



**OVERSTONE
Parish Council**



PUBLIC CONSULTATION 22ND JUNE 2021
Village Hall, Overstone
3.30pm to 7.00pm

**The agents for developers of Saxon Park, Overstone Leys are holding a
Public Consultation for the residents of Overstone.**

Outline permission for the Local Centre was approved August 2015

The Design and Access statement identifies “a new local centre containing small scale employment uses”, creates a “Centre piece to the development and surrounding area and The local centre character area is located at the centre of the proposal and will consist of a variety of different uses, including the primary school.

The character of this area will aim to create a village style vernacular and building form that creates well-defined spaces such as the Village Green.

The approved outline planning permission is for a public house, day nursery, medical centre a parade of 5 retail units and light industry (up to 5,000 square metres)

The revised proposal, a Hybrid proposal, the developer wishes to bring forward 70% of the site for

- A petrol Station with retail outlet
- Drive Thru Costa Coffee
- A Burger King restaurant with a drive thru
- Some local shops

On the original consultation sent to residents by the Developers the Petrol station was said to be BP however BP and Marks and Spencer have withdrawn. It will be another type of petrol station with a Budgens.

As there is limited Green Space, the Village Green is no longer included and this proposal will not create a “village style vernacular”.

Rothstone Estates, the developer, specializes in road, side developments with fuelling stations and Drive Thru food and beverage and they have been building these developments for over 10 years. They believe what we have in the Outline Planning is outdated and what they are proposing is sustainable and fit for purpose, although Overstone Leys received Outline Planning permission less than 6 years ago.

Come and have your say on this Hybrid Planning Proposal

Please wear a mask and observe Covid distancing rules.