

**Annual Parish Meeting for Overton
Held at 7.45pm on Wednesday 20th May 2009
at St Mary's Hall**

Present: Alan Whitney (Chair), Peter Baker, David Llewellyn, Tony Leach, Paula Baker, Ian Tilbury, Brian Langer, Jacky Lessware, Maggie Atkins, Tom Ridler, 80 members of the public, 2 members of the press, PC Richard Baldwin, Sergeant Martin Cullis, Cllr Horace Mitchell, Cllr Anna McNair Scott

1. ELECT CHAIRPERSON FOR THE MEETING

Mr Whitney as the chair of the parish council chaired the Annual Parish Meeting (Local government Act 1072, Sch 12, paras 11 and 27)

2. APOLOGIES FOR ABSENCE

Mark Attwell, Brenda Palmer

3. APPROVE THE MINUTES OF THE LAST PARISH COUNCIL MEETING

The minutes of the Annual Parish Council meeting held on 13th May 2008 had previously been approved at the parish council meeting of 11th June 2008 – there were no additional amendments to the minutes arising from the meeting.

4. REPORT ON PARISH MATTERS

The Chairman asked the audience to read the Annual Report that was appended to the agenda. Mr Whitney made particular mention of the progress made with regard to highway improvements funded by S106 Developer Contributions and the Village 30 Project which had extended the 30mph limit within the village.

5. BRIEF OUTLINE OF NEW PARKING SCHEME FOR OVERTON VILLAGE CENTRE

The Chairman stated that the plans for the new parking scheme for the village centre could be viewed at the meeting and that a comment sheet could be completed.

6. GUEST SPEAKERS

Mr Whitney introduced the speakers PC Baldwin and Sergeant Cullis from Whitchurch Police Station and Cllr Horace Mitchell, the Basingstoke and Deane Borough Council (BDBC) councillor for Burghclere, Highclere and St Mary Bourne and the Portfolio Holder for Planning and Infrastructure.

PC Richard Baldwin introduced Whitchurch Police Station's new Sergeant, Martin Cullis. PC Baldwin asked the audience to complete the form 'Your Voice Counts' which gave individuals the opportunity to list the three priorities for the policing in Overton. Sergeant Cullis stated that the current Neighbourhood Priorities for Overton were 1) Traffic, 2) Neighbourhood Watch and 3) Anti-Social Behaviour. The Alcohol Designation Area for Overton was currently going through the borough council process. Some areas within the village had also been denoted a Smartwater Protected Zone (pens could be used to invisibly identify all possessions). Burglary was one of the biggest problems in the rural areas and as this was normally opportunist it was suggested that people ensure that they take basic security procedures. PC Baldwin was involved with both Countrywatch and Keeperwatch involving gamekeepers in the rural areas - as those involved with poaching and coursing were often involved with other crime.

The talk was concluded with a lighthearted presentation summing up police activity during the year.

Mr Whitney then asked Cllr Horace Mitchell to speak. Cllr Mitchell thanked Mr Whitney and introduced Tim Richings, the borough council's Forward Planning and Transport Manager. Cllr Mitchell intended to talk about the South East Plan (SE Plan), the Local Development Framework (LDF) and the Strategic Housing Land Availability Assessment (SHLAA).

The final version of the SE Plan has now set the housing building targets for Basingstoke and Deane at 945 dwelling per year making 18,900 in total for the period 2006 – 2026. There were currently 68,000 houses in Basingstoke and Deane.

The LDF is drawn up by BDBC and will form the basis for future planning in the area according to Government Guidelines. The LDF is currently under construction starting with the Core Strategies with the aim to adopt it as policy in 2011. Some of the documents will, however, have an effect earlier than this – and this includes the allocation of land for development.

The SHLAA is a new process which forms part of the evidence base for the LDF. It enables landowners to put forward land to be considered for development. Consultants look at each site to assess whether it would be able to deliver housing if the land were to be allocated. Many other pieces of evidence are required to make up the LDF – the key question is - what is the housing need for the borough and other local councils guided by the SE Plan?

