



Old Basing & Lychpit Neighbourhood Plan Review 2024-2042

Pre-Submission Consultation
January 2026





Old Basing and Lychpit Parish Council Neighbourhood Plan

Foreword

Welcome to the Pre-Submission version of the Old Basing and Lychpit Neighbourhood Plan Review (2024-2042).

The original Neighbourhood Plan was adopted in 2018, following its preparation in 2014 by a dedicated team of residents and volunteers on behalf of the Parish Council. Its purpose was to support sustainable development in line with Basingstoke and Deane Borough Council's Local Plan, while protecting the unique environment and character of the parish. Since then, a number of changes—both within the parish and in national planning policy—have prompted this review to ensure the Plan remains current and effective.

Old Basing and Lychpit is a largely rural parish, positioned between the urban edge of Basingstoke to the north and west, and the rural parishes of Sherfield on Loddon, Hartley Wespall, Newnham, and Mapledurwell. The parish reflects three distinct phases of development: the historic core of Old Basing, the post-war suburban expansion, and the more recent Lychpit development of the 1970s and 1980s. The wooded upper reaches of the River Loddon provide an important strategic gap separating much of the parish from urban Basingstoke, while to the north-east the Loddon Valley forms a gentle landscape of farmland, copses, and wooded rolling hills. The parish benefits from a range of local facilities, including schools, a health centre and dental practice, community venues, shops, pubs, and restaurants. With a rich history dating back to Anglo-Saxon times and a prominent role in the English Civil War, the parish also contains several important archaeological sites and heritage assets.

Through extensive local consultation, the community has reaffirmed the value it places on its Conservation Area, historic features, and natural environment, and has expressed a strong wish to retain the special character of these areas. Concerns remain about the potential impacts of development allocated in Basingstoke and Deane's current Local Plan (2011–2029), which is now under review. Among these are issues relating to traffic and road safety, particularly along narrow lanes and railway bridges used by children travelling to school. With one Local Plan allocation (SS3.1 – Swing Swang Lane) now built out and another (SS3.9 – Land East of Basingstoke)

progressing, there is a continuing concern that further development could worsen these pressures.

A second key concern is the need to protect and enhance the parish's green spaces, including the Loddon Valley chalk streams, Sites of Interest for Nature Conservation, and areas of Ancient Woodland. The community wishes to consolidate and strengthen the network of green spaces that contribute to the parish's distinctive rural character. A third priority is to ensure that new development respects the established character of the built environment within the Settlement Policy Boundary. To this end, a new Design Code is being introduced, building upon and updating the existing Village Design Statement.

The Neighbourhood Plan Team and the Parish Council believe that the objectives and policies set out in this Review reflect the community's aspirations for sustainable growth that complements existing settlements and safeguards the special qualities of Old Basing and Lychpit. This Plan represents a shared vision for the future of the parish and will guide development and change over the coming years.

Francesca Maritan-Hawkins

Leader of the Old Basing and Lychpit Neighbourhood Plan Team

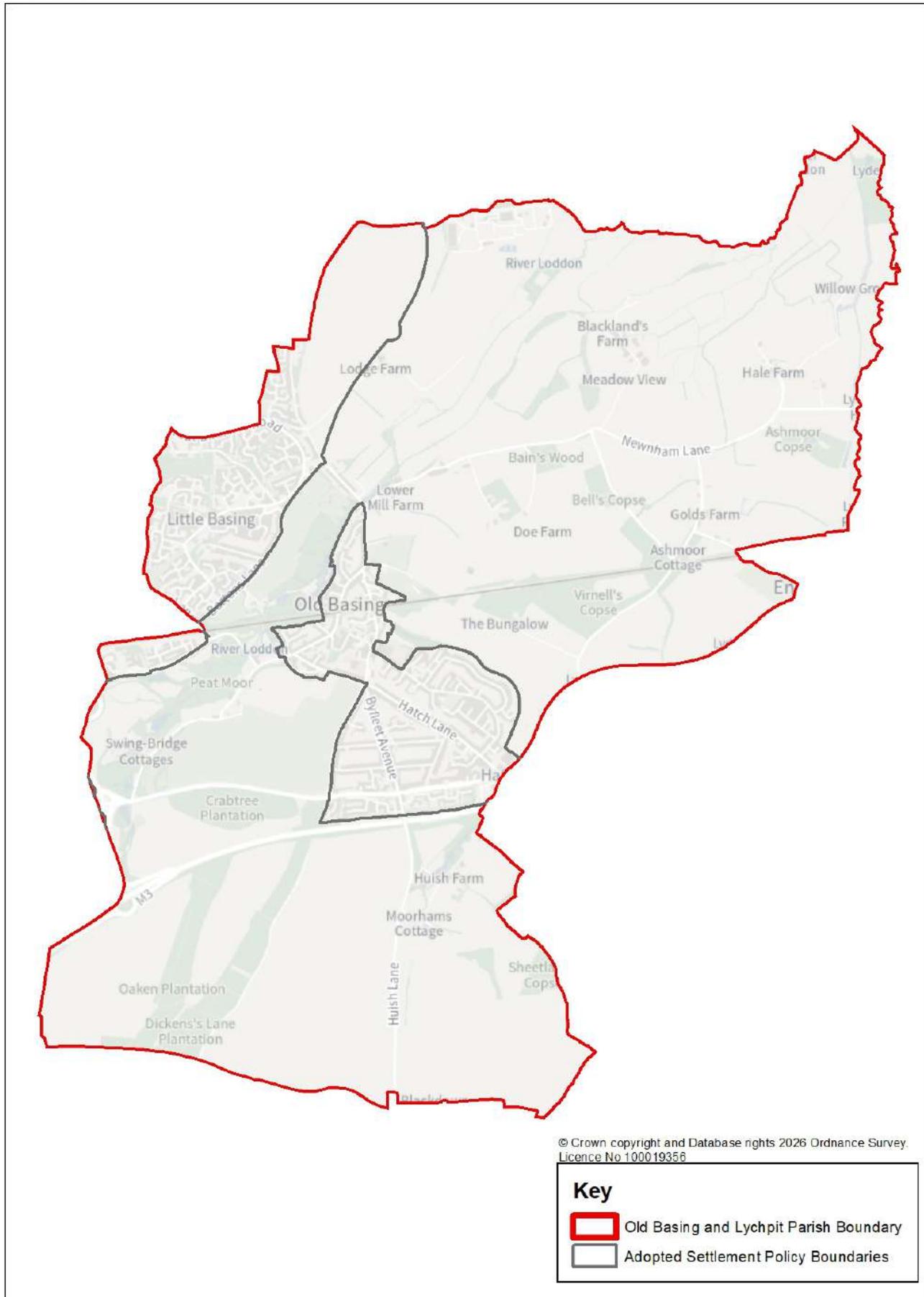
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Introduction

1. Basingstoke and Deane Borough Council (BDBC) as the Local Planning Authority, designated a single Neighbourhood Area for the whole of Old Basing and Lychpit parish in October 2014 to enable Old Basing and Lychpit Parish Council (OB&LPC) to prepare the Neighbourhood Plan ('the Plan'). The original Plan was 'made' in July 2018 by the Borough Council to inform development within the parish. Producing the Plan sought to involve the community and stakeholders as widely as possible. The parish boundary is shown in Map 1, and this is the area in which this Plan will be used for.
2. This document represents an update of the Old Basing and Lychpit Neighbourhood Plan of July 2018 and this review of the Neighbourhood Plan will supersede the Original Neighbourhood Plan when it has been through the relevant statutory stages.
3. An update of the Plan is considered to be appropriate as the Neighbourhood Plan was made circa 7 years ago and its objectives and policies need to be amended and considered to reflect the growing pressures to the parish and the current needs of the community as well as being in line with national and local planning policies. In the context of the delivery of housing and the more recent delay to the Borough's Local Plan Update, the Parish considers it to be a prudent time to update the Neighbourhood Plan reinforcing its role in enabling positive outcomes to be delivered within the Parish and ergo the Borough.
4. The thrust of the amendments to objectives and policies of this update seek to deliver and retain appropriate housing stock, improve and guide local design, whilst protecting and enhancing our valued landscape, local green spaces, and the natural environment.
5. This document follows the same pattern as the Original 2018 Neighbourhood Plan, whereby each section covers a different topic.
6. Under each heading in these sections there is the justification for the policies presented which provides the necessary understanding of the policy and what it is seeking to achieve. The policies themselves are presented in the coloured boxes so it is clear what is policy and its supporting text. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

Map 1: Parish Boundary and Settlement Policy Boundaries within the Parish



National policy

- 1.1 The National Planning Policy Framework (NPPF) sets out the government's overarching planning policies for England and guides how these should be applied in local decision-making. Its central aim is to promote sustainable development by balancing economic growth, environmental protection, and social wellbeing.
- 1.2 The NPPF provides the framework within which Local Plans, prepared by local planning authorities, establish the strategic policies for land use and development in their area. Neighbourhood Plans, prepared by local communities, must align with both the strategic policies of the Local Plan and the principles of the NPPF, allowing communities to shape development in their locality while contributing to wider planning objectives.
- 1.3 In relation to Neighbourhood Planning, the NPPF states:

"Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies". (para.30).

"Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area" (footnote 17).

"Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently" (para. 31).

- 1.4 Further guidance on the practical application of these matters is provided in National Planning Practice Guidance (NPPG).

Consultation

- 1.5 Neighbourhood Plans are required to demonstrate meaningful community engagement throughout their preparation. The Neighbourhood Planning (General) Regulations 2012, alongside guidance from the NPPF and the PPG, set out several key requirements. These include require

neighbourhood plans to be community-led, subject to meaningful consultation, in general conformity with the strategic policies of the Local Plan, and supportive of sustainable development. Neighbourhood plans must be evidence-based, meet statutory “basic conditions” , and be independently examined before proceeding to referendum.

1.6 The update to the Neighbourhood Plan has been regularly publicised to the community through a variety of media encouraging interaction and input. These have ranged from:

- Stalls at the Annual Carnival early summer 2023 & 2024
- Information leaflets at the Parish Council AGM spring 2023 & 2024
- Posters on noticeboards at Parish venues
- Regular inserts in the Parish Magazine “The Basinga” and updates at intervals in subsequent editions
- Regular inserts in the OBL&L Parish community newsletter and updates at intervals in subsequent editions

1.7 Specific feedback has been obtained from clubs and organisations located in the Parish. In particular the Old Basing Village Nursery school raised concerns about traffic and safety in an already congested area and the Guiding community expressed concern over already inadequate letting spaces.

1.8 The Neighbourhood Plan Review has sought the involvement of the community through a questionnaire which outlined the objectives of the Parish Council. This was distributed to the local community in December 2023. A total of 526 responses were received, representing 1,089 individuals, most of whom were over 40 years old.

1.9 The response was overwhelming support for our objectives which is set out in the Neighbourhood Plan Review Consultation Statement “Report on Results of NP Questionnaire 2024”. Nearly all updated objectives received overwhelming approval.

- 98% supported ensuring new development enhances local character and biodiversity (Objective 5) and protecting the environmental quality of land (Objective 7).
- 97% supported protecting Local Green Space (Objective 3), the historic environment (Objective 4), improving sustainable transport links (Objectives 9 & 10).
- Even the “least supported” objective (retaining smaller dwellings, Objective 8) still had 93% support.

- 96% of respondents felt the objectives were important (either “very” or “quite”), while only 4% considered them unimportant.

1.10 Out of 404 comments received, the main concerns were:

- Housing Development Impact – Concern over 900 additional houses on top of the existing 3,100, especially increased traffic.
- Pressure on Services – Worries about strain on health, education, shops, utilities, water, and power.
- Environmental Impact – Fears about negative effects on landscape, wildlife, and the River Loddon’s quality.

1.11 A comprehensive Consultation Statement will be submitted alongside the Neighbourhood Plan providing details of how the public were consulted, who was consulted including any statutory consultees, summary of the main issues raised, and how those issues have been addressed in our Neighbourhood Plan.

About the Parish

- 2.1 Old Basing & Lychpit is an historic and vibrant parish (as shown in Map 1) within Basingstoke and Deane, shaped by its rich heritage, distinctive landscape and evolving community. From its early settlements and Civil War history to its mix of traditional and modern housing, the parish reflects a strong connection between past and present.
- 2.2 This section outlines the area's development, character and infrastructure, providing the background needed to guide sustainable growth while preserving the parish's unique identity and sense of place.

Local Context

- 2.3 Old Basing & Lychpit is one of the larger parishes within Basingstoke and Deane, lying to the north-east of Basingstoke covering about 5,300 acres. The River Loddon chalk stream flows through the parish from the south-west to the north-east. The majority of the parish is chalk (part of the 'Big Chalk') merging to a diagonal band of Basing Gravels, then a subsoil of London clay to the north east (see map 3).

History

- 2.4 Old Basing and Lychpit has a vivid history. There are traces from the Stone Age and Bronze Age. The Iron Age and the Roman periods have left their marks, with the Roman road from Silchester to Chichester running through Pyotts Hill and Lower Mill. The coming of the English can be traced in the settlement at Cowdery's Down with a succession of high status buildings lasting over some 200 years. The battle between Alfred of Wessex and the Vikings in 871 AD shows it also had strategic importance.
- 2.5 Oliver's Battery (Fig 1), believed to be one of William the Conqueror's temporary castles after the Battle of Hastings sits to the North East of Old Basing where The Street becomes Pyott's Hill. This was replaced in late 11C/12C by a flint castle at Basing House (Fig 2).



Fig 1: Olivers Battery



Fig 2: Basing House

2.6 The holder of Basing House in 1531 was Sir William Paulet who served Henry VIII, Edward VI, Queen Mary, and Elizabeth I. The house was enlarged in fashionable red brick and at Paulet's death in 1572 it had become one of the foremost houses in England being visited by all four monarchs. Though the House was partly ruined by 1640, the Catholic Paulet, fifth Marquess of Winchester held the house for the Royalists. Its position commanding the road between London and Oxford, Charles I's capital, made it strategically important, but after several sieges it was captured by Oliver Cromwell in 1645. The ruins were declared quarry and the red bricks were used to rebuild many of the buildings ravaged by the fighting, including St Mary's church (Fig 3). At the Glorious Revolution of 1688 the current Paulet was created Duke of Bolton. He never attempted to resuscitate Basing House but built a hunting lodge and Grange Farm next to the Great Barn in 1690 (Fig 4). The area was subject of a Time Team excavation in 2000. The Duke of Bolton (Fig 5) eventually moved to Hackwood Park around 1830 and Old Basing continued as a farming community thereafter.



Fig 3: St Marys Church



Fig 4: Great Barn

2.7 Enclosure in 18th century saw new farmhouses built at Blacklands Farm, Hodds Farm and Poors Farm. In 1794 the Basingstoke Canal was opened and in 1839 the London and Southwestern Railway cut clean through the centre of the village. Brickmaking continued in Riley Lane in the 19th century. In 1903 the Daneshill Brick and Tile Company was founded. By 1905 several buildings located on the Lychpit-Chineham border had been designed by the architect Edward Lutyens who was inspired by the bricks from the ruins of Basing House.



Fig 5: 6th Duke of Bolton Memorial

Old Basing and Lychpit today

- 2.8 Old Basing village still reflects an earlier age with narrow twisting lanes (The Street (Fig 6), Milkingpen Lane (Fig 7) and Crown Lane (Fig 8)), limited footways and kerbs, and very little street lighting. There are three narrow railway bridges and two narrow river bridges creating pinch points. There is an eclectic mix of houses with double frontage set directly on roadsides.
- 2.9 From the 1940s a new estate was built with mixed housing and bungalows on large plots linking the traditional Old Basing Village to the A30 at Hatch (Fig 9). Over time many bungalows have been converted to 2 storey housing. The large plots have often been split and new houses built as 'infill'. In 1973 the traditional Old Basing village centred on 'The Street' and Pyotts Hill was designated a conservation area, in recognition of the special architectural and historic interest of the area.
- 2.10 In the 1980s the new housing development of Lychpit was created, centered on the historic farm of Lychpit at Little Basing. This estate comprises mixed housing on moderate plots. A key feature of the development is the amount of open green and community amenity space, allowing for nature areas and corridors, promoting biodiversity (Fig 10). Maintaining this feature is extremely important for future development plans and applications. The grade II listed North Barn of the farm was incorporated in the development as a community centre for the area.
- 2.11 In 2022, a new estate (Cromwell Court) was built on the large field bordered by the main London Waterloo railway line, Basing Road and Hampshire clinic at the central western side of the Parish. Further expansion is expected on the fields east of Basingstoke, within Old Basing & Lychpit Parish, along the A33, Basingstoke to Reading Road (see map 2).



Fig 6: The Street



Fig 7: Milkingpen Lane



Fig 8: Crown Lane



Fig 9: Mixed Housing Park Lane, Byfleet Avenue and Hatch Lane



Fig 10: Lychpit



Fig 11: Basing Bridge

Health

2.12 There is an NHS Health Centre partnered with Odiham and Crown Heights, a pharmacy and several private medical services within the parish, including a private clinic, private dental care, private podiatry and osteopath.

Transport

2.13 The road layout in Old Basing is a radial network centred on Five Ways interchange (map 17). Much of the through traffic passes through Five Ways creating pressure on local roads especially Church, Crown and Milkingpen Lanes all of which have significant pinch and blind points. There is no ability for this road network to be expanded. There are two Victorian arched brick-built hump-backed bridges that provide single

track crossing of the River Loddon at either end of the village on Basing Road (Basing Bridge) (Fig 11) and Pyotts Hill (Pyotts Bridge). There are three Victorian railway bridges which create single track roads into and through the significant arteries through the village (Basing Road, The Street (Fig 12) and Milkingpen Lane (Fig 13)). Old Basing in particular lacks the infrastructure to safely separate motor traffic from pedestrians and cyclists along these pinch points and the main artery of The Street.

2.14 With easy access to the nearby M3, A30 and A33 and close to the Basingstoke main line railway station, travel to and from Old Basing and Lychpit is simple by car. However public transport links are poor and intermittent. There is a well-used cycle route connecting the Parish to Basingstoke which could be termed 'quiet way' from Basing Road and 'partially segregated' from Cowdery Heights through to the town centre at Eastrop Park.

2.15 Lychpit has a well-designed road layout with Binfields Road acting as a central artery through the Lychpit estate. A good network of footpaths and shared surfaces links different roads, shops and amenities for pedestrians & cyclists here (Fig 14).



Fig 12: Basing Road

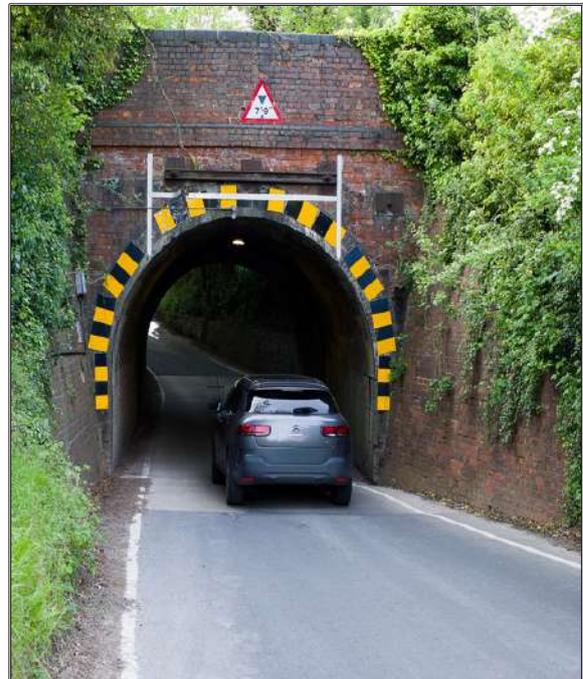


Fig 13: Milkingpen Lane



Fig 14: Typical Walk/Cycle Path in Lychpit



Fig 15: The Recreation Ground

Education

2.16 The parish is served by Basing Infant School, St Mary's Junior School in Old Basing and by Great Binfields Primary School, located in Chineham. There are several privately run pre-schools. There is no secondary school provision in the Parish with students being transported to Odiham or Basingstoke, The Costello School being the official catchment for the Parish. With the expected growth in population of the village, it will be necessary to ensure school capacity increases to accommodate an increase in pupil numbers. This will need to be managed properly to avoid negative traffic and parking impact on surrounding residents.

Leisure

2.17 The parish is served by a recreation ground (Fig 15) available to all and pavilion with the following activities:

- Football pitch
- Archery range
- Bowling green
- Cricket pitch
- Lawn tennis courts
- Adult exercise equipment
- Multi use games area for tennis, netball, basketball court, 5 a side football.
- Rooms for indoor activities such as pilates and yoga

2.18 The community halls at Old Basing & Lychpit are popular spaces for indoor health, welfare and social activities. There are several play parks and a skate park dotted around the parish (including The Recreation Ground; Belle Vue Road; The Lime Pits; The Mill Field; The Topiary; and Swing Swang Lane) although more concentrated in the area of Old Basing rather than Lychpit. Basing Common provides a great space for walkers and families. The south side of the common has been turned into a football pitch for junior players. Adjacent to the Recreation Ground there are well tended allotments. In Lychpit there is a modest recreation ground with basketball net and football goal running parallel with Swing Swang Lane, adjacent to Blackberry Walk in the north and Lambs Row / Saxon way in the East.

2.19 There are many opportunities for walking in and around the parish; short local walks and longer ones that go beyond the parish and out to Wildmoor, Newnham and Mapledurwell. The footpaths to the east of the village afford views across the Loddon Valley and many species of birds can be spotted, including (at the right time of year) skylarks and cuckoos. Basingstoke Common, to the west straddles the A30 and is now a Local nature reserve also giving opportunities for walking. Paths through Daneshill Woods link Lychpit with the facilities at Chineham centre and there is an easy walk and cycle route into the centre of Basingstoke along Basing Road and via Eastrop Park. The Public Right of Way through the centre of the village along the River Loddon from Basing Road Bridge to Bartons Mill is extremely popular and is especially subject to recreational pressure and erosion of the riverbank.

2.20 There are three pubs offering meals, a fish and chip restaurant, a Chinese takeaway and an Indian restaurant in the parish. There are two cafes and a Royal British Legion club house.

2.21 The significant increase in population in close proximity to Old Basing and Lychpit is putting more pressure on the amount and type of recreational and leisure facilities available to meet the needs of an expanding population, particularly for (older) young people. Local Plan Policy SS3.9 requires the East of Basingstoke site to provide a community centre.

Housing & Design

2.22 The Village Design Statement (VDS) 2006 identified three areas of differing style and form based on successive phases of growth. The first of these is the Conservation Area (Fig 16, 17, 18). This area is characterised by:

- Narrow winding lanes
- Brick and timber framed cottages and barns have thatch or peg tiled roofs
- Roofs are hipped or half hipped
- Windows are small white painted casements

2.23 The second area, to the south, is bound approximately by Park Lane, Hatch Lane, Cavalier Road and the A30 London Road (Fig 19). Here houses and bungalows of uniform design are laid out in linear fashion. Roads are straight (encouraging higher speeds) with deep front gardens, and grass verges. Materials are usually red/brown brick with concrete roof tiles.



Fig 16: Example of housing in the Conservation Area



Fig 17: Example of housing in the Conservation Area



Fig 18: Example of housing in the Conservation Area



Fig 19: Development within the south of the Parish

2.24 The third area is later twentieth century developments, principally Lychpit, bound by Swing Swang Lane, Great Binfields Road and the industrial area on Wade Road (Fig 20). Here:

- Houses are densely laid out in small side roads
- There is abundant tree and hedge planting, open grassland and communal spaces
- Main roads have wide verges and tree planting
- Materials, palette and detailing draw on the styles of the Conservation Area
- Road surfaces incorporate a wide range of materials defining differing spaces.

2.25 This estate comprises mixed housing on moderate plots. A key feature of the development is the amount of open green and community amenity space, allowing for nature areas and corridors, promoting biodiversity (Fig 21, 22). Maintaining this feature is extremely important for future development plans and applications. The grade II listed North Barn of the farm was incorporated in the development as a community centre for the area.

2.26 A fourth area which was not identified within the VDS is known as “Cromwell Court” was built in 2022. It is a Redrow development of mixed modern housing and design. It mainly consists of 3-5 bedroom homes.

2.27 The Neighbourhood Plan Review is supported by a Design Code which has been underpinned by consultation and research from AECOM. This identifies further defined Character Areas. It provides a detailed overview of the Parish area with the Parish split into character areas with sections providing information relevant to the character areas and is appended to this Neighbourhood Plan (Appendix 1).



