

OVERTON NEIGHBOURHOOD DEVELOPMENT PLAN

BASIC CONDITIONS STATEMENT

JUNE 2015

OVERTON PARISH COUNCIL

Parish Office

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Overton

Hampshire

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INTRODUCTION

BASIC CONDITIONS

This Basic Conditions Statement accompanies the Overton Neighbourhood Development Plan referred to in this document as 'ONDP' or the 'Plan'. The contents of the Plan are not re-iterated here.

The Basic Conditions are set out in Schedule 4b to the Town & Country Planning Act, 1990.

1. The Plan must comply with the National Planning Policy Framework, March 2012 and Guidance from the Secretary of State. (Section 1)
2. The Plan must contribute to the achievement of sustainable development. (Section 2)
3. The Plan must be in general conformity with the strategic policies contained in the development plan for the local planning authority (in this case Basingstoke & Deane Borough Council, BDBC). (Section 3)
4. The Plan does not breach and is otherwise compatible with EU regulations which may or may not include a Strategic Environmental Assessment and a Habitats Regulation Assessment. (Section 4)
5. The only prescribed condition relates to European sites and marine sites. None of these, the nearest of which is approximately 11 km to the south of the parish, will be affected by the ONDP. The prescribed condition is met.

Equalities Impact Assessment. The Overton Neighbourhood Plan is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998. The Equalities Impact Assessment is a supporting document. Particular consideration has been given to the elderly, those living with disabilities and 'hard to reach' groups.

Submitting body

The Plan is submitted by Overton Parish Council which is a qualifying body as defined by the Localism Act 2011.

Plan area and period

The plan area is Overton Civil Parish. A map is attached. It was designated by Basingstoke & Deane Borough Council (BDBC) on 25th July 2013. Overton Parish Council (OPC) confirms that

1. The Plan sets out proposals for the use of land in Overton Civil Parish.
2. The Plan does not relate to any land outside the boundary of the parish.
3. No other neighbourhood plan has been made or is being prepared which relates to land within the parish boundary.
4. The period of the Plan is fifteen years from the date the plan is 'made' or December 31st 2030 whichever is the later.

Consultation Statement

The statement is a supporting document.

SECTION 1: NPPF OBLIGATIONS

NATIONAL POLICY

This section shows how the Plan complies with the National Planning Policy Framework (NPPF), 2012.

The Plan maintains a **presumption in favour of sustainable development** in that it supports the strategic development needs in the Local Development Plan as well as local priorities.

The NPPF twelve core planning principles have been abbreviated in the table below.

HOW THE PLAN COMPLIES WITH THE CORE PLANNING PRINCIPLES

NPPF CORE PRINCIPLE	OVERTON PLAN VISION AND OBJECTIVES.	OVERTON PLAN POLICIES
1 Plan led by a positive local vision.	The Plan contains a vision for the village based on parish appraisals, surveys and consultations, and objectives that will help deliver the aspirations of the community.	All apply
2 Enhance and improve places where people live.	LBE2 New developments must fit into the context in terms of design and location contributing to the character of the village. New housing will H1 Respond to the needs of local residents; H3 Efficiently conserve natural resources, reduce pollution and promote biodiversity; and H4 Be fully supported by adequate infrastructure.	The plan has policies for new housing which specify high building and design standards (LBE1(1), LBE1(3), H1(3) and H1(5). Policy H1 is about affordable homes, housing mix, 'Lifetime' homes. Policy H1(5) aims to reduce crime and the fear of crime. Policies T1 and T2 will make it easier for people to use local amenities. Policies S1 and S2 aim to improve local shops. Policies E1, E2 and E3 aim to enhance social, sporting and recreational facilities and conserve environmental and heritage assets.
3 Economic development and delivery of homes and infrastructure	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. S1 To support shops and services in the parish. H4 New homes will be fully supported by adequate infrastructure.	Policies W1 and W2 aim to increase local employment opportunities. Policy QB allocates employment land. Policies S1, S2, W1 and W2 aim to generate economic activity. H4 specifies the local priorities for infrastructure. Policy SS1 allocates sites for 150 new homes.
4 High quality design and standard of amenity	LBE1 New developments must fit into the context in terms of design and location contributing to the character of the village.	Policy LBE1 specifies the design parameters to be achieved Including 'Building for Life' standards. Policy H1(3) specifies 'Lifetime homes' standards. Policy H1(5) aims to reduce crime and the fear of crime.
5 Promote the vitality and character of communities	Vision 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. LBE2 New developments must fit into the context in terms of design and location contributing to the character of the village.	Policy LBE1 specifies the design parameters to be achieved with regard to village 'character'. Policies W1 and W2, S1 and S2 aim to increase prosperity. Policies L1 and L2 aim to improve learning and skills. Policy E1 aims to enhance social, sporting and recreational facilities. Policies E2 and E3 aim to increase enjoyment of surrounding countryside and heritage assets.
6 Climate change, flood risk and	H3 Efficiently conserve natural resources, reduce pollution and promote biodiversity. W1 To encourage proposals leading to more local	Policy H3(1) concerns energy efficiency. Policy H3(2) promotes new planting. Policies W1, S1, S2 and E1 aim to reduce the

