

OVERTON

PRE-SUBMISSION NEIGHBOURHOOD DEVELOPMENT PLAN

FEBRUARY 2015

The Plan is designed to be read as a whole.



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INTRODUCTION

Welcome to the Pre-submission Neighbourhood Plan, referred to here as 'the Plan' or 'NP'. It is a revision of the first draft Plan issued in October 2014.¹ In the past, nearly all the decisions about Overton were made by Basingstoke & Deane 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.

Basingstoke & Deane Borough Council will decide the number of homes 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.

This Plan has been prepared by a group of 28 Parish residents who are all volunteers. Several are also Parish Councillors.²

The Neighbourhood Planning Group was formed in September 2013 at the request of Overton Parish Council and has worked closely with the Parish Council throughout.¹³

Many thanks to all those who filled in a questionnaire, responded to the first draft Plan and attended our public events. You sent some very clear messages which form the key issues in this Plan.

This final draft is for consultation with residents and stakeholders for a six- week period in February/March 2015. During this time there will be opportunities for you to discuss the plan with members of the NP Group and make comments on it. Later in the year there will be a referendum when residents will decide by a simple majority whether to approve the plan or not.

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.

In this Plan you will also find our vision, objectives and policies. Please read the Plan and let us have your views by writing to Parish Clerk, Oak Tree Lodge, Roundwood, Micheldever, Winchester, SO21 3BA or clerk@overtonparishcouncil.gov.uk by 31st March 2015. Please include your contact details.

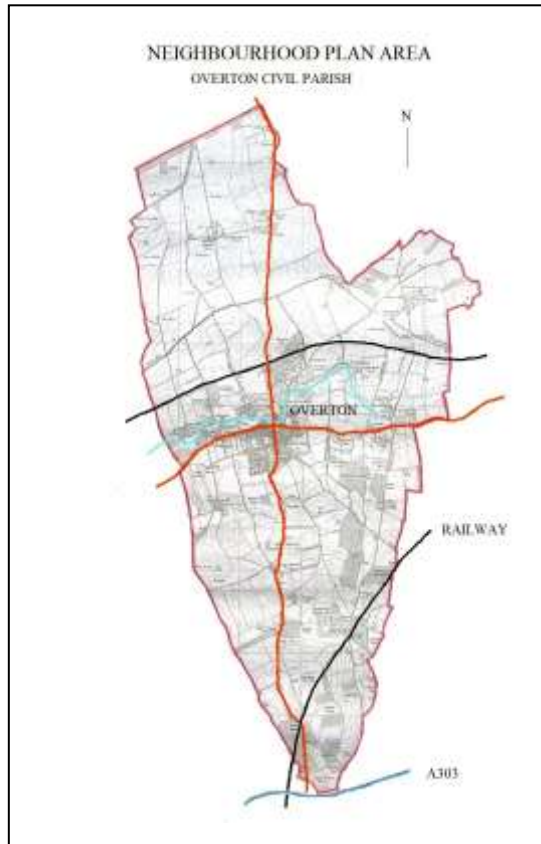
Brian Elkins, Project Manager, February 2015.



SECTION1: THE PROCESS

Neighbourhood Plan area

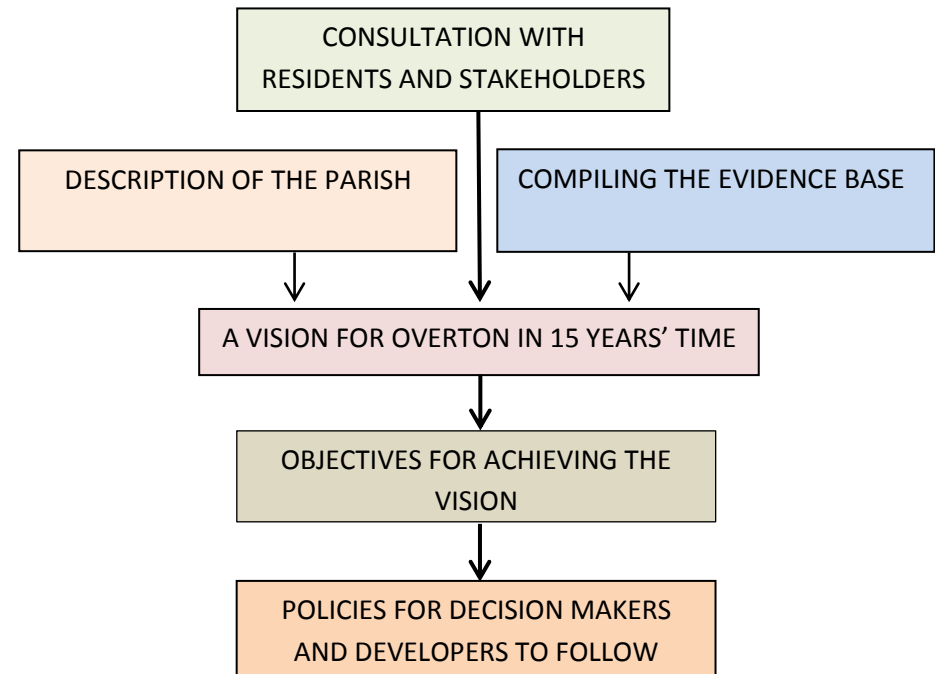
The plan area agreed with the Borough Council is Overton Civil Parish^{3,4}