Fig 20



Fig 21



Fig 22

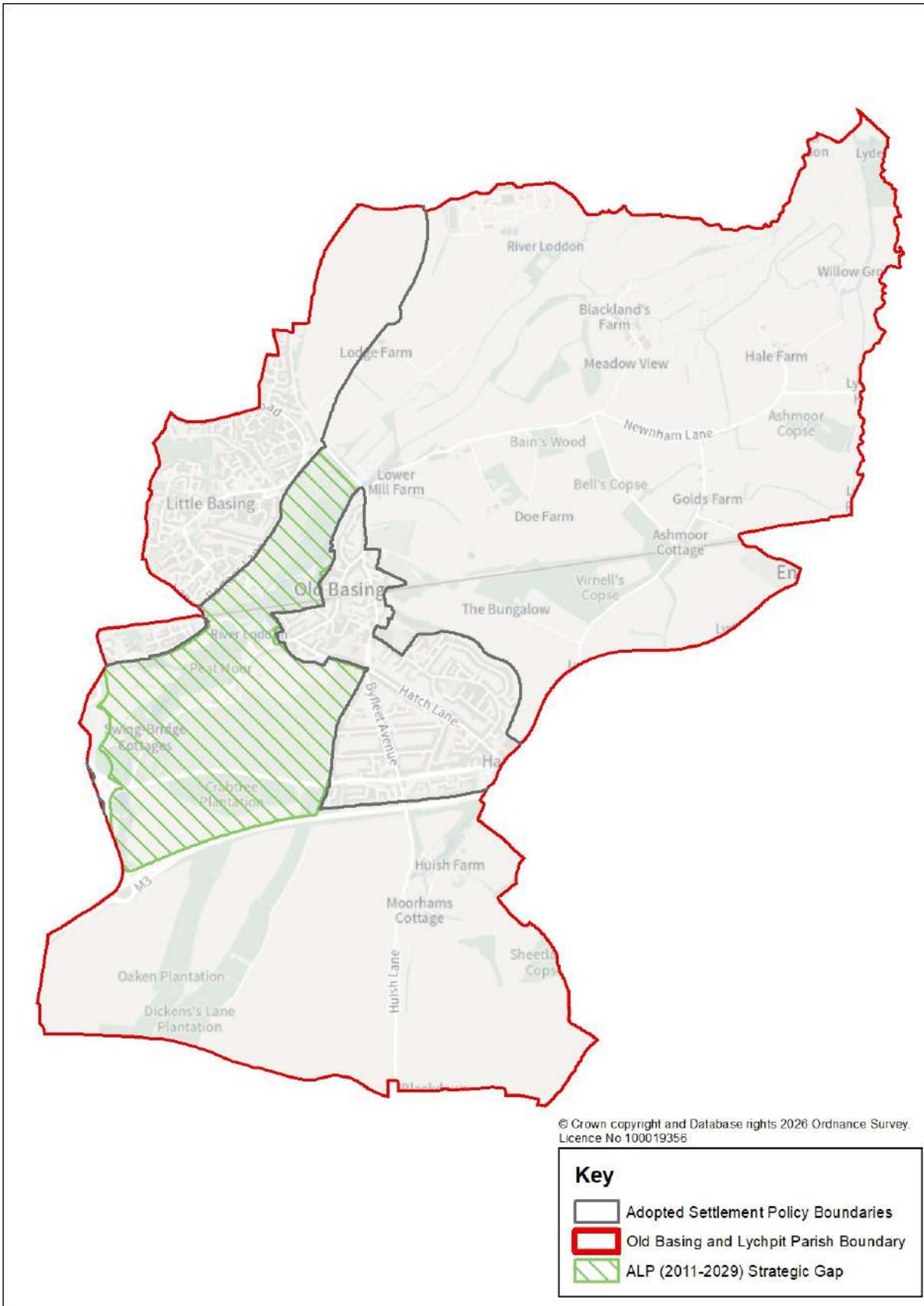
Landscape Environment & Local Green Spaces

2.28 According to the Joint Nature Conservation Committee (Nature Positive 2030) much of England’s wildlife is deteriorating and many ecosystems are degraded. The UK has a number of international and legislative commitments to take urgent and effective action to halt the loss of nature and or biodiversity. The Environment Act (2021) and the Government’s 25 Year Environment Plan set the ambition of embedding nature recovery and ‘environmental net gain’ principle within the planning system.

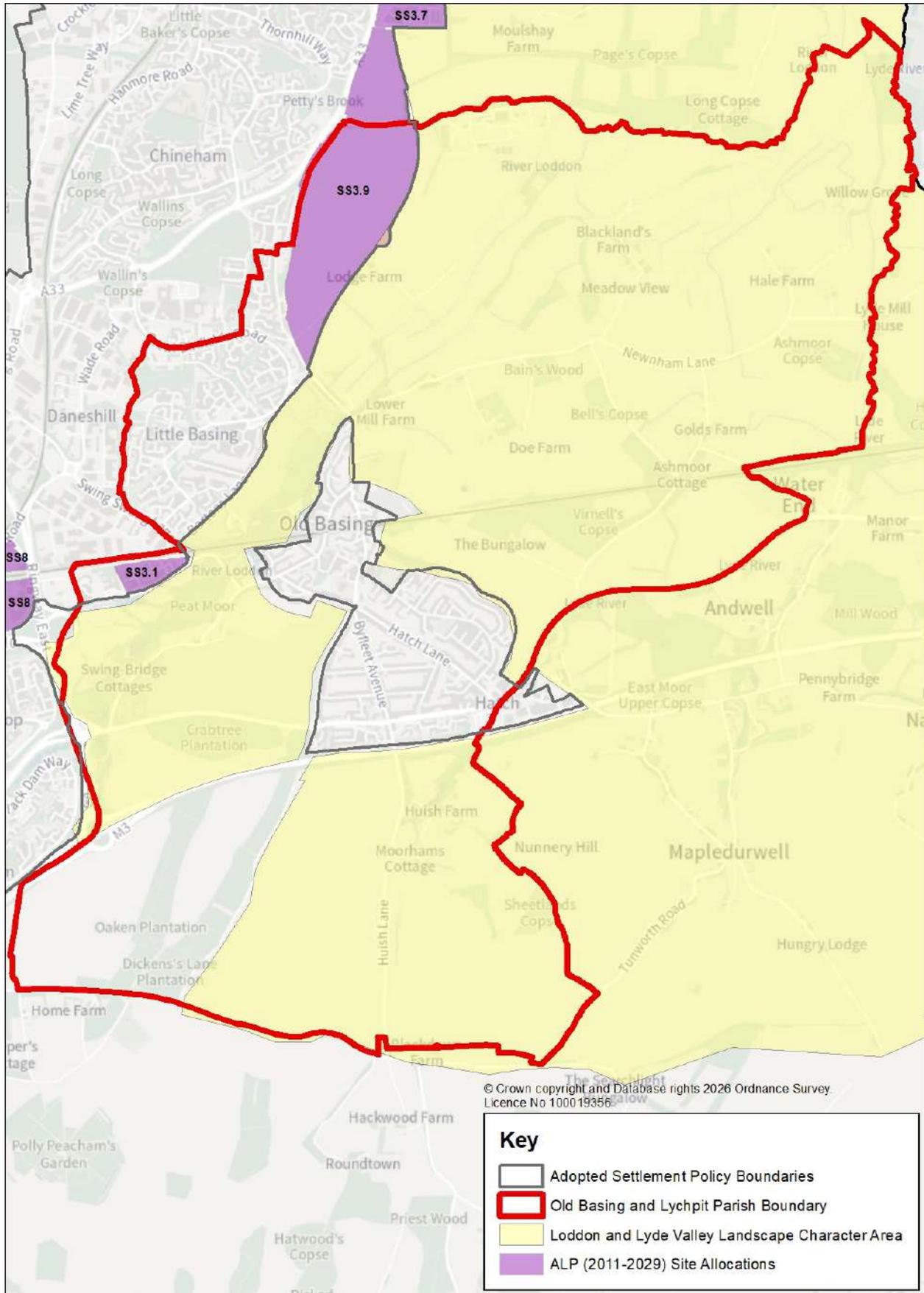
2.29 Development that respects landscape qualities and character of the rural nature of the parish, particularly the Loddon valley and protects and enhances and restores those areas will be supported. Residents in the parish have long and continuously expressed a strong wish to maintain this landscape. Development must also secure the protection of species and habitats to protect and enhance ancient woodlands and Sites of Importance for Nature Conservation (SINCs) and promote blue and green corridors and habitat connectivity.

2.30 Community Infrastructure Levy (CIL) projects that the Parish would support include those that contribute towards or enhance ‘nature recovery’ projects within the parish with particular importance to those identified within the Basingstoke & Deane Local Nature Recovery Strategy (LNRS).

Map 2: Parish Boundary, Settlement Policy Boundaries and Strategic Gap



Map 3: Parish Boundary, Settlement Policy Boundaries, BDBC site allocations and landscape character area



Topography

2.31 Old Basing & Lychpit lies within the eastern edge of Basingstoke, where the landscape transitions from the chalk downs into the River Loddon valley. The parish is defined by a broad, low-lying floodplain around the River Loddon, rising gently eastwards into chalk slopes and undulating ground. Old Basing's historic centre sits close to the river on lower terrain, while Lychpit occupies slightly higher, terraced land shaped by natural contours. Beyond the built-up areas, the topography becomes more open and elevated, reflecting the surrounding chalk downland (Fig 23, 24, 25). This varied landscape contributes to the parish's visual character, ecological value, and the setting of its historic assets.



Fig 23: Loddon Valley



Fig 24: Loddon Valley

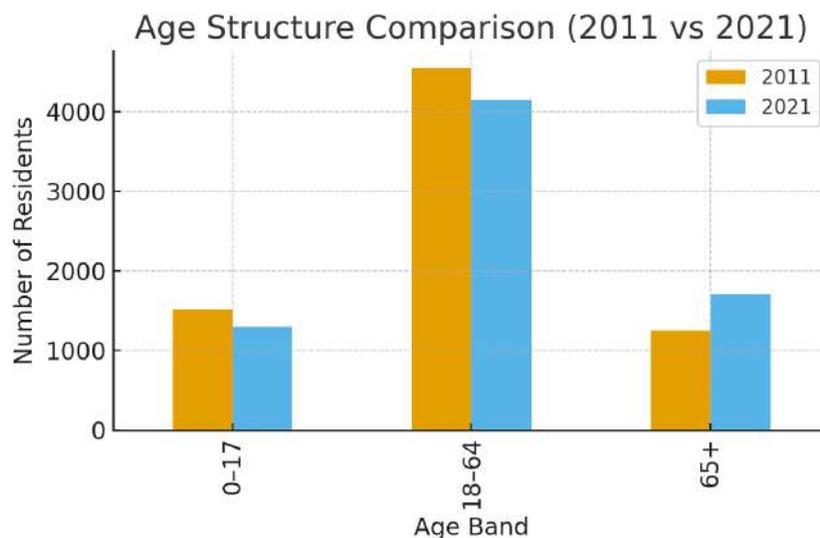


Fig 25: Loddon Valley

Demographic Data

2.32 According to the 2021 Census, Old Basing and Lychpit parish has a population of approximately 7,100 residents living in around 3,100 dwellings, with an average household occupancy of 2.3 people per dwelling. The parish population has remained broadly stable, with a modest decline of around 2% between 2011 and 2021. The age profile of the parish shows a relatively older population, with 45.6% of residents aged 50 and over. In 2021, 23.9% of the population was aged 65 or over, compared with 14.4% in 2011, indicating a significant demographic shift over the decade. The housing stock is characterised by larger dwellings, with 43.4% of homes having four or more bedrooms, while 17.9% of properties are rented. At the district level, Basingstoke and Deane Borough had a population of 185,200 in 2021, an increase from 167,799 in 2011.

2.33 The Census data demonstrates a clear ageing trend within the parish. The proportion of older residents has increased substantially since 2011, while the relative share of younger and working-age population groups has declined. This demographic change has important implications for future housing needs, including demand for smaller, accessible homes and opportunities for downsizing, as well as for local services, accessibility and transport provision.



Local Planning Policy & Design

2.34 Basingstoke and Deane Borough Council (BDBC) is currently progressing an update to its adopted Local Plan. The current Local Plan covers the period 2011–2029 and includes two strategic site allocations that affect Old Basing and Lychpit parish.

2.35 The first allocation, SS3.1 – Swing Swang Lane, has been completed and delivered 100 dwellings in the Parish. Although this site lies within the Basingstoke Settlement Policy Boundary, it is located within Old Basing and Lychpit parish.

2.36 The second allocation, SS3.9 – East of Basingstoke, is proposed to be significantly increased within the emerging Regulation 18 Local Plan Update. The site, now referred to as Land at Whitmarsh Lane (SPS5.4), is proposed to deliver approximately 900 dwellings, with the Lodge Farm element increasing overall capacity to around 1,500 homes.

Role of the Neighbourhood Plan

2.37 The Local Plan establishes the strategic framework for development, including site allocations, infrastructure provision and sustainable communities. While neighbourhood plans cannot determine strategic planning policy, they can shape detailed local matters. The policies in this Neighbourhood Plan therefore focus on addressing locally specific issues identified by the community, within the context of the strategic framework set by the Local Plan.

2.38 Local Plan Policy SS5 (Neighbourhood Planning) provides explicit support for neighbourhood planning, stating that:

"The council will support parish/town councils through the Neighbourhood Planning process."

Housing Requirements and Policy SS5

2.39 Policy SS5 establishes an overarching approach to housing delivery through neighbourhood plans, including a requirement to identify opportunities to deliver at least 10 dwellings within or adjacent to settlements with defined Settlement Policy Boundaries.

2.40 For the purposes of Policy SS5, qualifying development is defined as:

- 10 or more dwellings within a Settlement Policy Boundary, or
- 5 or more dwellings outside a Settlement Policy Boundary.

2.41 In October 2016 and April 2017, BDBC confirmed in correspondence with the Parish Council that 24 dwellings at Peacock House, London Road, granted permission between 2011 and 2016,

satisfied the Policy SS5 requirement. Although the site lies within Mapledurwell Parish, it is located within the Old Basing Settlement Policy Boundary and therefore counts towards the SS5 requirement for Old Basing and Lychpit. BDBC confirmed that progress would continue to be monitored in line with land supply and delivery.

2.42 On this basis and having regard to the level of strategic growth already committed within and adjacent to the parish, this Neighbourhood Plan does not seek to allocate any additional sites for housing development.

Housing in the Countryside and Affordable Housing

2.43 Local Plan Policy SS6 (New Housing in the Countryside) supports small-scale residential proposals where they meet a locally agreed need and are well related to an existing settlement. This provides scope for limited, appropriate development outside Settlement Policy Boundaries where justified by local circumstances.

2.44 With regard to affordable housing, Local Plan Policy CN1 seeks up to 40% affordable housing on proposals that result in a net increase in dwellings. However, subsequent updates to Planning Practice Guidance (PPG) supersede the thresholds set out in CN1. As a result, affordable housing provision will be sought in accordance with the most up-to-date national guidance and relevant policy at the time of determination.

The Settlement Policy Boundary

2.45 Whilst the BDBC Draft Local Plan Update has been delayed, a second Regulation 18 Consultation has recently taken place between November 2025 and January 2026. It is anticipated that any update will include policies directing development within Settlement Policy Boundaries in order to recognize the intrinsic beauty and character of the countryside.

2.46 The Settlement Policy Boundary (SPB) which defines the built limits of Old Basing and Lychpit represents approximately 10% of the area of the parish (see Map 1) and remains the same as when the OBLP NP was adopted.

Need for a Local Gap

2.47 There is a robust Strategic Gap between Basingstoke and Old Basing and Lychpit (within BDLP Policy EM2) encompassing Basing Fen, Mill Field, Basingstoke Common, Crabtree Plantation, Basing House and

the River Loddon. Basingstoke and Deane's Local Plan has multiple policies intended to safeguard the visual and spatial characteristics of settlements and the countryside including EM1 and EM2. The BDBC Draft Local Plan Update had sought to provide further policies on these matters specifically providing protection for the River Loddon corridor within OBLP. There are further policies for avoidance of coalescence between settlements and protection of heritage assets.

2.48 The Basingstoke and Deane Valued Landscape Assessment February 2023 identifies the Loddon Floodplain L1 as Valued Landscape on the basis of exemplary natural heritage and good ratings for cultural heritage, landscape condition, associations, distinctiveness, recreation and perceptual factors. The Loddon River Terraces L2 to north and south of the Floodplain have good cultural heritage rating and rate average for landscape condition, distinctiveness and recreational and perceptual factors. Taken together the Floodplain and the River Terraces present an extensive landscape.

2.49 In the absence of any existing and forthcoming policy protection to this area. Old Basing and Lychpit therefore proposes a Local Gap (see Map 5) east of Pyotts Hill between the allocation OLD001 and Newnham Lane to avoid the risk of coalescence and to protect and enhance the Loddon valley landscape, enhance the Strategic Gap, and strengthen the longevity of this natural asset.

Local Green Spaces

2.50 Local Green Space designation enables communities to identify and protect green areas that are of particular importance to them. Such designation should support sustainable development, be made through the preparation or review of a neighbourhood plan and be capable of enduring beyond the plan period.

2.51 Local Green Spaces should be in close proximity to the community they serve, demonstrably special due to their local significance (such as beauty, historic value, recreational use, tranquillity or biodiversity), and local in character rather than extensive tracts of land. Development within Local Green Spaces should be managed in a manner consistent with national Green Belt policy. We propose to retain the existing two Local Green Spaces and designate new Local Green Spaces. These have been justified in the supporting evidence base document.

2.52 Local Green Spaces are an important part of both Old Basing and Lychpit, these spaces link the various communities to each other and to essential amenities, local shops, community centres, bus stops and sports & play grounds. The proposed LGS are a mix of wooded and open green space which are well used by the community for a variety of events and recreational activities. They provide green lungs and act as green corridors for wildlife, promoting biodiversity in a reasonably high density residential area.

Biodiversity

2.53 BDBC issued interim guidance for Achieving Biodiversity Net Gain in February 2021. It describes Biodiversity Net Gain (BNG) as 'an approach to development or land management that leaves the natural environment in a measurably better state than it was beforehand. This means protecting and enhancing important existing habitats and ensuring that environmental features which are lost or degraded are compensated for by restoring or creating other environmental features, for example, new habitats. Habitat enhancement and/or creation proposals must be additional to any existing obligations and not deliver something that would occur anyway...'

2.54 The Environment Act 2021 introduced a statutory requirement for Biodiversity Net Gain (BNG) to ensure that development delivers measurable improvements for nature. Mandatory BNG came into effect in February 2024 for major developments and April 2024 for small sites. All qualifying proposals must achieve a minimum 10% net gain, measured using the Defra Biodiversity Metric (version 4.0), and submit an approved Biodiversity Gain Plan. Habitats created or enhanced must be secured and managed for a minimum of 30 years through a planning obligation or conservation covenant. BNG can be delivered on-site, off-site, or via statutory biodiversity credits, but the mitigation hierarchy—avoid, mitigate, then compensate—remains fundamental. These requirements supplement existing legal protections for habitats and species, strengthening the delivery of sustainable and environmentally responsible development.

2.55 The Hampshire Local Nature Recovery Strategy provides a county-wide framework for protecting, restoring and enhancing biodiversity. It identifies key habitats, priority areas for nature recovery, and opportunities to strengthen ecological networks, helping to guide planning decisions, Biodiversity Net Gain delivery and investment in nature-based solutions.

Traffic & Road Safety

- 2.56 Any rapid growth in population without commensurate improvements in infrastructure brings a real concern for road safety in an area where the existing road network is already inadequate and / or busy from existing traffic.
- 2.57 The parish will welcome proposals which promote and enhance safe active travel especially for the most vulnerable of road users, small children, people using mobility aids and parents with push chairs. Conversely development reliant on car usage would be strongly opposed.

Growth & Impacts on Traffic

- 2.58 2011 Census figures indicated car ownership with around 88% of households owning one or two cars. Since then there has been population growth with developments at Basing Road, generally within the Settlement Policy Boundary (SPB) and at Wildwood Farm which generates additional traffic.
- 2.59 The Basingstoke and Deane Local Plan Update proposes major development East of Basingstoke. Most of the traffic generated is to be routed via the A33, with the draft proposal exploring options for cycling and bus only access at Pyotts Hill / Bartons Lane.
- 2.60 The local community is concerned that this is likely to generate further traffic growth through the narrow, winding streets and the pinch points of the two single lane river crossings of Old Basing and the single track under the railway bridges at Basing Road, Milkingpen Lane and The Street.

Safety Concerns

- 2.61 The development at Cromwell Court (via planning obligations) facilitated the addition of a footway along Basing Road running north-west from the Loddon Bridge. This being a busy road between Old Basing, Lychpit, Basingstoke, the A30 and M3.
- 2.62 Safety concerns remain within the local community relating to:
- Lack of footpaths
 - Congestion around the schools & local businesses
 - Use of pathways for parking cars, delivery vehicles and vans

- Narrow and congested cycle routes
- Un maintained walk ways (including the new footway along Basing Road) force pedestrians into the road at dangerous pinch points.

2.63 With the increase in traffic, there continues to be a problem in particular in the mornings and evenings with commuter traffic attempting to pass from the A30 to the business parks in Chineham and other parts of western Basingstoke. Parking is a problem along The Street outside the Bakehouse and at school drop off and pick up outside the two schools where the recent painting of yellow lines fails to prevent congestion and danger to pupils.

Improvement Opportunities

2.64 Transport and Movement Surveys (HCC 2009, 2015) highlighted the need for improvement on the following routes:

- Hatch Lane/Crown Lane/Basing Road
- Pyotts Hill/The Street/Milkingpen Lane
- While there have been improvements with the footway on Basing Road and a traffic calming point on Crown Lane, improvements are still needed at these locations:
- Segregated footbridge over the River Loddon on Basing Road or signage
- Footway on Milkingpen Lane

2.65 Map 17 indicates movement routes in need of improvement. It is therefore a community aspiration to work with Hampshire County Council as Highway Authority to find solutions to these problems through S106 agreements and the use of Community infrastructure Levy funds.

Housing

2.66 The Parish has a similar affordable housing problem as is faced in many parts of rural England. The most-recent national household projections indicate that the majority of housing need arising in the borough over the Plan period is likely to be from elderly one-person households or couples, single people under the age of 65 and small family homes.

2.67 In the 12 months up to October 2023, the average house price in Old Basing was £463,689 and £329,019 in Lychpit.. However, according to the BDBC SHMA, the borough median income is £32,609 per annum.

Of the houses sold in the 12 months to July 2017, 18.5% had 2 or less bedrooms, 33.6% had 4 bedrooms or more.

2.68 More recent evidence, including the 2021 Census and updated housing needs assessments prepared to support the Basingstoke and Deane Local Plan Update, confirms a continued increase in single-person and smaller households, particularly among older age groups. At the same time, affordability constraints and changes in household formation indicate an ongoing need for a wider mix of smaller and more adaptable homes. The Neighbourhood Plan therefore seeks to support an appropriate mix of housing sizes and types to ensure the continued vibrancy of the parish, respond to demographic change, and help retain and attract younger households alongside enabling downsizing for older residents.

2.69 In response to the community engagement question “what type of housing should be put up in Old Basing & Lychpit?” in the neighbourhood plan survey the results were as shown. Therefore, in any new development it is important that sufficient smaller homes are provided to meet the needs of the old population wishing to downsize or younger people wishing to move into their own accommodation as well as single person households.

2.70 Old Basing in particular has a diminishing stock of smaller properties and those ideal for older persons, especially bungalows. Over time many bungalows have been converted to 2 storey housing. The large plots have often been split and new houses built as ‘infill’. The Neighbourhood Plan seeks to retain and encourage such properties and encourage the replacement of small dwellings appropriate for the needs as outlined.

2.71 Whilst further site allocations are not being proposed through this Neighbourhood Plan, it is acknowledged that smaller development may still come forward over the course of the Neighbourhood Plan period, e.g. windfall. However, there is a need for a mix of dwelling sizes in Old Basing and Lychpit to meet the diverse housing needs of its residents. This includes the provision of smaller dwellings. The Parish Council can support small scale development subject to meeting the relevant policies within the Development Plan policies.

NEIGHBOURHOOD PLAN OBJECTIVES & POLICIES

Challenges for Old Basing and Lychpit

- 3.1 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 allocated in the BDBC Local Plan and any emerging site allocations are integrated into the existing community of Old Basing and Lychpit in such a way that they enhance the existing community and its environment.
 - 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 of good quality and 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. This relates to cycling and walking.
 - Protecting and restoring the significant biodiversity assets in the parish, especially the River Loddon chalk stream, Basing Fen and the Loddon Valley, and provide new accessible blue and green space for the growing population where this will not be detrimental to nature recovery.
 - Given the amount of growth and change that they will bring, ensuring that the developments identified in the BDBC Local Plan are integrated into the existing community is vital. Whilst Old Basing and Lychpit will change, it is important that the new residents are able to feel part of the local community and that the developments at Old Basing and Lychpit do not function as separate places.
- 3.2 In order to emphasise the importance of these aims, it can be assumed that this Neighbourhood Plan is referring to the entire parish unless specifically cited otherwise.

Vision

- 3.3 The following overarching vision has been developed for Old Basing and Lychpit for the next 15 years:

'Our vision is for Old Basing and Lychpit to remain a parish that celebrates and protects its historic character, distinctive landscapes, the River Loddon chalk stream and cherished green spaces, while embracing carefully

considered growth that reflects the wishes of the community.

The Neighbourhood Plan will guide development that seeks to strengthen local identity, supports biodiversity, and preserves the special views of the Loddon Valley. By encouraging sustainable housing design, promoting safe and accessible walking, cycling, and transport connections, and prioritising the re-use of land and homes, we will ensure our parish continues to thrive as a vibrant, connected, and welcoming place where both people and nature flourish for present and future generations.'

Aims and Objectives of the Neighbourhood Plan

3.4 The aims and objectives of the Neighbourhood Plan have been identified through extensive engagement with the local community and are set out below.

Land Outside the Settlement Policy Boundary – East of Basingstoke & Loddon Valley

Aim: To respect and conserve the distinctive character of the landscape, natural environment, and historic assets of the parish.

Objectives:

1. Protect and enhance the intrinsic beauty of the surrounding landscape outside the Settlement Policy Boundary and within the Loddon Valley, as defined in the Basingstoke & Deane Landscape Character Assessment (2021).
2. Safeguard and enhance the iconic views of the Loddon Valley east of Pyotts Hill.
3. Designate areas of Local Green Space that are significant to the community, including new areas east of Pyotts Hill and Cowdery's Down.

Village Character & Conservation Area

Aim: To respect and conserve the historic assets and distinctive identity of the parish

Objectives:

4. Protect and enhance the parish's historic environment.
5. Ensure all new development contributes positively to local character, distinctiveness, and biodiversity.

Housing Development and Sites

Aim: To support sustainable development that aligns with existing facilities and neighbourhoods while respecting community wishes.

Objectives:

6. Prioritise redevelopment of brownfield sites and encourage appropriate windfall development, particularly to meet the needs of smaller households.
7. Protect and enhance the environmental quality of land within the parish, maintaining its contribution to the area's visual amenity.
8. Promote the efficient use of existing housing stock and retain smaller dwellings of three bedrooms or fewer where possible.

Traffic and Transport

Aim: To ensure Old Basing and Lychpit are safe and accessible for walking and cycling, with efficient and sustainable transport networks.

Objectives

9. Ensure new development provides safe and well-connected cycling, walking, and public transport links to Basingstoke.
10. Secure developer contributions to improve footways, enhancing safety and connectivity for pedestrians and cyclists.
11. Promote traffic management measures that reduce congestion, discourage inconsiderate parking, and prevent "rat-run" traffic through the parish.