reduced carbon emissions	<p>jobs for local people.</p> <p>W2 To support local employment by making the village more attractive to tourists and visitors.</p> <p>S1 To support shops and services in the parish.</p> <p>E1 To support social, sporting and recreational facilities in the village for people of all ages and abilities.</p> <p>T1 To encourage walking and cycling and the use of public transport and to reduce reliance on cars.</p> <p>T2 To improve provision of parking facilities in the village and at Overton Station.</p> <p>H4 New homes will be fully supported by adequate infrastructure.</p>	<p>need to travel.</p> <p>Policy T1 aims to reduce the use of private cars.</p> <p>Policy T2 aims to encourage travel by train.</p> <p>Policy H4 aims to reduce the risk of flood.</p>
7 Conserving and enhancing the natural environment	<p>Vision V3. We want to enhance the village environment and play our part in protecting the global environment.</p> <p>H3 Efficiently conserve natural resources, reduce pollution and promote biodiversity.</p> <p>E2 To work with statutory bodies and partner organisations to protect areas of the parish designated for their environmental and heritage value and their settings.</p>	<p>Policy LBE1 refers to landscape and limiting the impact of new development.</p> <p>Policies H3(2) and H3(3) refer to planting plans and green areas.</p> <p>Policy H4 aims to reduce the risk of polluting the River Test.</p> <p>Policy E1 aims to enhance green spaces.</p> <p>Policy E2 aims to conserve designated natural environmental assets.</p>
8 Using brownfield land		There are no brownfield sites available in the parish.
9 Multiple uses of sites		The sites available are relatively small and are not appropriate for mixed use development apart from provision of recreational green space.
10 Conserving heritage assets	<p>Vision V2. In 2030 we want Overton to continue to be a place where people of all ages and abilities can thrive, feel safe and be healthy, with opportunities to learn, work, be part of our community, take exercise, enjoy our rural landscape and heritage and lead fulfilling lives.</p> <p>E2 To work with statutory bodies to protect the Conservation Area,.....</p>	Policy LBE1(1) specifically refers to the Overton Village design Statement and Overton Conservation Area Appraisal which contain guidance on designated and non-designated heritage assets within and beyond the Conservation Area. Policy E2 also refers to the Conservation Area..
11 Encourage sustainable transport	<p>T1 To encourage walking and cycling and the use of public transport and to reduce reliance on cars.</p> <p>T2 To improve provision of parking facilities in the village and at Overton Station. These objectives encourage local shopping and travel by train rather than by car.</p>	Policy T1 discourages use of private cars for short journeys. Policy T2 includes parking at Overton Station to encourage use of the trains.
12 Health, social and cultural wellbeing	<p>L1 To support life-long learning.</p> <p>C1 To ensure that our community services continue to meet the needs of an expanding and ageing population</p> <p>T1 To encourage walking and cycling and the use of public transport and to reduce reliance on cars.</p> <p>E1 To support social, sporting and recreational facilities in the village for people of all ages and abilities.</p> <p>E3 To encourage access to the countryside for walkers and the use of these facilities.</p>	<p>Policies L1 and L2 promote life-long learning which is a social benefit.</p> <p>Policies T1, E1 and E3 encourage people to take exercise which is a health benefit.</p> <p>Policy E1 supports social and recreational facilities which are social benefits.</p>

