

Factual update regarding the Overton Neighbourhood Plan - 21 June 2016

In accordance with section 5 (3) (b) of the Neighbourhood Planning (Referendum) Regulations 2012 this factual update has been produced in order to correct inaccurate information published in connection with the Overton Neighbourhood Plan (ONP) referendum by the Vote No to Overton Neighbourhood Plan Group. This factual update relates to the leaflet which has been published entitled "Overton Neighbourhood Plan Reality Check". Some of the arguments put forward in the leaflet published by the campaign group are open to debate, and it is considered beyond the borough council's remit to comment on those points; though this should not be taken as a sign that the borough council either agrees or disagrees with the statements made. However, it is considered that some of the material published is factually inaccurate and should be clarified.

Some of the information published in the leaflet has already been addressed by a previous factual update published by the borough council. Therefore, please also refer to the previous factual update in relation to the Vote no to the Overton Neighbourhood Plan leaflet.

Permission in Principle

It is stated that, upon the ONP being made, all of the sites would gain "permission in principle" for housing. However, the Regulations (derived from the Housing and Planning Act 2016) required to put this into effect, through local and neighbourhood plans, have not yet been put in place. The government consultation which related to permissions in principle stated that allocations in existing plans cannot be granted permission in principle as it will not apply retrospectively, and that the allocations would need to specifically state that permission in principle is being granted.

Therefore, it is considered that the allocations in the ONP would not benefit from permission in principle as the plan does not state that permission in principle is being granted, and the ONP is likely to have already been made (i.e. adopted) before the Regulations come into effect.

Therefore, planning applications will be required for the sites allocated, and these will be assessed by the local planning authority in the normal manner, including the consideration of representations made by local residents.

Highways issues associated with Court Drove

It is stated that there is legislation requiring minimum site lines of 40 metres for new vehicular accesses and double yellow lines to prevent parking around junctions. However, it should be clarified that the issue of achieving suitable highway access will be based on government and local level guidance, and the exact requirements in terms of sight lines and parking controls have not been clarified at present. This issue will be addressed through any future planning applications.

Further information

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