

## Any questions?

This summary can only give brief details of the Neighbourhood Plan. We encourage you to read the full document.

The complete Draft Version of the Neighbourhood Plan plus all the supporting documentation and records of all the consultation events, Neighbourhood Plan Team Meetings, and other correspondence are all available on the Old Basing & Lychpit website:

[www.oldbasing.gov.uk](http://www.oldbasing.gov.uk)

And the Basinga Extra website:

[www.basinga.org.uk](http://www.basinga.org.uk)

Paper copies of the Neighbourhood Plan are available throughout the Consultation Period at the Parish Office, Old Basing Health Centre, Chineham Library or Basingstoke Library.

We will be happy to arrange for any resident to be supplied with their own paper copy. Please, however, be aware that it does extend to over 40 pages and over 11,000 words and using the web-based version will help to reduce our costs!



Created by Plan-ET Evolving Together



**Old Basing  
& Lychpit**



**2015  
-  
2029**



**Executive  
Summary**



**NEIGHBOURHOOD PLAN**

## Welcome to our Neighbourhood Plan Summary

This plan has been produced on behalf of our community by a Team of local residents. We have consulted widely with the community in a number of different settings in order to ensure that the plan meets our needs. We have spoken with older people, younger people, families, and people from surrounding areas in order to gain as many different views as possible about how our town should develop. We hope that you will take the time to read this summary and also the full document, but most im-

portantly that you will let us know what you think. This plan belongs to the Parish and your feedback is important.

The Neighbourhood Plan extends to over 40 pages and over 10,000 words. This summary can serve only to give a taster of what is included. We want it to show you the areas covered by the plan but also for it to encourage you to read the full document, to ask any questions you may have about its content, and to give feedback as you feel appropriate.



## What happens next?

There is a strict process which dictates the production of a Neighbourhood Plan and ensures that the final result represents the true wishes of the community.

We are now entering the Formal Consultation Period for the Plan.

This will run for 6 weeks from **Monday 22nd May 2017 to 6pm Tuesday 3rd July 2017**. It is during this time that we need your comments which can be made as follows:

- By email to [clerk@oldbasing.gov.uk](mailto:clerk@oldbasing.gov.uk)
- in writing to “The Clerk, Parish Office, Recreation Ground, The Street, Old Basing, RG24 7DA”
- By going to either of the websites shown overleaf and printing off the feedback form and returning it to the above places
- By asking any of the contacts on the back page of this summary for a feedback form and returning it to them
- Online by going to <https://www.surveymonkey.co.uk/r/OBLReg14> and filling in the feedback form.

After this period all the comments received are collated and any necessary changes are made to the plan. The plan is then submitted to Basingstoke and Deane Borough Council and to an Examiner who ensures that there are no areas of the plan which contravene other local or national policies that would prevent implementation of the plan. When this is complete there follows a local referendum on the plan which is the community’s final opportunity to either accept or reject the plan. We expect this to be in the Autumn of 2017.

If the plan is accepted it remains in force for until 2029 and guides development in our area to the wishes of the local residents.

affect non-designated historic assets will be considered taking account of the scale of any harm

or loss and the significance of the heritage assets

### Housing and Design

**Aims:** *to support sustainable development that is consistent with existing facilities and neighbourhoods and respecting the wishes of the community*

**Objective 8:** To ensure that all new development is built in accordance with the Village Design Statement (2006) in terms of design, and designed sympathetically to existing surroundings

**Objective 9:** To provide sufficient dwellings that meet the needs in particular of first time buyers and those wishing to downsize

#### Policy OB&L 7 Appearance of Residential Development

- ◇ All new developments will be required to recognise and integrate the distinctive local character of the parish and sensitively contribute to creating dwellings of a high architectural and rural quality as set out within the Old Basing and Lychpit Village Design Statement
- ◇ Particular importance will be attached to sympathetic respect for neighbouring dwellings including roof

lines, materials, fenestration and palette.

#### POLICY OB&L 8: Housing Size

- ◇ Proposals for ten dwellings or more should demonstrate how they meet the requirement to increase the proportion of smaller homes in the Neighbourhood Area. Unless viability or other material considerations show a robust justification for a different mix, at least 90% of dwellings in new developments should have less than four bedrooms. Of this 90%, at least 40% should have two bedrooms or less.

### What is a Neighbourhood Plan?

On 2nd October 2014, the Old Basing & Lychpit Parish Council was granted approval to start the process of preparing a neighbourhood plan.

The purpose of the Neighbourhood Plan is to sit alongside the Basingstoke & Deane Local Plan to guide development within the Parish and provide direction to any interested parties wishing to submit planning applications for development within the Parish. The process of producing a plan has sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Old Basing & Lychpit, its residents,



businesses and community groups.