SECTION 2: HOW THE PLAN CONTRIBUTES TO THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

Sustainable development.

The central theme of the NPPF is the presumption in favour of sustainable development, broadly defined internationally as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs.’ The NPPF describes sustainable development in terms of social, economic and environmental benefits and requires the planning system to

1. Contribute to a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supportive infrastructure.
2. To support strong, vibrant and healthy communities by providing the supply of housing to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services that reflect the community’s needs and support its health, social and cultural wellbeing, and
3. To contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution and mitigating and adapting to climate change including moving to a low carbon economy.

National Planning Policy Guidance states that *‘This basic condition is consistent with the planning principle that all plan-making and decision-taking should help to achieve sustainable development. A qualifying body must demonstrate how its plan or Order will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures).’*

The NPPF contains 13 sustainability objectives. The table below demonstrates how the policies of our Plan support and will deliver them. The policies are derived from the vision and objectives of the Plan which are themselves based on sustainability considerations.

NPPF Objectives	Overton Plan Policies
1 Building a strong, competitive economy (Paras 18-22)	Policies W1, W2, S1 and S2 aim to increase local employment and prosperity. Policy SS2 allocates employment land. (NPPF, Paras 18,19)
2 Ensuring the vitality of town centres (Paras 23, 26 and 27 apply)	Policies S1 and S2 aim to increase the quantity and range of goods and services on sale in the village. (NPPF, Paras 23,1 and 23,4) Policy T2 aims to increase the numbers of people from the surrounding area who choose to shop in Overton. (NPPF, Paras 23,1 and 23,4) Policy W2 aims to encourage local tourism (NPPF, para 23,6)
3 Supporting a prosperous rural economy (Para 28)	Policies W1, W2, S1 and S2 aim to increase local employment and prosperity. Policy QB allocates employment land. (NPPF, para 28)
4 Promoting sustainable transport (Paras 29, 30, 32, 35, 36-38 and 40 apply)	Policy T1 discourages use of private cars for short journeys. (NPPF, paras 30, 35) Policy T2 includes parking at Overton Station to encourage use of the trains. (NPPF, para 30, 35(2)) Policy T2 aims to improve parking facilities (NPPF, para 40)
5 Supporting high quality communications infrastructure. (Para 42 applies)	Overton has high speed broadband.
6 Delivering a wide choice of high quality homes (Paras 50, 51, 54, 55 apply)	Policy H1 is about affordable homes,(NPPF, paras 50 and 54) housing mix, (NPPF, para 50) 'Lifetime' homes.(NPPF, para 50)
7 Requiring good design (Paras 56-66 apply)	Policies LBE1, H1(3) andH1(5) specify high building and design standards (NPPF, paras 56,57 and 58).
8 Promoting healthy communities (Paras 69-78)	Policies T1, E1 and E3 encourage people to take exercise which is a health benefit. Policy H1(5) aims to reduce crime and the fear of crime. (NPPF, para 69,2) Policy LBE1(3) requires the 12 Design Council CABE 'Building for Life' standards.(NPPF, para 69(3). Policies S1 and S2 aim to retain and sustain local shops (NPPF, para 70(3). Policies L1 and L2 aim to ensure capacity in local schools (NPPF, para 72.) Policy E1 aims to enhance social, sporting, recreational facilities and green spaces (NPPF, para 73)
9 Protecting green belt land	There is no green belt land in the parish
10 Meeting the challenge of climate change, flooding and coastal change (Paras 93-104 apply) Overton is not a coastal area.	Policy H3(1) concerns energy efficiency. (NPPF, para 95) Policy H1(3) promotes new planting. (NPPF, para 99) Policies W1, S1 S2 and E1 aim to reduce the need to travel. (NPPF, para 95) Policy T1 aims to reduce the use of private cars. (NPPF, para 95) Policy T2 aims to encourage travel by train. (NPPF, para 95) All of these aim to reduce carbon emissions or to absorb carbon dioxide. Policy H4 aims to reduce the risk of flood. (NPPF, para 100(4)
11 Conserving and enhancing the natural environment. (Paras 109-110 and 112-125) Overton has no brownfield sites available for development (Para 111)	Policy LBE1 refers to landscape and limiting the impact of new development.(NPPF, para 109(1). Policies H3(3) and H3(4)refer to planting plans and green areas. (NPPF, para 109(3) and para 118(3). Policy H4 aims to reduce the risk of polluting the River Test. (NPPF, para 110). Policy E1 aims to enhance green spaces. (NPPF, para 109(3) Policy E2 aims to conserve designated natural environmental assets. (NPPF, para 115 and 118(2).
12 Conserving and enhancing the historic environment. (Paras 126 and 128-141)	Policy LBE1(1) specifically refers to the Overton Village design Statement and Overton Conservation Area Appraisal which contain guidance on designated and non-designated heritage assets within and beyond the Conservation Area. (NPPF, paras 126, 128 and 137) Policy E2 also refers to the Conservation Area which contains the post-medieval core of the village. (NPPF, para 138)
13 Facilitating the sustainable use of minerals	There are mineral deposits in the parish but not in the sites allocated for development. There is a mineral deposit in part of reserve Site K but not in the part proposed for development.