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.



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

Summary of Community Engagement

Public consultations were undertaken for the Village Design Statement⁶ in 2002, confirmed by Overton Vision 2020 in 2010⁷ and up-dated in 'Overton Futures', 2012⁸. 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 four phases⁹

The initial public consultation lasted from 21st May-31st July, 2014. An article was published⁴⁰ with the monthly Parish Council newsletter, 'News and Views',¹⁰ and at a number of events, residents were asked for their views on a response form.⁵²

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

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

Any other comments?...

Particular efforts were made to involve children and elderly people most likely to have difficulties with mobility. 308 completed forms were received.

The questionnaire.

The results enabled the NP Group to construct a questionnaire¹¹ which was sent to every household in the Parish on 30th June, 2014 with the option of completing it online on the Overton Village website. Paper copies were also available at key locations around the village. The closing date was 31st July 2014. 600 completed questionnaires were received.¹² The opinions expressed were fully in line with previous consultations.^{6,7,8}

November 1st –November 30th, 2014

From the responses, the NP Group was able to write a draft plan. A summary³¹ was sent to every household in the Parish and comments were invited. At two exhibitions, 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. 248 people attended and all the proposals were strongly endorsed.¹⁴

January 24th, 2015

At a further public exhibition, 438 parishioners saw revised strategic options for housing sites and developers' proposals along with a summary sustainability appraisal. Residents were able to choose between three scenarios or to propose an alternative.¹⁵

Full details of community engagement can be found in the supporting documents.

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 via the Overton Business Association plus personal contact with 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 Statement⁶, Overton Community Plan (Overton Futures, 2020)⁸ and Overton Biodiversity Action Plan¹⁶.
- Basingstoke & Deane Borough Council, especially the emerging Local Plan documents¹⁷.
- Hampshire County Council¹⁸, including specific consultation with the Schools Policy Officer.¹⁹
- Data from the Office of National Statistics.²⁰
- The Environment Agency,²¹ English Heritage²² and Natural England²³.

Sustainable development

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

Sustainability is the key to the whole planning process and has guided our thinking from the start. Sustainability is the 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.

An independent **Sustainability Appraisal** is being carried out in parallel with this Plan. It can be viewed at www.overtonparishcouncil.gov.uk.

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 generally 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.

This is currently delivered through 'developer contributions'. Basingstoke & Deane will be introducing a Community Infrastructure Levy to fund infrastructure. When this happens and if there is an adopted 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 but this is likely to be amended over time.²⁶



About Overton

Location



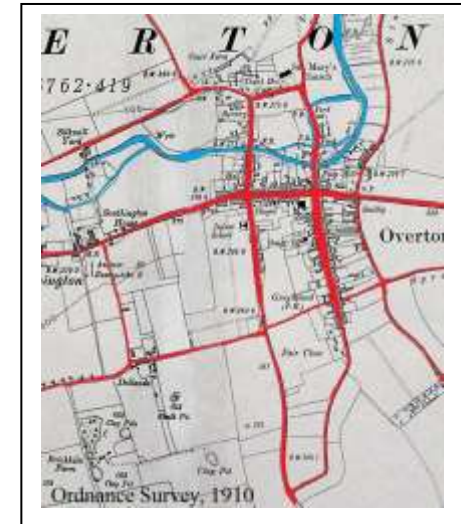
Overton Parish lies in North Hampshire, 9 miles west of Basingstoke, 11 miles east of Andover, 19 miles north of Winchester and 14 miles south of Newbury. It is within the Borough of Basingstoke & Deane.

