

**Old Basing & Lychpit Parish Council**

# **Old Basing & Lychpit Neighbourhood Plan 2015-2029**



**Consultation Statement**

**June 2017**



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## 1 CONSULTATION PROCESS

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Old Basing & Lychpit Neighbourhood Plan (OB&LNP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 12(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
  - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - explain how they were consulted;
  - summarise the main issues and concerns raised by the persons consulted; and
  - describe how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the OB&LNP are as a result of extensive interaction and consultation with the community and businesses within the parish. This has taken place over approximately 24 months and has included surveys, public exhibitions and face-to-face activity. It has also built upon previous engagement activity that took place as part of the development of the 2005 Village Design Statement for Old Basing & Lychpit. Engagement on the emerging neighbourhood plan has been overseen and co-ordinated by the OB&LNP Team which was formed by the OB&L Parish Council to lead the OB&LNP. Views and interactions from this process led to the Vision and Objectives in Section 3 of the OB&LNP, and subsequently therefore form the basis for the key policies set out in Sections 4 to 6 of the OB&LNP.

### **Organisational structure of the OB&LNP**

- 1.4 The OB&LNP has been prepared after considerable community involvement and engagement. The OB&LNP Team has reflected the view of the community of the need for well-designed development principally to address local needs, along with the provision of community infrastructure. A very high priority for the community is the need for the infrastructure of Old Basing & Lychpit parish to be improved so that it can address the cumulative impacts of the growth in population that will arise through strategic residential developments in the adopted Local Plan.
- 1.5 The structure put in place was a small Neighbourhood Plan Team leading on work across a number of key themes including:
  - Traffic and Road Safety
  - Natural Environment and Landscape
  - Housing and Design
- 1.6 The Neighbourhood Plan Team comprised 8 volunteers from the community supported by officers from Old Basing & Lychpit Parish Council and Basingstoke & Deane Borough Council. Of this number, five were Old Basing & Lychpit Parish Councillors. The Neighbourhood Plan Team met every four to six weeks throughout the process.
- 1.7 It had three action groups: Traffic and Road Safety; Natural Environment and Landscape; Housing and Design, which met monthly to a Neighbourhood Plan Team. Old Basing & Lychpit Parish Council is working on solutions to many of the key infrastructure issues arising in Old

Basing & Lychpit as a result of the substantial amount of new housing development taking place around the edges of the parish.

### **Summary of engagement activities**

- 1.8 A great number of engagement and consultation activities were undertaken, updating and adding to consultation that took place to develop the 2015 Old Basing & Lychpit Parish Plan. They have been categorised by type of activity. A summary of key activity by month is provided in **Appendix A**.

### **Exhibitions and drop-in days**

- 1.9 Events were publicised using various methods including a leaflet distribution to all 3,200 addresses in the Neighbourhood Plan area, posters on noticeboards, fliers in shops and the local library, circulating information to community groups and contacts, issuing an advert in "Basinga" the local monthly newsletter.
- Initial drop in days- March 2015 – three drop in days were organised at three different locations where residents were asked to consider issues facing Old Basing & Lychpit. A summary of the issues raised was circulated to the Neighbourhood Plan Team and is available on the website.
  - Annual Parish Meeting – 2016 & 2017 – The Neighbourhood Plan Team presented the main item at the meeting to communicate development and progress on the emerging OB&LNP. There were up to 45 residents attending and following the presentations there was an opportunity for informal discussion.
  - Feedback public exhibition - April 2015 –the Old Basing & Lychpit Neighbourhood Plan Team held "FEEDBACK" drop-in events and exhibitions to announce the public's initial responses, to seek further comment from the public.
  - Old Basing Carnival & Primary School Fete – June 2015 – The NP Team manned stalls to provide more information about the Neighbourhood Plan and Local Plan and to recapitulate progress to date.
  - Feedback Meetings – Oct 2016 – The Neighbourhood Plan Team held 3 drop-in events to present the results from the Community Questionnaire.

We used feedback posters and flyers to summarize the public's views and comments from the Initial Drop-in Meetings and to suggest Objectives for the Plan. Members of the Neighbourhood Plan Team were at all the events to explain implications and discuss residents' views, which were recorded via post-it notes on the display boards. Over 30 people attended these events. Residents views were collected, summarised and displayed at a second round of drop in days in April 2015. These were also posted on the parish and Basinga websites, and publicised by means of posters and flyers were used to publicise the collected views of the residents

### **Media and public relations**

- Information leaflets and fliers – These were produced regularly both to promote forthcoming activity and feedback on findings and distributed via noticeboards, local retailers, 2 libraries and other outlets, and to all 3,200 addresses. Examples can be found in **Appendix B**.
- OB&LNP digital availability – The OB&L Neighbourhood Plan was given a dedicated page on the Parish Council website which was regularly updated and regular updates were also posted on the “Basinga” website.
- Old Basing & Lychpit Parish Magazine (Basinga) articles – The Neighbourhood Plan Team has featured regular articles about progress on the plan since March 2015. These can be found here:  
<http://basinga.org.uk/wp/?s=neighbourhood+plan&searchsubmit.x=0&searchsubmit.y=0>
- Parish Newsletters – Pieces appeared regularly in the twice annual Newsletter to keep residents informed of progress and to allow them to contact the Neighbourhood Plan Team
- FEEDBACK flyers and posters – These were produced to raise awareness about the OB&LNP and events planned and to encourage people to feed in their views. Also to provide feedback information, examples in Appendix B
- Displays – were set up at Parish Meetings with brief talks and discussions with residents to collect their views and keep them updated on progress

### **Local surveys**

1.10 Detailed local surveys took place:

- Residents questionnaire – July 2015 – A comprehensive questionnaire was developed to test local views on the draft vision and objectives for the emerging OB&LNP. A paper copy of the questionnaire was delivered by volunteers from the community to every household in the Neighbourhood Plan area (3,200 households). It was also available to complete online with a link from the Parish Council and Old Basing & Lychpit NP websites. The Residents Questionnaire was completed by 470 people. A summary of the responses can be found in **Appendix C** and a copy of the report on the Analysis of this first stage of engagement can be seen on the website here: [http://www.oldbasing.gov.uk/ UserFiles/Files/NP%20-Results%20of%20Survey%20July%202015.pdf](http://www.oldbasing.gov.uk/UserFiles/Files/NP%20-Results%20of%20Survey%20July%202015.pdf)
- Groups & Organisations questionnaire – the same questionnaire was emailed to local groups, clubs and organisations to give them the opportunity to respond as a cohort.

### **Face-to-face meetings**

- 1.11 The Neighbourhood Plan Team met with a great variety of different stakeholders in one-to-one meetings. They also took the opportunity to seek feedback from meetings held by other partners, for example those hosted by Basingstoke and Deane Borough Council.
- 1.12 The OB&LNP Team was careful to ensure that all groups across the parish had an opportunity to input into the process, including harder to reach audiences such as the elderly, school children, younger adult residents and the business community.

