



Old Basing & Lychpit Neighbourhood Plan Review 2024-2042

**Modification Statement
July 2026**

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1. Introduction

- 1.1 Old Basing and Lychpit Parish Council ("the Parish Council") (hereafter referred to as OB&L PC) is the Qualifying Body who have set out that they intend to review and subsequently to review and modify the Old Basing and Lychpit Neighbourhood Plan ("the Original Plan") that was made in July 2018. It is particularly important to ensure that, moving forward, the revised plan is an accessible and robust document and an effective tool in managing future development and planning applications that come forward in the neighbourhood area.
- 1.2 Regulation 11(a) of the Planning and Compulsory Purchase Act 2004 (as amended) states that if a neighbourhood development plan is in force in relation to a neighbourhood area, a qualifying body may make a proposal for the existing plan to be replaced by a new one.
- 1.3 Schedule A2 of the 2004 Act (as set out in Schedule 1 of the Neighbourhood Planning Act 2017) states that the proposal must be accompanied by a draft of the neighbourhood development plan as proposed to be modified (the 'revised plan') and a statement which contains a summary of the proposals and sets out the reasons why the plan should be modified as proposed.
- 1.4 This Statement is being published as part of the submission for examination for the proposed modified Neighbourhood Plan ("the Modified Plan") along with a Basic Conditions Statement and a Consultation Statement, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.5 The Planning Practice Guidance (PPG) notes that in relation to updating a neighbourhood plan there are 3 types of modification which can be made to a neighbourhood plan or order (Paragraph: 106 Reference ID: 41-106-20190509). The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

1.6 In determining whether the modifications to the Old Basing and Lychpit would change the nature of the Neighbourhood Plan we referred to Paragraph 106 of the PPG which has been outlined above. The Parish Council consider that the proposed modifications are material changes to the Made Plan. However, they do not consider them to be so significant or substantial as to alter the overall nature of the Made Plan.

- 1.7 Therefore, it is anticipated that the modifications can be made without the need for a referendum. This requirement is outlined in the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2017/1243. Regulation 14 of the amended 2012 Regulations states that the Qualifying Body must submit a statement indicating their opinion on whether the modifications will have a significant or substantial impact on the modified plan. They must also provide reasons supporting their opinion.
- 1.8 Regulation 14 (a) (v) applies to a proposal to modify an existing “made” neighbourhood development plan. It requires that *“in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion”*.
- 1.9 This Statement fulfills that requirement and also acknowledges the additional requirements outlined in the Planning Practice Guidance (PPG) which are outlined in (Paragraph: 055 Reference ID: 41-055-20180222, Paragraph: 081 Reference ID: 41-081-20190509, Paragraph: 085 Reference ID: 41-085-20180222). These requirements include:
- The Qualifying Body must state, during the pre-submission publicity and consultation stage, as well as when the modified plan is submitted to the local planning authority, whether they believe the modifications are significant or substantial enough to change the nature of the plan, and provide reasons for their belief.

- The local planning authority must state, when sending the modified plan to the independent examiner, whether they believe the modifications are significant or substantial enough to change the nature of the plan, and provide reasons for their belief. The local planning authority must also submit a copy of the original plan to the independent examiner.
- The Qualifying Body must decide whether to proceed with the examination after the examiner determines whether the proposed modifications alter the nature of the plan.

1.10 To comply with the requirements of the PPG, this document provides the background and rationale for the modification, describes the nature of the modification, and presents the reasons why the Parish Council believes that this modification does not significantly or substantially change the nature of the plan.

Strategic Environmental Assessment

1.11 The Parish Council is obliged to monitor and review the Sustainability Appraisal (SA/SEA) that accompanied the Made Plan, as per the Environmental Assessment of Plans & Programmes Regulations 2004.

1.12 Basingstoke and Deane Borough Council have rescreened the proposed Modified Plan regarding the need for an SA/SEA and concluded that a SA/SEA is not needed. As part of this decision, Basingstoke and Deane consulted with the relevant statutory bodies (Historic England, Natural England and the Environment Agency). A copy of the letter received from BDBC can be found in **Appendix 1**.