Topography

The River Test is the defining feature of the village which lies entirely 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.

History

There was a settlement in Overton in Anglo-Saxon times when the village was centred round St Mary's Church, north of the river. In about 1218, the Bishop of Winchester established seven new market towns across Hampshire and Overton was one of them. The new town was built south of the river and included the main highway between London and Exeter.²⁹ The pattern of roads remains to this day. Winchester Street is a wide thoroughfare, designed for fairs and markets.



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

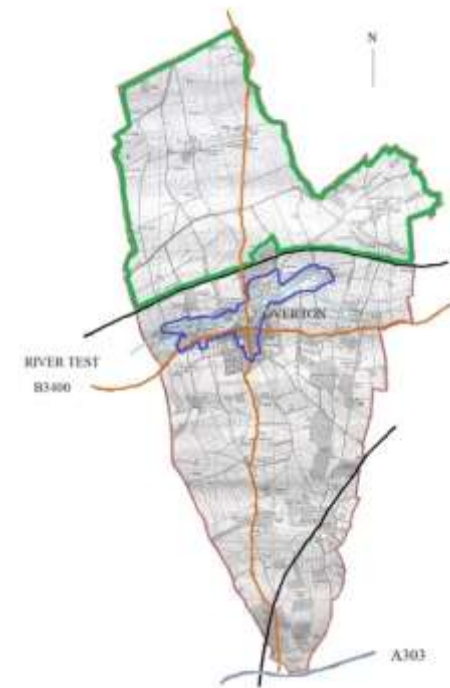
In 1587, Overton lost its charter as a town 'through neglect' and reverted to being a village.²⁹ However, it still retains one

characteristic of a small market town as it has many shops serving those from surrounding settlements. Overton was famous for the annual July sheep fair, held in Winchester Street, when thousands of animals changed hands.²⁹ The 'White Hart', which existed in 1442, became an important coaching inn on the London – Exeter road until the coming of the railways³⁰.

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 Beauty³² (outlined in green on the map). The river Test rises in the Parish and flows to the west. The river and its banks are a Site of Special Scientific Interest (SSSI)³³ and the Overton Conservation Area³⁴ (outlined in blue) includes land within the Test Valley Environmentally Sensitive Area.³⁵ Some of the land near the river lies within the flood plain.³⁶ There are many Sites of Interest for Nature Conservation (SINCs) in the Parish. Overton has an active Biodiversity Society³⁷.



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.

Demography

The population is ageing.³⁸ To remain sustainable, Overton needs to attract people in the younger age groups which means we shall need homes that first-time buyers can afford and more primary school places. Given the ageing population, more homes to the 'Lifetime Homes' standard³⁹ will also be needed along with more smaller homes for 'downsizers.' The standard means they are adapted or adaptable to the needs of elderly people and others living with disabilities.

Infrastructure

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

Deprivation and social inclusion

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

Shops and businesses

Overton is an economic hub, providing services both to residents and people from the surrounding area⁴¹. 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 Whitchurch⁴², Andover⁴³ and west of Basingstoke⁴⁴ and the Bombay Sapphire gin distillery and visitor centre at Laverstoke⁴⁵ will generate more traffic on the B3400.

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

Overton: Strengths and weaknesses

Key messages from the public consultations.¹²

The strengths are

- Village setting in outstanding countryside
- A 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.



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.