The table below sets out how each policy in the ONP aims to bring social, economic and environmental benefits to the whole community, contributing to sustainable development.

	ONP POLICY	ENV	SOC	ECON	CONTRIBUTES TO SUSTAINABILITY
LBE1(1)	Developments conform to the Overton Village Design Statement, specifically the guidance on 'landscape and environment, the built environment and other features'. and Overton Conservation Appraisal.				Local knowledge is used to maintain village character as an attractive place to live.
LBE1(2)	Applicants engage with the community at and after the pre-application stage in a manner proportionate to the size and/or complexity of the development.				Local knowledge is used to maintain village character as an attractive place to live.
LBE1(3)	Applicants demonstrate that their proposals meet the 12 Design Council CABE 'Building for Life' standards.				Ensures high quality design
LBE1(4)	Applicants demonstrate that their proposals meet the 12 Design Council CABE 'Building for Life' standards and the emerging Building Research Establishment (BRE) Home Quality Mark standards. Applicants demonstrate by an appropriate visual presentation that the built form minimises the visual impact and relates sensitively to the surrounding area.				Maintains village character as an attractive place to live.
H1(1)	They provide a minimum of 40% affordable homes in developments of 11 or more homes (6 or more outside the settlement boundary).				Greater disposable income for the most economically disadvantaged.
H1(2)	They provide a mix of dwelling sizes for both market and affordable homes in accordance with the evidence available concerning local needs.				Better use of housing stock. Fewer 'concealed' households.
H1(3)	There is provision for 'Lifetime Homes' standards unless the applicant can demonstrate by 'open book assessment' that this would render the development non-viable.				People can live in their own homes for longer as they age. Reduces care costs.
H1(4)	Applicants, including Housing Associations, provide an initial marketing period giving exclusive access for a reasonable period of time to parish residents and people with local connections for the rental or purchase of new homes.				Encourages social cohesion and local employment, reducing the need to travel.
H1(5)	They conform with the guidelines set out in 'Secured by Design' (ACPO).				Reduces crime and the fear of crime. Reduces the cost of repairing criminal damage.
H2	Approvals for all housing developments will be phased in two periods. Approvals for housing developments within the Neighbourhood Plan will be for delivery of completions approximately as follows: 2016-2022: 90 dwellings, 2023-2029: 60 dwellings on the sites allocated in this Plan.				Contributes to social cohesion and ensures a steady supply of affordable homes.
H3(1)	Applicants demonstrate by 'open book' assessment that their proposals achieve best practice in energy efficiency and generation compatible with the financial viability of the scheme.				Reduces carbon emissions and reduces costs to the occupier
H3(2)	A suitable landscape scheme is submitted which responds positively to the character of the area, well related to the design of the proposed development and enhances the biodiversity of the locality.				Promotes biodiversity
H3(3)	They (developments) conform to BDBC Green Infrastructure Strategy, current at the time, regarding				Promotes biodiversity and opportunities for