2. Background on the Old Basing and Lychpit Neighbourhood Plan Review

- 2.1 The Old Basing and Lychpit Neighbourhood Plan is a community-led initiative aimed at shaping the future development of Old Basing and Lychpit, a village located in Hampshire, England. The plan was initiated in 2014 and has been driven by a group of local volunteers known as the Old Basing and Lychpit Neighbourhood Plan Steering Group. The Old Basing and Lychpit Neighbourhood Plan was made by Basingstoke and Deane Borough Council on 19 July 2018.
- 2.2 The Original Plan has provided an effective framework for decision-making since 2018. However, changes in national planning policy, the progression of strategic development allocations, updated evidence, and evolving community priorities have made it appropriate to undertake a review to ensure that the plan remains up to date, clear and effective.
- 2.3 The Neighbourhood Plan put the Parish Council in a strong position to ensure that planning decisions aligned with the local priorities outlined in the plan. However, as planning policies continuously change, it is now necessary to update the plan to reflect current national and local policies and therefore the Parish Council are undertaking a Review of the Original Neighbourhood Plan.

3. The Proposed Modifications

- 3.1 The Old Basing and Lychpit Neighbourhood Plan was made in July 2018 following a referendum in which over 86% of voters supported the plan.
- 3.2 The purpose of this Statement is to explain why the Parish Council considers that the proposed modifications do not alter the fundamental nature of the Original Plan. It should be read alongside the Modified Neighbourhood Plan and the Schedule of Proposed Modifications (Appendix 2).
- 3.3 The Parish Council proposes to modify the Plan to ensure it remains up to date, effective and consistent with national policy, the adopted Local Plan and the emerging Local Plan Update.
- 3.4 The main modifications to the Neighbourhood Plan include:
- Re-structuring and renumbering policies to improve clarity, usability and alignment with current planning policy frameworks;
 - Introducing new locally specific policies, including:
 - a Local Gap policy to maintain settlement separation and protect the Loddon Valley; and
 - a River Loddon policy to strengthen protection of biodiversity, landscape character and ecological networks;
 - Updating environmental and heritage policies to reflect current legislation, including the Environment Act 2021

and Biodiversity Net Gain requirements, and to ensure alignment with national policy;

- Strengthening design policy through the introduction of a Design Code, providing detailed, locally distinctive guidance to support high-quality development;
- Refining the Housing Mix policy (Policy OB&L8) to support a balanced and flexible approach to housing provision, including an increased emphasis on smaller dwellings, consistent with Local Plan Policy CN3;
- Revising the Sustainable Transport policy (Policy OB&L9) to ensure that it is clearly written, proportionate, and aligned with national policy, including appropriate reference to transport assessments and the sustainable transport hierarchy;
- Clarifying the Developer Contributions policy (Policy OB&L10) to ensure consistency with the Community Infrastructure Levy Regulations, including:
 - a clear distinction between Section 106 obligations (for mitigation) and
 - Community Infrastructure Levy (CIL) funding (for wider infrastructure priorities)
- Updating supporting text throughout the Plan to improve clarity, remove ambiguity, reflect updated evidence, and ensure that policies are deliverable and consistent with national and local policy.

4. Nature of Modifications

- 3.1 In assessing whether the modifications change the nature of the Plan, the Parish Council has had regard to Planning Practice Guidance (Paragraph 106 Reference ID: 41-106-20190509).
- 3.2 The Parish Council considers that the proposed modifications are material, as they introduce new policies, update existing policies, and reflect changes in national policy, local policy and evidence.
- 3.3 However, the Parish Council does not consider that the modifications are so significant or substantial as to change the nature of the made Plan, for the following reasons:
- The modifications do not introduce new site allocations or alter the overall spatial strategy of the Plan;
 - The modifications build upon and refine existing policy themes, including landscape protection, housing mix, design quality, transport and infrastructure;
 - New policies, such as the Local Gap and River Loddon policies, are consistent with and reinforce existing strategic and local policy objectives rather than introducing a new direction;
 - Policies have been revised to ensure they are clearly written, unambiguous and capable of being applied in decision-making, in accordance with paragraph 16 of the NPPF;
 - The updated Housing Mix policy provides a more flexible and deliverable approach, consistent with Local Plan policy;