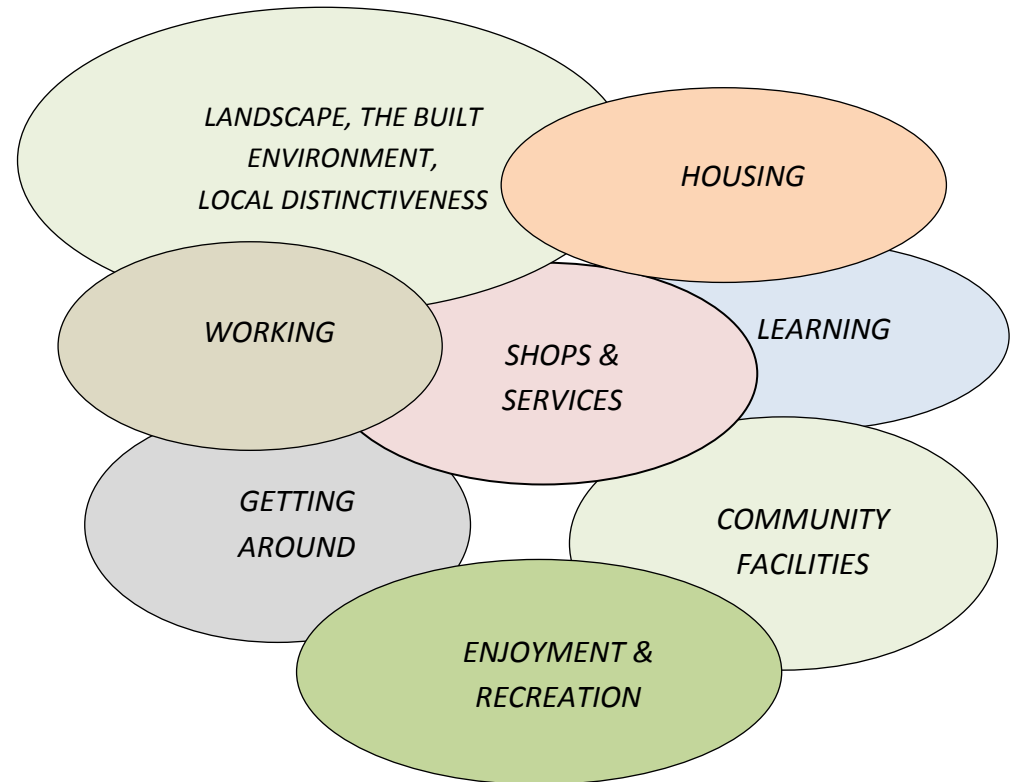
What is a village?

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'.⁴¹

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

Though the number of dwellings in the Parish has doubled since 1970⁴⁷ 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.

OBJECTIVES FOR ACHIEVING THE VISION

LANDSCAPE, THE BUILT ENVIRONMENT AND LOCAL DISTINCTIVENESS

- The rural views from the village to the surrounding hills are highly valued especially the view of St Mary's Church and the hills behind it to the north.^{6,12} Other cherished views are of the village from the surrounding hills and *vice versa*⁶ (See map in Appendix)
- 100 years ago, only three streets were built up on both sides, Winchester Street, the High Street and Bridge Street.⁴⁸ In 1911, there were 360 dwellings in the parish housing 1,570 people.⁴⁷ Overton now has three times more people and six times more houses as occupancy rates have fallen.⁴⁹
- Until recently, 'estates' of houses have been built in the ubiquitous style of the time without regard to local traditional themes. In the past ten years, however, architects have made more effort to respect the styles of the past.⁵⁰
- The new estates have occupied the higher slopes of the valley and some encroach upon the skyline⁵¹, especially Overton Hill.
- There are 42 buildings listed as being of historical importance²², mainly from the 15th-17th centuries of which four are Grade II*. In almost every dwelling, 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.⁵⁰

- There are twelve green open spaces within the village including play areas and playing fields (See map in Appendix).

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 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.

HOUSING: PEOPLE AND HOMES

- The Parish is home to 4,315 people in 1,885 dwellings with an average occupancy of 2.3 people per dwelling.⁴⁹ There have been no major developments since the 2011 census.
- Adding 270 new homes will increase the number of 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.³⁸
- Sold prices for two bedroom terraced houses are 15% higher in Overton than in Basingstoke Town. A 3-bedroom terraced house is 27% more.⁵³ This suggests that Overton is attractive to new residents and developers but it makes homes less affordable for local people.
- There are 376 units of affordable housing. 69% of dwellings are owned by the occupier. Of the 506 rented properties, 315 are 'social rents' and 191 are privately rented.³⁸
- 93% of residents were born in the UK and 97% are white.⁴⁹
- Overton has a higher proportion of people over 45 than the Borough average and a correspondingly lower proportion of people under 45.³⁸
- The predictions for the current population of Overton, Laverstoke & Steventon to 2019 are that the proportion of people over 65 will increase by 3.1% to 23.1%⁵⁴. There are no predictions to 2030.