Built Form

Policy OB&L 1- Settlement Policy Boundary and Countryside

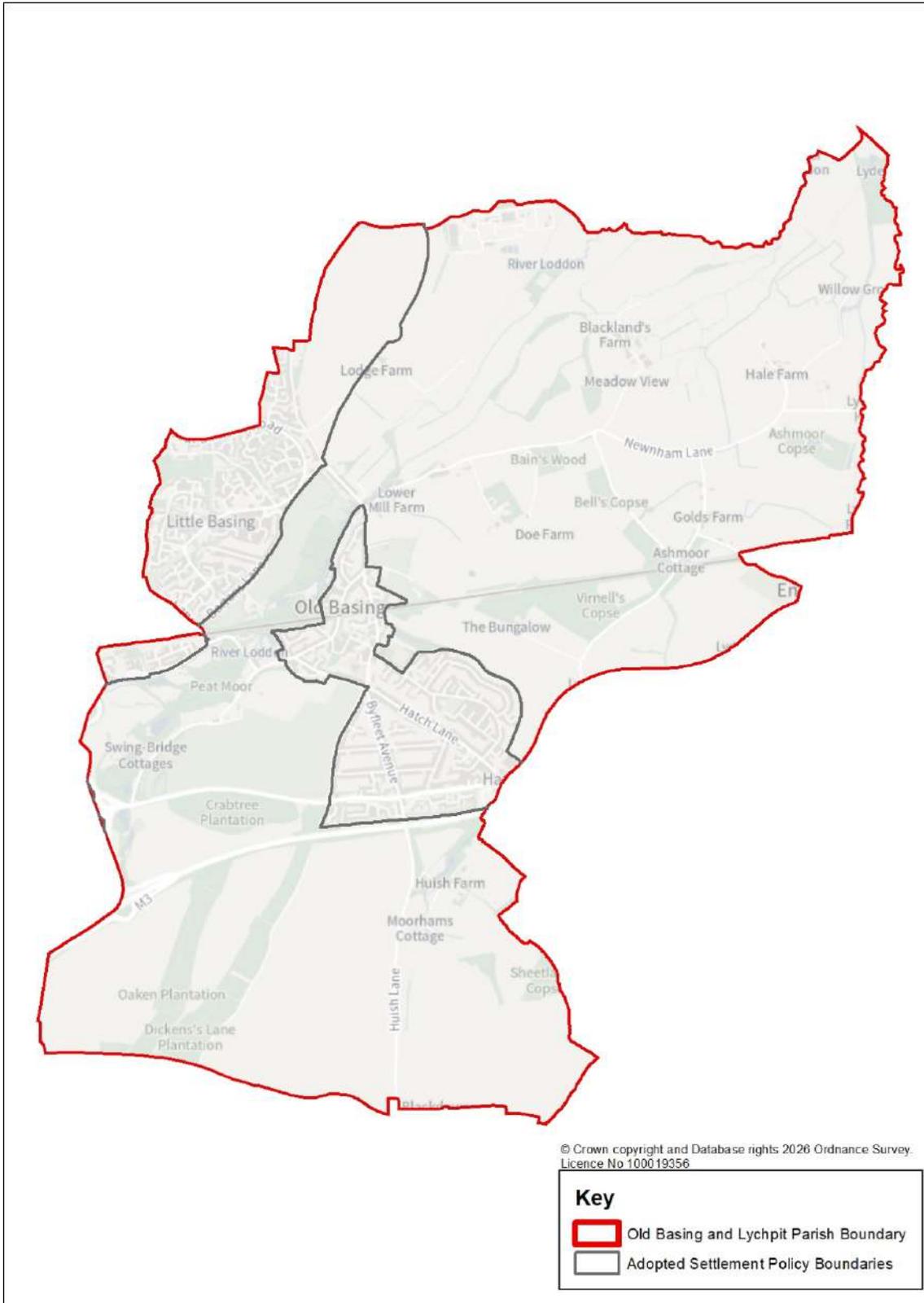
- New housing developments will be focused within the Settlement Policy Boundaries of Basingstoke and Old Basing & Lychpit as shown on proposals Map 4. Development outside of Settlement Policy Boundaries are considered to be located within the 'countryside'.
- Proposals for development located within the Settlement Policy Boundaries of Basingstoke and Old Basing & Lychpit, will be supported provided they accord with policies in this Neighbourhood Plan and other relevant development plan policies.

Relevant objectives: 1, 2 and 7

- 3.5 The purpose of the Settlement Policy Boundary (SPB) is to guide new development to the most sustainable and appropriate locations within the Parish. The SPBs for Basingstoke and for Old Basing & Lychpit, as shown on Proposals Map 4, reflect the established built-up areas where access to services, community facilities, and existing infrastructure is strongest. Focusing new housing within these boundaries helps to ensure that development supports the vitality of the Parish's settlements while managing growth in a coherent and plan-led manner.
- 3.6 Land outside the defined Settlement Policy Boundaries is considered to form part of the countryside. These areas make an important contribution to the Parish's rural setting, landscape character, and overall sense of place. They also include environmentally sensitive features, including the River Loddon and its surroundings, which are valued for their natural qualities and biodiversity. Directing development away from the open countryside helps to safeguard these features and maintain the separation and identity of the Parish's distinct communities.
- 3.7 Within the Settlement Policy Boundaries, appropriate development proposals will be supported where they accord with the policies of this Neighbourhood Plan and the wider development plan. This approach ensures that growth takes place in suitable locations and in a way that responds to local priorities, including the need for well-designed homes, the protection of key environmental assets, and the maintenance of community character.

3.8 By reinforcing the established Settlement Policy Boundaries, Policy OB&L 1 provides a clear framework for managing future development.

Map 4: Map showing Parish boundary and Settlement Policy Boundaries within the Parish



Natural Environment and Landscape

Policy OB&L 2 – Biodiversity, Landscape and the River Loddon

Development proposals must have regard to the River Loddon and its floodplain and should protect, and where possible enhance, its biodiversity, natural functioning and landscape character.

All development will be expected to:

- a) Avoid harm to the River Loddon, its floodplain, associated habitats and Sites of Importance for Nature Conservation (SINCs);
- b) Comply with national planning policy and environmental legislation, including the National Planning Policy Framework, the Environment Act 2021, and requirements for Biodiversity Net Gain, where applicable;
- c) Protect water quality and natural processes, including through appropriate surface water management and pollution prevention measures; and
- d) Maintain and strengthen green and blue infrastructure, supporting ecological connectivity within the parish.

Development that would result in unacceptable harm to biodiversity, either alone or cumulatively, will not be supported.

Relevant Objectives: 1,2,3,5 and 7

3.9 This policy supports a plan-led and sustainable approach to development within the parish, enabling appropriate growth while protecting the countryside and the River Loddon from inappropriate or harmful development.

3.10 The River Loddon and its surrounding floodplain (the Loddon Valley) are of significant environmental importance and form a defining feature of Old Basing and Lychpit. The river is a high-quality chalk stream and a priority habitat, requiring particular care in relation to water quality, ecology and landscape character. Flowing through the centre of the parish, with Lychpit to the west and Old Basing to the east, the river has strong historic, environmental and cultural significance for the local community.

3.11 The Loddon Valley supports a range of wetland and floodplain habitats, many of which are designated as Sites of Importance for Nature Conservation (SINCs). The River Loddon is also designated as an EU salmonid river and contains Biodiversity Action Plan priority habitat. The

river corridor is identified as a Biodiversity Protection Area in the Basingstoke and Deane Green Infrastructure Strategy (2018), reflecting its wider role in supporting biodiversity and green infrastructure networks.

- 3.12 The parish includes the headwaters of the River Loddon at Crabtree and Black Dam, which are particularly sensitive. Evidence from the Catchment Based Approach highlights that headwaters have a disproportionate influence on downstream water quality and ecological health. Protecting water quality from pollution, including surface water run-off, agricultural run-off and foul drainage, is therefore critical to the long-term health of the river.
- 3.13 The landscape character of the Loddon Valley is also highly valued. The Basingstoke and Deane Landscape Capacity Study (2010) identified the valley as an intimate and tranquil landscape with limited scope for mitigation without harm to its character. The more recent Landscape Character Assessment (2021) confirms the strong influence of the River Loddon on the setting of Old Basing and describes the floodplain as a natural edge between Old Basing and Basingstoke, helping to maintain settlement separation and local distinctiveness.
- 3.14 Given the scale of committed and planned development within the wider Loddon Valley, it is important that the remaining undeveloped areas retain their ecological and landscape functions. Directing development towards Settlement Policy Boundaries, as shown on Map 5, helps to protect these sensitive areas.
- 3.15 The Parish Council supports a range of local projects and initiatives aimed at the restoration, management and monitoring of the River Loddon and its floodplain. These initiatives, alongside the designation of a Local Gap adjacent to Pyott's Hill, help to protect the natural functioning of the river, reduce the impacts of run-off and pollution, and safeguard the landscape setting of the parish, in line with national planning policy and environmental legislation.

Local Gap

Policy OB&L 3- Local Gap

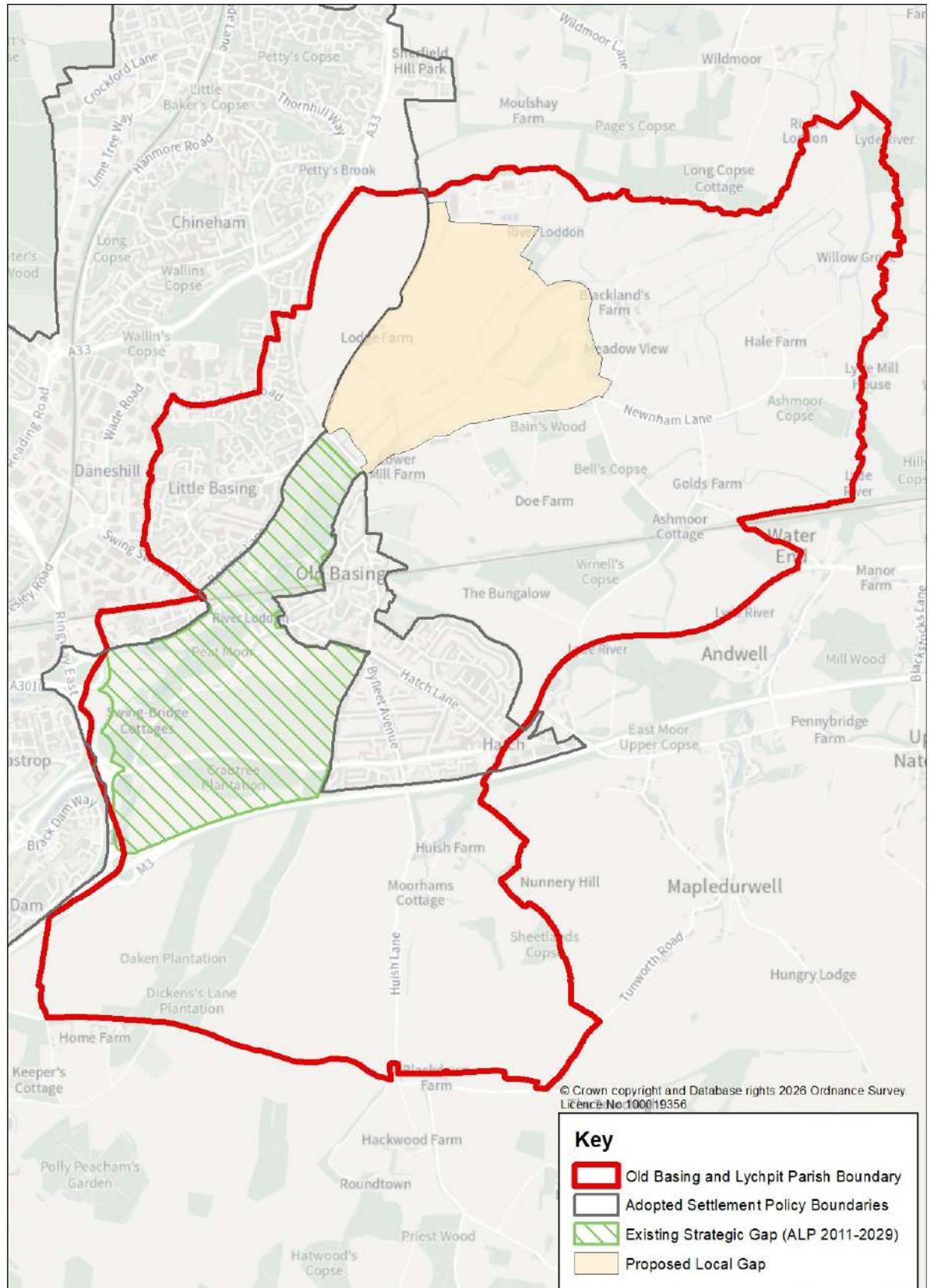
- Development in the Local Gap (as shown on Map 5) will only be acceptable where it is in accordance with relevant other policies in the Development Plan; and where it recognises the intrinsic character and beauty of the countryside and is sympathetic to local character and history (including the surrounding built form and landscape setting) as per the National Planning Policy Framework.

- In order to protect the landscape setting of the Settlement derived from the Loddon Valley, proposals for development within the Local Gap will only be acceptable provided that they:
 - i) do not harm the sense of separation between settlements or the visual separation of Old Basing and Basingstoke (including Lychpit);
 - ii) do not harm the landscape setting of the village, either individually or cumulatively with other existing or proposed development;
 - iii) retain the ability for the delivery of green and blue infrastructure within the Loddon Valley.

Relevant Objectives: 1,3, 5 and 7

- 3.16 A Landscape Assessment has been prepared by ES Landscape Planning to inform the Neighbourhood Plan. The assessment identifies the land within the proposed Local Gap (as shown on Map 5) as making an important contribution to the landscape setting and visual separation of Old Basing and Lychpit from the wider urban area of Basingstoke. The assessment describes the Loddon Valley as forming a clear and recognisable break between settlements, where the experience of moving from one settlement to another is defined by a transition through open and largely undeveloped countryside.
- 3.17 The Landscape Assessment identifies that the open valley landform, agricultural land use, hedgerows, watercourses and riparian vegetation collectively create a coherent landscape structure that limits intervisibility between settlements and reinforces their separate identities. The assessment concludes that development within this area would be likely to reduce both physical and visual separation, introduce additional intervisibility and weaken the perception of distinct settlement boundaries, particularly when considered alongside planned development to the east of Basingstoke.

Map 5: Showing proposed Local Gap (as designated in Policy OB&L3) in orange and existing Strategic Gap within the Local Plan in yellow.



- 3.18 The Landscape Assessment demonstrates that the proposed Local Gap performs a locally specific function by maintaining separation between settlements and safeguarding their individual character. It also confirms that the extent of the Local Gap has been carefully defined by reference to landscape features and settlement edges, and that no more land is included than is necessary to achieve this purpose. The evidence therefore supports Policy OB&L 3 – Local Gap as a locally specific measure to protect the landscape setting and distinct identities of Old Basing and Lychpit.
- 3.19 The Landscape Assessment therefore underpins Policy OB&L 3 – Local Gap by demonstrating that this area makes a critical contribution to the parish’s landscape character and setting. Protecting the gap ensures that future development remains sympathetic to the intrinsic beauty of the countryside, aligns with the National Planning Policy Framework requirement to recognise and conserve valued landscapes, and maintains the distinct identities of Old Basing, Lychpit and Basingstoke.
- 3.20 The Local Gap also delivers significant community and recreational benefits. Public rights of way within the gap provide opportunities for access to the countryside, connecting residents with open spaces and scenic views across the Loddon Valley. These routes form part of a wider recreational network that links Old Basing and Lychpit to surrounding parishes and the strategic Green Infrastructure of the borough.
- 3.21 The importance of retaining the separation between Basingstoke and its surrounding settlements is well established in planning policy. The Basingstoke and Deane Landscape Character Assessment (2021) and Local Plan Policy EM2 – Strategic Gaps and Landscape Character recognise the Loddon Valley corridor as an important area of open countryside which prevents the coalescence of settlements. The designation of the Local Gap within this Neighbourhood Plan therefore provides a locally specific refinement of these strategic policies, informed by detailed assessment and community priorities.
- 3.22 The retention of this open corridor also contributes to climate resilience and the management of flood risk within the parish. The Loddon Valley includes areas of functional floodplain and land that provides natural flood storage. Protecting these areas from inappropriate development will assist in reducing surface water run-off, safeguarding water quality and supporting the principles of natural flood management.
- 3.23 The Local Gap is therefore a multifunctional landscape that contributes to the visual, ecological, recreational and environmental quality of the parish. Its protection is essential to maintaining the distinct identity of Old Basing, Lychpit and Basingstoke, preserving the rural character of the Loddon Valley and supporting the delivery of sustainable development in₃₃

accordance with the National Planning Policy Framework and the Basingstoke and Deane Local Plan.

Protection of Iconic Views

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 fig 26, 27, 28, 29 and 30 shown in map 6.
- An assessment of views to and from all a new development within the distinctive view areas as defined on proposals map 6 should accompany a planning application wherever relevant.
- Re-modelling of the local topography, through cut and fill, could adversely impact on the landscape character. Therefore, where acceptable, development should be adapted to the site contours rather than the site adapted to the development.

Relevant Objectives: 2, 5



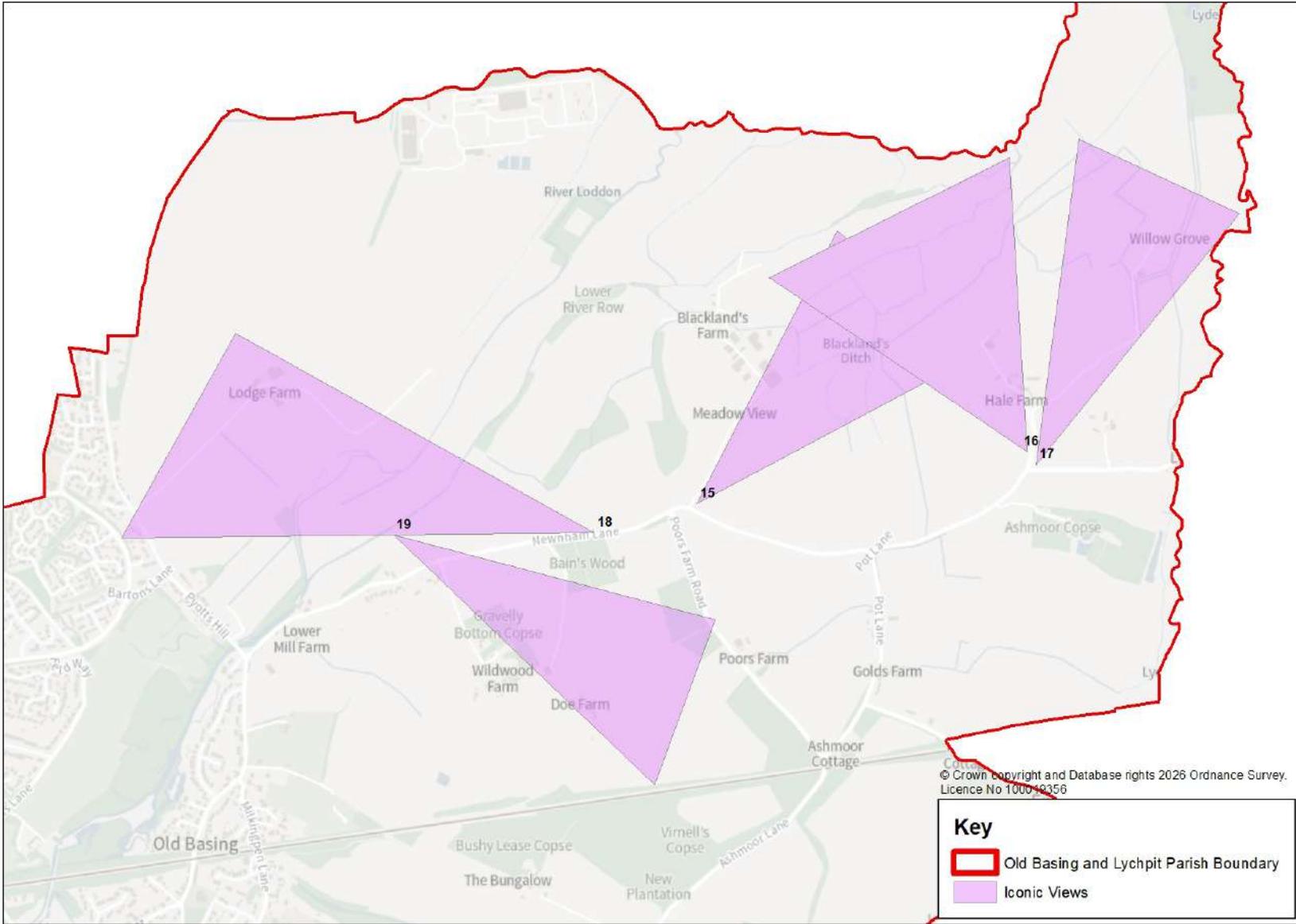


Figure 29



Figure 30

Map 6: Iconic Views



- 3.24 Approximately two-thirds of Old Basing and Lychpit parish is formed by the Loddon Valley (see Map 3). The River Loddon flows north-east through the parish between wooded slopes, opening east of Pyotts Hill into a broad, gently sloping valley of pasture, arable farmland and scattered woodland. The valley is framed by wooded hills which create a strong sense of enclosure and a cohesive, rural landscape setting.
- 3.25 The Basingstoke and Deane Landscape Capacity Study (2010) identifies the Loddon Valley as an intimate and tranquil landscape with important linear and long-range views along the valley floor and limited capacity for development without harm to its character. The valley contains a high concentration of Sites of Importance for Nature Conservation (SINCs), areas of ancient woodland, and nationally important habitats associated with the River Loddon.
- 3.26 The Landscape Character Assessment (2021) reinforces these findings, describing the river and floodplain as a defining influence on local character and a strong natural edge between Old Basing and Basingstoke, helping to maintain settlement separation and local distinctiveness. The valley is recognised as sensitive to change and valued for its tranquil, rural qualities.
- 3.27 More recent evidence, including the Draft Valued Landscape Study (2023), identifies the Loddon Floodplain as a Valued Landscape, noting its high natural heritage value, strong cultural associations, recreational importance and perceptual quality. Together with the adjoining river terraces, woodland blocks and SINCs, the valley forms an extensive and peaceful landscape with low settlement density and an important network of Public Rights of Way.
- 3.28 Newnham Lane provides the principal route into the Loddon and Lyde Valley and offers some of the most significant views across this landscape. The Neighbourhood Plan Update therefore identifies additional iconic views (Figures 15–19, Map 6), particularly around the area north-east of Pyotts Hill and along the Public Rights of Way network, to reflect the valley’s tranquillity, remoteness and countryside setting.
- 3.29 These views underpin Policy OB&L 4 – Protection of Iconic Views, which seeks to ensure that new development does not adversely affect the distinctive landscape character, key views and setting of Old Basing and Lychpit.

Protection and enhancement of Local Green Spaces

Policy OB&L 5– Protection and enhancement of Local Green Spaces

- The following areas, as shown on **maps 7- 14**, are recognised as important to the local community and as such are designated as Local Green Spaces:
 - the Basingstoke Canal sections behind Cavalier Road (Map 8)
 - Hodds Lane Copse (Map 9)
 - Harvest Way (Map 10)
 - Swing Swang Lane (Map 11)
 - Great Binfields Road (Map 12)
 - Belle Vue (Map 13)
 - Old Basing Recreation Ground (Map 14)
- Development on the designated Local Green Spaces will only be permitted in accordance with the National Planning Policy Framework namely, where Very Special Circumstances exist.

Relevant Objectives: 1,3, 5 and 7

3.30 A key objective of the Neighbourhood Plan is to retain the features that make Old Basing and Lychpit an attractive place to live and retain its rural environment. The plan recognises the need to retain this and, where possible, to enhance the environment of the plan area.

3.31 In particular, the need to preserve the identity of Old Basing and Lychpit is seen as important, with part of this being the need to retain its special green space within the Loddon Valley setting. These green areas help to retain the feel of a rural village and maintain its important historic heritage.