- The revised Sustainable Transport policy ensures alignment with national policy by requiring transport assessments only where development generates significant movement;
- The Developer Contributions policy has been clarified to ensure compliance with Regulation 122 of the Community Infrastructure Levy Regulations and national policy, including the distinction between mitigation and wider infrastructure funding;
- The introduction of the Design Code builds directly on existing design guidance and strengthens the delivery of high-quality development.

3.4 Overall, the modifications improve the clarity, effectiveness and deliverability of the Plan while maintaining its original strategy and objectives.

3.5 The Qualifying Body considers that the nature of the modifications to be not so significant or substantial as to change the nature of the made Plan. It considers that the modifications would require examination but, subject to the decision of the independent examiner, would not require a referendum.

3.6 The Parish Council therefore considers that the proposed modifications are material but not so significant or substantial as to change the nature of the Plan. Subject to the conclusions of the independent Examiner, the Modified Plan should proceed to examination without the need for a referendum.

5. Table of Proposed Modifications

- 4.1 The Schedule of Proposed Modifications at Appendix 2 provides a detailed, section-by-section explanation of the changes made to the Original Plan and sets out why these modifications do not change the nature of the Plan.

6. Conclusion

- 5.1 In summary, the Modified Neighbourhood Plan updates, clarifies and strengthens the Original Plan through the refinement and re-structuring of existing policies, the introduction of a small number of new topic-specific policies, and the addition of a Design Code to ensure it remains effective, up to date and aligned with current national and local planning policy.
- 5.2 The modifications improve the clarity and usability of policies, introduce locally specific policies where appropriate, and ensure that the Plan responds to the local community. Many of the policies in the Modified Plan build directly on principles and criteria contained within the Original Plan. Where new standalone policies have been introduced, these generally reflect the separation and clarification of existing policy themes rather than a change in policy direction.
- 5.3 The Parish Council considers that the proposed modifications are not so significant or substantial as to change the nature of the made Neighbourhood Plan. The Parish Council therefore considers that the Modified Plan should proceed to independent examination and, subject to the Examiner's conclusions, should not require a referendum.

Appendix 1 – Old Basing and Lychpit Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Opinion



Basingstoke
and Deane

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Old Basing and Lychpit Parish Council

Sent via email to:
clerk@oldbasing.gov.uk

27 August 2025

Dear Sir or Madam,

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 has been underpinned by a detailed report and consultation with the Environment Agency, Natural England and Historic England.

The screening process undertaken concludes that in order to meet the 'basic conditions'¹ for neighbourhood planning an Environmental Assessment is considered not 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 effects on the environment are not likely and therefore a SEA is not considered to be required.

Habitats Regulations Assessment

¹ 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 8\(2\) 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.

Chief Executive Russell O'Keefe

Deputy Chief Executive Rebecca Emmett

Director of Resident Services Fiona Darby

Director of Regeneration Sarah Longthorpe

Director of Customers, Digital and Improvement Katy Sallis

There is one European sites within a 10km buffer zone of the neighbourhood area and the draft plan is not proposing to allocate any development sites and includes policies to protect the historic and natural environment. It is therefore considered that there are not likely to be significant effects on any European sites and that an HRA is not required.

Further information on the above can be found within the final version of the Old Basing and Lychpit Neighbourhood Plan Screening Report (August 2025). The responses from the consultation bodies can be found in Appendix 5 of the document.

If you have any questions regarding the above, please do not hesitate to contact Jessica Wells on Jessica.Wells@basingstoke.gov.uk or on 01256 845450.