### Local Council

- Basingstoke & Deane Borough Council - Throughout the process, the OB&LNP Team consulted with Basingstoke & Deane Borough Council (BDBC). Meetings were held at regular intervals with officers from BDBC to address matters pertaining to housing, transport and to discuss early drafts of the Neighbourhood Plan.

The OB&LNP Team submitted a formal screening request regarding the need for a Strategic Environmental Assessment (SEA) of the draft OB&LNP in February 2017. BDBC provided its formal response on 9<sup>th</sup> March 2017, stating that an SEA was not required. The response is shown in **Appendix D**.

- Old Basing & Lychpit Parish Council – Five Parish Councillors sat on the OB&LNP Team and attended meetings and events. The Chair of the Neighbourhood Plan Team and other members attended Old Basing & Lychpit Parish Council’s monthly meetings to report progress. The Parish Council also garnered input relevant for the emerging OB&LNP at meetings it hosted with various stakeholders.

The Parish Council approved the Pre-Consultation Submission at their meeting on 6th September 2017.

Activity	Date	Content
Flyer	Mar 15	announcing the proposal for Neighbourhood Plan.
Basinga piece	Mar 15	What are Local & Neighbourhood Plans?
Websites	Mar 15	Announcement of proposal to undertake a NP and its relation to Local Plan
Basinga piece	Apr 16	on the purpose of the NP in planning matters and Community Investment Levy
Basinga piece	July 15	Questionnaire planned following comments at drop-in meetings
Basinga piece	Aug 15	Appearances at Carnival and School Fete. Questionnaire issued to residents
Basinga piece	Oct 15	Results of questions and Meeting dates
Basinga piece	Oct 15	Analysis of Questionnaire responses
Basinga piece	Jan 16	Shaping Objectives and Policies
Newsletter	Spring 16	setting out progress
Basinga piece	Apr 16	on Transparency & Accountability of the NP process with detail of constitution
Basinga piece	May 16	Emerging Objectives and Policies available on the websites
Flyer	May 16	Invitation to comment on emerging Objectives & policies
Newsletter	Autumn 16	and Flyer Progress update
Basinga piece	Jan 16	Version of FEEDBACK 5
Newsletter	Spring 16	Announcement of screening document submitted to Basingstoke and Deane
Flyer	May 16	Announcement of Pre-submission Consultation
Websites	May 17	Announcement of Pre-submission consultation with Pre-submission document and Executive Summary and other documents
Basinga piece	July 17	Pre-submission consultation due to end

### **The Local Plan and Old Basing & Lychpit**

- 1.13 Basingstoke & Deane Borough Council has a Local Plan which identifies the infrastructure and investment needs within its community. They identify 12 green field sites which have been allocated for development, 2 of which wholly or partially fall within the OB&L Parish. It also summarises and prioritises the local infrastructure needs which are required to support the sustainable development of each site; and identifies when development is expected to take place.

## **2 KEY RESPONSES FROM CONSULTATION**

2.1 The following objectives have been derived from the key messages that emerged from the engagement process, which form the basis for the policies included in the OB&LNP:

### **Transport and Road Safety**

- ensure new developments provides cycling and walking connectivity to the existing network and the town Pedestrian routes in the Parish are not seen as safe
- Develop footways at railway bridges and other points to improve safety of the community
- Promote traffic measures that discourage congestion and ad hoc traffic using a “rat run” from the Eastern side of the parish to the East of Basingstoke

### **Natural Environment and Landscape**

- Preserve the features of the landscape that distinguish it as part of the Loddon Valley Development of Brownfield sites should be encouraged
- Ensure new development does not detract from the iconic views of Old Basing
- To protect areas of Local Green Space that are of significance to the community
- To protect and enhance the historic environment of the Village and District

### **Housing and Design**

- ensure that all new developments have regard to the Village Design Statement (2006) in terms of design, and where appropriate designed sympathetically to existing surroundings
- To provide sufficient dwellings that meet the needs in particular of first time buyers and those wishing to downsize

### 3 REGULATION 14 PRE-SUBMISSION CONSULTATION

3.1 The Neighbourhood Plan Neighbourhood Plan Team finalised the draft OB&LNP in May 2017. The Regulation 14 Pre-Submission Consultation ran for a six-week period from 22<sup>nd</sup> May 2017 to 4<sup>th</sup> July 2017. Paper copies of the draft OB&LNP were made available at the Old Basing & Lychpit Parish Council offices, at 2 libraries, and on request. The document could be read on the Parish Council website, the local newspaper-Basinga’s-website and responses sent directly via the website, to the Parish Clerk by email, on Survey Monkey or posted to the Parish Council Offices. A co-ordinated publicity campaign was undertaken which comprised:

- The production of a leaflet explaining the background to the document and where it is available to view and an overview of the policies within the proposed Neighbourhood Plan. This was delivered to all households in the parish.
- A notice and link to the plan was added to the Old Basing & Lychpit Parish Council website [http://www.oldbasing.gov.uk/ UserFiles/Files/NeighbourhoodPlan/PreSubmissionNP\\_May\\_2017%20Final.pdf](http://www.oldbasing.gov.uk/UserFiles/Files/NeighbourhoodPlan/PreSubmissionNP_May_2017%20Final.pdf)
- A poster was printed with a brief introduction about the Neighbourhood Plan process, the consultation methodology and policies, which was distributed to the library and other local outlets.
- A press release was issued to local organisations and local press
- Notifications were sent to statutory and non-statutory consultees via letter or email (see below).

#### Distribution to Statutory and Non-Statutory Consultees

3.2 In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter. In addition, a range of parties that the Neighbourhood Plan Team considered were likely to have an interest in the plan were also written to. All parties were advised to download a copy of the plan, but were advised that hard copies could be issued on request.

3.3 The full list of statutory consultees that were written to is as follows:

Consultee	Consultee
Basingstoke and Deane Borough Council	The Homes and Communities Agency
Hampshire County Council	Natural England
HCC Strategic Transport	The Environment Agency
Bramley Parish Council	Historic England
Chineham Parish Council	Network Strategy and Planning Network Rail South East
Sherfield Park Parish Council	The Highways Agency
Sherfield on Loddon Parish Council	Office of Rail and Road
Hartley Wespall Parish Council	Vodafone and O2
Mapledurwell and Up Nately Parish Council	EE/Orange
Newnham Parish Council	Openreach
Tunworth Parish Council	Virgin Media
Winslade Parish Council	Talk Talk

West Berkshire Council	North Hampshire Clinical Commissioning Group
Wokingham Council	Hampshire Hospitals NHS Foundation Trust
Hart District Council	Scottish and Southern Energy
East Hampshire District	Southern Gas Networks
Winchester City Council	Thames Water
Test Valley District Council	South East Water
The Coal Authority	Local Enterprise Partnership (LEP) - known as Enterprise M3

- 3.4 A copy of the letter sent to the statutory bodies is shown in **Appendix E**.
- 3.5 A list of non-statutory consultees is shown in **Appendix F**. A copy of the letter is shown in **Appendix G**.