- There were 139 people on the local council list in housing need in September 2014⁵⁵
- Southern Water accepts that the current sewerage system is inadequate.⁵⁶

Key issues for new housing

- There is an assessed need for more housing for local people.^{55,12}
- The mix of housing provided should respond to assessed local need.¹⁷
- The questionnaire revealed strongly held views deploring the fact that young people who have grown up in Overton have to look elsewhere when they want to form a household because house prices in Overton are high relative to Basingstoke and Andover.¹²
- 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.^{8,12}
- Opportunities to provide homes for the elderly and those living with disabilities to the Lifetime Homes standard³⁹ 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' and |
| H5 Be fully supported by adequate infrastructure. |

WORKING

- Overton, Laverstoke and Steventon provide 2,100 jobs.⁵² Some of these are filled by people who live elsewhere.
- In 2011, 2,049 people were in work of whom 327 were self-employed.⁴⁹
- Of those in work, 71% go by car or motorbike, 10% by public transport and 19% go on foot or by bicycle or work from home. Of the 1,447 who go by car, 91 are passengers.⁴⁹
- The major employers in the parish are De La Rue (430 employees, about 30 of whom live in the parish, small businesses, retail outlets, the primary school and farmers.
- There are 10 light industrial units around the station and 6 at Quidhampton.

- Overton has a thriving business sector. Overton Business Association has 62 members⁵⁸ but not all businesses are members.

Key issues for working

- There is strong public support for more local jobs.¹²
- Employment sites must be for uses and on a scale appropriate to the context of Overton.
- There is potential and strong public support for encouraging visitors and tourism as a way of supporting local jobs.¹²
- 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. |

SHOPS AND SERVICES

- Overton is fortunate to have 27 shops selling goods and services. With the exception of the Co-op, they are all independent small businesses and more than half the proprietors live in the parish.⁵⁹

- It is not necessary to travel beyond the village for basic needs.
- There is a Home Producers Market once a week.
- The shops, restaurants and pubs attract many visitors from the surrounding area.

Key issues for shopping and services

- Local shops and businesses are highly valued¹² 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

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 and has capacity for 420.¹⁹ It has 'outstanding' Ofsted reports.⁶⁰ 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.⁶¹
- The school age population is not predicted to change significantly up to 2019⁵⁴ 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.

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.

GETTING AROUND

- Overton Station is about 1.4km (0.8miles) from the village centre and provides services to Basingstoke, London Waterloo, Andover, Salisbury and Exeter. There is concern that the trains are very crowded at peak hours, parking at the station is inadequate and the area is poorly lit.¹²
- Stagecoach provides bus services to Basingstoke, Whitchurch, Andover and Winchester half-hourly. A village bus service 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.

Key issues for getting around

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

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.

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 half-days a week.
- Overton does not have a police station but is served by a Police Community Support Officer. Levels of reported crime and anti-social behaviour are low.⁶²
- The HSBC Bank is 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.¹²
- Although there is some concern about the capacity of the surgery,¹² the Practice say their premises and staffing will be adequate for future needs.⁶³

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.

ENJOYMENT AND RECREATION

- 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.
- 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 twelve green open spaces in the village 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’.
- Youth activities include the Army Cadets, Scouts, Guides, Brownies and Cubs. There is a youth social club at the football pavilion.
- 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.

Key issues for enjoyment and recreation

- Residents are generally satisfied with the cultural and sporting facilities available and say that the village halls are adequate.¹²
- People value the environmentally designated areas as opportunities for exercise and quiet reflection.¹²
- Footpaths within and beyond the village are highly valued¹² 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, 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. |
| E3 To encourage access to the countryside and riverside for walkers and the use of these facilities. |

SECTION 3: 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.** Decision makers must apply all of them when judging if a proposal should be approved or not. To aid interpretation, each policy is accompanied by justification with supporting evidence 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 policies of the emerging Basingstoke & Deane Local Plan they are not repeated here. Those policies are listed in the Appendix. The policies listed below have a specific local element not otherwise covered by the policies of the emerging Local Plan.**

The emerging Local Plan is subject to delay and it is not yet clear whether this Neighbourhood Plan will come to examination before the Local Plan or not. We have therefore paid due regard to the Saved Policies of the Adopted Plan as well. They are also listed in the Appendix.