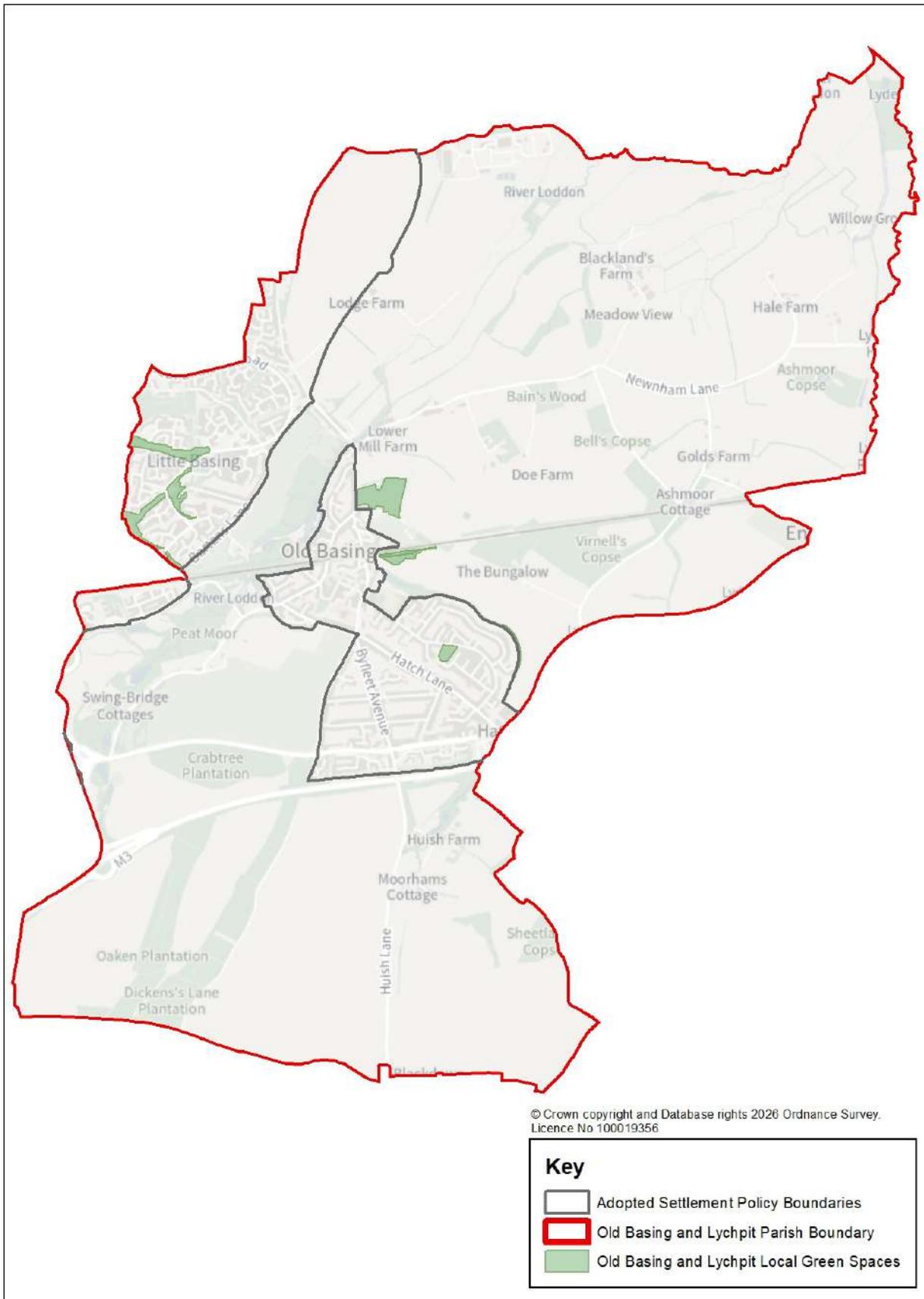
3.32 Under the NPPF, neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development other than in very special circumstances. Paragraph 107 of the NPPF states that the Local Green Space designation should only be used where the green space is:

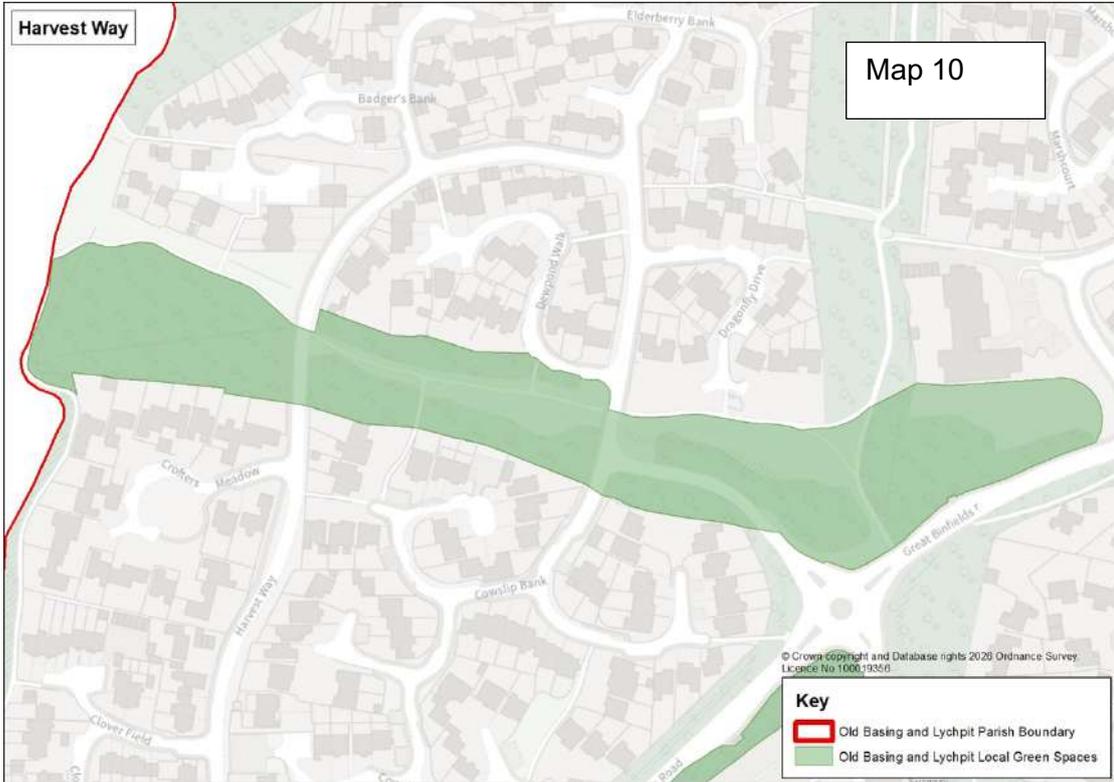
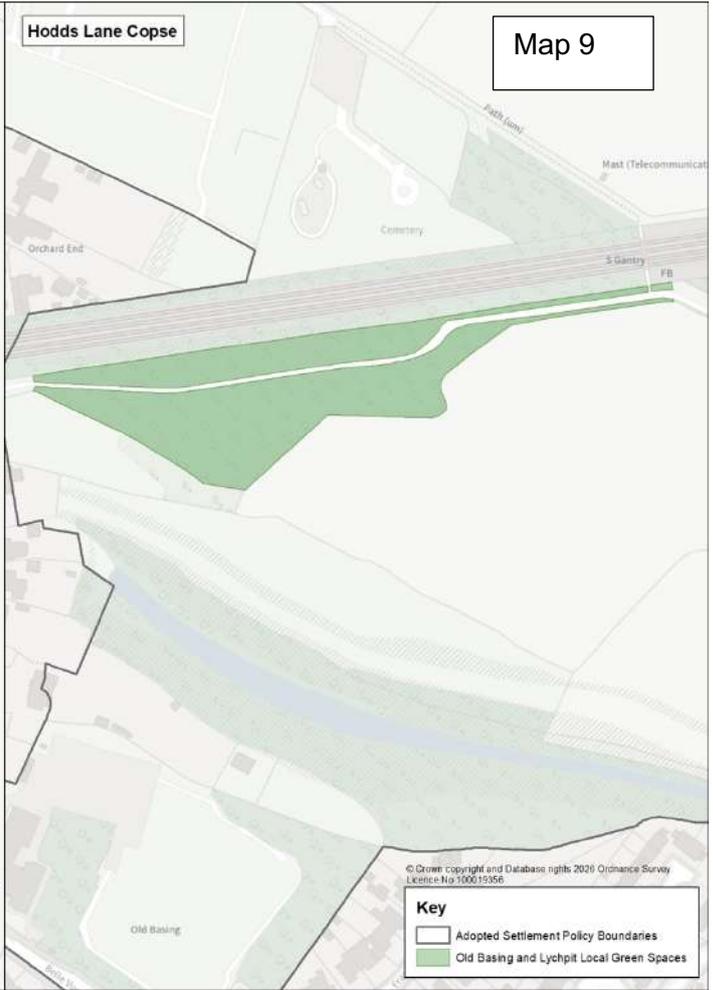
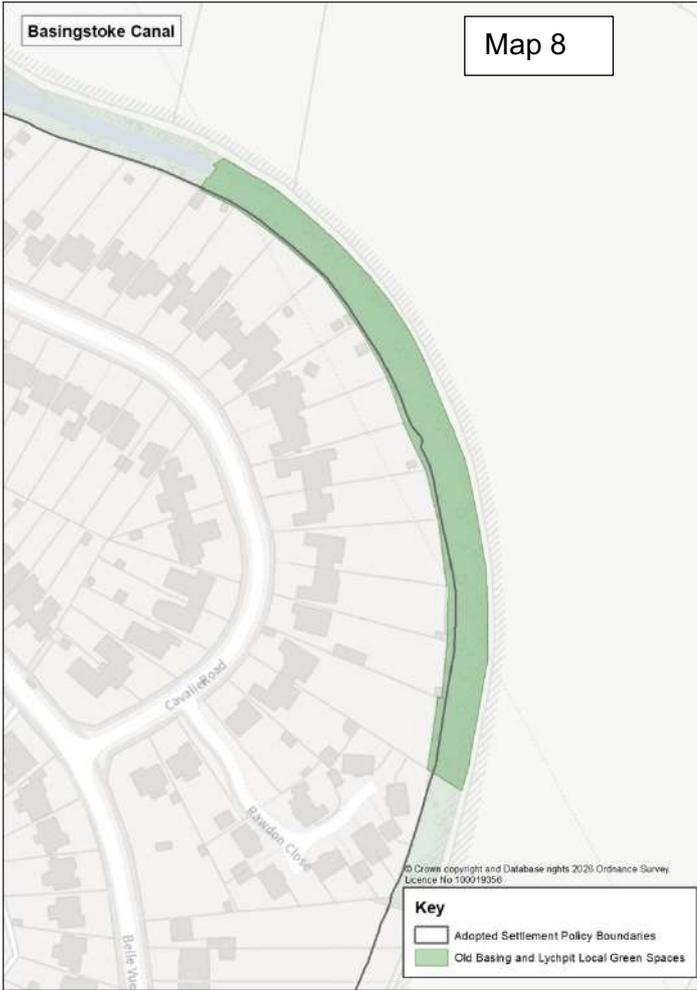
- a) in reasonably close proximity to the community it serves;

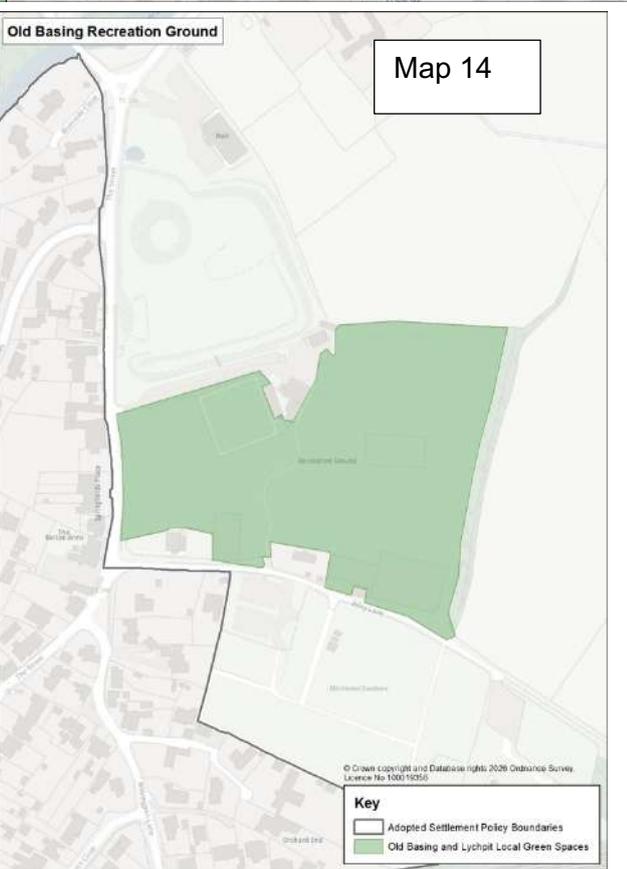
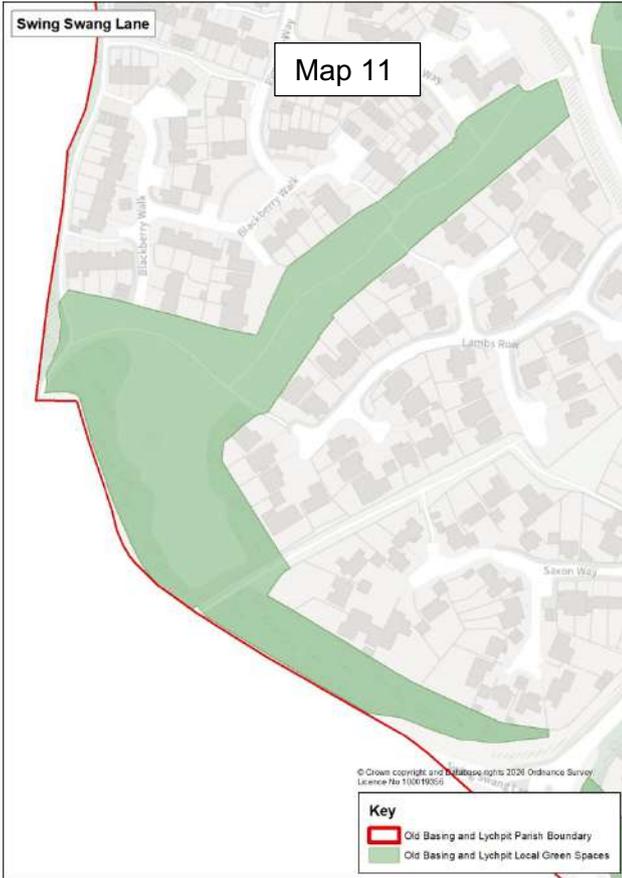
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

- 3.33 The community engagement has highlighted that the key features that contribute to the distinctive character of Old Basing and Lychpit are the substantial number of relatively small open green spaces dotted about the village with respondents citing publicly accessible green spaces as a contributing factor to their enjoyment of the village.
- 3.34 Protecting these spaces is therefore important for the objective of conserving the character of Old Basing and Lychpit, with the majority of Old Basing already protected by virtue of existing designation.
- 3.35 The areas of green space marked on the proposals maps 8-15, have been ranked as being of significant importance to the community of Old Basing and Lychpit and in need of protection and as meeting the criterion of greenspace designation as set out in the NPPF.
- 3.36 A further Local Green Space assessment has been included in the update to the Neighbourhood Plan Review evidence base which is supplemental to this Neighbourhood Plan, all LGS provide some form of recreational value to residents but notable LGS 3 -5 provide well landscaped and tranquil areas providing relief from the urban residential development of the Parish. These 'pockets' are considered to be demonstrably special to the communities they serve and should benefit from protection from development.

Map 7: All Local Green Spaces







Protection of Historic Environment

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 or enhanced for their historic and architectural 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 affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.

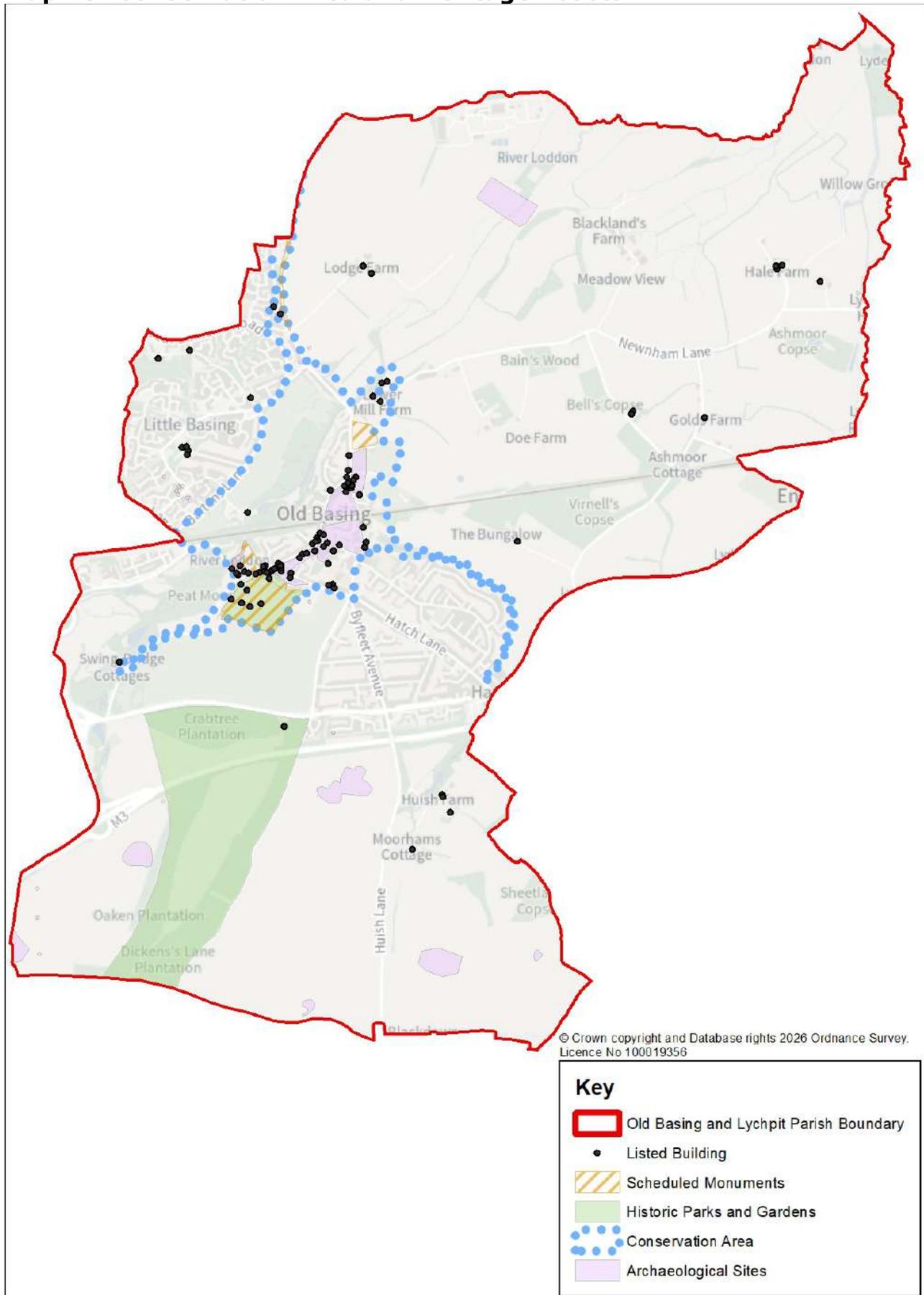
Relevant Objectives: 4, 5

- 3.37 Old Basing and Lychpit has a very distinct character, which has been largely shaped by its vivid history. There are traces from the Stone Age, and two Bronze Age sites which date from some 3500 years ago. The Iron Age and the Roman period have left their marks, with the Roman road from Silchester to Chichester running through Pyotts Hill and Lower Mill.
- 3.38 The Parish contains nationally significant designated heritage assets, including Basing House and Oliver's Battery, as well as a high concentration of listed buildings, historic barns, boundary walls, archaeological remains and historic landscapes. The BDBC Old Basing Conservation Area Appraisal SPD 2021 identifies the importance of historic settlement patterns, narrow lanes, irregular plots, retained gaps between buildings, key views and landmarks, and the strong relationship between the village, the River Loddon corridor, Pyotts Hill and the surrounding countryside.
- 3.39 The character of Old Basing has been preserved through limited and generally sympathetic development, with later growth responding to traditional scale, materials and layout. Lychpit has similarly drawn upon historic forms and landscaping to reinforce a sense of place and community. Together, these qualities contribute to the Parish's local distinctiveness and historic village feel.
- 3.40 Development proposals should therefore be informed by a clear understanding of the significance of both designated and non-designated heritage assets and their settings. Opportunities to conserve, enhance and better reveal the historic environment should be taken wherever possible,

ensuring that change reinforces, rather than erodes, the special character identified in the Conservation Area Appraisal and Management Plan SPD.

- 3.41 There are 90 listed buildings, mostly Grade II, and several groupings form important viewpoints (See Map 15). There has been infilling during the twentieth century, mostly sympathetic. A number of barns have also been retained and refurbished.
- 3.42 In the later twentieth century, development in Lychpit has seen main estate roads flanked by clusters of house around narrow winding streets with the intention of retaining the historic feel and fostering a sense of community and security. Plot sizes and gardens are smaller but wide verges on main roads, careful landscaping and extensive tree planting successfully retain a sense of a small community.
- 3.43 This has been enhanced by the use of materials and architectural styles echoing the Conservation Area, and wide variation of palettes, detailing, house plan and materials. Footpaths link different roads, shops and amenities for pedestrians and road surfaces incorporate various materials including granite setts defining different exterior spa.
- 3.44 It is therefore essential that any development helps to protect and conserve those areas which are valued locally and takes account of local distinctiveness by identifying opportunities for enhancement, growth and sustainable development.

Map 15: Conservation Area and Heritage Assets



Housing and Design

Policy OB&L7 - Appearance of Development

- The Old Basing and Lychpit Design Code (April 2025) identifies 4 character areas as shown on map 16, and provides design guidance applicable to each character area.
- In particular proposals should demonstrate how consideration has been given to all of the following:
 - The use of external materials and architectural detailing of a high quality that complement the existing materials and detailing in the relevant character area;
 - Appropriate scale, massing and appearance that is well related to the relevant character area;
 - The provision and enhancement of appropriate soft boundary treatments responsive to the landscape setting of the Parish and its historic environment.
- Development proposals will be permitted where they are of a high quality design which positively contribute to the character and local distinctiveness of the Parish, having regard to the Old Basing and Lychpit Design Code (April 2025), and other policies in the Development Plan.

Relevant Objectives: 4, 5 and 7

- 3.45 Policy EM10 (Delivering High Quality Development) of the Basingstoke and Deane Local Plan (2011-2029) requires all new development to achieve high design standards that respect local character, context, and amenity. Proposals should demonstrate good layout, scale, and use of materials that enhance the sense of place while supporting sustainability, accessibility, and community well-being. The policy promotes innovative and energy-efficient design where it complements local distinctiveness, ensuring that all new development contributes positively to the quality and character of the borough.
- 3.46 The Old Basing and Lychpit Design Code provides a robust and context-specific framework to ensure that all future development within the Neighbourhood Plan area reinforces local character and distinctiveness. It is informed by a comprehensive understanding of the parish's historic evolution, settlement pattern, and landscape

setting, ensuring that change is managed sensitively and positively. The Code establishes clear design parameters covering layout, scale, form, materials, and public realm to secure development that integrates harmoniously with its surroundings. Proposals are expected to respond to the rural context, maintain key views and green corridors, and reflect the established vernacular in terms of building design and spatial arrangement, thereby safeguarding the area's intrinsic character. A high level summary of the character areas identified in the Design Code is provided below:

| Character Area | Key Characteristics | Design Implications |
|---------------------------------------|--|---|
| Historic Core | <i>Narrow lanes, enclosed plots, heritage buildings in red brick and clay tile.</i> | Preserve street pattern and roofscape; use traditional materials; ensure infill and extensions are small-scale and sympathetic. |
| Post-War Areas | <i>Linear suburban streets with open gardens, verges, and uniform housing.</i> | Reinforce consistent building lines and materials; enhance greenery; support modest, well-integrated infill. |
| Lychpit Estate | <i>Planned layout with cul-de-sacs, landscaped corridors, and consistent two-storey homes.</i> | Retain open character and planting; respect uniform scale; integrate biodiversity and sustainable design features. |
| Cromwell Court / Newer Schemes | <i>Modern housing with higher density and contemporary styles.</i> | Use materials and forms that complement local character; ensure high design quality and soft landscaping. |
| Rural & Landscape Setting | <i>Farmland, river corridors, woodlands, and open views defining settlement edges.</i> | Protect landscape setting and key views; maintain soft edges and enhance biodiversity through native planting. |

3.47 The Design Code also supports the delivery of sustainable and resilient places through the incorporation of suggestions to include energy-efficient design where possible, sustainable drainage, biodiversity enhancement, and high environmental standards. It seeks to protect and enhance heritage assets, promote well-connected and inclusive layouts, and foster a strong sense of place consistent with the principles of good urban design. In doing so, it provides a practical tool for applicants, developers, and decision-makers, ensuring that all new development within Old Basing and Lychpit contributes to the creation of high-quality environments that are distinctive, sustainable, and reflective of the community's long-term vision.

- 3.48 96% of questionnaire respondents want development in sympathy with existing locally distinctive character. Old Basing and Lychpit has a distinct character, shaped by its history. Over recent years there has been a range of development, some of which has been successful and well received, whilst some has been recognised as of poor quality or failing to integrate successfully into the existing community area because of its design. Dwellings in the parish are an eclectic mix dating from different periods with differing forms, materials, and palettes. Development must respect these local characteristics.
- 3.49 Engagement with the community showed clear preferences for the appearance of residential development. Residents prefer developments which conform to the design principles set out in the Village Design Statement developed in 2006.
- 3.50 Residents did not like the inappropriate housing styles as show in Appendix 3. "95% of residents wanted to see all new housing in the parish designed in sympathy with existing locally distinct character."
- 3.51 Residents were aware of and keen to maintain what they called the "special character" of the conservation area, and this was evident from the views of those who had produced the VDS. They also recognized the differing character of various parts of the parish.
- 3.52 There are a number of important aspects that should shape development coming forward, including the strategic developments:
- Layout
 - Appearance
 - Landscaping and Environment
- 3.53 Old Basing and Lychpit retains a feeling of the past. Factors contributing to this include the following:
- Narrow twisting lanes suitable in places for only one vehicle, limited footways and kerbs, almost no street lighting
 - A wealth of historic buildings, 90 of which are listed plus the important ruins of Basing House
 - Several groups of houses form important views
 - Many houses are double fronted on the roadside
 - Rooves with steep pitches, hips and half-hips, thatch or clay tile
 - Walling in warm red brick predominates with timber framing and brick noggin
 - Barns retained and refurbished
 - Windows of small casements painted white

3.54 It is considered that some recent infilling has been sympathetic to these factors. See Design Code for Design Examples.

Map 16: Design Code Areas



In terms of colours: Purple shows mid-20th Century development area, orange is Lychpit, yellow is the Conservation area and green is open countryside.

Housing mix

Policy OB&L8 - Housing Mix

- All new housing development proposals for 2 or more dwellings must demonstrate how the types of dwellings provided will help ensure a balanced mix of housing for the Parish, particularly through the provision of dwellings designed for smaller households.
- All residential proposals requiring planning permission, including householder extensions which would result in the loss of a smaller sized dwelling(s) (i.e a dwelling with 1 or 2 bedrooms) will be resisted unless it can be demonstrated the proposal would address local housing needs.

Relevant Objectives: 6, 8

- 3.55 Old Basing and Lychpit parish is home to approximately 7,300 residents living in just over 3,000 dwellings, with an average household occupancy of around 2.4 people per dwelling. Census data confirms that the parish is experiencing a significant demographic shift, with an increasingly older population and a declining proportion of younger age groups.
- 3.56 Between 2011 and 2021, the number of residents aged 65 and over increased substantially, while the proportion of residents aged under 44 declined, at a faster rate than seen across Basingstoke and Deane Borough as a whole. By contrast, the population aged 45 and over increased markedly, demonstrating a clear ageing trend within the parish. The 2021 Census confirms that this pattern has continued, with over half of parish residents now aged 45 and above.
- 3.57 The existing housing stock in Old Basing and Lychpit is characterised by a high proportion of large, detached dwellings, with significantly more four- and five-bedroom homes than the Borough average. The parish also has a much higher proportion of homes in the upper Council Tax bands and a lower proportion of smaller, lower-value housing. As a result, housing affordability remains a key issue, particularly for younger households, first-time buyers and those on lower or average incomes.
- 3.58 More recent evidence, including national household projections and local housing assessments prepared to support the Local Plan Update, indicates that much of the future housing need in the Borough is likely to arise from older single-person households or couples, alongside smaller households under the age of 65 and modest family households. This aligns with local demographic trends identified through the Census.