### **Responses**

- 3.6 In total there were 12 respondents to the Pre-Submission Consultation, plus BDBC. This reflected a mixture of local residents, statutory consultees, business owners, landowners and other stakeholders.
- 3.7 The schedule of comments and the respective responses made are available to view on the Old Basing and Lychpit Parish Council Website and have also been submitted with the Neighbourhood Plan. A summary of the responses can be found in **Appendix H** and following these, the Submission OB&LNP has been appropriately amended.

## Appendix A Summary timeline of key engagement activity

This table provides a summary of the key engagement activities that took place.

Activity	Target audience
<b>March 2015</b>	
<u>Media and PR:</u> Announcement of proposal to undertake NP on PC website	
<u>Events:</u> Three drop in days held across the parish explaining the NP process and seeking views on Vision and Objectives	Residents
<u>Media and PR:</u> Flyers distributed and banners put in pubs, shops, restaurants and on noticeboards advertising the NP and drop in days	Residents
<b>April 2015</b>	
<u>Events:</u> Three drop in days held across the parish to give feedback on public response to initial drop in events and seek further comment	Residents
<u>Media and PR:</u> Flyers distributed and banners put in pubs, shops, restaurants and on noticeboards advertising the NP and drop in days	Residents
<u>Media and PR:</u> Piece written up in "Basinga", the Parish magazine explaining the purpose of the NP	Residents
<b>June 2015</b>	
<u>Face-to-face:</u> Stall at Old Basing and Lychpit Carnival publicising the NP	Children/Residents
<u>Face-to-face:</u> Stall at Primary school fete publicising the NP	Children/Residents
<u>Face-to-face:</u> Feedback posters produced summarising the responses from 2 <sup>nd</sup> drop-in events	Residents
<b>July 2015</b>	
<u>Media and PR:</u> 3,200 questionnaires with prepaid response forms printed and delivered to every household in the Parish	Residents
<u>Media and PR:</u> Emails sent to groups, clubs and organisations asking for responses to issues raised	Local interest groups
<b>August 2015</b>	
<u>Media and PR:</u> Report in Basinga updating community about the NP	Residents
<b>October 2015</b>	
<u>Media and PR:</u> Announcement in Basinga of meeting date for responses to questionnaire	Residents
<u>Event:</u> Three drop in days held across the parish to give feedback on results from questionnaire	Residents
<u>Face-to-face:</u> Letter of support to CCG	Residents
<b>January 2016</b>	
<u>Media and PR:</u> Report on emerging Objectives and Policies	Residents
<b>March 2016</b>	
<u>Media and PR:</u> Questionnaire results published	Residents
<b>April 2016</b>	
<u>Media and PR:</u> Questionnaire results published on websites	Residents
<u>Media and PR:</u> Report outlining transparency & accountability	Residents
<u>Media and PR:</u> Spring newsletter and posters and flyers with a summary of progress reported to residents	Residents
<b>May 2016</b>	
<u>Media and PR:</u> advert in Basinga directing people to the website where emerging objectives and policies are now available	Residents
<u>Media and PR:</u> Flyer sent to all residents asking for comments on emerging objectives and policies	Residents
<b>June 2016</b>	

Activity	Target audience
Media and PR: Posters and flyers put up inviting people to comment on emerging objectives and policies	Residents
<b>September 2016</b>	
Media and PR: Progress report on issues of importance raised by the community	Residents
<b>October 2016</b>	
Media and PR: Autumn Newsletter printed summarising progress	Residents
<b>December 2016</b>	
Media and PR: Flyer announcing that the NP had been sent to BDBC for screening sent to all households	Residents
<b>January 2017</b>	
Media and PR: Report in Basinga re screening document sent to BDBC	Residents
<b>February 2017</b>	
Face-to-face: meeting with BDBC to discuss progress of NP	Local authority
<b>March 2017</b>	
Media and PR: Spring Newsletter printed summarising progress and telling residents where they can find details of NP to date	Residents
<b>May 2017</b>	
Pre-submission consultation: Draft document developed and made publicly available. Statutory and non-statutory consultees written to. Consultation to run from 22 <sup>nd</sup> May to 4 <sup>th</sup> July	All
Media and PR: Announcement of pre-submission made on Basinga website and PC website	Residents
Media and PR: Flyers sent to all households informing them of pre-submission consultation and where to find details and feedback forms	Residents
<b>July 2017</b>	
4 <sup>th</sup> July: End of Pre-submission consultation	All
<b>August 2017</b>	
Face-to-face: meeting with BDBC to discuss their response to the pre-submission Consultation Draft Plan	Local authority
<b>Activity undertaken throughout</b>	
Updates on progress with the Neighbourhood Plan were reported, by the Chair of the Neighbourhood Plan Team, to the monthly meetings of the Old Basing & Lychpit Parish Council and any questions/feedback raised were discussed and noted	All

# Appendix B Examples of display board material and fliers distributed to all households during the development of the Plan

## Display board material

Neighbourhood Planning  
 Time to get involved!  
 Public Meetings

Old Basing and Lychpit Parish Council Neighbourhood Plan

### Introduction

This exhibition seeks the views - of residents, of organisations and of businesses - on what is important to the future of our parish

A Neighbourhood Plan aims to :-

- Set a vision of the Parish up to 2029
- Give YOU a voice in the decisions
- Preserve and enhance the best of our parish
- Suggest solutions to problems
- Gain access to extra funding

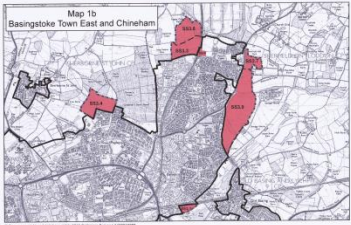
It will work with Basingstoke and Deane's Local Plan in setting style of development. It will, once adopted, have statutory authority

Neighbourhood Planning  
 Time to get involved!  
 Public Meetings

Old Basing and Lychpit Parish Council Neighbourhood Plan

### Local Plan Housing Areas

What does Basingstoke and Deane's Local Plan mean to the Parish?  
 The local plan will add 100 more dwellings on Basing Road (SS3.1) and 450 on the land to the east of Pyotts Hill (SS3.9).  
 Area SS3.7 is in Sherfield and SS3.3 and SS3.8 are in Chineham



Map 1b  
 Basingstoke Town East and Chineham

Key  
 Boundary between Sites  
 Housing Allocation Policy Boundary  
 Potential change to Neighbourhood Policy Boundary  
 Site Allocation