POLICIES FOR LANDSCAPE, THE BUILT ENVIRONMENT AND LOCAL DISTINCTIVENESS

Objective LB1: To conserve views within, to and from the village and the open countryside.

Objective LB2: New developments must respect the context in terms of design and location, contributing to the local distinctiveness of the village and parish.

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'.⁶
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.⁶⁴
4. Developers ensure that the built form minimises the visual impact and relates sensitively to the surrounding area.

Justification

1. Landscapes, views and local distinctiveness are irreplaceable assets. Conserving them will bring environmental and social benefits contributing to sustainability.
2. This policy is supported by Overton Village Design Statement pp 13, 23 and 24⁶ and Overton Vision, 2020⁷
3. CABE 'Building for Life'⁶⁴ is the industry standard endorsed by Government for well-designed homes and neighbourhoods.
4. The policy is supported by BDBC Countryside Design Summary SPD⁵¹ and Local Plan Policies EM1 and EM10.
5. This policy is supported by NPPF, para 66.⁶⁵
6. It is strongly supported by public opinion in the questionnaire.¹²



POLICIES FOR HOUSING

Objective H1: New housing will respond to the needs of local residents.

Policy H1

Housing developments will be permitted provided that

1. **They provide a minimum of 40% affordable homes in developments of ten or more homes (5 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.³⁹**
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 negotiation between the developer and the Local Planning Authority at the pre-application stage.

* Local connection as defined by BDBC housing allocations policy.⁶⁷

Justification

1. Responding to local need will provide social benefits.

2. This policy is supported by the Overton Housing Needs Survey,⁵⁵ interviews with estate agents⁶⁸ and the Rural Housing Study, 2009.⁵²
3. Overton has a higher percentage of older people than the Borough average.³⁸
4. This policy is supported by Lifetime Homes³⁹, Local Plan Policy CN1 and CN3 and the NPPF para 50.
5. It is strongly supported by public opinion.¹²

Objective H2: New homes will be phased in a series of developments over the plan period.

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.

Justification

1. This policy aims to allow new residents to integrate with the community. It encourages social cohesion which is a social benefit.
2. It is strongly supported by public opinion.¹²

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

Policy H3

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

1. **Developers agree to be guided by Overton Biodiversity Society¹⁶ and Hampshire and IOW Wildlife Trust⁶⁹ in their planting plans, make provision for ongoing habitat management and create/enhance wildlife corridors.**
2. **They conform to BDBC Green Infrastructure Strategy, 2013⁷⁰ regarding green areas.**

Justification

1. This policy aims to provide environmental benefits contributing to sustainability.
2. It is supported by public opinion.¹²
3. It is supported by Overton Biodiversity Action Plan¹⁶, Local Plan Policy EM4 and BDBC Green Infrastructure Strategy, 2013.⁷⁰

Objective H4: Developments must be 'Secured by Design'.

Policy H4

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

Justification

1. This policy aims to deliver social and economic benefits.
2. It is supported by NPPF, para 58 and 'Secured by Design', ACPO.⁷¹
3. To further reduce the crime rate in the Parish.

Objective H5: Housing developments must be fully supported by adequate infrastructure.

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.

Justification

1. The sewerage system is already at full capacity.⁵⁶
2. This policy aims to provide social and environmental benefits contributing to sustainability.
3. It is supported by Local Plan Policy CN5.
4. It is strongly supported by public opinion.¹²

POLICIES FOR WORKING

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

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.

Justification

1. A proportion of the jobs created will probably 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.
2. It is strongly supported by public opinion.
3. It is supported by Local Plan Policy EC4.

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

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.

Justification

1. The policies aim to achieve economic and social benefits.
2. They are supported by Local Plan Policies EP4 and EP5.
3. They are supported by public opinion.¹²

POLICIES FOR SHOPS AND SERVICES

Objective S1: To support shops and services in the parish

Policy S1

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

Justification

1. This policy aims to promote local prosperity and reduce the need for travel outside the village. It aims to achieve local economic and social benefits and will also bring environmental benefits if car journeys to buy goods elsewhere are reduced.
2. To increase trade and provide a wider range of goods and services on sale in the village.
3. It is supported by public opinion.¹²
4. It is supported by Local Plan Policy EC4.

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.

Justification

The questionnaire showed that more shops would be welcomed.¹²

Policy S3

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

Justification.