- 3.59 The 2021 Census also highlights a high level of under-occupation within the parish, with a large proportion of households living in dwellings with one or more spare bedrooms. While this reflects the long-term settlement pattern, it also indicates limited availability of suitable options for residents wishing to downsize locally, as well as for younger households seeking to move into the area.
- 3.60 Community engagement undertaken as part of the Neighbourhood Plan process consistently highlighted support for a greater provision of smaller homes, particularly one- and two-bedroom properties, to meet the needs of older residents wishing to downsize and younger people seeking to remain within the parish. Ensuring an appropriate mix of housing sizes is therefore important to support a balanced, inclusive and sustainable community.
- 3.61 In response, this policy seeks to:
- protect the existing stock of smaller homes, and
 - ensure that new development provides an appropriate mix of dwelling sizes, with a particular emphasis on one- and two-bedroom homes.
- 3.62 Where new smaller homes are supported, Permitted Development Rights may be restricted by condition where necessary, to ensure that these homes remain available to meet local housing needs over the long term.
- 3.63 Overall, the policy seeks to ensure that new development contributes positively to the sustainable and balanced growth of the parish, supports housing choice at different life stages, and helps maintain the long-term vibrancy of Old Basing and Lychpit.

Traffic and Road Safety

Policy OB&L9 - Sustainable Transport and Movement Routes

To promote sustainable development, ensure accessibility, and enhance connectivity, all new developments (with the exception of householder and other minor developments) should comply with the following requirements:

1. Protection and Enhancement of Routes

- New developments must ensure safe and direct access to existing cycle and pedestrian routes, particularly those identified on *Proposal Map 17*.
- Wherever feasible, developments should seek opportunities to extend and improve the footpath and cycle network, enhancing connectivity within and beyond the parish.

2. Mitigation of Adverse Impacts

- Where developments are likely to impact established movement routes, appropriate mitigation measures will be required. These may include rerouting, safety improvements, or alternative provisions that maintain or enhance connectivity.

3. Promotion of Sustainable Transport

- Developers must demonstrate how sustainable transport modes have been prioritised and maximized within their proposals.
- Proposals should show how opportunities to reduce reliance on private motor vehicles have been incorporated, in line with the Sustainable Transport Hierarchy set out in the *Basingstoke and Deane Draft Local Plan Update*.

Relevant Objectives: 9, 10, 11

3.64 There is a recognition within the community of Old Basing and Lychpit that there will be a considerable growth in population from developments at Swing Swang Lane and East of Basingstoke from the adopted Local Plan however, these pressures are likely to increase owing to the increased wider housing need in BDBC (post December 2024).

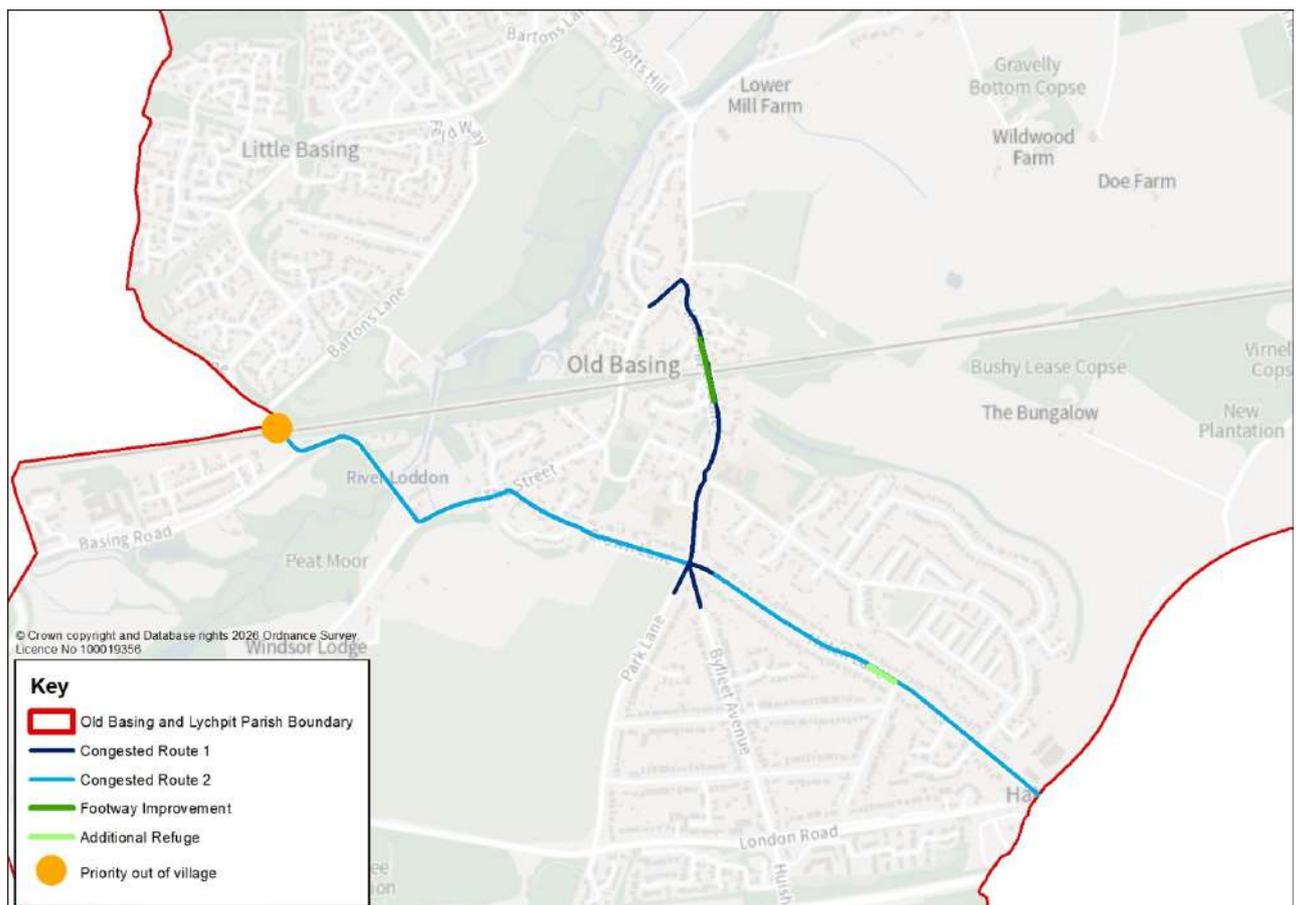
3.65 Enhancing pedestrian and cycle networks reduces traffic congestion, improves air quality, and supports healthier lifestyles. Ensuring safe, direct, and continuous routes encourages greater use of sustainable modes of transport and strengthens links between homes, services, and community facilities.

3.66 This policy supports the principles of the National Planning Policy Framework (NPPF), which encourages sustainable travel and prioritises active transport modes over private car use. It also reflects the objectives of the Basingstoke and Deane Local Plan, ensuring consistency between parish-level and borough-wide planning.

3.67 Developers should provide a Transport Assessment or Statement where applicable, demonstrating:

- Integration with the existing movement network.
- Measures to improve safety and accessibility for vulnerable users, including children, the elderly, and those with limited mobility.
- Proposals to enhance connectivity between new and existing communities.

Map 17: Movement Routes



3.68 The residents of Cowdrey Heights have previously expressed concerns to the Parish Council and Borough Council regarding road safety and parking on Basing Road. 2011 census figures indicate a higher-than-average car ownership (just under 88% of households own one / two cars) in Old

Basing and Lychpit parish. This demonstrates that a high level of extra traffic is likely to be generated in and around the parish by the new strategic housing developments (equating to approximately 350 new homes within the parish) in the plan period.

- 3.69 This requires a solution to the traffic congestion which will result from this additional level of use and efforts are needed to encourage travel by means other than the car. To facilitate this and to build upon BDBC Local Plan policy CN9, SS3.1 (e) and SS3.9 (i) and section 5 of the East of Basingstoke and Redlands Development Brief, there need to be good, safe routes for pedestrians and cyclists, especially for children walking to the schools (See map 17 Movement Routes)
- 3.70 Policy SS3.9 (East of Basingstoke) requires that development must:
"...include measures to improve accessibility by non-car transport modes, including the provision of internal walking and cycling routes linked to existing routes, and the provision of public transport from the outset."
- 3.71 Transport and movement surveys have identified the following key movement corridors within the parish:
- Hatch Lane / Crown Lane / Basing Road / Swing Swang Lane
 - Pyotts Hill / The Street / Milkingpen Lane
 - The cycle route along Bartons Lane and the western section of Basing Road
- 3.72 For each of these corridors, opportunities have been identified to improve safety and accessibility for walkers and cyclists. Key projects include:
- Improved footway on Milkingpen Lane (between Manor Lane and Churn Close);
 - Improvements to the Swing Swang Lane railway bridge.
- 3.73 Where improvements are needed, contributions will be sought through S106 agreements, subject to compliance with the Community Infrastructure Levy Regulations 2010 (as amended), or via planning conditions or CIL as appropriate and will be used to part-fund these and lever in match funding from other sources where possible.

3.74 The Neighbourhood Plan Review has sought to retain this policy to secure relevant contributions however, it has also sought to require development proposals to demonstrate how sustainable transport opportunities have been prioritised in order to encourage a modal shift away from private car use.

Developer contributions

POLICY OB&L 10 - Developer Contributions

Where appropriate and directly related to new development, improvements to the identified Movement Routes shown on *Map 17* will be required.

Such enhancements must be delivered in accordance with *Community Aspirations/CIL list* and agreed with the Parish Council to ensure they meet local priorities and needs.

Contributions will be secured through planning conditions, Section 106 agreements, or Community Infrastructure Levy (CIL), as appropriate to the nature and scale of the development.

Relevant Objectives: 9, 10, 11

- 3.75 New development can place additional pressure on local transport and movement infrastructure. By requiring contributions towards improvements of identified routes, the parish can safeguard accessibility, enhance connectivity, and promote sustainable travel choices for new and existing residents.
- 3.76 This policy is consistent with national planning guidance and the Basingstoke and Deane Local Plan and emerging Update, which encourage the use of planning obligations and CIL to secure necessary infrastructure. Ensuring contributions are directly related to development also reflects the legal tests set out in Regulation 122 of the Community Infrastructure Levy Regulations (2010, as amended).
- 3.77 Developers should engage early with the Parish Council and Local Planning Authority and Highways Authority to identify appropriate enhancement projects and ensure alignment with community priorities.
- 3.78 Contributions may include measures such as improving cycle and pedestrian linkages, upgrading surfaces, signage, or accessibility features along the Movement Routes.
- 3.79 The scale and form of contributions will be proportionate to the impact of the development and clearly justified through planning controls

3.80 By securing contributions in this way, the Parish Council can ensure that growth is accompanied by tangible local benefits, delivering a well-connected, safer, and more sustainable environment for all parish residents.

Community Aspirations/CIL monies projects

3.81 This section sets out the community's aspirations for infrastructure, transport, traffic management and environmental enhancement in Old Basing and Lychpit. These aspirations do not constitute planning policy but reflect priorities identified through community engagement and are intended to guide future collaboration, funding bids and the use of Community Infrastructure Levy (CIL) monies.

1. Community Infrastructure and Transport Improvements

3.82 The community has identified the following priority projects for potential delivery through CIL funding:

- Improvement of the footway on Milkingpen Lane between Manor Close and Churn Close.
- Installation of electronic vehicle speed reminder signs.
- Investment in existing community centres to ensure fitness for increased usage and diversity of residents
- Investment in biodiversity audit & plan creation to ensure protection through rapid growth

2. Transport Strategy and Traffic Management Aspirations

3.83 The Transport Strategy for Old Basing and Lychpit should provide a comprehensive, parish-wide approach rather than focusing solely on the village centre. The strategy should:

- Identify traffic and safety issues at junctions and roads across the whole parish;
- Address rat-running through the village centre and residential areas;
- Tackle congestion and safety concerns associated with school drop-off and pick-up times; and
- Ensure that all proposals arising from the Transport Strategy are fully implemented to provide an integrated approach to movement within and through the parish.
- The strategy must acknowledge the significant physical constraints of the parish, including:
 - Ancient, single-track road bridges forming the only ingress and egress to Old Basing from the north-east and north-west;
 - Three single-track railway bridges at Basing Road, The Street and Milkingpen Lane; and

- The role of Milkingpen Lane as a key route between the A30 and north-east Lychpit, which also serves two primary schools and the health centre and pharmacy and experiences high levels of pedestrian activity.
- 3.84 These matters represent community aspirations rather than proposed planning policy. The Parish Council will continue to work with Hampshire County Council (as Highway Authority), Stagecoach (as bus operator), local schools and Network Rail to explore all feasible solutions, including the potential provision of footways at railway bridges.

3. Ad Hoc Traffic and Rat-Running:

- 3.85 The issue of ad hoc traffic and rat-running was consistently identified by the community as a key concern for the future of Old Basing and Lychpit.
- 3.86 Development within the parish is characterised by link-road and loop-road layouts, which inherently limit access through residential areas. However, Old Basing and Lychpit provide indirect access between the A30 and Basingstoke, encouraging rat-running along key routes identified on Map 5.
- 3.87 The Hampshire Transport Plan 2011–2031 highlights peak-time capacity problems on inter-urban and rural roads, including the A33 and A339, particularly where they provide access to busy junctions approaching Basingstoke. Both roads directly serve Old Basing and Lychpit, and congestion on these routes has contributed to increased traffic volumes through the parish.
- 3.88 Traffic congestion associated with school drop-off and pick-up parking further exacerbates these issues and raises significant safety concerns, which were repeatedly highlighted during community consultation.
- 3.89 While some highway improvements will be delivered through existing Local Plan allocations (SS3.1 and SS3.9), community engagement has identified ongoing issues, including:
- Missing or inadequate footpaths that make pedestrians feel unsafe;
 - Discontinuous cycle routes, often at the most hazardous points in the road network;
 - Narrow roads and bridges, including Milkingpen Lane, Crown Lane and Church Lane, which cannot safely accommodate vehicles and pedestrians; and
 - A wider need for safer, better-connected walking and cycling infrastructure.
- 3.90 Experience has shown the sensitivity of the parish road network to traffic increases. During works at Black Dam Roundabout (2014–2016), traffic

levels on Crown Lane increased by 19% compared to previous Hampshire County Council surveys. Royal Mail temporarily suspended deliveries along part of the route, citing safety concerns. Crown Lane remains a narrow, single-track route with limited visibility and no pavement, continuing to function as a dangerous rat-run.

- 3.91 It is therefore a community aspiration to work closely with Hampshire County Council (as Highway Authority) to identify and implement solutions that address existing traffic issues and mitigate the impacts of future population growth.

4. River Loddon: Environmental and Biodiversity Aspirations

- 3.92 The parish also has a strong aspiration to protect, restore and enhance the River Loddon and its associated habitats. The following projects have been identified to support the river's natural functioning, biodiversity and landscape value:

- Designation of Local Green Space for the ancient water meadows below Pyott's Bridge;
- Reconnection of the River Loddon to its historic water meadows below Pyott's Bridge;
- Support for citizen science monitoring of the river and its habitats, including riverfly monitoring;
- Re-meandering ("re-wriggling") of the river between Pyott's Bridge and Blacklands Farm to improve habitat quality;
- Reduction of agricultural run-off into the river system;
- Ensuring that new development within the Loddon Valley minimises surface water run-off and avoids impermeable hard landscaping;
- Maintenance and repair of riverside pathways, including erosion between Basing Bridge and Barton's Mill;
- Restoration of calcareous peat bogs at Blacklands Farm;
- Re-introduction of water voles following mink eradication and habitat restoration;
- Restoration of historic watercress beds at Basing Fen;
- Consideration of the re-introduction of native crayfish following the eradication of signal crayfish; and
- Consideration of the re-introduction of Loddon Lily (*Leucojum aestivum* ssp. *aestivum*), a species listed in the Hampshire Biodiversity Action Plan.

Glossary of Terms

Adoption – The formal approval of a Development Plan Document by the Local Planning Authority (LPA), giving it statutory status as part of the Development Plan.

Affordable Housing – Housing for sale or rent, for those whose needs are not met by the market. This includes affordable rented housing, starter homes, and housing for essential local workers. The definition is set out in Annex 2 of the *National Planning Policy Framework (2024)*.

Community Infrastructure Levy (CIL) – A fixed charge that certain new developments must pay to help fund local infrastructure. The rate (per square metre of net additional floorspace) is set by the charging authority – in this case, Basingstoke and Deane Borough Council.

Development – Defined in the *Town and Country Planning Act 1990* as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.” Most forms of development require planning permission, except where covered by “permitted development rights.”

Development Plan – The statutory plan(s) for the area, setting out the Local Planning Authority’s policies and proposals for the development and use of land. It includes the Local Plan, any Neighbourhood Plans, and other Development Plan Documents.

Development Plan Documents (DPDs) – Spatial planning documents prepared by Local Planning Authorities that form part of the Development Plan. They set out strategic policies, land allocations, and development management policies. DPDs are subject to public consultation and independent examination.

Independent Examination – A process carried out by a Planning Inspector or Examiner to test whether a Local Plan or Neighbourhood Plan meets statutory requirements and is sound (Local Plan) or meets the “basic conditions” (Neighbourhood Plan).

Local Development Document (LDD) – A collective term for Development Plan Documents (statutory) and Supplementary Planning Documents (non-statutory guidance), which together form part of the planning framework.

Local Plan – A Development Plan Document setting out the vision, strategic objectives, spatial strategy, and detailed planning policies for an area. Local Plans must have regard to national planning policy and guide development up to a set plan period.

Local Planning Authority (LPA) – The local council empowered by law to exercise planning functions. For Old Basing and Lychpit, this is Basingstoke and Deane Borough Council.

Department for Levelling Up, Housing and Communities (DLUHC) – Formerly the Ministry of Housing, Communities & Local Government (MHCLG) and before that the Department for Communities & Local Government (DCLG). Responsible for national housing, planning, local government, and neighbourhood planning policy.

National Planning Policy Framework (NPPF) – The Government’s principal national planning policy document, setting out policies for England and how they are to be applied. Latest update: December 2024 (as amended February 2025).

National Planning Practice Guidance (NPPG / PPG) – An online, regularly updated resource that provides detailed guidance to support policies in the NPPF.

Objective – A statement setting out what a policy, plan, or strategy intends to achieve, expressed as a desired outcome.

Strategic Housing Market Assessment (SHMA) – A technical study that assesses the overall housing need, the needs for different types of housing (including affordable housing), and the housing needs of different groups in the community. In many cases, SHMAs have been replaced by *Housing and Economic Development Needs Assessments (HEDNAs)*.

Strategic Environmental Assessment (SEA) – A statutory process (arising from the EU SEA Directive) to evaluate the likely significant environmental effects of implementing a plan and its reasonable alternatives. Often undertaken alongside a Sustainability Appraisal.

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Appendix 1: Design Code

locality

the power of community

AECOM

Old Basing and Lychnpit

Design Guidance and Codes

Final Report

September 2025

Delivering a better world

Image by Christopher Hawkins

Quality information

| Prepared by | Checked by | Approved by |
|--|--|--------------------------------|
| Holly MacMahon Consultant Urban Designer | Jessie Watson Associate Director | Ben Castell Director |

Revision History

| Issue no. | Issue date | Details | Issued by | Position |
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| | 30.04.2025 | Review | Ben Castell | Director |
| | 26.02.2025 | Site visit, research and writing | Jessie Watson | Associate Director |
| | | | Holly MacMahon | Consultant |

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Introduction

01

1. Introduction

Through the Ministry for Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme led by Locality, AECOM has been appointed to provide design support to the Old Basing Neighbourhood Plan Steering Group by preparing this Design Guidance and Codes.

1.1 Background and purpose

As the National Planning Policy Framework (NPPF) (paragraph 131) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'

The purpose of this document is to gather information on the opportunities and issues faced in the delivery of quality design in the context of the neighbourhood. The aims of the document are to:

1. To provide a clear framework for a high quality of design and character of new development within the Neighbourhood Area;
2. Set out a clear analysis of the character of the local context, focusing on topics where improvement is most needed; and
3. Set quality design benchmarks for new development in the area.

The design guidance and codes document cannot influence the quantum, location, or type of development, as these matters should be assessed by the local authority and guided by the Local Plan and local needs assessment.

Consultants AECOM prepared this report between February 2025 and April 2025, in conjunction with key members of the Neighbourhood Plan Steering Group (NPSG).

1.2 Area of study

The Old Basing and Lychpit Neighbourhood Area (NA) was designated in October 2014 and comprises the parish of Old Basing and Lychpit, within the local authority of Basingstoke and Deane and the county of Hampshire. The parish encompasses the main village settlement of Old Basing as well as the more recent settlement of Lychpit on the western side of the River Loddon. Surrounding landscape comprises of open countryside which is dominated by mixed farming with additionally important tracts of common land.

The parish neighbours the large town of Basingstoke to the east. While the residential areas of Lychpit are adjacent to those in Basingstoke, important green spaces and the River Loddon provide a clear separation between Old Basing and Basingstoke.

The nearest train station at Basingstoke is served by the South Western Railway line and provides direct links to London, Manchester, Bournemouth and Reading.



Figure 01: View of surrounding landscape in the parish (image by Christopher Hawkins).



Figure 02: Railway through the village towards Basingstoke (image by Christopher Hawkins).

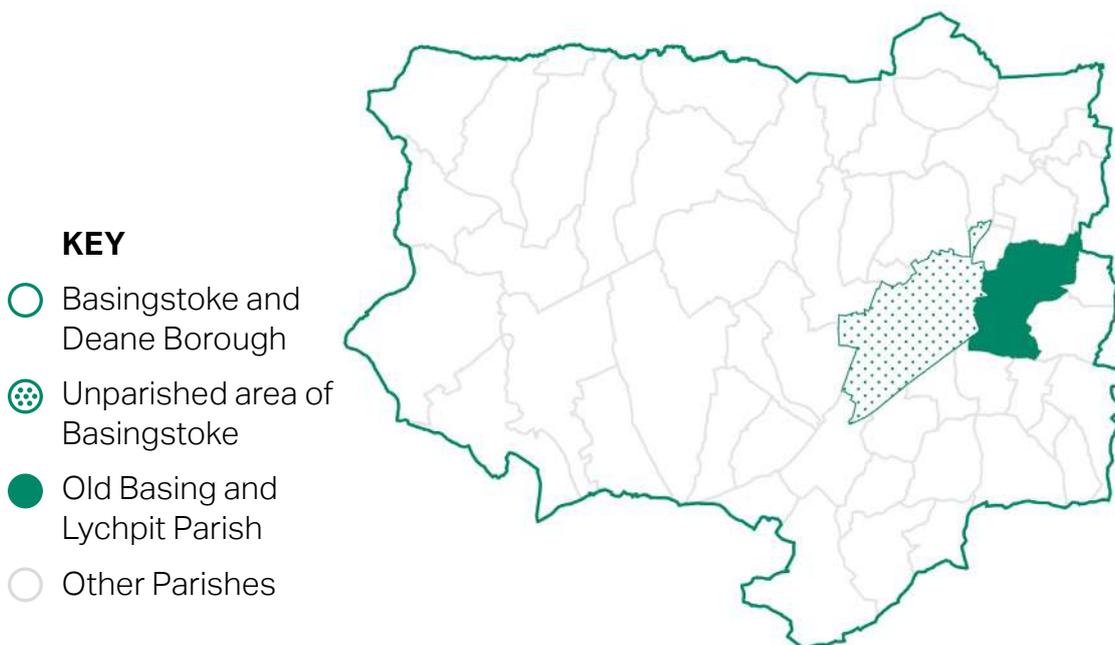
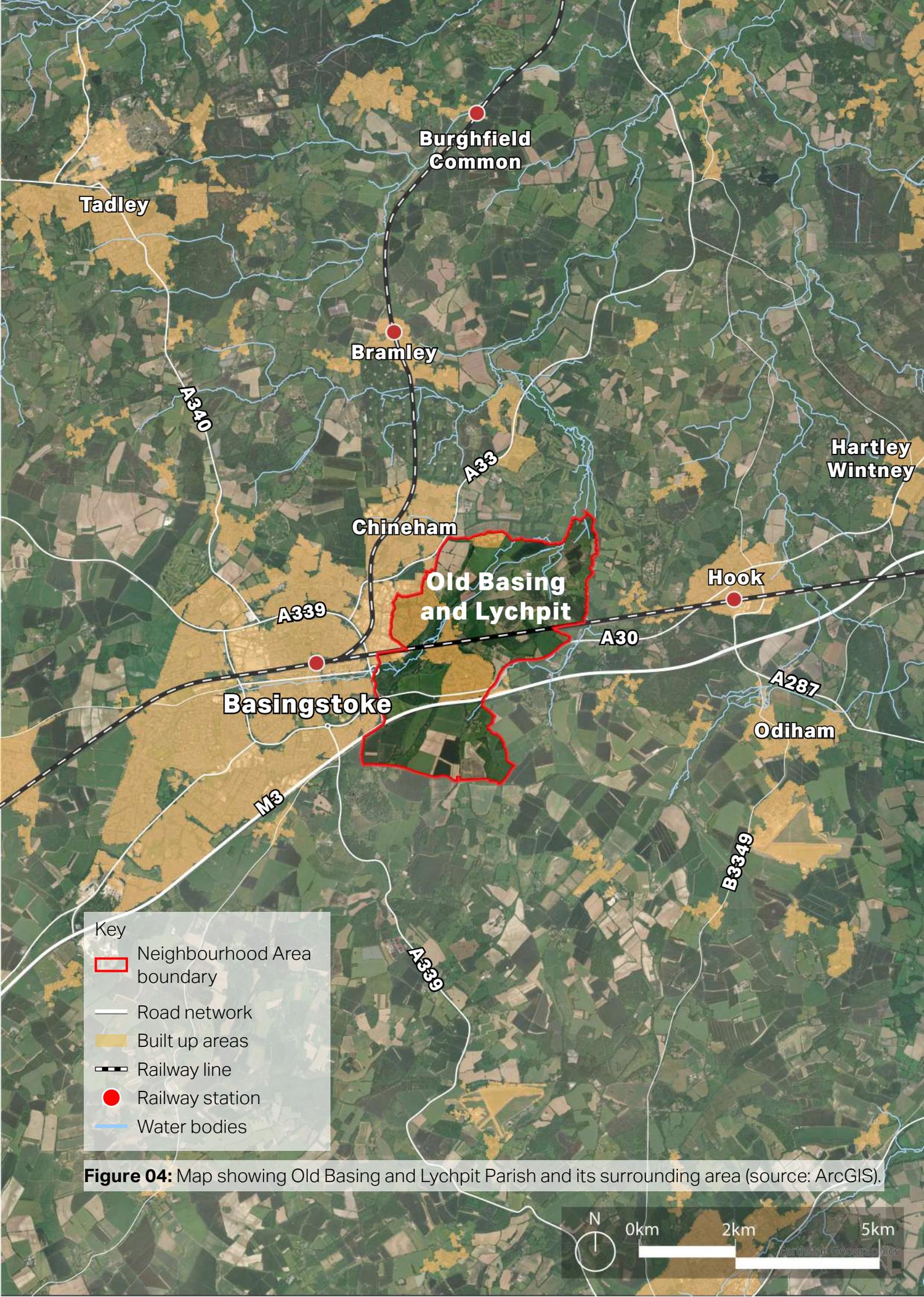


Figure 03: The Old Basing and Lychpit Neighbourhood Area within the context of its surrounding district and town councils. *Data source: Esri OS data*



Key

- Neighbourhood Area boundary
- Road network
- Built up areas
- Railway line
- Railway station
- Water bodies

Figure 04: Map showing Old Basing and Lychpit Parish and its surrounding area (source: ArcGIS).