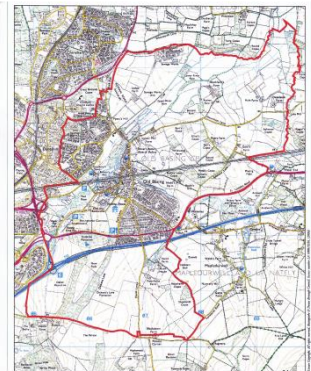
Currently there is no plan for a vehicle access from the new housing east of Pyotts hill and the rest of the parish.  
 There are already houses on Cowdrey Heights on the town side of Hampshire clinic. See the transport and travel board for details of the proposed cycleway

Neighbourhood Planning  
 Time to get involved!  
 Public Meetings

Old Basing and Lychpit Parish Council Neighbourhood Plan

### Parish Boundary

When considering the plans surrounding Traffic and Transport the map here may be useful - the red line is the Parish Boundary and the area designated as part of this Neighbourhood Plan



Old Basing and Lychpit Parish Council Neighbourhood Plan

## FEEDBACK 2

What did your responses to the Questionnaire tell us?

**Environment and Landscape**

89% want to protect the Loddon Valleys views and skyline from the impact of new development

92% think it necessary to protect wildlife and biodiversity from the impact of new housing

95% think it important to protect the integrity, wildlife and biodiversity of Basing Fen

98% think it important to protect water quality of rivers in the parish from increased sewage treatment

Your responses will help us set objectives and policies for the Neighbourhood Plan. Here are some proposed Objectives... Are they right for the Parish?

To ensure that the Loddon Valley, its skyline and landscape are protected in currently planned development, and that the water quality of the Loddon is improved and protected from further detriment as volumes increase at the sewage Treatment Works.

To ensure that any possible future development in the Loddon Vally during the Neighbourhood Plan period is permitted only if it satisfies issues of groundwater and riverine flooding, effluent treatment and its impact on landscape, wildlife habitat, biodiversity and visual amenity.

To encourage and support a plan for the designation of Basing Fen as a nature reserve.

Old Basing and Lychpit Parish Council Neighbourhood Plan

## FEEDBACK 5

The Neighbourhood Plan is taking shape and a draft has gone to Basingstoke & Deane. After their comments we can put together the pre-submission document which will go before the Parish Council and then be published. Basingstoke & Deane will then proceed with formal consultation, Examination and, finally, referendum and adoption.

Keeping the special character of Old Basing and Lychpit...


- Look out for the Plan when it is published – it contains proposals for traffic and road safety, especially for Basing Road when development begins
- Vote in the Referendum in 2017

Where will you be able to see the Plan?

It will be on the Parish website [www.oldbasing.gov.uk](http://www.oldbasing.gov.uk) and Basinga Extra website [www.basinga.org.uk](http://www.basinga.org.uk). There will be updates in Basinga magazine or you can contact the Parish Clerk at [clerk@oldbasing.gov.uk](mailto:clerk@oldbasing.gov.uk) or at the Parish Office, Recreation Ground, The Street, Old Basing, RG24 7DA.




Fliers delivered to all 3,200 households at key points in the development of the Plan

*Old Basing and Lychpit Parish Council Neighbourhood Plan*



**Neighbourhood Planning**  
***Time to get involved***  
**Public Meetings**

As part of the continued process to producing a Neighbourhood Plan we will be holding Public Meetings to gather opinion, seek ideas and inform residents of our progress—We urge you to attend one of the following meetings



**Saturday March 14**  
Old Basing Village Hall  
10 am to 2 pm

**Wednesday March 25**  
Royal British Legion  
7 pm to 9pm

**Wednesday April 8**  
Lychpit Community Hall  
7 pm to 9 pm

Members of the Neighbourhood Plan Team will be on hand at each of these meetings to discuss any aspect of the Parish Neighbourhood Plan

Contact Details: Old Basing and Lychpit Parish Council, Parish Office: The Pavilion, Recreation Ground, The Street, Old Basing, Hampshire RG24 7DA : 01256 462847



*Old Basing and Lychpit Parish Council Neighbourhood Plan*

**Neighbourhood Plan**  
**Please comment !**

**To all residents of Old Basing and Lychpit**

Members of the Parish have been commenting on and helping to shape the “emerging policies” that could be included in the Neighbourhood Plan for the parish.

These ideas will have an effect on how our parish deals with traffic issues and housing developments and how we will be able to protect the green spaces, the environment and the heritage of our parish in the future.

**Where can you see the proposals in the Plan?**

All the information is available on the Parish Council website [www.oldbasing.gov.uk](http://www.oldbasing.gov.uk) and the Basinga Extra website [www.basinga.org.uk](http://www.basinga.org.uk)

You can still add your views. Contact the Parish Clerk at [clerk@oldbasing.gov.uk](mailto:clerk@oldbasing.gov.uk) or by writing to The Clerk of the Parish , The Parish Office, Recreation Ground, The Street Old Basing, RG24 7DA

Example of posters put up around the Parish (approx. 45 locations)



*Old Basing and Lychpit Parish Council Neighbourhood Plan*

**Feedback 4      Where are we now?**

Since we started asking for your views early in 2015 we have had plenty to think about, but two questions dominated – Traffic and Road Safety, and Environment and Landscape, especially the future of the Loddon Valley.

Across the parish there are two busy routes, one Pyotts Hill/The Street/Milkingpen Lane and Five ways, and the other Hatch Lane/ Crown Lane/The Street/Basing Road into Swing Swang Lane. They meet at the schools which generate lots of foot and car traffic. Both routes are narrow and lack footpaths at places.

**What can we do to improve this in the face of new development?**

Firstly we suggest improving footpaths on Basing Road and Milkingpen Lane. Next we can improve traffic calming on the Hatch Lane/Crown Lane route (which will be a Cycle Route) with priority OUT of the village at the Swing Swang Lane railway bridge. We want to improve access from Lychpit to the schools. A 20 mph speed limit is beyond the powers of a Neighbourhood Plan but we could have electric speed reminders. Finally there could be improvements to existing cycle routes.

**What about our Landscape?**

Many of our open spaces are already protected but we want to add some – Basingstoke Canal sections in the parish, the copse on Hodds Lane, the copse behind Tesco Express in Lychpit, the Daneshill Drive woods, and possibly another. While we can't designate the Loddon Valley in this way we recognize its very special character. One positive factor here is the range of existing protections (SINCs, SSSIs, chalk stream status) and conditions imposed by past planning consents, and various national and local statutory protections, but these take time to disentangle.

**What's next? Will the Plan stand up?**

We are thinking about Community issues, and improved public transport in Lychpit is an aspiration. Most importantly, we want the development that is planned to respect the special character of existing parts of the community by using the Village Design Statement in planning applications.

