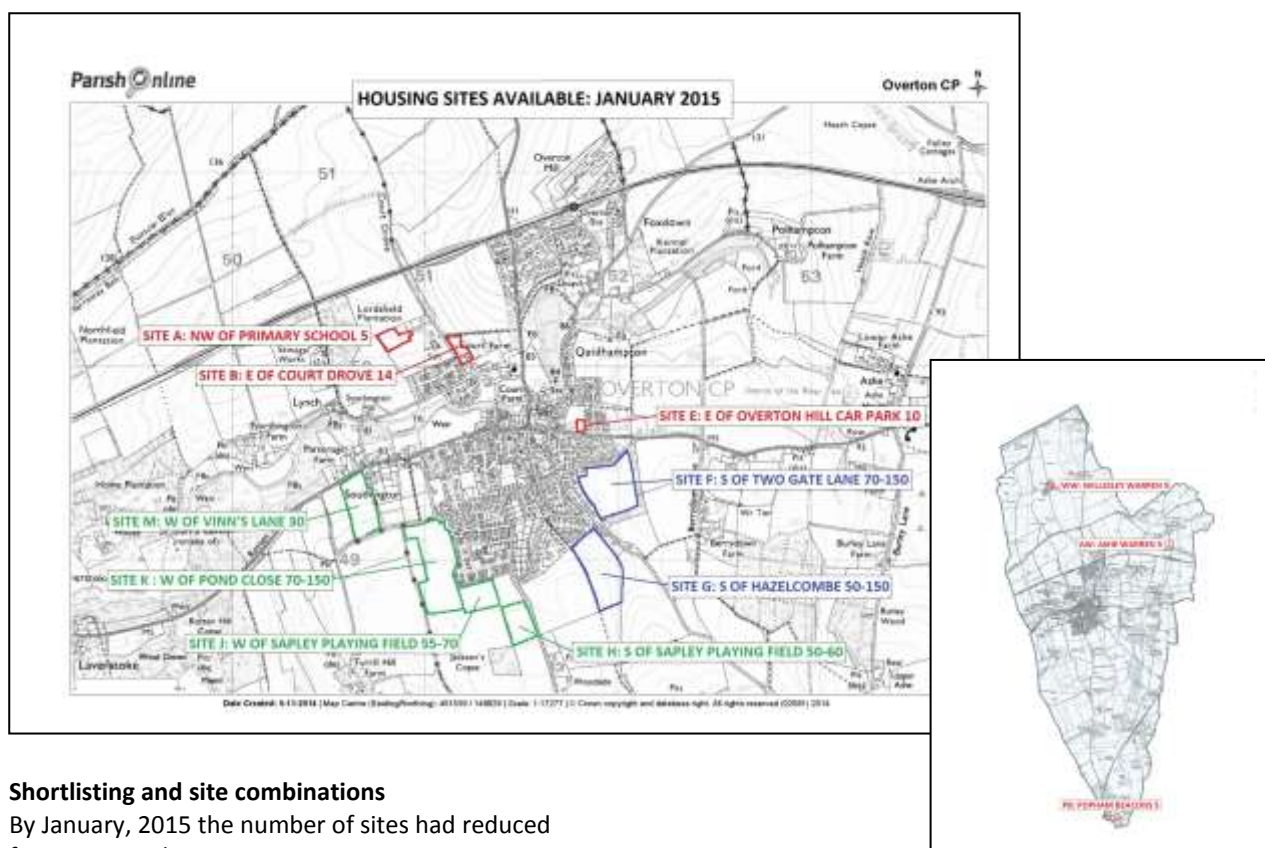
Criteria for site assessment.

As a screening test, we needed an objective way of comparing one site with another and proposed a numerical scoring system based on Kepner-Tregoe principles which has been widely used in business and industry for 50 years.

