From: CHEC Planning Ltd <checplanningltd@gmail.com>
Sent: 17 November 2026 11:17
To:
Subject: Old Basing and Lychpit Neighbourhood Plan Review Examination

Prior to undertaking the examination of the Old Basing and Lychpit Review Plan, I am seeking clarification on the following two matters from the Parish Council.

A revised National Planning Policy Framework (NPPF) was published in August 2026. Paragraph 6 in Annex A states: *Neighbourhood plans that have been submitted to the local planning authority under Regulation 15, on or before, the date of publication of this Framework should be prepared in accordance with the Framework published in December 2024. Any neighbourhood plans that have not been submitted must comply with this Framework. For neighbourhood plans that have already been submitted, the qualifying body may choose to withdraw the plan and update it to take account of this Framework*.

In the Regulation 16 representations from Basingstoke and Deane Borough Council it is stated that the Parish Council wished for the Review Plan to be examined under the NPPF 2024. Following the comments made by Basingstoke and Deane Borough Council at the beginning of their representations, where they refer to this matter, I would like to give the Parish Council the opportunity to decide if it still wishes for me to examine the Review Plan in accordance with the NPPF published in December 2024, or if the Parish Council wishes to withdraw the Plan and update it to take account of the new NPPF.

In accordance with National Planning Practice Guidance I am required to determine at an early stage whether the proposed modifications to the Plan change the nature of the Plan. I have taken into consideration the nature of the existing Plan, alongside representations and the statements on the matter made by the qualifying body and the local planning authority.

In the *Modification Statement July 2026*, the Parish Council as Qualifying Body concludes that the modifications to the Plan are material changes but *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*

The *Modification Proposal Statement 2026* explains that the modified 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.

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.

Basingstoke and Deane Borough Council has prepared a modification statement in accordance with Regulation 17(e)(ii) of the Neighbourhood Planning (General) Regulations 2012 (as amended). The Council is of the view that the proposals would materially affect the policies in the plan but would not change its nature. The reasons for this are:

1. *The proposed changes go beyond correcting errors, which suggest that this is more than a minor (non-material) modification.*

2. Although two of the policies are new, these policies align with the objectives of the original neighbourhood plan and cover many of the same topics as the original policies, albeit in a more detailed form. Furthermore, the introduction of a

design code builds on the strengthened policy on 'Appearance of Development'.

3. The plan does not involve allocating any sites for development.

I have reached the conclusion that the modifications to the Plan are material. However, I have reached a different conclusion to the Parish Council and Basingstoke and Deane Borough Council with regard to whether these changes the nature of the Plan. I have concluded that the modifications to the Plan are so significant as to change the nature of the Plan. This is primarily because the modifications introduce a Local Gap. Whilst I understand that the made Plan sought to preserve the features of the landscape that distinguish it as part of the Loddon Valley, and Policy OB&L 3 specifically focused development within the settlement boundaries, it did not define a specific area within the countryside that would have an additional level of protection, particularly in terms of a separation function. Therefore, the Review Plan requires both examination and a Referendum. I am required to inform the qualifying body of this determination and ask the qualifying body if it wishes for me to proceed with the examination on this basis.

Please can the Parish Council let me know what they have decided on both matters within the next seven days. Please can the Parish Council copy their responses to Jessica Wells.

Please can this email be placed on Basingstoke and Deane Borough Council‘s Website for the Plan.

Regards

Janet Cheesley