Later in the year we expect to have a formal pre-submission document for Basingstoke and Deane. This process continues through an independent Examiner, referendum and, finally, adoption. Neighbourhood Plans have to be robust enough to withstand developers' challenges, but they will stand alongside Local Plans to ensure development benefits the whole community.

## **Appendix C      Summary of findings from the Community Survey**

### Housing

- New homes should be of smaller 2/3 bedroom sizes and be houses, rather than flats/town houses.
- Use of Brownfield sites should be encouraged.
- New housing should be sustainably designed and in-keeping with the current style of housing in Old Basing & Lychpit.

### Environment and Landscape

- Any impact on the Loddon Valley views and skyline should be minimal.
- Water quality in the rivers of the Parish should be protected.
- The wildlife and bio-diversity of Basing Fen should be protected and the impact of new housing on wildlife and bio-diversity should be minimal.

### Community and Heritage

- The historic assets of the parish, including Basingstoke Canal and the Park Pale at Pyotts Hill should be protected and promoted.
- Improved access to the Basingstoke Canal would be supported.
- The community would like to see a Post Office in the parish.

### Traffic and Transport

- Measures to discourage "through-traffic" through the village would be strongly supported.
- Implementing a 20mph limit in the parish would be a popular way of implementing the above.
- There are not enough cycle routes in the parish which take cyclists out of and into the parish.
- Pedestrian routes in the parish are not felt to be safe enough.
- There are parking problems in the parish at: The Street and St Mary's School.



Basingstoke and Deane Borough Council  
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Mrs Sandra Tuck  
Old Basing and Lychpit Parish Council  
The Pavilion, Recreation Ground  
The Street  
Old Basing  
Basingstoke  
RG24 7RD

9 March 2017

Dear Sandra

**Old Basing and Lychpit Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion**

This letter sets out the borough council's screening opinion concerning the need for SEA and HRA in relation to the Old Basing and Lychpit Neighbourhood Plan. This screening opinion has been underpinned by a detailed report and the opinions of the three consultation bodies (Environment Agency, Natural England and English Heritage).

The screening process undertaken concludes that in order to meet the "basic conditions" for neighbourhood planning an **Environmental Assessment is not considered to be required to accompany the Old Basing and Lychpit Neighbourhood Plan and it would not need to be subject to HRA**. The reasons for the decision are set out below:

**Strategic Environmental Assessment**

Following analysis undertaken to assess the effects on the environment resulting from the Old Basing and Lychpit Neighbourhood Plan including from the scale of development and other policies proposed, it is considered significant effects on the environment are not likely and therefore a SEA is considered to not be required.

**Habitats Regulations Assessment**

There is one European site within a 10km buffer zone of the neighbourhood area, namely the Thames Basin Heath Special Protection Area (SPA). A small part of the parish of Old Basing and Lychpit is within the 7km buffer zone of the SPA.

Given the nature of the development which is likely to be facilitated by the neighbourhood plan, which is small scale residential development in line with policies SS5 and SS8 of the adopted Basingstoke and Deane Local Plan (2011-2029) (ALP), it is considered that the impacts of the plan are likely to be fairly localised, and would not impact on the SPA or any European sites.

In addition, policy EM3 (Thames Basin Heaths Special Protection Area) of the ALP provides an additional framework in relation to potential sites within the 5km and 5-7km buffer zones.

It is considered that there are not likely to be significant effects on any European sites flowing from the Neighbourhood Plan and therefore a HRA is considered to not be required.

Further information on the above can be found within the final version of the Old Basing and Lychpit Neighbourhood Plan Screening Report (March 2017). The responses from the three consultation bodies can be found in Appendix 4 of the Screening Report.

Yours Sincerely

Edward Rehill  
Principal Planning Officer

Enc. final version of the Old Basing and Lychpit Neighbourhood Plan Screening Report (March 2017)

<sup>1</sup> Requirement (f), that the making of the order or neighbourhood plan does not breach, and is otherwise compatible with EU Obligations. The basic conditions are set out in [paragraph 6\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

## Appendix E

## Letter to statutory bodies on Pre-Submission Consultation



### *Old Basing and Lychpit Parish Council Neighbourhood Plan*

Please reply to: Neighbourhood Plan Team, Parish Office, Recreation Ground,  
The Street, Old Basing, Basingstoke RG24 7DA or [clerk@oldbasing.gov.uk](mailto:clerk@oldbasing.gov.uk)

22<sup>nd</sup> May 2017

#### **Old Basing and Lychpit Neighbourhood Plan – Pre-Submission Consultation**

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Plan (General Regulations) 2015 (as amended), Old Basing and Lychpit Parish Council is undertaking a Pre-Submission Consultation on the Old Basing and Lychpit Draft Neighbourhood Plan. As a body we are required to consult, we are seeking your views on the Draft Neighbourhood Plan. We are also seeking the views of parties who have expressed interest. The Plan can be viewed on [www.oldbasing.gov.uk](http://www.oldbasing.gov.uk) or [www.basinga.org.uk](http://www.basinga.org.uk) . A hard copy can be provided on request.

The Pre-Submission Consultation period runs for six weeks plus allowance for bank holidays. The closing date for representations is Tuesday 4<sup>th</sup> July at 6pm. Representations can either be emailed to [clerk@oldbasing.gov.uk](mailto:clerk@oldbasing.gov.uk) or sent by post to The Clerk of the Parish, Parish Office, Recreation Ground, The Street, Old Basing, Basingstoke RG247DA. A feedback form can be found with this letter, on the above websites and also at <https://www.surveymonkey.co.uk/r/OBLReg14> .

Old Basing & Lychpit Parish Council

Neighbourhood Plan Team

## Appendix F                      List of non-statutory consultees on Pre-Submission Consultation

Name
Mill Field Conservation Group
Basingstoke Canal Society
Mr Colin Bezant
Ms Elaine Still
Odiham PC
Old Basing Methodists
Ms Onnalee Cubitt
Mr Paul Gaskell
Rotherwick PC
Sherborne St John PC
St Marys Church Old Basing
Mr JH Stewart
Mr T Till
Mr A Holden
Winchfield PC
NWR
OBL Good neighbours
St Michaels Hospice
Basingstoke Disability Forum
Old Basing WI
Old Basing RBL
Savills incorporating Smiths Gore

## Appendix G

## Email/letter to non-statutory consultees on Pre-Submission Consultation



### *Old Basing and Lychpit Parish Council Neighbourhood Plan*

Please reply to: Neighbourhood Plan Team, Parish Office, Recreation Ground,  
The Street, Old Basing, Basingstoke RG24 7DA or [clerk@oldbasing.gov.uk](mailto:clerk@oldbasing.gov.uk)

22<sup>nd</sup> May 2017

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The Pre-Submission Consultation period runs for six weeks plus allowance for bank holidays. The closing date for representations is Tuesday 4<sup>th</sup> July at 6pm. Representations can either be emailed to [clerk@oldbasing.gov.uk](mailto:clerk@oldbasing.gov.uk) or sent by post to The Clerk of the Parish, Parish Office, Recreation Ground, The Street, Old Basing, Basingstoke RG247DA. A feedback form can be found with this letter, on the above websites and also at <https://www.surveymonkey.co.uk/r/OBLReg14>.