	green areas.				recreation
H4(1)	Adequate drainage infrastructure is provided for sewage and surface water				Reduces risk of flooding and polluting a watercourse
H4(2)	Proposals maximise, as far as it practical and viable, opportunities for grey water recycling.				Reduces risk of flooding and water use.
H4(3)	Proposals utilise sustainable drainage systems (SuDS) wherever it is practical and viable, and reduce surface water run-off according to best practice guidelines.				Reduces risk of flooding and polluting a watercourse.
W1	Proposals to generate new or retain existing employment opportunities will be supported providing that the use and scale is appropriate to the location.				If a proportion of new jobs is taken by Overton residents it will reduce the need to travel.
W2(1)	Proposals for hotel and B&B accommodation in Overton Parish will be supported, providing they are appropriate in design and size to the surrounding area.				Aims to increase local employment and reduces the need for employees to travel.
W2(2)	Proposals to build, modify or extend premises in Overton parish where visitors can eat, drink and shop will be supported provided they are appropriate in design and size to the surrounding area.				Aims to increase local employment and reduces the need for employees to travel. Also a social benefit to local people and reduces the need for them to travel.
S1	Proposals to improve existing shops and provide new ones will be supported, particularly in Winchester Street and High Street, provided they comply with all the other policies in this plan and are comparable in size to existing shops.				A social benefit to local people and reduces the need for them to travel.
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 by a reasonable period of active marketing to maintain a commercial use for at least 12 months have failed.				Prevents loss of local shops.
L1(1)	Developments that increase the number of nursery school places in line with demand will be supported, providing that applicants demonstrate by a suitable assessment that noise nuisance from playgrounds can be mitigated where necessary.				The aim is to improve skills and educational attainment both for personal development and job prospects.
L2(1)	Developer contributions will be allocated for Overton Primary School to accommodate pupils in line with demand from within the Parish in negotiation with Hampshire County Council.				The aim is to improve skills and educational attainment both for personal development and job prospects.
L2(2)	Developer contributions will be allocated to projects to ensure that Overton Library has premises adequate for the projected Parish population growth, including publicly accessible internet access.				The aim is to improve skills and educational attainment both for personal development and job prospects.
T1	Developments will provide multi-use paths linking the development to existing routes to amenities, public transport routes and existing footpaths unless the applicant can demonstrate that there is already adequate and convenient access.				Aims to reduce reliance on cars and the cost to drivers and give opportunities for exercise.
T2	Developer contributions will be allocated where possible for the creation of parking opportunities throughout the village and upgrading community				Encourages people from surrounding areas to shop in Overton and

	parking assets.				travel fewer miles.
CS1	Planning permission will not be granted for development which would result in the loss of essential local services and facilities which are considered to be important to the local community, including local shops, the post office, Overton Pharmacy, HSBC Bank, public houses and Beech Tree Nursing Home, unless....				Aims to discourage residents travelling out of the village to access these services
E1	Developer contributions will be allocated to increase in the quality and range of existing social, sporting and recreational facilities and public green spaces in the parish. Proposals leading to a net loss of these facilities will be resisted unless the development is essential to meet specific necessary infrastructure needs and no alternative feasible site is available				Aims to increase the health benefits of exercise and prevent residents travelling by car to access similar facilities elsewhere.
E2	Development will conform to Local Plan Policies and the management plan for the North Wessex Downs Area of Outstanding Natural Beauty, policies for the River Test SSSI and SINC in the parish, the Conservation Area and heritage assets and all of their settings.				Aims to conserve landscape, heritage assets and their value to residents and visitors
E3	Developer contributions will be allocated for projects that lead to opportunities for improved public access to the countryside for walkers and cyclists. Proposals leading to loss of such opportunities will be opposed.				Aims to promote public enjoyment and physical exercise as a health benefit.