1. This policy aims to enable local people and those from the surrounding area to shop in the village.

2. The policy aims to provide local economic benefits and may also bring environmental and social benefits if visitors travel fewer miles than they otherwise would to reach main shopping centres.

POLICIES FOR LEARNING & SKILLS

Objective L1: To support life-long learning.

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.**

Justification

1. The aim of these policies is to improve skills and educational attainment both for personal development and job prospects.
2. The policies aim to provide social and economic benefits.

POLICIES FOR GETTING AROUND

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

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.

*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.

Justification

1. 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.
2. It is supported by Local Plan Policy CN8.

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

Policy T2

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

Justification

1. This policy aims to bring social and economic benefits.
2. It supports Local Plan Policy CN8.
3. It is strongly supported by public opinion.¹²

OBJECTIVE FOR COMMUNITY SERVICES*

Objective 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

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

Justification

1. This policy aims to provide social benefits.
2. It is strongly supported by public opinion.

POLICIES FOR ENJOYMENT AND RECREATION

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

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.

Justification

1. This policy aims to bring social and health benefits.
2. It is supported by Local Plan Policy CN7.
3. The facilities are highly valued by local residents.

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

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 SINC in the parish and conserves or enhances the Conservation Area and designated heritage assets.

Justification

1. This policy aims to bring environmental benefits.
2. It is supported by public opinion.
3. It is supported by Local Plan Policies EM1, EM4 and EM11.
4. It is supported by Overton Conservation Area Appraisal³⁴

Objective E3: To protect and improve the existing green areas and open spaces within the village.

Policy E3.

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

Justification

1. This policy aims to provide social and environmental benefits.
2. It is supported by Local Plan policy EM5 with regard to green areas and BDBC Green Infrastructure Strategy, 2013.⁷⁰
3. It is strongly supported by public opinion.¹²

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

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.

Justification

1. This policy aims to provide social and health benefits without environmental harm to habitats and biodiversity.
2. It is strongly supported by public opinion.

SECTION 4: SELECTING SITES FOR NEW HOUSING: SUMMARY OF THE PROCESS

A full account is given in the supporting documents.⁶⁶

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 of July, 2014 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 principles⁷² which has been widely used in business and industry for 50 years.

In the table below, the criteria chosen and the numerical weight given to them in the following table reflect

- **Public opinion** as expressed in the Village Design Statement⁶, the questionnaire and responses to the Draft Plan (criteria 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,
- Part of the site is on the flood plain,
- There were restrictive covenants which would be difficult to remove,

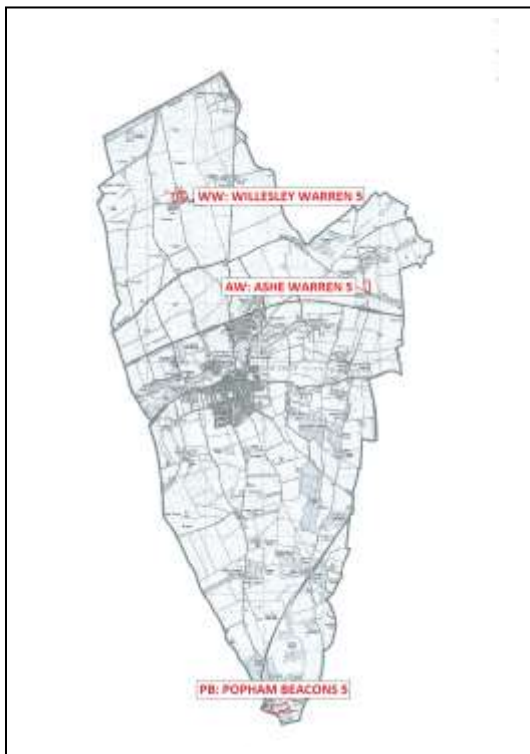
- The landowner had put restrictions on site use casting doubt on whether the houses could be delivered,
- The developer expressed no wish to work co-operatively within the neighbourhood planning process and proposed to make a planning application ahead of the Overton Neighbourhood Plan.

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 |



There are also three small sites of five houses each at Willesley Warren (WW), Ashe Warren (AW) and Popham Beacons (PB).



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 homes.

Site F (S of Two Gate Lane),

Site G (S of Hazelcombe).