Old Basing & Lychpit Parish Council

Neighbourhood Plan Team

## Appendix H Summary of comments and responses to Pre-Submission Consultation

In total, 13 separate responses were received to the Pre-submission Consultation. This includes 2 residents, 1 local organisation and 7 statutory consultees. A summary of the comments and responses are as follows:

Name & category of respondent	Summary of Comments	OB&L Response/Action
Tom Till, Landowner	Concern that safety aspects relating to Newnham Rd adjacent to Lower Mill not addressed	the issues raised are not within the scope of the OB&LNP
Tony Vine, Resident	<ul style="list-style-type: none"> <li>• Document is too lengthy</li> <li>• Lychpit in not included enough in the NP, especially in variety of design</li> <li>• There is no mention of flooding issues</li> <li>• Minor points of accuracy</li> </ul>	Issues of surface and waste water & flooding are covered in B&D LP. Need for variety of design style across the parish acknowledged
Beata Ginn, Highways England	no comment	
Clark Gordon, Environmental Agency	no comment	
Julie Johnston, Chineham PC	no comment	
David Wilson, Savils (on behalf of Thames Water)	letter outlining suggested additions referring to surface water drainage and water supply, wastewater and sewerage infrastructure	B&D addresses these issues, specifically in Local Plan policies CN6, SS3.1, SS3.9 and the Infrastructure Delivery Plan
Gill Ashworth, resident	<ul style="list-style-type: none"> <li>• Plan is focused on Old Basing, limited mention of Lychpit</li> <li>• Many of the policies/objectives are not clear in terms of delivery or evidence</li> <li>• Why are there so few green spaces suggested for protection?</li> <li>• Policy 8 (Housing Mix) objectives, policy &amp; evidence don't match</li> </ul>	Many green spaces/amenity spaces were considered, but already have designation in other forms.
John Fleming, Gladman Developments	<ul style="list-style-type: none"> <li>• Policy 3 Built up boundary (now renamed settlement policy boundary) thought not to be an effective response to future development proposals</li> <li>• Policy 7-Appearance of residential development is thought may have an adverse effect on development viability</li> </ul>	The Settlement Policy Boundary conforms to the B&D ALP with provision for outside the Boundary in particular circumstances. The NP aims to apply the VDS within the Conservation Area while recognising that elsewhere design should be appropriate to existing location.

HCC	<ul style="list-style-type: none"> <li>• Policies 1 &amp; 2 are very specific without the benefit of a Transport Assessment</li> <li>• Policy 8 (Housing size) The CC do not consider this policy to be consistent with B&amp;D LP</li> <li>• Green infrastructure and local green gaps not identified</li> <li>• Noted there are no policies related to flood risk-but recognises flood risks from all sources, including 2 strategic development sites identified in the B&amp;D LP are covered by policies in the B&amp;D LP</li> <li>• Primary school not mentioned by name</li> </ul>	The most up-to-date Transport Assessment figures available and other sources of information have been used.
Rebecca Aziz, Natural England	<ul style="list-style-type: none"> <li>• A broader emphasis should be applied to green infrastructure within the plan along with other issues including biodiversity enhancement and foul water/surface run-off drainage.</li> <li>• Suggestions made to incorporate wording matching BDBC local plan policies SS3.1 and SS3.9</li> <li>• Additional information regarding the Loddon valley &amp; river suggested to add into the NP</li> </ul>	Incorporation of Green Space within new development id covered in the B&D ALP, as is surface and waste water and flooding risk management, and conservation of SINCs, biodiversity and ecologically sensitive areas. Repeating LP policies not added as these are already statutory docs.
Anne Francis, Mill Field Conservation Group Chair	<ul style="list-style-type: none"> <li>• Not enough emphasis as been placed on the importance of Mill Field and Bartons Lane to be protected as part of the Green Character of the parish and</li> <li>• meeting objectives 3 and 5 including the safety of pedestrians and cyclists as per your vision statement. Bartons Lane should become Access Only for pub and residents</li> </ul>	Mill Field is designated as a Local Nature Reserve and part of the Strategic Gap in BDBC Local Plan. Increased traffic on Bartons Lane as a result of Swing Swang Lane development is not within the scope of OB&L NP.
Savills on behalf of Kings Fund	<ul style="list-style-type: none"> <li>• The area of Basingstoke Canal is isolated between private gardens and farmland and benefits from no right of way.</li> <li>• We do not therefore consider that the proposal affords any benefit or value to the wider community.</li> <li>• We do not believe that any designation is necessary or appropriate for either site as neither is under threat from development and both are already well protected.</li> </ul>	Requested more info regarding protection Savills believe the sites already have. OB&L liaised with BDBC to clarify if there are any existing designations on the 2 pieces of land proposed as Local Green Spaces. A small part of the Local Green Space at Hodds Farm Lane is within a Conservation Area. Different types of designations are intended to achieve different purposes and a Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. The designation of the Hodds Farm Lane Local Green Space will ensure additional local benefit is gained

## Appendix H cont.: Summary of comments and responses from Basingstoke and Deane Borough Council to Pre-Submission Consultation

Section/Policy	Issue	OB&L Response/Action
Policy 1: Movement Routes	<p>The principle of this policy is supported. However, it is recommended to consider whether it is appropriate for this policy to apply to “all new development”. For example, is it considered that this policy should apply to householder extensions? The supporting text could clarify this.</p> <p>It considered that the aim to extend the footpath and cycle network would be better funded through the Community Infrastructure Levy rather than directly from the SS3.1 and SS3.9 strategic sites because the project may not meet the 3 tests for planning obligations (necessary to make the development acceptable, directly related to the development, fairly and reasonably related in scale and kind). It is recommended that this is explained in the supporting text to the policy.</p> <p>The second bullet point of the policy states “Where new developments may negatively impact upon movement routes...” The principle of this is again supported, however it is noted that paragraph 32 of the NPPF states “Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are <u>severe</u>.” Policy CN9 criterion e) (Transport) of the adopted Local Plan also states “Does not have a <u>severe</u> impact on the...”.</p> <p>Consider amending policy 1 as follows “Where new developments may <del>negatively</del> <u>severely</u> impact upon movement routes...”</p> <p>It should also be noted that policy T2 (Improving road safety in Bramley) of the made Bramley Neighbourhood Plan states the following “Development proposals will not be supported if it is demonstrated that there will be a <u>severe</u> adverse impact...”.</p> <p>The Bramley Neighbourhood Plan examiner recommended modifications to policy T2 that have been incorporated into the made neighbourhood plan policy as quoted above. Paragraph 139 of the Bramley Neighbourhood Plan Examiner’s Report (October 2016) states:</p> <p>“The wording in the second paragraph in Policy T2 does not provide a practical framework for decision making. I have suggested alternative wording to seek to ensure that new development does not have a severe adverse impact on road safety at known traffic hazards. I have specifically referred to ‘severe adverse impact’ to have regard to criteria in the NPPF and to be in general conformity with BDLP Policy CN9.”</p>	Reworded for clarity and amendments made as suggested