Sustainability and the process of housing site assessment

The Plan allocates sites for housing and sustainability is an important factor in choosing which sites to allocate from those available. The 'Process of Site Assessment' is set out in a supporting document to the Plan. It includes the checklist used for initial screening with the following sustainability and environmental impact considerations.

Landscape and built environment

Landscape character area?

Within the AONB?

Are there important views into or out of the site?

How might development at the site affect the skyline?

What natural features are there? e.g. trees, hedgerows, watercourse etc.?

Are there any public rights of way affecting the site?

What is the local style of buildings – materials, scale, density?

Are there any existing buildings that could be retained or converted?

Heritage assets

Relation to Overton Conservation Area? Covered by OCA Appraisal?

Are there any listed buildings on or close to the site?

Could the site contain any archaeological remains?

Biodiversity (including climate change)

Protected wildlife or habitat?

Do any designations apply? e.g.

SSSI (Site of Scientific Interest)

SINC (Site of Importance for Nature Conservation)

Local Green Space

Are there features of particular biodiversity value? e.g. Habitat connectivity, lowland mixed deciduous woodland, ponds, ancient hedgerows etc.

Could the site be home to protected species? e.g. bats, badgers, great crested newts, dormice etc.

Land, soil and water resources

Is the site affected by flooding?

What is the agricultural land value?

Transport

Is the site accessible by public transport, cycling and walking?

Are there any issues of capacity on the local road network (congestion and/or parking)?

Community

Within or adjacent to existing Overton Settlement Policy Boundary?

Are local services accessible by public transport, cycling and walking?

School (primary & secondary)

GP practice

Village centre for Pharmacy, Local shops, Post Office, Library

Sports centre and/or pitches

Play space

Are there any nearby sources of noise or air pollution which could affect the site?

Other

Sustainability Appraisal (BDBC Sustainability of Settlements, 2014)

Sustainability and environmental considerations were thus to the fore from the start in the process of site selection. Three sites were removed from the list at the initial screening stage because substantial portions were in Flood Zone 2, the site would form an isolated settlement or there were insuperable access problems.

Thereafter, sites were removed from the list for other reasons. They were that the owner could not be identified or decided not to sell or on deliverability and viability grounds. The remaining sites were considered to be 'reasonable alternatives' which were assessed in more detail according to the above criteria, BDBC Sustainability criteria and Landscape Capacity Assessments. These desk-top studies were informed by site visits and photography

An independent Sustainability Appraisal of the NP was also commissioned from AECOM Ltd including a Sustainability Assessment of the reasonable alternatives. Having considered the report, the ONP Group removed two sites on environmental grounds. The SA otherwise confirmed the ONP Group's conclusions.

SECTION 3: HOW THE NEIGHBOURHOOD PLAN IS IN GENERAL CONFORMITY WITH THE STRATEGIC POLICIES CONTAINED IN THE DEVELOPMENT PLAN

The Plan must demonstrate that it is in general conformity with the Development Plan for the area. In October 2014 the borough council submitted its Submission Local Plan to the Planning Inspectorate. The Examination process is on-going, with the hearings expected to start in October 2015. Therefore, currently the Submission Local Plan does not form part of the Development Plan for the area, and hence the relevant 'strategic policies' constitute all of the 'saved' policies retained from the current Adopted Local Plan.

The Overton Neighbourhood Plan takes due account of the policies of the Emerging Local Plan as well as the saved Policies of the ALP.