The Old Basing & Lychpit Neighbourhood Plan has been developed by volunteers from the Parish to: influence the development as allocated by B&DDC's Local Plan, according to the wishes of the community; ensure that development is sympathetic to,

and improves the look and feel of the parish; take steps to give residents access to low cost homes;

protect the area's environment and biodiversity, thus maintaining the essential character of Old Basing & Lychpit; and provide the Parish with the opportunity to access 25% of the Community Infrastructure Levy to improve local facilities.

## Scope of the Plan

Our policies have to be written in the context of the planning system and therefore have to either propose changes to land-use (i.e. be proactive) or provide a set of policies against which any planning applications which are submitted can be determined by Basingstoke & Deane District Council as the local planning authority (i.e. reactive). In order to add something to what the policies set out in national



guidance and the Basingstoke and Deane Local Plan already say, or the protections they provide, our policies also need to provide local detail. Therefore, the policies of our neighbourhood plan will be used alongside these other planning policies

and guidance by those proposing development and those making decisions on planning applications.

From consultation and other evidence we have developed 8 objectives under 3 themes which provide the “direction of travel” for the plan and the basis for our objectives, which suggest how we will meet those aims between now and 2029. These objectives are set out in the full document and provide the basis for the planning policies we have developed.

## Challenges for Old Basing

The Neighbourhood Plan seeks to address as far as possible the challenges that face the community of Old Basing and Lychpit parish. In summary, these challenges are:

- ◇ Ensuring that strategic developments identified in the Basingstoke and Deane Core Strategy are integrated into the existing community of Old Basing and Lychpit in

Built-up Area Boundary shall not normally be permitted. The only exceptions to this are:

- ◇ **Site SS3.9** East of Basingstoke 450 dwellings
- ◇ **Site SS3.1** Swing Swang Lane 100 dwellings
- ◇ any necessary utilities infrastructure proposed by service providers where no reasonable alternative location is available.

## Policy OB&L 4– Protection of Iconic views

New development will be supported where it would not have an adverse impact on the landscape setting in particular the distinctive views shown in map 6. An assessment of views to and from a new development should accompany a planning application wherever relevant.

## Policy OB&L 5 - Protection and maintenance of Local Green Spaces

- ◇ The following areas, as shown on the **Proposals Map 5**, are

recognised as important to the local community and as such are designated as Local Green Spaces and will be strongly protected from development:

- ⇒ the Basingstoke Canal sections behind Cavalier Road
- ⇒ Hodds Lane Copse
- ◇ 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

## Policy OB&L 6 - Protection of Historic Environment

- ◇ Any designated historic heritage assets in the Parish and their settings, both above and below ground will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place. In particular, these include, but are not limited to:
  - ⇒ Basing House
  - ⇒ Olivers Battery
- ◇ Proposals for development that

## Community Aspiration

- ◇ To promote traffic measures that discourage ad hoc traffic using a “rat run” from the Eastern side of the parish to the East of Basingstoke



## Natural Environment and Landscape

**Aims: to respect and conserve the distinctive character of the landscape, natural environment and historic assets of the parish**

**Objective 4:** To preserve the features of the landscape that distinguish it as part of the Loddon Valley

**Objective 5:** To ensure new development does not detract from the iconic views of Old Basing

**Objective 6:** To protect areas of Local Green Space that are of significance to the community

**Objective 7:** To protect and enhance the historic environment of the Village and District.

## Policy OB&L 3- Built-up Area Boundary

- ◇ New housing developments will be focussed within the built-up area boundary of Old Basing and Lychpit as shown on proposals Map 4
- ◇ Proposals for development located within the built-up area boundary will be sup-

ported provided they accord with the provisions of the Neighbourhood Plan and other relevant development plan policies

- ◇ Subject to the other policies in this Neighbourhood Plan and the Basingstoke and Deane Local Plan **Policy SS6**, development outside the

such a way that they enhance the existing community

- ◇ Ensuring that the strategic developments do not look and feel like ‘bolt-ons’ to the existing community but embrace the best examples of local design and layout and provide homes that are affordable to those wishing to live in the community.
- ◇ Recognising that safe alternatives to the private car