Yours sincerely

Jessica Wells
Senior Planning Policy Officer

Enc. Final version of the Old Basing and Lychpit Neighbourhood Plan Screening Report (August 2025)

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Chief Executive Russell O'Keefe
Deputy Chief Executive Rebecca Emmett
Director of Resident Services Fiona Darby
Director of Regeneration Sarah Longthorpe
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Appendix 2 – Table of Proposed Modifications

The following table provides a summary of the modifications and explains why the Parish Council believes they do not change the nature of the plan.

Section / Policy (2018 Plan)	Section / Policy (2026 Review)	Summary of change	Description of modification	Nature of change
Front matter, Foreword, general text	Foreword and introductory text updated	Update contextual and background text	Text updated to reflect passage of time since plan adoption, progress on strategic allocations, updated national and local policy context, and reasons for undertaking the plan review.	Material but does not change the nature of the plan
Introduction	Introduction (updated)	Update and refresh	Introduction revised to explain that the document is a review of the made 2018 plan, to clarify statutory status, and to explain why the review is considered timely.	Material but does not change the nature of the plan
National Policy	National Policy (updated)	Update to national policy references	References updated to the current National Planning Policy Framework and Planning Practice Guidance, reflecting changes since 2018.	Non-material (contextual update)

Section / Policy (2018 Plan)	Section / Policy (2026 Review)	Summary of change	Description of modification	Nature of change
Consultation	Consultation (expanded)	Update consultation evidence	Section updated to describe consultation undertaken for the neighbourhood plan review, including questionnaires, engagement activities, and headline results.	Material but does not change the nature of the plan
Local Context / History / Parish profile	About the Parish / Local Context / History	Re-structured and updated	Parish description restructured and expanded, with updated demographic, historical and contextual narrative presented more clearly.	Non-material (re-structuring and clarification)
Demographic Data (Appendix)	Demographic Data (main body)	Relocation and update	Demographic data moved into the main body of the plan and updated using more recent Census and housing data.	Material but does not change the nature of the plan
Local Planning Policy context	Local Planning Policy & Design	Update and expansion	Section updated to reflect the current status of the Basingstoke and Deane Local Plan, emerging Local Plan review, and implications for the parish.	Material but does not change the nature of the plan

Section / Policy (2018 Plan)	Section / Policy (2026 Review)	Summary of change	Description of modification	Nature of change
Vision	Vision (revised)	Updated vision statement	Vision refreshed to reflect current community priorities, including biodiversity, landscape protection, sustainable transport and design quality.	Material but does not change the nature of the plan
Objectives	Aims and Objectives (revised)	Revised and restructured objectives	Objectives re-ordered and refined to align with updated evidence, consultation feedback and revised policy framework.	Material but does not change the nature of the plan
OB&L Policy 3 – Settlement Policy Boundary	OB&L Policy 1 – Settlement Policy Boundary and Countryside	Policy renumbered and repositioned	Settlement Policy Boundary policy moved earlier in the plan, renumbered, and clarified to include explicit reference to countryside and protection of the River Loddon.	Material but does not change the nature of the plan
No standalone policy (2018)	Policy OB&L 2 – Biodiversity, Landscape and the River Loddon	New standalone policy	Introduces a specific policy to protect and enhance the River Loddon, its floodplain, associated habitats and ecological connectivity, reflecting updated evidence, the	Material but does not change the nature of the plan

Section / Policy (2018 Plan)	Section / Policy (2026 Review)	Summary of change	Description of modification	Nature of change
			Environment Act 2021 and Biodiversity Net Gain requirements. The policy draws together and strengthens matters previously addressed across several policies and supporting text in the 2018 Plan.	
No equivalent standalone policy	OB&L Policy 3 – Local Gap	New policy introduced	The Local Gap policy has been redrafted to provide a clear, criteria-based approach focused on maintaining settlement separation and landscape character. The revised policy clarifies the types of development that may be acceptable and ensures that it does not conflict with adopted or emerging Local Plan allocations (including strategic sites). Supporting text has been updated to explain the evidence base and confirm that the	Material but does not change the nature of the plan