National Planning Policy Guidance states the following considerations,

- *whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with.*
- *the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy.*
- *whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.*
- *the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.*

The table below demonstrates that our Neighbourhood Plan is in conformity with and supports the Strategic Objectives and Saved Policies of the ALP.

BDBC STRATEGIC OBJECTIVES ADOPTED LOCAL PLAN 1996-2011	BDBC SAVED POLICY	OVERTON PLAN POLICIES
1 To improve the economic, social and environmental well-being of residents, workers and visitors to the Borough and to optimise quality of life.	All apply	All apply
2 The Council will work with partners and the community to ensure that necessary local services, facilities and infrastructure are retained to support local communities and are planned and provided in tandem with new housing and other development.	C7 The protection, enhancement or replacement of existing leisure or community facilities or open space. C8 Protection of essential services. A3 Infrastructure improvements. A7 Water and sewerage infrastructure.	E1 Social, sporting and recreational facilities and green space H4 Infrastructure
3 The Plan will provide opportunities for decent homes, by identifying sustainable locations..... The Plan will also ensure that new residential development provides a mix of house types and sizes, particularly affordable and key worker housing.	C2 Affordable housing C3 Housing mix C4 Housing for the elderly and those with special needs	H1 Responding to local need
4 The Plan promotes a strong and dynamic local economy to provide a range of jobs for local people mainly by identifying and protecting key employment locations and encouraging the regeneration of appropriate employment sites for employment use and the diversification of the rural economy.	EC6 Re-use of buildings in the countryside EC7 Farm diversification EC8 Rural tourism	W1 Employment opportunities W2 Local tourism S1 Local shops S2 Shops, change of use
5 The Plan will protect and enhance the Borough's natural and built environment for the enjoyment of all, promoting opportunities to secure the regeneration and renewal of the built and natural environments.	E1(1) Standard of design E1(2) Landscaping E1(6) Public spaces E2 Buildings of historic or architectural interest E6 Landscape character E7 Nature/Biodiversity conservation	LBE1 Landscape, the built environment and local distinctiveness LBE1(1) Overton Village Design Statement and Conservation area Appraisal. E2 Designated environmental areas and heritage assets.
6 Walking, cycling, the use of public transport and appropriate levels of car use will be promoted by ensuring that development is located in accessible locations, consistent with priorities in the Local	A2 Walking, cycling and public transport	T1 Multi-use paths T2 Parking (including Overton Station)

Transport Plan. Furthermore, in both urban and rural areas, alternative modes of transport to the car will be promoted through the development of safe, accessible and attractive transport networks, including securing directly related improvements from new development schemes.		
7 The Council will strive to ensure that it maximises community involvement and engagement in the planning system.		A Statement of Community Engagement is a supporting document to the Overton NP. Policy LBE1(2) requires applicants to engage proactively with the local community and local interest groups.

SECTION 4: EUROPEAN UNION OBLIGATIONS AND HUMAN RIGHTS

Environmental impact and habitats regulations

Screening of a draft Overton NP by BDBC confirmed that a Strategic Environmental Assessment would be required but a Habitats Regulation Assessment would not.

A full Sustainability Appraisal has been carried out which includes the environmental impact aspects. It will be submitted to BDBC in parallel with the Neighbourhood Plan. It includes a strategic environmental assessment which informed the process of selecting the reasonable alternatives for allocating housing sites.

Human Rights

An Equalities Impact Assessment is attached.