N

0km 2km 5km

Farhat Geographics

1.3 The planning context

National planning policy and design guidance

The NPPF 2024, paragraph 132 states that:

'Plans should... set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...'

Other research, such as for the Government's Commission for Architecture and the Built Environment (now part of the Design Council; see, for example, *The Value of Good Design*¹) has shown that good design of buildings and places can improve health and well-being, increase civic pride and cultural activity, reduce crime and anti-social behaviour and reduce pollution.

This document seeks to harness an understanding of how design can incorporate the best aspects of Old Basing and Lychpit's overall character into future development.

Additionally, these following documents have informed the design guidance and codes within this report to ensure they are best aligned with the needs and opportunities identified for the NA:

¹Available at: <https://www.designcouncil.org.uk/our-resources/archive/reports-resources/value-good-design/>

Manual for Streets - 2007

Department for Transport

Manual for Streets shows how the design of residential streets can be enhanced. It also advises on how street design can help create better places – places with local distinctiveness and identity. In addition, it establishes a common reference point for all those involved in the design of residential neighbourhoods.

National Design Guide - 2019

MHCLG

This guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It is based on national planning policy, practice guidance and objectives for good design as set out in the National Planning Policy Framework. Specific, detailed and measurable criteria for good design are most appropriately set out at the local level, which is the main function of this document.

Building for a Healthy Life - 2020

Homes England

This is the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of developments.

Local Plan policy

Basingstoke and Deane Local Plan (2011 to 2029)

Basingstoke and Deane Borough Council

This plan was adopted in May 2016 and contains a set of policies to guide future planning and development decisions within the Basingstoke and Deane Borough.

Relevant to Old Basing is **Policy SS3.9** - East of Basingstoke which covers a site within the NA. This is a 67.8 ha site which sits opposite Lychpit and adjacent to residential development in Basingstoke alongside the A33. Within the current local plan this policy designates the site to deliver mixed-use development including 450 dwellings, subject to increase in the emerging Local Plan. The policy details uses to be provided on this site:

- A mix of dwelling sizes and types;
- A proportion of self-build units;
- Social and physical infrastructure, including a community centre, local shopping facilities, sports facilities, including playing pitches;
- Two form entry primary school, if required by the Local Education Authority; and

Provision for a proportion of self-build units, social and physical infrastructure.

In summary, the policy includes the following considerations for this site:

The development must protect the historic and architectural value of the Old Basing Conservation Area and nearby listed buildings, including Lodge Farm, with mitigation where needed. It should avoid

building in flood zones 2 and 3 and consider opportunities to expand floodplains through masterplanning. Improvements are required to the A33 corridor and local road access, ensuring safe movement for all users, including those accessing nearby infrastructure. The scheme should prioritise sustainable transport, with walking, cycling, and public transport routes linked to existing networks and the town centre. On-site green infrastructure, including open space and allotments, must meet local needs, enhance Petty's Brook, and reduce pressure on nearby sensitive wildlife areas.

Policy SS3.1 - Swing Swang Lane. This designation is for 100 dwellings on a site opposite the railway line to the south-west corner of the NA. The site has now been delivered through a development known as Cromwell Court.

Policy EM2 - Strategic gaps includes the Basingstoke - Old-Basing strategic gap. These strategic gaps are defined not to protect the countryside or landscape (covered by **Policy EM1**) but are a planning tool to prevent the coalescence of settlements and maintain the separate identity of settlements.

Policy EM10 - Delivering High Quality Development requires new development to achieve high design standards, ensuring that proposals respond positively to their context.

Policy EM11 focuses on the historic environment, requiring that development conserves or enhances heritage assets, their settings, and the distinctive character of conservation areas.

Local Plan policy - Supplementary Planning Documents

Old Basing Conservation Area Appraisal and Management Plan SPD (2021)

Basingstoke and Deane Borough Council

The Old Basing Conservation Area Appraisal and Management Plan provides important guidance for shaping development within the parish. The character and setting of the Conservation Area form a key parameter for many proposals, ensuring that new development responds sensitively to its historic context and reinforces the distinctive qualities that define the area.

Design and Sustainability (2018)

Basingstoke and Deane Borough Council

Housing (2018)

Basingstoke and Deane Borough Council

Landscape, Biodiversity and Trees (2018)

Basingstoke and Deane Borough Council

Parking Standards (2018)

Basingstoke and Deane Borough Council

Heritage (2019)

Basingstoke and Deane Borough Council

Neighbourhood Plan

Local Gap Study (August 2024)

ES Landscape Planning for Old Basing & Lychpit Council

ES Landscape Planning Ltd were commissioned to produce a Local Gap Study as part of the Old Basing & Lychpit Neighbourhood Plan Review. The report set out a proposed extension to the existing Strategic Gap to prevent coalescence and maintain the open character and sense of separation between Old Basing and Lychpit. The existing Strategic Gap encompasses Basing Fen, Mill Field, Basingstoke Common, Crabtree Plantation, Basing House and the River Loddon.

The proposed Local Gap lies north of Pyotts Hill and adjacent to the existing allocation in Policy SS3.9 of Basingstoke and Deane Local Plan. The Study states that it is considered that any introduction of new built development in this area would potentially introduce new intervisibility between Old Basing, Lychpit and Chineham and diminish the perception of people leaving the established settlement and moving through an area of undeveloped land.

When viewed together with the potential expansion to the east of Basingstoke, this would further erode the settlement boundaries and their sense of separation. The report concludes that "while the proposed Local Gap is related to the Neighbourhood Plan, it would meet the criteria for the designation of Strategic Gaps and...it is considered that the Local Gap would extend the objectives of preventing coalescence and maintaining character and

1.4 Process

This document has resulted from a collaborative effort between the Old Basing and Lychpit Neighbourhood Plan Steering Group (NPSG) and AECOM, incorporating the initial views of residents. The design coding process follows the steps set out on this page.

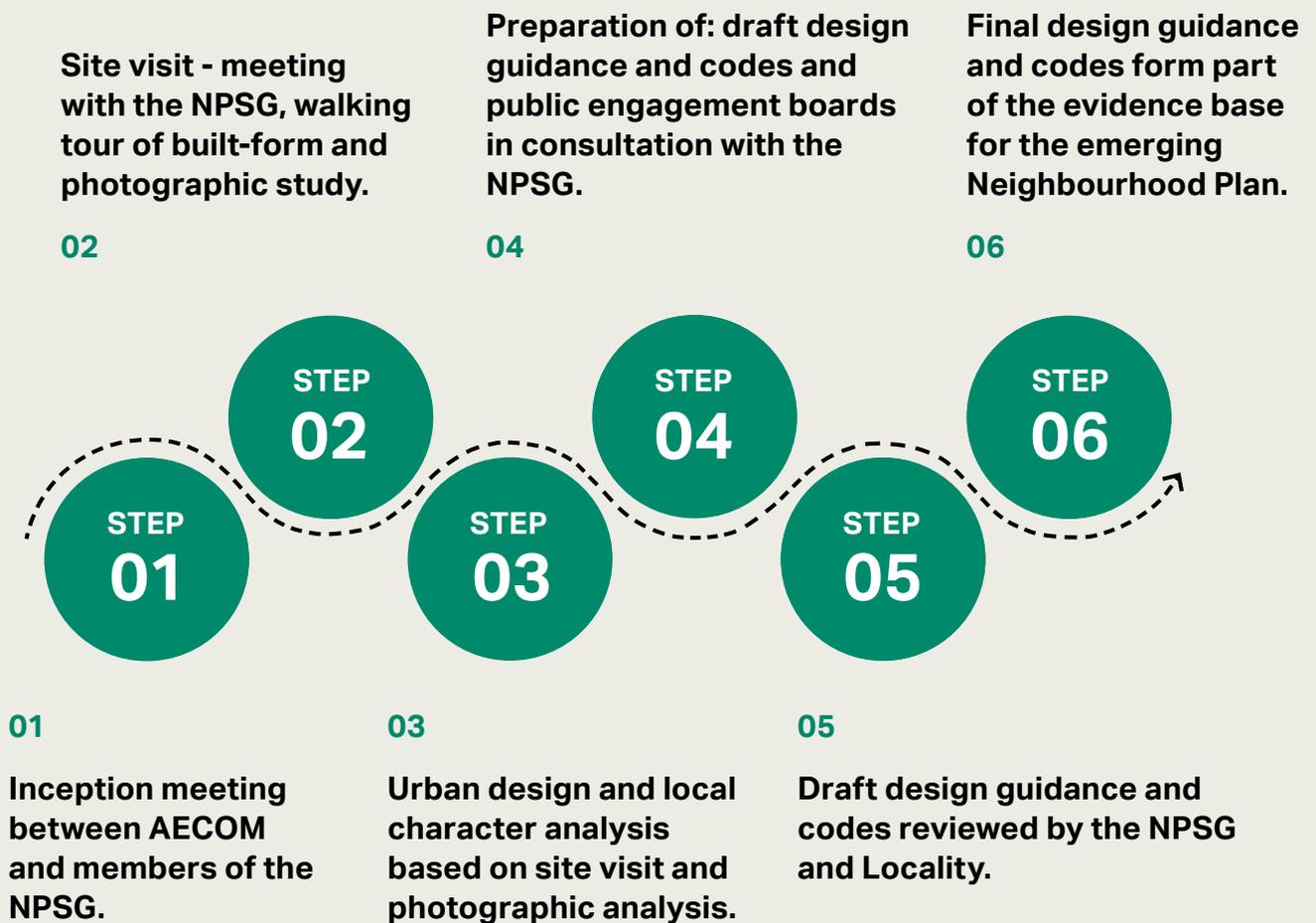


Figure 05: A brief chronological breakdown of the key elements and milestones used throughout the duration of the production of this document.

1.5 Summary of engagement

As part of the process of updating the Old Basing & Lychpit Neighbourhood Plan questionnaires were delivered to every household and business address within the parish in December 2023 to gather the views of the local community regarding the proposed updates.

Of significance to this design codes and guidance report are the following responses:

- 98% of respondents supported the objective “to ensure all new development contributes positively to local character and distinctiveness of the parish and enhance biodiversity”.
- 97% supported the objective to “protect and enhance the historic environment of the parish”.
- 97% supported the objective to “ensure that new developments provide cycling, walking and public transport networks which are safe and function efficient with good connectivity to Basingstoke”.

In addition general comments left on this questionnaire revealed common concerns of residents including the following which could relate to design of new development within the parish:

- The impact of new development on the allocated site (Policy SS3.1), particularly in regard to the character of the village and the additional traffic.
- The sustainability of facilities and services such as health and education provision.
- The impact on the high valued landscape, environment, wildlife and quality of River Loddon and its valley.

1.6 How to use this document

This document will be used differently by different people in the planning and development process, as summarised in the adjacent table.

A valuable way codes and guidance can be used is as part of a process of co-design and involvement that seeks to understand and takes account of local preferences for design quality. As such the codes and guidance can help to facilitate conversations to help align expectations, aid understanding, and identify key local issues.

The resulting design codes and guidance can then set out how to adequately respond to these issues in future development.

Design codes and guidance alone will not automatically secure quality design outcomes, but they will help to prevent poor outcomes by creating a rigorous process that establishes expectations for design quality.

| Potential users | How they will use the design guidance and codes |
|---|---|
| Applicants, developers, & landowners | As a guide to the community's and the Local Planning Authority's expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought. |
| Local Planning Authority | As a reference point, embedded in policy, against which to assess planning applications. The guidance and codes should be discussed with applicants during any pre application discussions. |
| Old Basing and Lychpit Parish Council | As a guide when commenting on planning applications, ensuring that the guidance and codes are complied with. |
| Community groups & local residents | As a tool to promote community-backed development and to inform comments on planning applications. |
| Statutory Consultees | As a reference point when commenting on planning applications. |

Table 01: A list of potential users of this documents and how they will apply the design guidance and codes.

An aerial photograph of a residential neighborhood with a green circular overlay. The neighborhood features a mix of brick and stone houses, some with gabled roofs, and a street with parked cars. In the background, there are trees and a few taller buildings on a hillside. The green circle is semi-transparent and contains white text.

**Neighbourhood Area
context analysis**

02

2. Neighbourhood Area context analysis

This chapter provides an evidence base analysis of the Old Basing and Lychpit NA. The findings are based on a desktop study, findings from supporting documents and community engagement, a site visit and correspondence with the NPSG.

2.1 Connectivity, rural roads and active transport

2.1.1 Road network

The M3 runs through the NA, south of the settlement areas. Junction 6 provides access from the motorway to the A339 and A30. The A30 runs east towards a settlement area in Old Basing formed of primarily 20th century development. From these strategic access roads local roads connect into the settlement areas of Old Basing.

Within the settlement areas there is a hierarchy of roads with main connecting roads such as Redbridge Lane, The Street, Crown Lane, Pyotts Hill and Newnham Lane. These vary in character - older, more rural roads have little road markings, are narrower and do not have pavements. More formal roads have road markings and pavements.

2.1.2 Public transport

The parish is well served by public transport links with bus stops in the settlement areas and the train station in Basingstoke which can be reached by bus.

2.1.3 Pedestrian and cycling

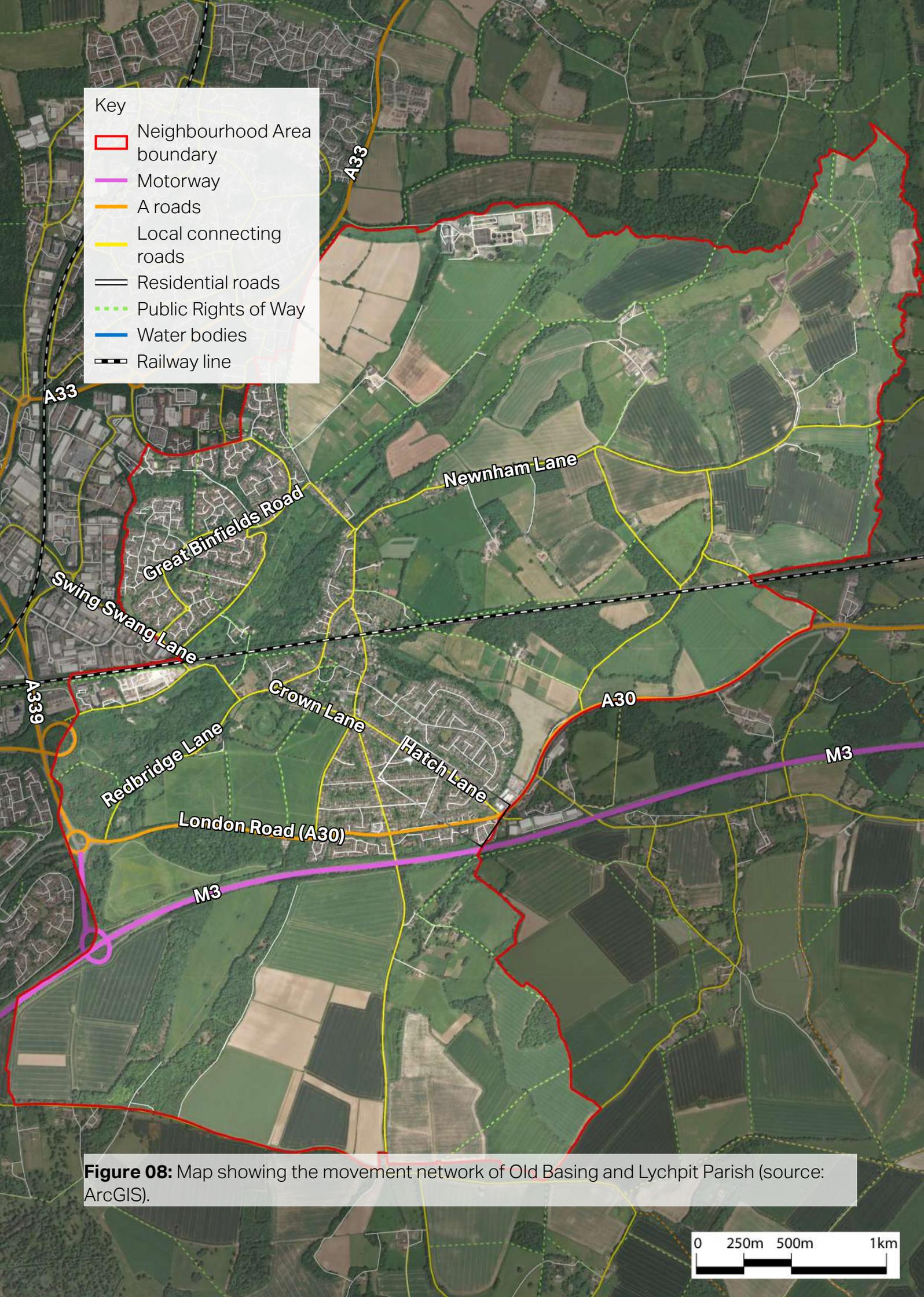
There is a well-developed network of paths within Lychpit and in the conservation area e.g. through the churchyard, behind The Street to the River Loddon and from there into Lychpit. Public footpaths extend beyond the settlement in all directions and provide routes through highly valued countryside and important green spaces in the NA.



Figure 06: Railway line through Old Basing (image by Christopher Hawkins)



Figure 07: Crown Lane looking towards Old Basing (image by Christopher Hawkins).



Key

- ▭ Neighbourhood Area boundary
- ▬ Motorway
- ▬ A roads
- ▬ Local connecting roads
- ▬ Residential roads
- - - Public Rights of Way
- ▬ Water bodies
- - - Railway line

Figure 08: Map showing the movement network of Old Basing and Lychpit Parish (source: ArcGIS).



2.2 Evolution of the parish and its historic assets

Overview of historic development:

Old Basing has a rich history with flints from the Stone Age evidencing early settlement at Wellock's Hill near The Lime Pits on the Common. Two excavated sites revealed prehistoric and Roman archaeology.

The River Loddon was a great influence in the development of the village, used throughout Basing's history for supplying water, fishing and powering mills. The Reading Beds which run across the parish provided geological deposits used to make the local, mellow red and orange brick seen in the traditional vernacular.

From the 1950s housing development to the south and east significantly expanded the village. The conservation area was designated in 1973 and extended in 1981 to include most of the original settlement, the Loddon Valley Open Space and the Pyotts Hill Area. This covers the oldest part of Old Basing including the church and churchyard of St Mary's Church.

Following housing development in the 1980s, a separate Chineham Parish was created with Old Basing retaining the Lychpit area.

Listed buildings and structures:

The heritage of the parish is seen through the numerous listed buildings and structures. These are predominantly concentrated within the conservation area, with others scattered in the surrounding countryside and a small number within the Lychpit area.

Key listed buildings and structures in the parish are listed below and labelled in Figure 11 on page 19.

Key listed buildings:

1. Grade I Listed St Mary's Church;
2. Grade I Listed Tithe Barn; and
3. Grade II Listed Basing House Ruins, including the Old House and the New House.

Scheduled monuments:

In addition to the listed buildings there are three scheduled monuments in the NA:

4. Basing House and the Grange Field - two scheduled monument sites on either side of The Street;
5. Oliver's Battery; and
6. Pyott's Hill entrenchment.



Figure 09: Grade I listed St Mary Church (image by Christopher Hawkins).



Key

- Neighbourhood Area boundary
- Road network
- Grade I listed building
- Grade II* listed building
- Grade II listed building
- Scheduled monument
- Conservation area
- Water bodies
- Railway line

Figure 10: Map showing the heritage features of Old Basing and Lychpit such as the Conservation Area and listed buildings (source: ArcGIS).



Key

- == Road network
- Grade I listed building
- Grade II listed building
- Scheduled monument
- Conservation Area
- Water bodies
- Railway line

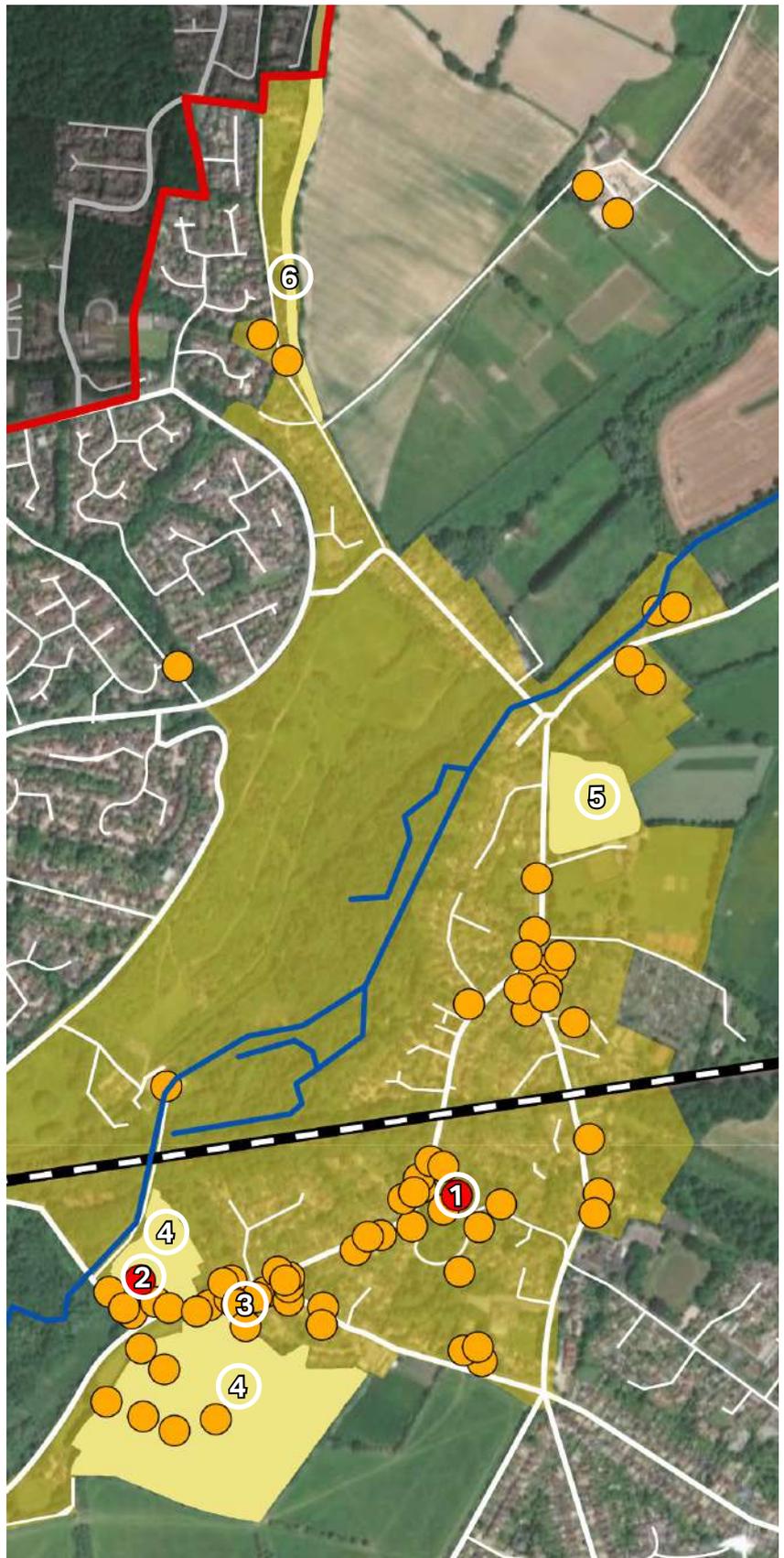


Figure 11: Map of the Conservation Area showing the location of listed buildings and scheduled monuments in the village.

2.3 Chalk downland and river valley environments

2.3.1 Landscape character

The landscape of Old Basing and Lychpit Parish is shaped by a combination of chalk downland and river valley environments, offering a diverse and visually rich setting. The parish falls within two National Landscape Character Areas: NCA 130 Hampshire Downs and NCA 129 Thames Basin Heaths.

The chalk downland forming the southern and eastern extents of Old Basing and Lychpit Parish is characterised by a gently undulating chalk geology, comprising broad convex landforms, dry valleys, and long sweeping ridgelines. This topography creates an open and elevated rural landscape with a high degree of intervisibility, especially across the upper slopes towards the surrounding countryside. The landform contributes to a sense of spatial coherence and rural continuity, with limited visual containment.

Agricultural land use dominates, primarily in the form of intensive arable cultivation set within a large-scale field pattern. Fields are often enclosed by tightly managed hedgerows, with occasional mature hedgerow trees that offer localised vertical structure. Vegetation cover is generally low, although scattered woodland blocks and a denser hedgerow network in the southern areas introduce a more enclosed and ecologically diverse setting.

The River Loddon and its associated tributaries define the central and northern areas of Old Basing and Lychpit NA, creating a broad, low-lying valley corridor that contrasts with the adjoining elevated chalk landscapes. The topography here is gently undulating, shaped by alluvial and gravel deposits, with localised variations in drainage and ground conditions.

This landscape is typified by a complex hydrological network, comprising the main channel of the River Loddon, seasonally wet meadows, riparian woodland, and minor tributaries. The poorly draining soils and frequent watercourses have contributed to the development of a rich mosaic of semi-natural habitats, including wet grasslands, reedbeds, and wooded stream corridors. These habitats are of significant ecological value and support a diverse range of flora and fauna, contributing to the NA's overall biodiversity profile. Woodland cover is generally more continuous and structurally complex within the valley, often following watercourses and providing visual containment and ecological connectivity.