Section / Policy (2018 Plan)	Section / Policy (2026 Review)	Summary of change	Description of modification	Nature of change
			designation is limited to land necessary to achieve its purpose.	
OB&L Policy 4 – Protection of Iconic Views	OB&L Policy 4 – Protection of Iconic Views	Renumbered	Policy retained with updated supporting text and evidence resulting in two new iconic views (as shown in figure 18 and 19), with a balanced approach, requiring proportionate assessment of impacts and allowing consideration within allocated sites. It now requires proportionate assessment of impacts on identified views, focuses on key characteristics (such as landmarks and visual relationships), and allows for change where sensitively designed, including within allocated sites. Terminology has been clarified to ensure accuracy and usability.	Material but does not change the nature of the plan

Section / Policy (2018 Plan)	Section / Policy (2026 Review)	Summary of change	Description of modification	Nature of change
OB&L Policy 5 – Local Green Spaces	OB&L Policy 5 – Protection and Enhancement of Local Green Spaces	Renumbered and updated	Policy retained and expanded to include additional Local Green Spaces and updated justification.	Material but does not change the nature of the plan
OB&L Policy 6 – Protection of Historic Environment	OB&L Policy 6 – Protection of Historic Environment	Renumbered	Policy retained with updated supporting text reflecting updated evidence and conservation context, clarified approach to non-designated assets. Supporting text expanded to include significance and correct statutory terminology.	Material (clarification and strengthening)
OB&L Policy 7 – Appearance of Development	OB&L Policy 7– Appearance of Development	Policy updated and strengthened	Policy updated to refer to the new Old Basing and Lychpit Design Code, replacing sole reliance on the Village Design Statement.	Material but does not change the nature of the plan
Village Design Statement (2006)	Appendix 1 – Design Code	Replacement / enhancement	Existing design guidance replaced and expanded by a comprehensive Design Code, providing clearer, area-specific design requirements and is referenced within Policy	Material but does not change the nature of the plan

Section / Policy (2018 Plan)	Section / Policy (2026 Review)	Summary of change	Description of modification	Nature of change
			OB&L 7. The Design Code supports consistent, high-quality design outcomes across the parish.	
OB&L Policy 8 – Housing Mix	OB&L8 Policy 8 - Housing Mix	Repositioned and clarified	Policy retained but repositioned; emphasis on smaller dwellings and balanced housing mix retained and clarified. Supporting text has been updated to reflect Local Plan Policy CN3 and ensure the approach is flexible and deliverable.	Material but does not change the nature of the plan
OB&L Policy 1 – Movement Routes	OB&L Policy 9 Sustainable Transport and Movement Routes	Renumbered and expanded	Movement Routes policy moved to Traffic and Road Safety section, renumbered, and expanded to emphasise sustainable transport and mitigation. Policy restructured into clear criteria, clarified terminology, and introduced	Material but does not change the nature of the plan

Section / Policy (2018 Plan)	Section / Policy (2026 Review)	Summary of change	Description of modification	Nature of change
			proportionate requirements including Transport Assessments where appropriate. Supporting text updated to clarify movement network and remove outdated references.	
OB&L Policy 2 – Developer Contributions	OB&L Policy 10 – Developer Contributions	Renumbered and clarified	Developer Contributions policy retained, renumbered, and clarified to align with CIL and S106 requirements and parish priorities. No change to policy intent. Policy amended to ensure contributions are directly related to development impacts. Clear distinction introduced between S106 (mitigation), CIL (strategic infrastructure), and Neighbourhood CIL. Supporting text updated accordingly.	Material but does not change the nature of the plan

Section / Policy (2018 Plan)	Section / Policy (2026 Review)	Summary of change	Description of modification	Nature of change
Community Aspirations (Appendix)	Community Aspirations / Infrastructure Projects	Updated	Community aspirations updated and expanded to reflect current transport, safety and infrastructure priorities.	Non-material (aspirational content)
Glossary	Glossary (updated)	Updated definitions	Glossary updated to reflect current planning terminology and legislation.	Non-material
References	References (updated)	Updated evidence base	References updated to include more recent national policy, evidence studies and technical documents.	Non-material