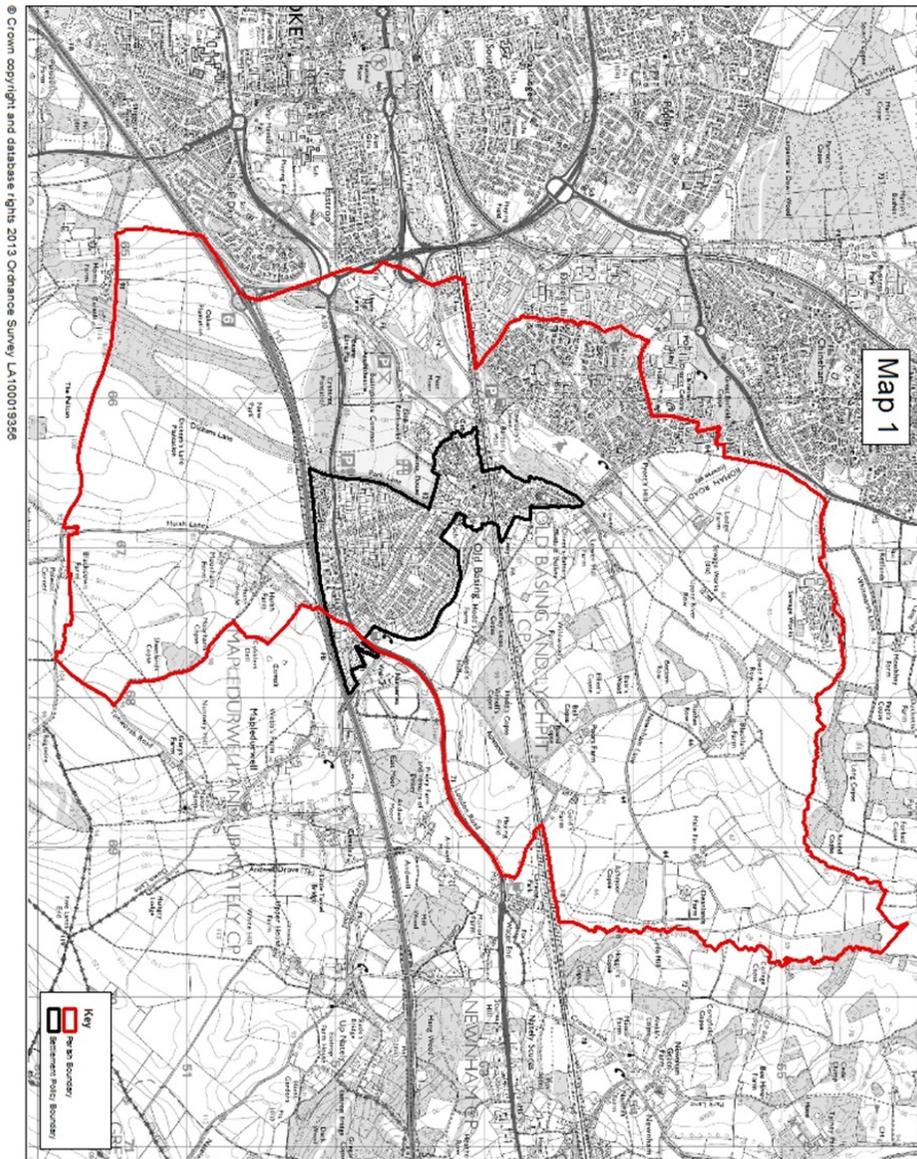
as a means of travel need to be provided and that safe means of pedestrian access to places are delivered. In particular, this relates to cycling and walking.

- ◇ Protecting the significant biodiversity assets in the parish, especially Basing Fen and the Loddon Valley, and provide new accessible green space for the growing population.

## Our Vision

**‘In 2029, Old Basing and Lychpit will be a sophisticated, vibrant and prosperous area with a green character. It will value its community, and community events, providing people with a supportive and sustainable environment where people can live, work, rest and play. Pedestrians and cyclists will feel safe and traffic will be managed to minimise its impact. There will be a range of jobs locally and housing to support and maximise choices for residents, and excellent public services across education, healthcare and leisure for all residents. The green environment will continue to be protected and cherished as the area is recognised for the quality of its natural and built environment and its distinctiveness from Basingstoke.’**

## Old Basing & Lychpit Neighbourhood Plan Area



### Traffic and Road Safety

**Aims:** *to ensure that Old Basing and Lychpit is safe for both walking and cycling and has good public transport networks which are both safe and efficiently functioning*

**Objective 1:** To ensure the new development provides cycling and walking connectivity to the existing network and the town

**Objective 2:** Develop footways at railway bridges and other points to improve safety of the community

**Objective 3:** To 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

### Policy OB&L 1: Movement Routes

- ◇ All new developments should ensure safe access to existing cycle and pedestrian routes that, in turn, directly serve the Movement Routes shown on Proposal Map 3 and, wherever possible, take available opportunities to improve and extend the foot-path and cycle network in order to provide better connectivity throughout the parish
- ◇ Where new developments may negatively impact upon movement routes appropri-

ate mitigation measures will be expected

### Policy OB&L 2: Developer Contribution

When planning permission is granted for development in Old Basing and Lychpit opportunities will be taken to enhance identified Movement Routes, in accordance with appendix 2 and agreed with the Parish Council. Appropriate use will be made of the Community Infrastructure Levy, other planning agreements or planning conditions, in order to achieve this.