2.3.2 Landscape designations

There are a number of designated landscape areas within the parish which signify historical and/or ecological importance. These include:

Ancient woodland - there are areas of ancient woodland scattered around the parish including Rushes Row, Bottom Row, Round Copse, parts of Dicken's Lane Plantation, Sheetlands Copse.

Local Nature Reserves (LNRs) - there are two LNRs within the NA: Daneshill Parks Woods in Lychpit and Mill Field beside the River Loddon. Mill Field includes a children's play area.

Registered park & gardens - there are two Registered park & gardens within the NA:

- Hackwood Park - a Grade I listed park and garden. An early 18th century ornamental woodland with walks, terraces and garden compartments attributed to Charles Bridgeman and garden buildings by James Gibbs set within a park of medieval origin laid out as a formal landscape in the late 17th and early 18th centuries.
- Basing House - a Grade II listed park and garden. The grounds and walled garden of the demolished Basing House which were laid out in the 17th and 18th centuries as vineyards and pleasure grounds, with the addition of a 20th century parterre garden.

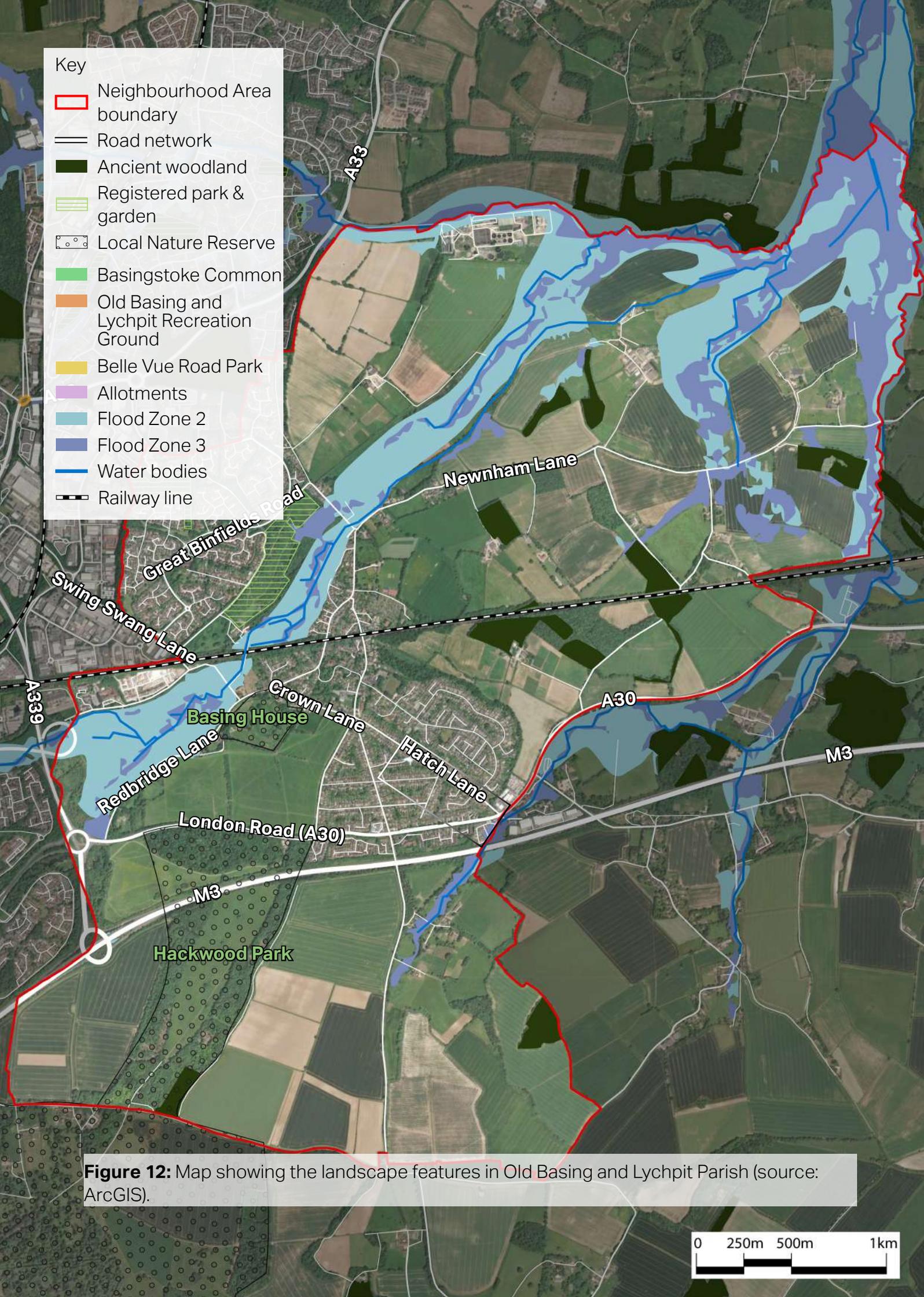
2.3.3 Flood risk

There are significant areas of flood risk with both Flood Risk Zone 2 and Zone 3 covering parts of the village. The flooding is primarily associated with the River Loddon which runs through the centre of the parish and between Old Basing conservation area and Lychpit.

2.3.4 Green spaces

In addition to the surrounding landscape form and designated landscape features there are important local green spaces within the village which define the character of the settlement and provide important amenities for residents. These include:

- Basingstoke Common - a 40 hectare open space used as a recreation ground with a children's play area provided at the southern end.
- Old Basing and Lychpit Recreation Ground - an open space adjacent to Oliver's Battery scheduled monument and close to the village hall. It accommodates a range of sports activities and a children's play area.
- Belle Vue Road Park - an open green space in the southern, 20th century development area of the village which includes a children's play area.
- Allotments - large allotments located opposite the recreation ground off Riley Lane.



- Key
- Neighbourhood Area boundary
 - Road network
 - Ancient woodland
 - Registered park & garden
 - Local Nature Reserve
 - Basingstoke Common
 - Old Basing and Lychpit Recreation Ground
 - Belle Vue Road Park
 - Allotments
 - Flood Zone 2
 - Flood Zone 3
 - Water bodies
 - Railway line

Figure 12: Map showing the landscape features in Old Basing and Lychpit Parish (source: ArcGIS).





Figure 13: Old Basing recreation ground (top)

Figure 14: Basing House (above left)

Figure 15: River Loddon (above right)

Figure 16: Allotments (bottom left)

All images by Christopher Hawkins.



**Area-wide design
guidance and codes**

03

3. Area-wide design guidance and codes

This chapter presents a series of area-wide design guidance, applicable to future development within Old Basing and Lychpit NA. Where possible, local images are used to exemplify the design guidance and codes. Where these images are not available, best practice examples from elsewhere are used.

3.1 Introduction

This section supports developers and other applicants when producing or reviewing planning applications within Old Basing and Lychpit NA. The guidance presented apply to the whole area, including any future allocated sites, infill development, and windfall development.

The guidance focuses primarily on residential developments. New housing development and modifications should not be viewed in isolation; rather, considerations of design and layout must be informed by the wider context. The local pattern of roads and spaces, building traditions, materials and the natural environment should all help shape the character and identity of a development. It is important with any proposal that full account is taken of the local context and that the new design embodies the 'sense of place'.

Reference to context means drawing inspiration from what is around, shown in Chapter 2, as inspiration and influence. Sensibility to the context should by no means restrict architectural innovation; in fact, the solution could be a contemporary design that harmonises with the surrounding context.

The design guidance and codes are grouped into four overarching themes as well as a section specifically focused on development near the Conservation Area. The themes are as follows:

- Built form
- Landscape
- Sustainability
- Public realm

Reference to existing policy:

Where there is already reference to a topic in existing local policy or guidance, this has been highlighted alongside the below icon.

Example of a nested policy:



Guidance for X can be found in Chapter Y of the Document Z.

Please note:

Both design codes and guidance are contained within this document.

Design codes: Design codes are mandatory requirements for design issues and are expressed with the word **MUST**.

Design guidance: Guidelines set out aspirations for design that is expected to be delivered and are expressed with one of two words:

SHOULD reflects design principles that are strongly encouraged.

COULD reflects design principles that are suggestions.¹

¹ Locality, Neighbourhood Planning Design Coding Guidance <https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-planning-design-coding-guidance/>



Existing guidance for context-sensitive design can be found in Chapter 7 of the [Heritage SPD](#), Chapter 1 and 8 of the [Design and Sustainability SPD](#) and Policy EM11 of the [Local Plan](#).

3.2 Built form

3.2.1 Local vernacular

Material and colour palette

Within the conservation area of Old Basing there is a distinct, traditional material palette formed by the use of locally sourced materials. The material palette is characterised by the quality and extensive use of red and orange brick. In some older buildings traditional, bricks have been reused from the ruins of Basing House. These bricks can also be seen in boundary walls.

Other materials and finishes within the conservation area are used alongside red and orange brick including timber framing, timber weatherboarding, painted brick, smooth and roughcast render and orange/red handmade tiles. Stone and flint can also be seen on some of the older buildings such as the church. Historic rooflines tend to feature handmade clay tiles, slate tiles and thatch.

Windows in the conservation area are mostly recessed, single glazes timber sash or casements, painted white or off-white. Listed buildings often have rubbed flat arches over openings.

Design guidance and codes for materials varies for each area type which is set out in [Section 4](#). Within certain area types, i.e. the conservation area, more specific codes apply. NA-wide codes and guidance are as follows:

3.2.1.9 Proposals **must** demonstrate that proper account has been taken of the characteristics of the local context, including the landscape setting.

3.2.1.1 New development **should** reference traditional materials and colour palette.

3.2.1.2 New development **must** use high quality materials which are appropriate for the local context and consider how the materials will fit with surrounding landscape.

3.2.1.3 New development **could** draw explicitly on traditional, local styles of architecture provided close attention is given to the form, detailing and materials of the scheme.

3.2.1.4 New development **could** draw on traditional detailing such as pitched dormers, decorative roof ridges.

3.2.1.5 Flat roofs **should** not be used.

3.2.1.6 New development of multiple buildings **must** use some variety of materials to avoid monotonous design.

Contemporary design

3.2.1.7 Green and alternative technology materials (especially when using locally based materials) **should** be used.

3.2.1.8 The use of materials outside the local material and colour palette **must** be carefully considered. While innovation and excellent design are encouraged, contemporary designs and materials are only appropriate if they are of high quality, environmentally sustainable, and contribute to the overall character.



Existing guidance for materials and detailing can be found in Chapter 9 of the [Design and Sustainability SPD](#).

Wall materials



Figure 17: Timber weatherboarding.



Figure 18: Red brick and timber framing.



Figure 19: White painted brick and timber framing.



Figure 20: Red brick.



Figure 21: Smooth, coloured render.



Figure 22: Smooth muted colour and white render.



Figure 23: Off-white roughcast render.



Figure 24: Orange/red tiles.

Roof materials



Figure 28: Clay tiles.



Figure 29: Slate tiles.



Figure 30: Thatch.

Fenestration and detailing



Figure 25: Pitched roof dormer with decorative, painted, wooden barge board.



Figure 26: Recessed painted wooden window frame with vertical brick header.



Figure 27: Recessed sash window with white, wooden frame.



Figure 31: Arch windows with decorative black brick headers.



Figure 32: Timber door with thatched roof canopy porch.



Figure 33: Iron hanging planters on the front building facade.

Appropriate and inappropriate design

The images below show examples of both locally appropriate and inappropriate building design. Attention should be given not only to materiality and detailing, but also to typology, massing, height, and orientation, to ensure development responds sensitively to its context. Further guidance and design codes are provided on the following pages. These examples are not intended as a blanket prescription, as different areas of the parish display distinct styles that should be individually respected (see Chapter 4).





Existing guidance for design variety can be found in Chapter 6 of the [Design and Sustainability SPD](#).

3.2.2 Variety of building types

The existing building stock in the parish is varied. This is considered an asset, providing a good mixture of housing and contributing to the local character. Existing building types include semi-detached, detached and terraced. Traditional building styles in the conservation area include cottages, barns (converted to residential) and terraces.

3.2.2.1 New development **should** incorporate a variety of building types. These **could** include semi-detached, detached and terraced to reflect existing typologies in the village.

3.2.2.2 Though building heights **should** remain low to reflect the local context, a varied roofscape roofline **could** introduce an informal character and reflect the diversity of styles in Old Basing. [Figure 36](#) shows how use of different roof forms and varying ridge heights and eaves can produce variety in roofscape whilst maintaining similar building heights.



Figure 34: Two-storey terraced houses in Old Basing.



Figure 35: One-storey detached house in Old Basing.

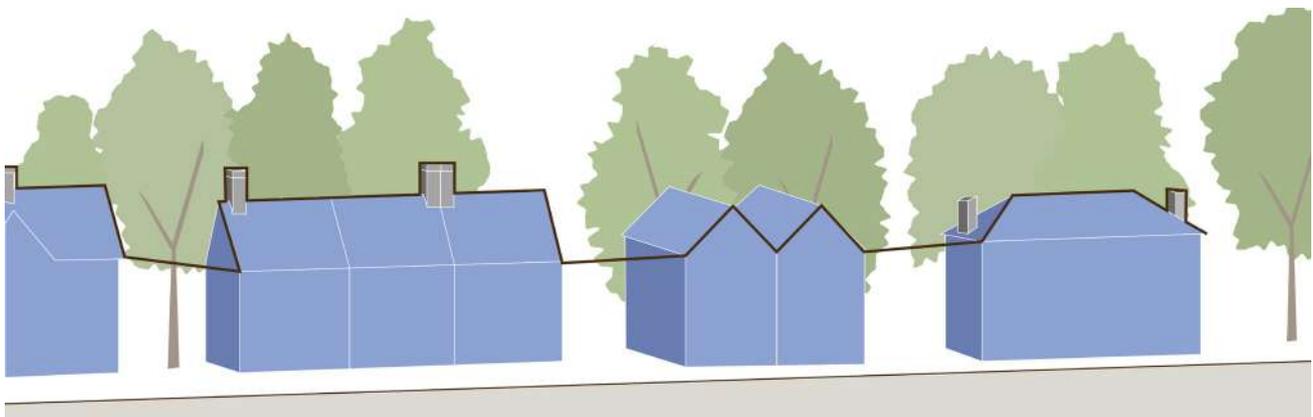


Figure 36: Diagram illustrating how variety can be introduced in the roofscape.



Existing guidance for interior design can be found in Chapter 10 of the [Design and Sustainability SPD](#).

3.2.3 Accessible homes

The Local Plan requires new developments to be accessible and inclusive.

3.2.3.1 New homes **should** ensure long-term sustainability by being accessible and inclusive to people of all ages and abilities.

3.2.3.2 The interior design of homes **must** be suitable to accommodate the needs of people with mobility limitations.

3.2.3.3 The street and footpath network **should** be accessible to all users and connect to the wider movement network.

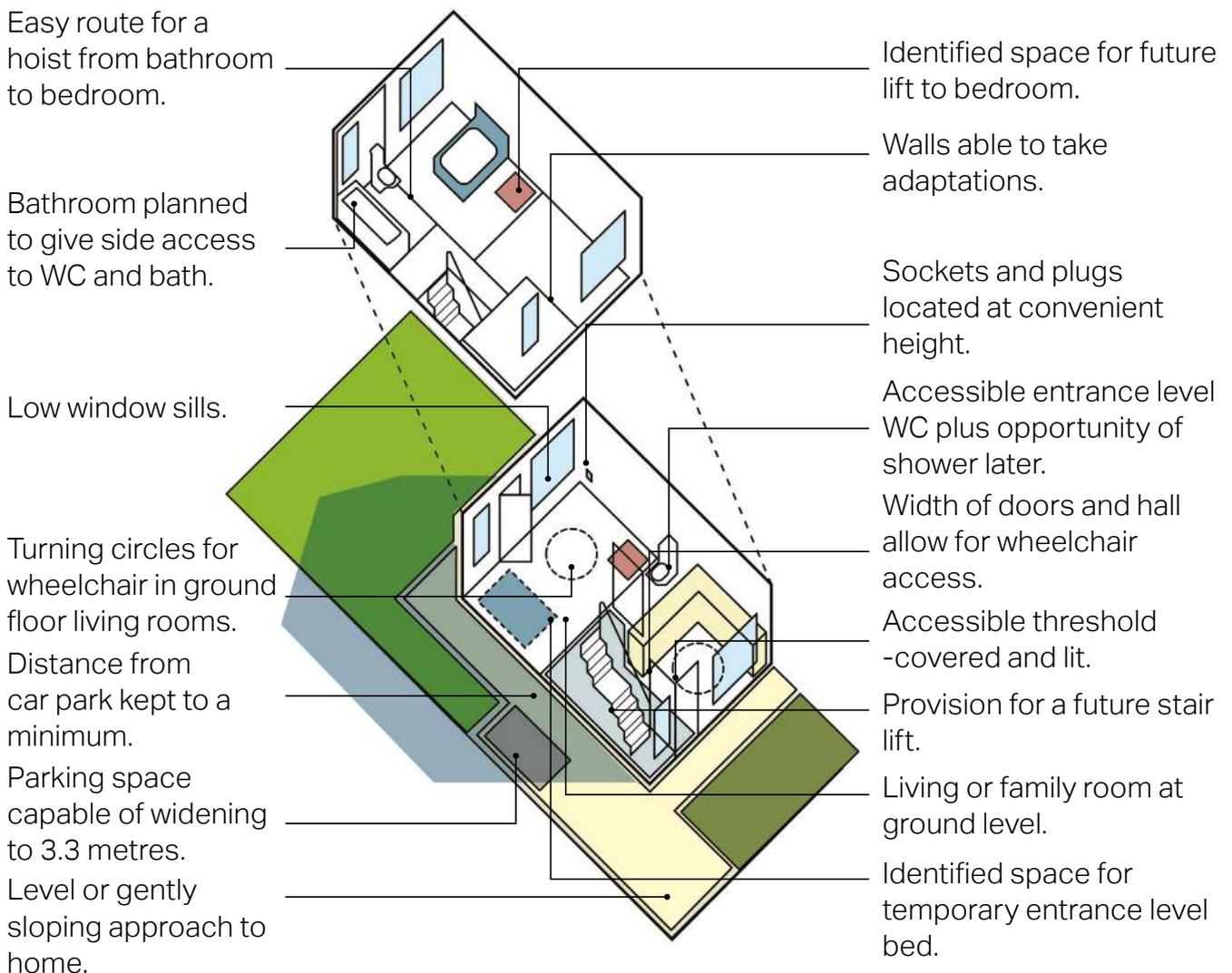


Figure 37: Illustrative diagram of accessible features in a home.

3.2.4 Infill development

Small scale and infill developments can integrate with the existing grain and therefore maintain the character of Old Basing and Lychpit. The following design codes and guidelines support sympathetic infill development:

3.2.4.1 Infill development **should** complement the street scene into which it will be inserted. Each area type in the parish presents differences in the building density, scale, massing, typology as well as building setbacks and boundary treatments and therefore a good understanding of the surrounding context **must** come prior to any new design.

3.2.4.2 Infill developments **should** use materials which are complementary to surrounding buildings and respond to the local palette.

3.2.4.3 Infill development **must** respect existing green gaps. Green gaps are important part of the character of the conservation area. Maintaining low boundary heights and gaps between buildings can help preserve existing long views.

3.2.4.4 Proposed new building(s) **should** not negatively impact neighbouring owners. Care **should** be taken to avoid undue overshadowing and obstruction of views from neighbours.

3.2.4.5 Infill development **should** preserve existing important green features and **should** incorporate green features into the design where appropriate. These **could** include green boundary treatments; native plants in the front gardens; and planting to screen on-plot car parking.

3.2.5 Extensions and conversions

Note that some extensions are allowed under permitted development rights

3.2.5.1 The newly built extension **must** be subordinate to the main building from any given viewpoint. The original building **should** remain the dominant element of the property regardless of the scale or number of extensions.

3.2.5.2 Extensions **should** not cause a significant reduction in the private amenity area of the dwelling or its neighbours.

3.2.5.3 The pitch and form of the roof contribute to the building's character, and extensions **should** respond to the existing structure appropriately.

3.2.5.4 Extensions **should** consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building.

3.2.5.5 Where possible, extensions **should** reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any new materials **should** be sustainable and applied to less prominent areas of the building.

Front extensions

3.2.5.6 Front extensions are generally not acceptable. If proposed, front extensions **should** take the form of the existing building, mirroring the roof pitch, replicate or have lower cornice height and their ridge **should** be below the existing ridge height. The extension **should** not project more than a maximum of 2 metres beyond the front facade and **should** not cover more than 50% of the front elevation.

Side extensions

3.2.5.7 The extension **should** be set back from the front of the main building. This ensures the visual impact of the junction between the existing and new parts is minimised.

3.2.5.8 The extension **must** not detract from the appearance of the building, its surroundings and the wider setting/streetscape in which the building sits.

3.2.5.9 Side windows **should** be avoided unless it can be demonstrated that they would not result in overlooking of neighbouring properties.

Rear extensions

3.2.5.10 The extension **should** not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues.



Existing guidance for extensions can be found in Chapter 11 of the [Design and Sustainability SPD](#).

3.2.5.11 The size and massing of the extension **must** be appropriate for the original building. In general single storey rear extensions are preferred.

3.2.5.12 Single storey rear extensions **should** be set below any first-floor windows. A flat-roof can be acceptable for a single-storey rear extension.

Loft conversion

3.2.5.13 The conversion of a loft space to a habitable room with addition of skylights and dormers **should** be designed to be sensitive to the surrounding context and original building.

3.2.5.14 Dormers **must** be of a scale proportional to the existing roofscape of the building. Small pitched roof dormers are seen in the traditional vernacular in Old Basing and **could** be an appropriate design for dormers in loft conversions.

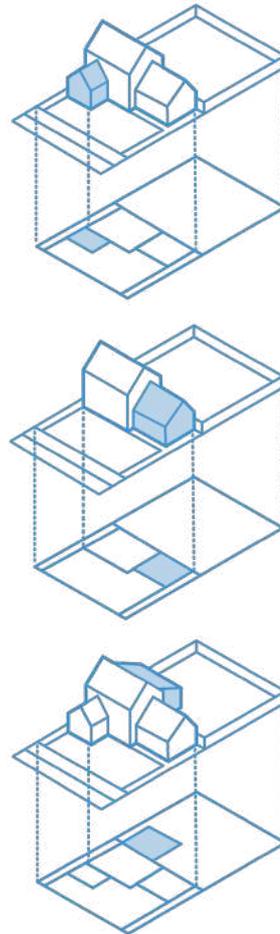


Figure 38: Above, examples of front, side and rear extension.

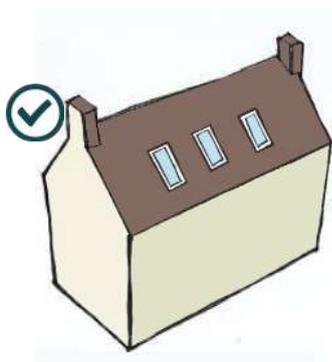


Figure 39: Loft conversion incorporating skylights.

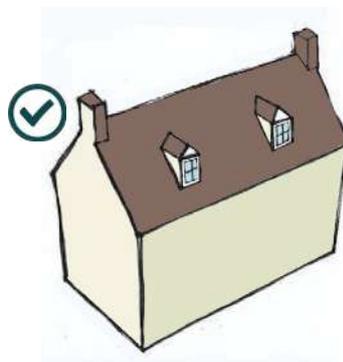


Figure 40: Loft conversion incorporating gabled dormers.

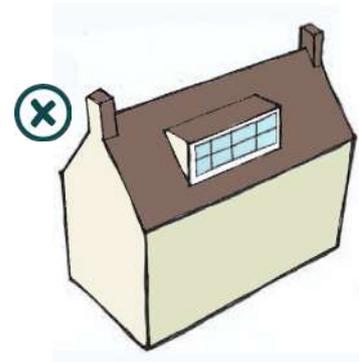


Figure 41: Loft conversion incorporating long shed dormer which is out of scale with the original building.

3.3 Landscape and views

The character of the landscape is an integral and vital part of the parish and it is important for development to be landscape-led to preserve the landscape character of the area.

3.3.1 Strategic and local green gaps

As set out in the planning context section, the Local Gap Study undertaken by ES Landscape Planning for Old Basing and Lychpit Council concluded the Local Gap would extend the objectives of preventing coalescence and maintain the character and appearance of the Loddon Valley. Preventing coalescence is key to preserving Old Basing's character and an objective in the Basingstoke and Deane Local Plan with the already designated strategic green gap between Old Basing and Basingstoke.

The surrounding of built development with open landscape is therefore a characteristic for both existing development such as the Old Basing conservation area as well as any new development which would border the strategic/ local green gaps.

Design codes and guidance to protect these green gaps relate to how development sits at the settlement edges.



Figure 42: Existing open space in Old Basing, Oliver's Battery, looking towards residential development along The Street and tree line along the River Loddon beyond.

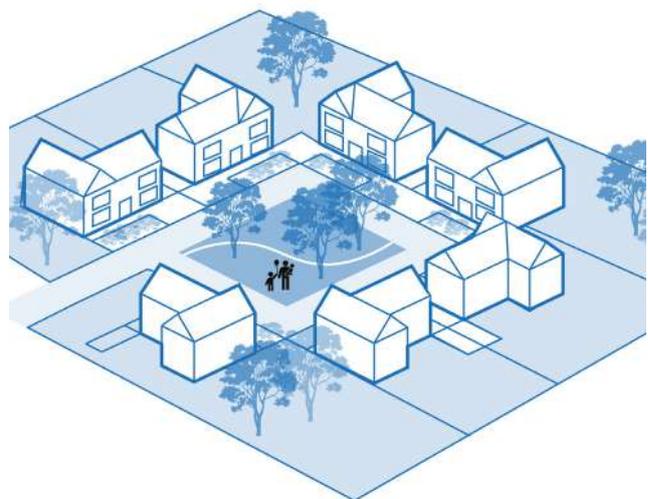


Figure 43: Diagram showing a green space overlooked by residential properties.



Existing guidance for landscape and views can be found in Chapter 6 of the [Design and Sustainability SPD](#), Policy EM1 of the [Local Plan](#), and Principles L1 and L7 of the [Landscape, Biodiversity and Trees SPD](#).