<p>Policy 3: Built-up area boundary</p>	<p><b>A</b> The title of this policy is “Built-up area boundary” but the last main bullet point of the policy covers planning matters outside of the built-up area boundary. Consider if the title of the policy should be amended.</p> <p><b>B</b> Although it is understood what it meant by “built-up area boundary”, the adopted Local Plan calls this the Settlement Policy Boundary. The “built-up area boundary” should be referred to as the “Settlement Policy Boundary” to ensure conformity with the Local Plan.</p> <p><b>C</b> It is also not clear whether this policy relates to just new housing development or all forms of development. It is recommended the policy and supporting text to the policy is clarified accordingly.</p> <p><b>D</b> Careful consideration should be given as to whether this policy adds to policy SS1 (Scale and distribution of housing), SS5 (Neighbourhood Planning) and SS6 (New housing in the countryside) of the adopted Local Plan.</p> <p><b>E</b> Policy H1 (new housing development) of the made Bramley Neighbourhood Plan includes the following wording:          “New housing development outside the Bramley Settlement Policy Boundary will only be supported if it is in accordance with relevant Local Plan policies for new housing in the countryside...”          Similar wording to that in the Bramley Neighbourhood Plan could be used to replace the final main bullet point of policy 3 of the OB&amp;L NP to ensure clarity.</p> <p><b>F</b> The final main bullet point of the policy lists exceptions. Local Plan sites SS3.1 and SS3.9 are within a settlement policy boundary as defined on the adopted Local Plan Policies therefore they are not exceptions. Also there are other Local Plan policies that in principle allow some development in the countryside such as CN2 (Rural exceptions for affordable housing), EP4 (Rural economy) and EP5 (Rural tourism).          In this regard, the LPA considers that as currently worded policy 3 of the OB&amp;L NP is potentially in conflict with the Local Plan. The policy is recommended to be amended as follows:          “<del>Subject to the other policies in this Neighbourhood Plan and the Basingstoke and Deane Local Plan Policy SS6, development outside the Built up Area Boundary shall not normally be permitted. The only exceptions to this are:</del></p> <ul style="list-style-type: none"> <li><del>● Site SS3.9 East of Basingstoke 450 dwellings</del></li> <li><del>● Site SS3.1 Swing Swang Lane 100 dwellings</del></li> <li><del>● any necessary utilities infrastructure proposed by service providers where no reasonable alternative location is available.</del></li> </ul> <p><u>Development outside of the defined Old Basing and Lychpit Settlement Policy Boundary will only be supported if its in</u></p>	<p><b>A</b> Amended as suggested</p> <p><b>B</b> Amended as suggested</p> <p><b>C</b> Amended for clarity</p> <p><b>D</b> OB&amp;LNPSG feel the policy does add to SS1, SS5 and SS6</p> <p><b>E</b> Bullet point reworded</p> <p><b>F</b> reworded as suggested below</p> <p><b>G</b> policy wording amended</p>
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	<p><u>accordance with relevant other policies in this Neighbourhood Plan and the Local Plan.”</u></p> <p>G If the bullet points that refer to SS3.1 and SS3.9 remain, it is recommended they are amended as follows to ensure consistency with wording in policies SS3, SS3.1 and SS3.9 of the Local Plan:</p> <ul style="list-style-type: none"> <li>• Site SS3.9 East of Basingstoke <u>approx.</u> 450 dwellings</li> <li>• Site SS3.1 Swing Swang Lane <u>approx.</u> 100 dwellings</li> </ul> <p>If the bullet point that refers to “necessary utilities infrastructure” remains in the policy, consideration should be given to the fact that utilities infrastructure is generally covered under permitted development. However, where it is not, the policy as currently worded is supportive of <u>any</u> such development outside of settlement boundaries where there is no reasonable alternative location. Very careful consideration should be given to any unintended consequences of the current policy wording. The supporting text could also explain what is meant by ‘utilities infrastructure’ and also a ‘reasonable alternative location’?</p>	
<p>Policy 4: Protection of Iconic Views</p>	<p>The second sentence of the policy requires an assessment of views to accompany a planning application. Is this only a requirement for development proposals within the distinctive view areas defined on map 6? If so, this should be clarified in the policy. Is the assessment of views a requirement for <u>all</u> new development? Clarification should be included in the policy and/ or supporting text.</p> <p>Policy 4 is a landscape policy, however a lot of the evidence for the policy relates to ecological features and designations in terms of the terminology used rather than landscape terminology.</p> <p>Consider if evidence for the policy as explained in the supporting text to the policy should be amended to better reflect landscape matters. This could involve explaining what visual element a habitat gives to the iconic views rather than referring to their ecological importance. Some of the supporting text for policy 3 would appear to be better suited to be supporting text for policy 4.</p>	<p>Wording amended &amp; additional info added</p>
<p>Para 5.10 pg 24</p>	<p>This bullet point: “Re-modelling of the local topography, through cut and fill, could also adversely impact on the landscape character and therefore, where acceptable, development should be adapted to the site contours rather than the site adapted to the development” sounds like policy, consider if this wording could be incorporated into Policy 4.</p>	<p>Incorporated into Policy 4</p>
<p>Policy 5: Protection and maintenance of Local Green Space</p>	<p>a) Policy is supported. The policy could also seek to enhance local green space as well as to protect it.</p> <p>It is noted that policy 5 is titled “Protection and maintenance of Local Green Spaces.” It is not clear why the title refers to ‘maintenance’ and therefore it is recommended the policy title is</p>	<p>a) Policy title reworded b) Amended as suggested c) Letter sent to owners of both sites who suggested there was already suitable designation on the Green Spaces and therefore they did not need to be in the NP</p>