BDBC seeks to have the right numbers and types of housing in the right place at the right time. The LDF gives the opportunity to look at how many new houses are required for BDBC and for Overton itself. The Government decrees that evidence must be obtained to back up the information. Of the 945 dwellings/year stated in the SE Plan – 915 should be built within the Western Corridor and Blackwater Valley sub-region of which Overton is not a part. This left 30 dwellings/year to be built in the rest of the borough a total of 600 over 20 years. The SE Plan starts in 2006 and 156 houses had already been built, 262 had planning

consent, there is an existing allocation of 30 and windfalls of 10 giving a total of 458, leaving 142 to be built to 2026. The SHLAA document lists development sites for 1365 dwellings. Pro rata this would mean 91 would be required around Overton to 2026. Cllr Mitchell stated that this was not the way to do planning. He also stated that BDBC disagreed with the Government target of 945 dwellings/year; 740 dwellings/year was a more accurate figure. Further evidence was being obtained to corroborate this.

Consequently BDBC has to determine the right number of dwellings for the borough and determine this with evidence that would stand up to a government enquiry. The borough council was learning from other councils that had already submitted the LDF to Government. In addition, the BDBC had to assess the right number for each part of the borough, including Overton. To assist with this process, Overton could draw up a Parish Plan. Population forecasts, migration estimates and local views could also be used. People do want to come to the SE from the rest of the country including London, people retire out of the south east and young people leave to go to university and work. 2-4% of the borough's population move in and out each year but generally more in than out. Over a 20 year period, 50% of the population moves. Demand for housing is elastic and there is a dependency on the SE as the engine of growth and houses need to be built to sustain this. The other part of the dilemma is that local people need houses to live in. This now relies on private market dwellings to provide affordable homes. Villages should look at Exclusion Sites – to provide small estates of affordable homes.

Cllr Mitchell stated that it was very difficult for people to agree about what is right, but felt that it was very important to think about the matter locally. If the opinion is that no houses should be built, then this would carry no weight as an argument – but an evidenced argument for a small number might be reasonable.

Cllr Mitchell suggested that local people could do the following to influence the planning process:
Consider doing a Parish Plan.

Allocate Exception Sites – for people with historic local connections.

Not to waste energy on red herrings – engage with the real process

To email LDF@basinstoke.gov.uk to be included in the process and be kept up-to-date.

To work against top down numbers (Government imposed) and find the right answers for our communities.

Move from development control to development management.

Cllr Mitchell concluded by stating that if someone proposed to build 880 houses in Overton then he would take to the streets with Overton.

Mr Whitney thanked Cllr Mitchell for attending and invited questions from the floor.

Elen Cook – looking around this hall in 35 years none of us will need a house but maybe need a cemetery. Cllr Mitchell stated that the borough looked at all the demographics – births, marriages, divorces and deaths are all considered.

Mrs Majoribanks – can we believe everything that is being said, originally only 60 houses were to be built on Overton Hill but 99 houses was the final total.

Maggie Atkins – the original idea was for 60 executive houses – it was agreed that there should be more small houses built including affordable housing.

Jane MacKenzie – stated that in the VDS 2002 a questionnaire was circulated in which people were asked to highlight what was required – and most wanted to see some affordable housing. Mr Richings stated that a new housing survey was to be sent out to the rural areas.

Tony Williams – any housing requires infrastructure – therefore if a large number of affordable houses were required how would matters such as roads, GPs, schools etc be dealt with. Cllr Mitchell stated that infrastructure was one of the key areas for consideration.

Peter Baker – felt that there was implied criticism to the banner above his house. He felt that there was a lack of transparency in the democratic process – and wanted a blow by blow account of the process. Mr Richings stated that the final timetable had not yet agreed (had to be finalised with the Government).

Derick Mirfin – thanked Cllr Mitchell for his clear explanation. He asked if Hampshire County Council (HCC) was still involved in the planning process and if the county council owned Manydown. Cllr Mitchell stated that the County Council was still involved with the LDF but not to the same extent – for instance issues surrounding roads would still be dealt with by the county council. Manydown was owned 50/50 HCC/BDBC. HCC borrowed the money from BDBC to buy the land but had not put it forward until 2011 as there was a great deal of work to do planning the infrastructure especially roads.

Mr Whitney thanked the audience, Cllr Mitchell, the police, the Clerk and the WI for their assistance with the meeting.

The meeting closed at 9.05pm and was concluded with refreshments provided by the WI.