Site 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, both landowners **BLUE** and **GREEN** agreed to work with us.

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

1. Which of your sites would you prefer to use?
 2. On the sites capable of accommodating 150 houses, could it still be economic for you to build fewer?
 3. On any of your sites, are you willing to consider phasing?
 4. 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) • 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. • Willing to consider a minimum of 55 homes on Site K. |
| Since Site G, Site H did not score significantly better than the other medium or large sites it was agreed they could drop out. |

Both 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 in the village if they were built at the same time as Overton Hill or any other development, 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 is unlikely to be an obstacle because they are compact and well screened.
- Although AW and WW are isolated, they are small and will not add significantly to traffic and parking problems in the village.
- 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 numbers of **first preference votes** cast were as follows;-

| | | |
|------------|-----|------|
| SCENARIO A | 148 | 39% |
| SCENARIO B | 118 | 31% |
| SCENARIO C | 67 | 17% |
| SCENARIO D | 51 | 13% |
| | 384 | 100% |

SCENARIO D.

Of 51 votes,

40 rejected any use of small sites (10%).

23 proposed all 150 dwellings on site F.

6 proposed all 150 dwellings on Site F OR on Sites J&K.

| TOTAL 2 ND PREFERENCE VOTES | |
|--|-----|
| SCENARIO A | 126 |
| SCENARIO B | 100 |
| SCENARIO C | 87 |
| SCENARIO D | 18 |

Conclusion

The Plan will therefore allocate the SCENARIO A sites.

SECTION 5: THE ALLOCATED SITES

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

6.8 HECTARES, 16.8 ACRES APPROXIMATELY

70 DWELLINGS

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



SITE J: W OF SAPLEY PLAYING FIELD

2.65 HECTARES, 6.5 ACRES APPROXIMATELY

55 DWELLINGS

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



SMALL SITES

WW : WILLELSEY WARREN

0.32 HECTARES, 0.79 ACRES APPROXIMATELY

5 DWELLINGS



SITE AW: ASHE WARREN

0.39 HECTARES, 0.96 ACRES APROXIMATELY

5 DWELLINGS



SITE A : NW OF OVERTON PRIMARY SCHOOL

1.8 HECTARES, 4.45 ACRES APPROXIMATELY

5 DWELLINGS



SITE B: E OF COURT DROVE

0.46 HECTARES, 1.14 ACRES APPROXIMATELY

14 DWELLINGS



POLICIES FOR SELECTED 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 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.

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.

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.

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 has the status of Supplementary Planning Guidance which developers are required to follow.

WILDLIFE CORRIDOR Areas of habitat connecting wildlife populations.

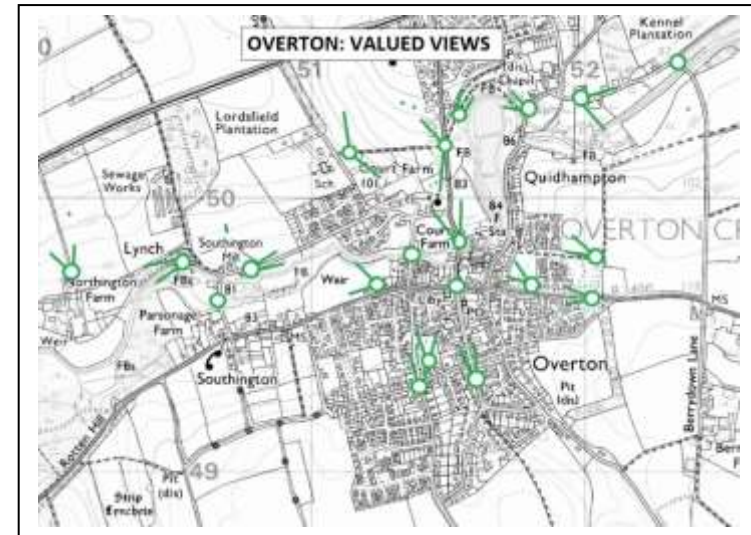
APPENDIX

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 |

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.



REFERENCES

- | | | |
|----|--|---|
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| 2 | List of NP Group members | http://www.overtonparishcouncil.gov.uk/neighbourhood-plan-reference-documents/ |
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| 4 | NP Application form | http://www.overtonparishcouncil.gov.uk/neighbourhood-plan-reference-documents/ |
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