The criteria chosen and the numerical weight given to them in the following table reflect

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

ASSESSMENT CRITERIA	Max score
1. Proximity to village centre facilities, a Stagecoach bus stop, the primary school and the station.	20
2. Landscape impact, including the setting of listed buildings.	30
3. Ease of connection to an adequate road.	10
4. Ease of connection to essential services	5
5. Biodiversity impact including designated environmental sites.	5
6. Lack of legal or physical constraints.	5
7. The preference for small sites phased over the plan period rather than one big one.	20
8. Developing the site would not lead to an isolated development.	5



Shortlisting and site combinations

By January, 2015 the number of sites had reduced from 34 to 11 because

- The landowner could not be identified or had decided not to sell,
- The site is on the flood plain,
- There were restrictive covenants which would be difficult to remove,
- The landowner had put restrictions on site use casting doubt about deliverability,
- The developer expressed no wish to work co-operatively within the NP process and proposed to make a planning application ahead of the Overton Neighbourhood Plan.

The sites were

	SITES IN RANK ORDER	NUMBER OF DWELLINGS	SCORE
	SMALL SITES		
E	E OF OVERTON HILL CAR PARK	10	91
B	E OF COURT DROVE	14	75
AW	ASHE WARREN	5	68
WW	WILLESLEY WARREN	5	68
PB	POPHAM BEACONS	5	63
A	NW OF PRIMARY SCHOOL	5	60
	MEDIUM SITES		
M	W OF VINN'S LANE	30	62
H	S OF SAPLEY PLAYING FIELD	50-60	53
	LARGE SITES		
F	S OF TWO GATE LANE	UP TO 150	54
J+K	W OF POND CLOSE AND W OF SAPLEY LANE PLAYING FIELD	UP TO 150	53
G	S OF HAZELCOMBE	UP TO 150	50

On the map above, the two sites marked in **BLUE** both belong to one landowner. The four marked in **GREEN** belong to another landowner.

There were three large sites, any of which could accommodate all 150 houses.

F (S of Two Gate Lane),
G (S of Hazelcombe) and
K (W of Pond Close).

Although there was a strong preference for smaller sites, **to reach a total of 150 houses it was necessary to involve the large site owners.** It was now clear that the choice of housing sites could not be entirely within our control. It would be for negotiation with the two large site owners and developers who would have their own priorities.

We had to work together to find solutions.

Fortunately, they both agreed to work with us.

LANDOWNER BLUE and **LANDOWNER GREEN** were approached and asked the following questions.

- Which of your sites would you prefer to use?
- On the sites capable of accommodating 150 houses, could it still be economic for you to build fewer?
- On any of your sites, are you willing to consider phasing?
- Are you willing to wait until after Overton Hill is complete?

These were the responses.

LANDOWNER BLUE
<ul style="list-style-type: none"> • Clear preference for using Site F (Two Gate Lane) only and not to use Site G (S of Hazelcombe)
<ul style="list-style-type: none"> • Willing to consider a minimum of 70 homes on Site F.
LANDOWNER GREEN.
<ul style="list-style-type: none"> • Clear preference for using sites J: West of Sapley Playing Field and K: West of Pond Close over Site H: S of Sapley Playing Field or Site M: W of Vinn's Lane.
<ul style="list-style-type: none"> • Willing to consider a minimum of 55 homes on Site K.
Since Site G and Site H did not score significantly better than the other medium or large sites it was agreed they could drop out.

Both developers have indicated that they are willing to consider phasing the developments but the details are not currently available.

The available strategic options were now different

The smallest sites

SMALL SITES	DWELLINGS
SITE B: E OF COURT DROVE	14
SITE A: NW OF PRIMARY SCHOOL	5
SITE WW: WILLESLEY WARREN	5
SITE AW: ASHE WARREN	5
	29

- The smallest sites lie beyond the settlement boundary. It would cause little disruption so phasing them is not so important.
- They achieved scores at or above the average.

- To use them reduces the number to be built on the larger sites and responds to public opinion.
- They will include affordable housing and AW will encourage local employment.
- Although AW and WW are in the AONB this should not prove to be an obstacle because they are well screened.
- Although isolated, they are small and will not add significantly to traffic and parking problems in the village.
- PB (Popham Beacons) is held as a reserve site because it is unlikely to deliver any affordable housing.