	<p>amended as follows:  “Protection <del>and maintenance</del> of Local Green Spaces”</p> <p>b) In light of paragraph 76 of the NPPF and the wording used for Local Green Space policies in other neighbourhood plans in the borough it is recommended that the policy is amended as follows:</p> <p>“The following areas, as shown on the Proposals Map 7, are recognised as important to the local community and as such are designated as Local Green Spaces <del>and will be strongly protected from development</del>:</p> <ul style="list-style-type: none"> <li>• the Basingstoke Canal sections behind Cavalier Road (1)</li> <li>• Hodds Lane Copse (2)  <del>(shown on map 7)</del></li> </ul> <p><del>Development on this local Green Spaces will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of the identified Local Green Space. Development on the designated Local Green Spaces will only be permitted in very special circumstances.</del></p> <p>c) The NPPG (Reference ID: 37-019-20140306) states that:</p> <p>“A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.”</p> <p>In order to provide clarity that all relevant landowners have been contacted, it is recommended that this is explained/ evidenced in the evidence base supporting the OB&amp;L NP. This will help the subsequent examiner appointed to examine the Submission OB&amp;L NP.</p>	<p>(see above). OB&amp;L liaised with BDBC to clarify if there are any existing designations on the 2 pieces of land proposed as Local Green Spaces. A small part of the Local Green Space at Hodds Farm Lane is within a Conservation Area. Different types of designations are intended to achieve different purposes and a Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. The designation of the Hodds Farm Lane Local Green Space will ensure additional local benefit is gained</p>
<p>Policy 6:          Protection of Historic Environment</p>	<p>This policy is generally supported.</p> <p>It is recommended that the policy is amended as follows to ensure general conformity with policy EM11 (The Historic Environment) of the Local Plan:</p> <p>“Any designated historic heritage assets in the Parish and their settings, both above and below ground, will be conserved <del>and or</del> enhanced for their historic <u>and architectural</u> significance...”</p> <p>In terms of reference to “local distinctiveness, character and sense of place” in the policy, it would be useful for the supporting text to the policy to explain what these mean in the context of the policy. The Old Basing and Lychpit Village Design Statement (2006) may be able to assist in adding an explanation into the supporting text. For internal consistency it is recommended the second main bullet point is amended as follows:</p> <p>“Proposals for development that affect non-designated <del>historic</del></p>	<p>Wording amended and added as suggested</p>

	<p><u>heritage</u> assets...”</p> <p>It is recommend that the supporting text makes reference to existing and emerging Conservation Area Appraisals. The existing Old Basing Conservation Area Appraisal map highlights some non-designated heritage assets as notable structures, making a particularly positive contribution to the conservation area but not all non-designated heritage assets are shown as notable structures. The supporting text could also make reference to the Local List buildings – please note these are not shown on the current Old Basing Conservation Area Appraisal Map, but are likely to be included in the future. It is recommended that the supporting text to the policy states the following:</p> <p><u>“The Borough Council is currently undergoing a review of all the current Conservation Area Appraisals in the borough.”</u></p>	
<p>Policy 7:          Appearance of residential development</p>	<p>The intent of this policy is welcomed.</p> <p>It is noted that this policy applies to residential development. Development proposals for non-residential development may also likely to be submitted during the plan period. Consider if the policy needs to be made more generic to cover the appearance of ‘development’ rather than just residential development.</p> <p>The first bullet includes a requirement for all new development to create dwellings of a ‘rural quality as set out within the Old Basing and Lychpit Village Design Statement’. This aim is certainly valid for many parts of the parish. However, it should be recognised that there are several parts of the area subject to the Neighbourhood Plan where the local character is other than rural. For example, the built-up area of Lychpit which lies within the settlement of Basingstoke rather than Old Basing has more of a suburban character.</p> <p>The Local Plan allocated housing sites of East of Basingstoke and Swing Swang Lane would also be subject to the policies of the OB&amp;L NP, and yet their location on the edge of Basingstoke may allow a character that is more suburban or, in some circumstances, more urban rather than rural.</p> <p>It is suggested that flexibility should be introduced into the policy so that developments ‘have regard’ to the VDS and also to allow more of an emphasis on local character and distinctiveness rather than a blanket ‘rural’ appearance being applied to development throughout the Neighbourhood Plan area.</p> <p>Similar to the point raised in respect of Objective 8, there are concerns over the second bullet of the policy attaching such weight to the appearance of ‘neighbouring dwellings’ which, in some cases, may have poor design quality. Any potential unintended consequences of such wording should be carefully considered.</p> <p>It is recommended that the second bullet should make reference to other elements which contribute to character such as scale and the siting of a building within a plot.</p>	<p>Wording amended for clarity and suggested amendments made</p>

	<p>It is also suggested that clarity is provided as to what the reference to 'palette' applies to: is it materials or colour?</p> <p>This policy could make reference to the special character and appearance of the conservation area. In this regard the policy could be amended as follows:          "All new development will be required to recognise and integrate the distinctive local character of the parish, <u>including the special character and appearance of the conservation area</u>, and sensitively contribute to creating dwellings..."</p>	
<p>Policy 8: Housing Size</p>	<p><b>A</b> The aspirations of the policy are generally welcomed. The need and demand for smaller sized units of accommodation is both a market and affordable housing issue. It is not clear if the policy applies to market or affordable housing or both. It is recommended that this should be clarified.</p> <p><b>B</b> The policy is quite specific and the LPA is concerned that the NPG has not provided sufficient evidence, including on viability, to justify or test the proposed mix requirements. It would be helpful for the NPG to provide further justification and evidence prior to the submission of the neighbourhood plan. Also, whilst the policy refers to bedrooms it does not cover housing types, tenures etc.</p> <p><b>C</b> The LPA also has significant concerns that the policy will be applicable to the East of Basingstoke and Swing Swang Lane Local Plan allocated housing sites. The LPA therefore objects to this policy being applicable to the Local Plan housing sites and it should be made clear in the OB&amp;L NP that the policy does not apply these Local Plan allocated housing sites.</p> <p>Policies SS3.1, SS3.9, CN1 (Affordable housing) and CN3 (Housing mix for market housing) of the Local Plan all provide policy guidance on housing mix requirements for the East of Basingstoke and Swing Swang Lane Local Plan allocated housing sites. Development Principles 1a (A mix of market homes that respond to current and future needs) and 1b (A mix of affordable housing) of the draft East of Basingstoke and Redlands Development Brief SPD also provide guidance on housing mix for these Local Plan allocated housing sites.</p> <p>The strategic sites will provide 40% affordable housing and the mix of that would generally be for smaller dwellings, but should be based on evidence of need. The mix of market housing should be in line with policy CN3 of the Local Plan which allows some flexibility. Housing mix could also be influenced by the fact the strategic sites are functionally linked to Basingstoke, despite being in the Old Basing and Lychpit parish.</p> <p>If this policy is to apply to these sites, has the OBLNPT liaised with Hampshire County Council as landowner of the two sites?          Finally, careful consideration should be given to any possible</p>	<p><b>A</b> wording added for clarity</p> <p><b>B</b> further justification added</p> <p><b>C</b> OB&amp;LNPT have discussed at length the policy with BDBC and has amended the policy, however it is still to apply to SS3.1 and SS3.9</p>

	viability impacts on the Local Plan sites as a result of this policy requirement.	
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