CONCLUSIONS

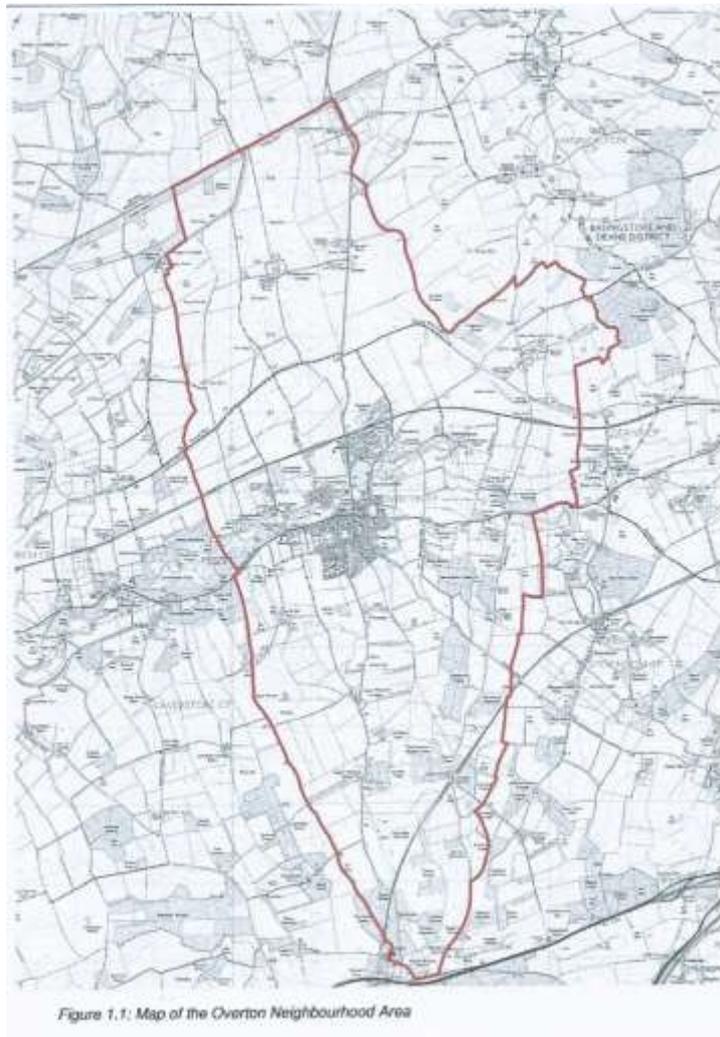
Overton Neighbourhood Plan has been

- **positively prepared**, in that it will meet the development needs assessed by BDBC,
- is **justified** in that it complies with all the European, National and Local requirements and meets all the Basic Conditions, and
- **effective** in that it is deliverable within the period of the Plan.

APPENDICES

Neighbourhood Plan Area Map

Designation of Overton Civil Parish as a Neighbourhood Plan Area.



Overton Neighbourhood Plan Area

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24 July 2013

Designation of Neighbourhood Area – Overton Neighbourhood Development Plan Area

Dear Laura,

I am writing to confirm that the Borough Council has approved Overton Parish Council's application for the designation of a Neighbourhood Area under section 61G of the Town and Country Planning Act 1990. The decision of the Portfolio Holder for Planning is enclosed for your information.

As required by the Neighbourhood Planning (General) Regulations, the request to designate the Neighbourhood Area was advertised on the Council's website and within Overton itself for a period of six weeks ending on the 1st May 2013. Only one comment was received in support of the Neighbourhood Area. Therefore, officers considered that the parish boundary is an appropriate basis for the proposed neighbourhood area.

I can therefore confirm that the designation applies to the whole Parish, as submitted.

As you may be aware, you can now apply for direct support or/and grant support to assist you in preparing a Neighbourhood Plan. You can apply for up to £7,000 of grant support through the following website - <http://mycommunityrights.org.uk/neighbourhood-planning/apply/>. Additionally, the My Community Rights website provides information on how to apply for direct support, which would enable you to receive expert advice tailored to the individual needs of the various stages of your plan - <http://mycommunityrights.org.uk/neighbourhood-planning/direct-support/>

May I take this opportunity to wish you every success in this endeavour and please contact either myself at joanne.brombley@basingstoke.gov.uk or 01256 845410 or Emma Clarke at emma.clarke@basingstoke.gov.uk or 01256 845450 if you would like to discuss matters further.

Yours sincerely

Joanne Brombley
Planning Policy Team Leader



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Cllr. Executive Tony Curtis
Director of Borough Council Services and Training Officer, Karen Brimacombe
Deputy Council Executive and Commissioning Lead, Taylor