It was therefore decided to use the other four.

Medium and Large sites

From this information we were able to construct three scenarios, any of which would deliver 150 dwellings.

SCENARIO A	DWELLINGS
SITE F: S OF TWO GATE LANE	70
SITE J: W OF SAPLEY PLAYING FIELD	55
4 SMALL SITES	29
	154

SCENARIO B	DWELLINGS
SITE F: TWO GATE LANE	125
4 SMALL SITES	29
	154

SCENARIO C	DWELLINGS
COMBINATION OF SITE J: W OF SAPLEY PLAYING FIELD AND SITE K: W OF POND CLOSE	125
4 SMALL SITES	29
	154

Reserve sites are needed in case of unforeseen difficulties with those selected. They are

Site M: W OF VINN'S LANE. (30 dwellings)

Site E: E OF OVERTON HILL CAR PARK (10 dwellings)

Site PB: POPHAM BEACONS (5 dwellings).

The three scenarios were presented at a public exhibition on 24th January, 2015. Residents were asked to place them in rank order of their preference with the added option of proposing a different Scenario D. The number of votes was 384 and the result was a very clear preference for Scenario A. The full details can be seen at www.overtonparishcouncil.gov.uk

THE ALLOCATED SITES

The Plan will therefore allocate the sites in **SCENARIO A**.

In the site plans, the whole area of the site is outlined in red. The area which the developer proposes to use for dwellings and private gardens is outlined in blue.

MEDIUM/LARGE SITES

SITE F: S OF TWO GATE LANE

ABOUT 6.8 HECTARES, 16.8 ACRES

70 DWELLINGS

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



SITE J: W OF SAPLEY PLAYING FIELD

ABOUT 2.65 HECTARES, 6.5 ACRES

55 DWELLINGS

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



SMALL SITES

WW : WILLELSEY WARREN

ABOUT 0.3 HECTARES, 0.96 ACRES

5 DWELLINGS



SITE AW: ASHE WARREN

ABOUT 0.39 HECTARES, 0.96 ACRES

5 DWELLINGS



SITE A : NW OF OVERTON PRIMARY SCHOOL

ABOUT 1.8 HECTARES, 4.45 ACRES

5 DWELLINGS



SITE B: E OF COURT DROVE

ABOUT 0.46 HECTARES, 1.14 ACRES

14 DWELLINGS



POLICIES FOR ALLOCATED SITES

Policy SS1

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

S OF TWO GATE LANE, 70 dwellings

W OF SAPLEY PLAYING FIELD, 55 dwellings

WILLESLEY WARREN, 5 dwellings

ASHE WARREN, 5 dwellings

NW OF OVERTON PRIMARY SCHOOL, 5 dwellings.

E OF COURT DROVE, 14 dwellings.

Policy SS2

Prior to the submission of any planning application a Design Brief must be produced setting out the principles for the development of the site which must be agreed with Overton Parish Council in sufficient detail to enable full consideration of the design, landscape, transport, heritage and green space issues, public benefits and other material planning matters.

Policy SS3

'Windfall' developments of five dwellings or less on previously developed 'brownfield' or unallocated sites with direct highways access will be permitted provided they comply with all the other policies in this Plan.

EMPLOYMENT SITES

One of the Plan Objectives is to increase local employment. The more people who 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 put forward to date, which is to expand the Quidhampton business units. No firm proposals have yet been made.



The policies of this Neighbourhood Plan, including Policy W1, will apply to any employment site.

PLEASE WRITE YOUR COMMENTS FOR OVERTON PARISH COUNCIL HERE

They will be forwarded to the Borough Council provided you give your name, address and post code.

There is nothing I want you to change

There are things I want you to change

Please say which words you want changed and suggest what should replace them.

NAME.....

ADDRESS.....

.....POST CODE.....

PLEASE DETACH THIS FORM AND RETURN IT TO
14 WINCHESTER ST, OVERTON NEXT TO HSBC BANK **BY TUESDAY 31st MARCH AT THE LATEST. THANK YOU.**