3.3.1.1 When new development faces onto the surrounding open fields, it **should** blend harmoniously into the surroundings and views towards the settlement. For that reason, the massing, boundary treatments, rooflines and materials **must** be sensitive to the surrounding landscape.

3.3.1.2 Edge of settlement development **should** gradually transition to the surrounding landscape by utilising comprehensive landscape buffering, or 'green curtains', implemented along the edge of development. Abrupt edges to development with little vegetation or landscaping on the edge of the settlement **should** be avoided.

3.3.1.3 Where building elevations along the settlement's edge are visible from the surrounding countryside, they **should** present an attractive, positive frontage through careful fenestration placement, material choices, boundary treatments, and sensitively designed extensions.

3.3.1.4 Long stretches of blank (windowless) walls **must** be avoided, including on side elevations, except where this is in keeping with the character (e.g., farmyard-type buildings).

3.3.1.5 In the case of boundary treatments for back gardens or perimeter walls, the quality of the materials is key as this will have a major impact on long views. Perimeter walls **should**

be under 1.5m to retain views. The rear boundaries of properties onto open countryside **should** either follow existing hedgerow boundaries or be planted to form new hedgerows.

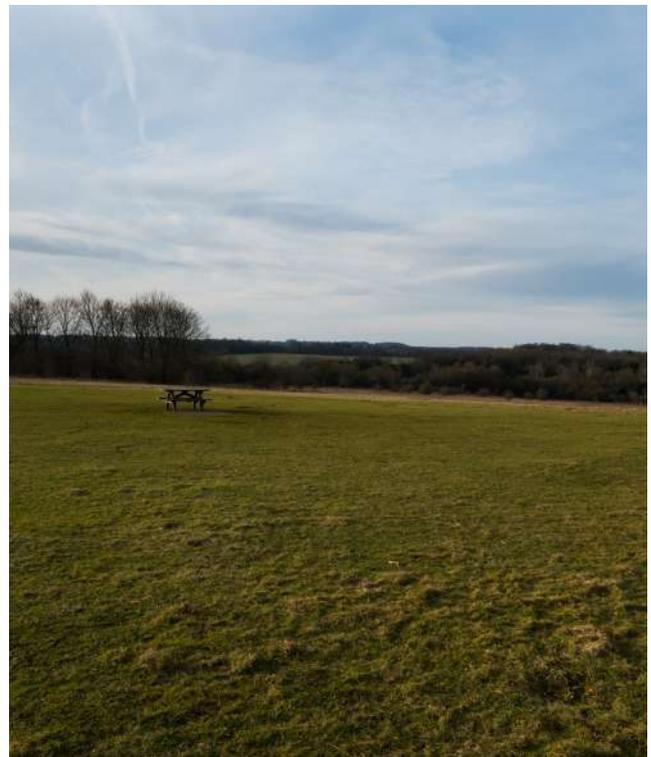


Figure 44: View across landscape of Old Basing towards dense tree line (image by Christopher Hawkins).



Existing guidance for open spaces can be found in considerations 4.63-4.65 of the [Landscape, Biodiversity and Trees SPD](#).

3.3.2 Open spaces

3.3.2.1 Open, green spaces define the character of Old Basing and existing spaces **must** be preserved.

3.3.2.2 Key views, as described in the 'Protection of Iconic Views in the Neighbourhood Plan, and into and out of existing open spaces **must** be retained. For example the extensive views from the recreation ground across farmland to the north and allotments to the south.

3.3.2.3 New development of multiple buildings **should** propose a mixture of open spaces with vegetation and materials that wear well over time, and housing groups **should** be set within trees and hedgerows to form a framework of green boundaries.

3.3.2.4 New open spaces **should** incorporate a mixture of hard and soft landscaping with safe play areas. Hard surfacing **should** be constructed from permeable materials to aid in surface water drainage.

3.3.2.5 Open spaces within new development **must** be overlooked by buildings with active frontages looking onto the space to provide natural surveillance. This is important for providing a sense of safety.



Figure 45: Example of a bat box placed in the front or rear garden of a property.



Figure 46: Example of a bird feeder located on a grass area opposite a public footpath.



Figure 47: Example of a pollinator garden that **could** be placed in a communal green space within the built environment.



Existing guidance for biodiversity and tree planting can be found in Chapter 'Designing for biodiversity' and Principle T4 (respectively) of the [Landscape, Biodiversity and Trees SPD](#).

3.3.3 Views, trees and screening

Views into and out of the village contribute towards the rural setting. Trees and the location of much of the village on lower land screens the buildings from views into the village. Views out of the village are defined by mature trees in the landscape as well as the most recent tree planting within development in Lychpit.

3.3.3.1 Screening **should** be incorporated between new development and roads, where appropriate, by advanced planting of trees and shrubs. Native tree species **should** be used such as oak, yew, hawthorn, horse chestnut, crab apple and beech.

3.3.3.2 Hedgerows should be of native species such as yew, holly, hawthorns, dogwoods and hazel.

3.3.3.3 Any new development proposal **must** consider the topography of the surrounding area.

3.3.3.4 Roof design **must** be considered in relation to views into, and out of the area. Prominent and unsympathetic roof design risks negatively impacting the overall rural character of the parish and views into the new development from surrounding areas. Roof design and heights **should** reflect the local context and use a generally modest scale to prevent impacting on views (see Section 4 for specific guidance in the area types). In general darker roof colours are more appropriate for the rural context.

3.3.4 Biodiversity and local wildlife

3.3.4.1 Development **must** avoid the loss of trees and hedgerows and **must** protect local habitats and wildlife corridors.

3.3.4.2 Design **should** integrate and connect existing landscape features and incorporate SuDS, local trees, plants and hedgerows, to enhance biodiversity and preserve rural character. Connecting green areas creates or improves wildlife corridors, helping to increase movement between isolated populations and providing shelter from harsh weather.

3.3.4.3 Gardens and boundary treatments **should** be designed to allow the movement of wildlife and provide habitat for local species. For that reason, rich vegetation is suggested, instead of continuous solid fencing.

3.3.4.4 Verges along roads **should** be incorporated into the design of new developments or enhanced where possible to improve the overall aesthetic and ecological value.

3.3.4.5 Development **should** provide bat, owl and bird boxes and bat friendly lighting to maintaining foraging routes.



Figure 48: View of current strategic green gap between Old Basing and Lychpit (image by Christopher Hawkins).



Figure 49: View of Lychpit sitting within substantial tree cover which screens the development (image by Christopher Hawkins).

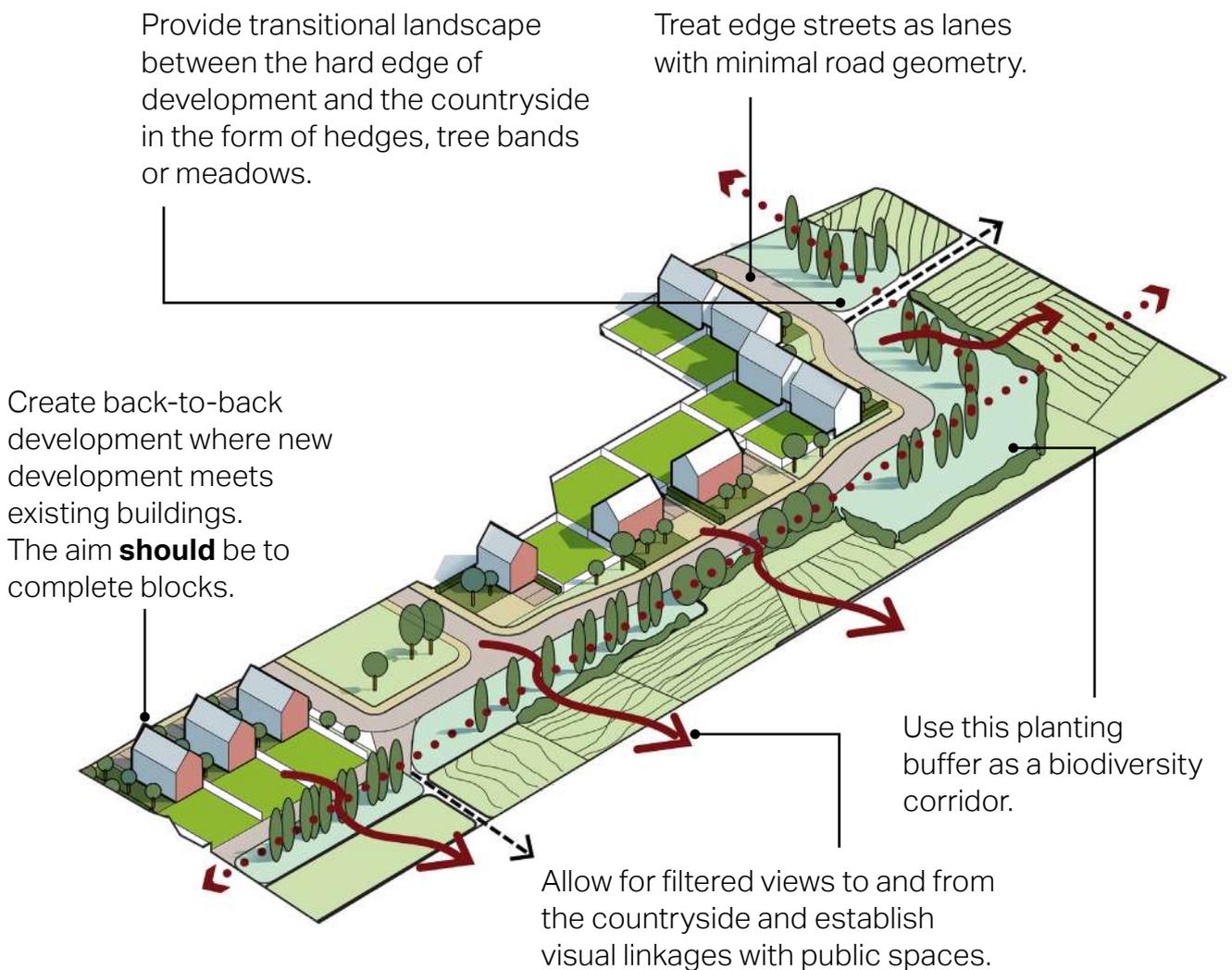


Figure 50: Diagram illustrating strategies for a well-designed settlement edge.



Existing guidance for extensions can be found in Chapter 8 (Sustainable Design Approaches) of the [Design and Sustainability SPD](#).

3.4 Sustainability

3.4.1 Sustainable development

Buildings contribute almost half (46%) of carbon dioxide (CO₂) emissions in the UK. The government has set rigorous targets for the reduction of CO₂ emissions and minimising fossil fuel energy use, with the emerging Future Homes Standard and Part L of the UK Building Regulations.

Energy efficient or eco design combines all around energy efficient appliances and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating.

Solar panels

3.4.1.1 Solar panels over a rooftop can have a positive environmental impact, but their siting, design and installation **should** be handled sensitively, particularly on heritage assets.

3.4.1.2 Preserving the character of the original building and wider setting/ village **should** be a priority. It is also important to note that solar panels on listed buildings require consent.

On new builds

3.4.1.3 Solar panels **should** be designed in from the start, forming part of the design concept. Some attractive options are solar shingles and photovoltaic slates or tiles. In this way, the solar panels can be used as a roofing material in their own right.

On retrofits

3.4.1.4 Design **should** respond to the proportions of the building and roof surface in order to identify the best location and sizing of solar panels.

Colour & contrast

3.4.1.5 The colour and finish of solar panels and how they reflect light **should** be chosen to fit in with the building or surroundings. The majority of crystalline and thin film panels are dark blue or black; within these shades are a variety of finishes and tones to help make the panels unobtrusive.

Frames

3.4.1.6 Panels without frames, or black-framed panels, **should** be used where framed panels would detract from the building. Untreated or natural finished metal panel frames can look out of place and draw unnecessary attention to the panels. Many manufacturers sell panels with frames that are painted or anodised to blend in better with the building.

Size and style

3.4.1.7 Design **should** respond to the style of the building and, if possible, position the solar PV panels so they are in proportion to the building and its features. For example, they **could** resemble roofing elements such as roof lights or windows.

3.4.1.8 The way in which panels are laid out in relation to one another can make a huge difference to the appearance of the system – symmetrical installations tend to work much better. Covering the whole roof or one of its gables is also advisable.

Surroundings

3.4.1.9 Plant types and locations **should** be chosen so that plants will not grow to shade areas on the property or on neighbouring properties where solar energy systems are installed. Design and location of new structures **should** also not overshadow these areas.

3.4.1.10 Solar PV on adjacent houses of the same type may look out of place if the approaches are very different. If neighbours use different sizes and colours of panels or position them differently in relation to the roofs, it can have a significant impact. PV design **should** consider using similar components to fit with the prevalent panel style in the area.



Figure 51: Use of shingle-like solar panels on a slate roof, with the design and colour of the solar panels matching those of the adjacent slate tiles.



Figure 52: Positive example of implementing solar panels since the design stage.

Ground source and air source heat pumps

Ground source and air source heat pumps absorb heat from the environment to use for both heating and hot water within the house. For most residential properties in Old Basing and Lychpit Parish air source heat pumps are the more appropriate choice, given ground source heat pumps require large amounts of outdoor space to accommodate underground loops.

Air source heat pumps still require some outdoor space for the pump unit, though considerably less, and many back gardens in Old Basing and Lychpit Parish would be large enough to accommodate one.

Therefore, some design considerations for air source heat pumps are:

3.4.1.11 Bespoke covers and landscaping **could** be used to visually screen the heat pump; for example wooden enclosures **could** be used and stained to match the colour of the building wall. However, it is important to ensure that any covers are durable and weather-resistant and that neither the cover nor any planting obstructs ventilation.

3.4.1.12 Placement of heat pumps **should** not visually damage the street scene and the main, front elevation of a building and therefore, **should** ideally be placed to the rear of the dwelling.

3.4.1.13 Heat pumps **should** be placed so that they are protected from heavy snowfall or flooding.



Figure 53: Heat pump screening at the front of a dwelling.

Thermal mass

Thermal mass describes the ability of a material to absorb, store and release heat energy. Thermal mass can be used to even out variations in internal and external conditions, absorbing heat as temperatures rise and releasing it as they fall. Thermal mass can be used to store high thermal loads by absorbing heat introduced by external conditions, such as solar radiation, or by internal sources such as appliances and lighting, to be released when conditions are cooler. This can be beneficial both during the summer and the winter.

3.4.1.14 Thermal storage in construction elements **could** be used, such as a trombe wall placed in front of a south facing window or concrete floor slabs that can absorb solar radiation and then slowly re-release it into the enclosed space. Use of thermal mass can be combined with suitable ventilation strategies.

Insulation

3.4.1.15 Thermal insulation **should** be used for any wall or roof on the exterior of a building to prevent heat loss. Particular attention **should** be paid to heat bridges around corners and openings at the design stage.

3.4.1.16 Acoustic insulation **could** be used to reduce the transmission of sound between active (i.e. living room) and passive spaces (i.e. bedroom). Such insulation and electrical insulation can prevent the passage of fire between spaces or electrical components.

Airtightness

3.4.1.17 Airtight constructions can help reduce heat loss, improving comfort and protecting the building fabric. Airtightness is achieved by sealing a building to reduce infiltration- which is sometimes called uncontrolled ventilation. Simplicity is key for airtight design. The fewer junctions the simpler and more efficient the airtightness design will be.

3.4.1.18 An airtight layer **should** be formed in the floor, walls and roof. Doors, windows and roof lights to the adjacent walls or roof **should** be sealed. Interfaces between walls and floor and between walls and roof, including around the perimeter of any intermediate floor **should** be linked. Water pipes and soil pipes, ventilation ducts, incoming water, gas, oil, electricity, data and district heating, chimneys and flues, including

air supplies to wood burning stoves, connections to external services, such as entry phones, outside lights, external taps and sockets, security cameras and satellite dishes **should** be considered.

3.4.1.19 [Figure 58](#) features an array of sustainable design features. Features with pink icons **should** be strongly encouraged in existing homes. Features with orange icons show additional features that new build homes **should** incorporate from the onset where possible.

Seal penetrations through the air barrier to guarantee the airtightness of the dwelling.

Provide thermal insulation to any wall or roof to the exterior to prevent heat losses.

Pay attention to possible thermal bridges in openings and corners.

Provide thermal storage in construction elements, such as concrete floor slabs.

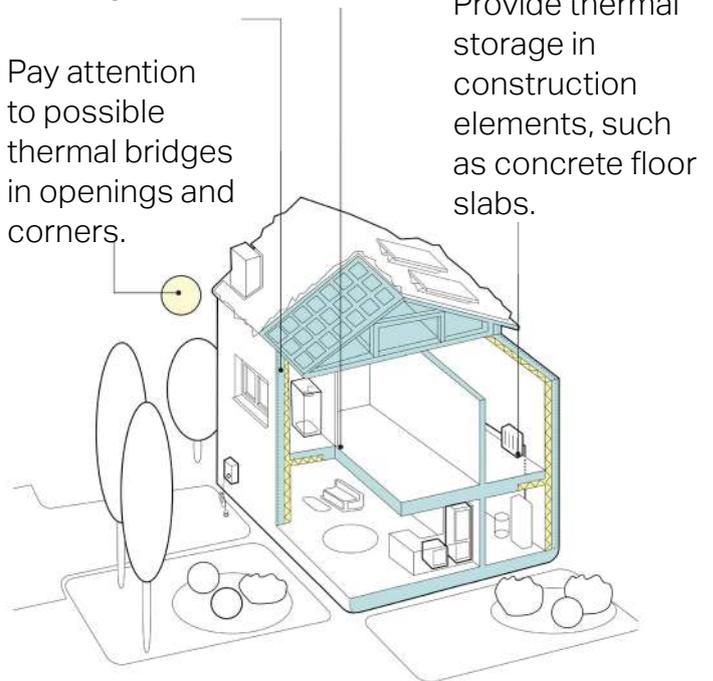


Figure 54: Diagram showing areas of concern regarding building solutions for thermal mass, insulation and air tightness.



Existing homes

- 1  Insulation in lofts and walls (cavity and solid)
- 2  Double or triple glazing with shading (e.g. tinted window film, blinds, curtains and trees outside)
- 3  Low- carbon heating with heat pumps or connections to district heat network
- 4  Draught proofing of floors, windows and doors
- 5  Highly energy- efficient appliances (e.g. A++ and A+++ rating)
- 6  Highly water- efficient devices with low-flow showers and taps, insulated tanks and hot water thermostats
- 7  Green space (e.g. gardens and trees) to help reduce the risks and impacts of flooding and overheating
- 8  Flood resilience and resistance. Where susceptible to flooding, removable air block covers, installing washing machines upstairs, waterproof flooring (avoiding wood flooring and carpets)

Existing and new build homes

- A  High levels of airtightness.
- B  Triple glazed windows and external shading especially on south and west faces
- C  Low-carbon heating and no new homes on the gas grid. Air or ideally ground source heat pumps to replace gas or oil boilers.
- D  More fresh air with mechanical ventilation and heat recovery, and passive cooling
- E  Water management and cooling more ambitious water efficiency standards, green roofs and reflective walls
- F  Flood resilience and resistance e.g. raised electrical, concrete floors and greening your garden
- G  Construction and site planning timber frames, sustainable transport options (such as cycling)
- H  Solar panels
- I  Electric car charging point

Figure 55: Diagram showing low-carbon homes in both existing and new build conditions.

3.4.2 Sustainable Drainage

Sustainable Drainage Systems (SuDS) cover a range of approaches to manage surface water in a sustainable way to reduce flood risk and improve water quality and the overall urban environment. SuDS work by reducing the amount and rate at which surface water reaches a waterway or combined sewer system.

SuDS are often as important in areas that are not directly in an area of flood risk themselves, as they can help reduce downstream flood risk by storing water. Some of the most effective SuDS are vegetated, using natural processes to slow and clean the water whilst increasing the biodiversity value of the area.

A number of overarching principles can be applied:

3.4.2.1 Surface water **should** be managed as close to where it originates as possible;

3.4.2.2 Runoff rates **should** be reduced by facilitating infiltration into the ground or by providing attenuation that stores water to help slow its flow so that it does not overwhelm water courses or the sewer network;

3.4.2.3 Water quality **should** be improved by filtering pollutants to help avoid environmental contamination;

3.4.2.4 Various 'SuDS' **could** be linked to maximise overall efficiency of the system;

3.4.2.5 SuDS **should** be integrated into development and improve amenity space through early consideration in the development process and good design practices. SuDS **must** be designed sensitively to augment the landscape and provide biodiversity and amenity benefits;

3.4.2.6 SuDS schemes **could** link the water cycle to make the most efficient use of water resources by reusing surface water.

One of the most sustainable SuDS options for private plots is surface water collection for reuse, such as through a water butt or rainwater harvesting system. This not only manages runoff but also reduces pressure on vital water sources. Where reuse is not possible, two alternative approaches using SuDS include:

- Infiltration - allows water to percolate into the ground and eventually help restore groundwater;
- Attenuation and controlled release - holds back the water and slowly releases it into the sewer network.



Figure 56: Example of swales and a dam integrated with a crossing point, elsewhere in UK.



Figure 57: Example of SuDS designed as a public amenity and fully integrated into the design of the public realm, Stockholm.

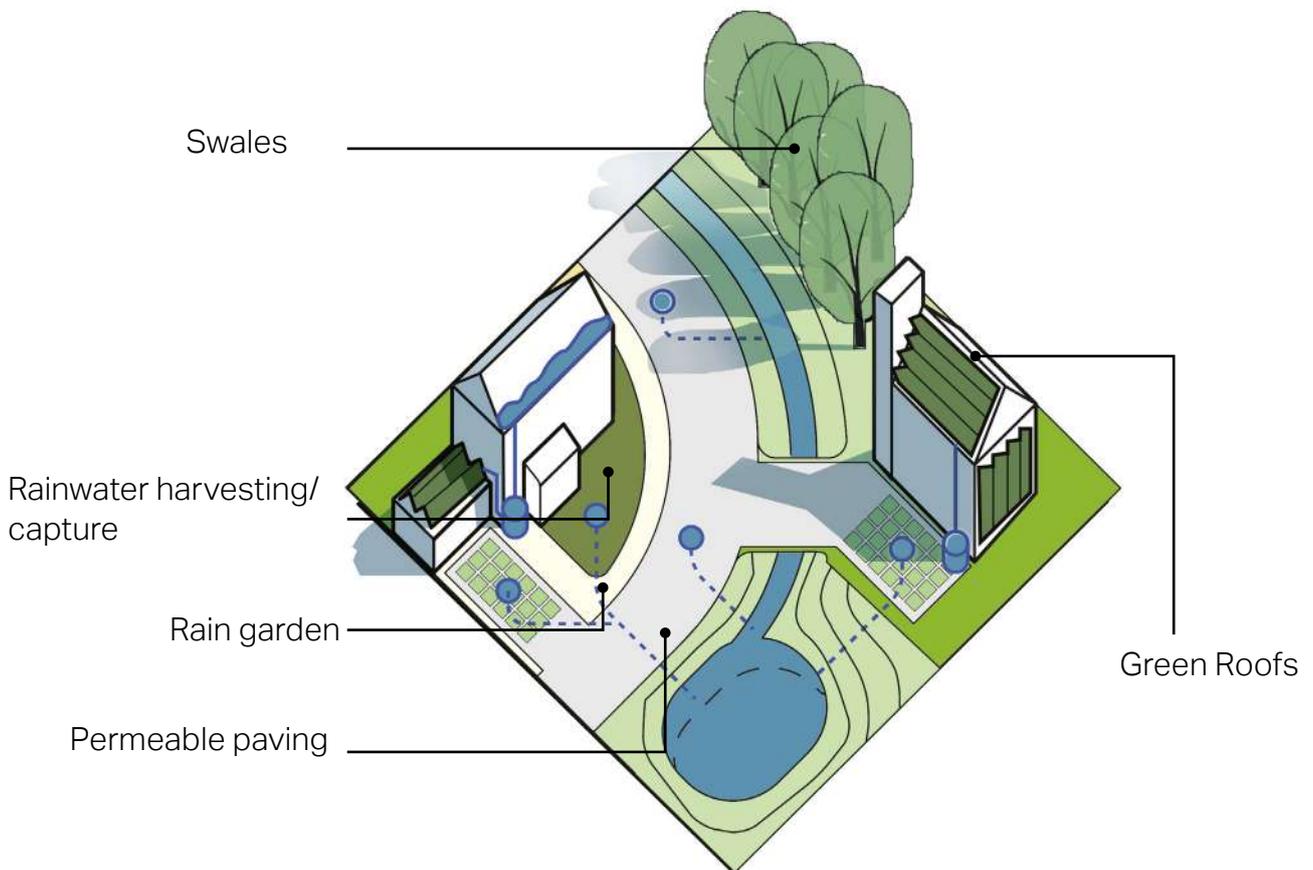


Figure 58: Illustrative diagram of sustainable urban drainage systems in a residential neighbourhood.

3.4.3 Dark skies and lighting

Careful consideration and thoughtful design of lighting schemes within properties, whether in front or back gardens, are essential in any new development in the parish to protect dark skies. This is particularly important within the conservation area and where settlement edges abut open countryside. More specific codes and guidance applies to the conservation, see Section 4.

3.4.3.1 Lighting schemes **must** not cause unacceptable levels of light pollution particularly in intrinsically dark areas.

3.4.3.2 Lighting schemes that can be turned off when not needed ('part-night lighting') **should** be considered to reduce any potential adverse effects.

3.4.3.3 Choice of lighting **should** be energy-efficient and sustainable. The installation of carefully directed motion sensors **should** be encouraged.

3.4.3.4 Lighting schemes **should** be directed downward to avoid reducing dark skies or disturb neighbours or passers-by.

3.4.3.5 Foot/cycle path light **should** be in harmony with surrounding rural landscape. Lighting such as solar cat's-eye lighting, reflective paint and ground-based lighting **could** be introduced.



Figure 59: Example of path lighting using low fixtures which direct illumination downward and outward to illuminate the pathway.



Figure 60: Example of lighting angled downwards to illuminate the pathway, which uses bullet type fixtures placed above the eye level on an object or tree.

3.5 Public realm

3.5.1 Social and community infrastructure

Although there are a number of local amenities there is an aspiration from the local community to protect, improve and expand the existing services to promote health, education and social needs with any new development. Policy SS3.9 in the Basingstoke and Deane Local Plan sets out potential infrastructure to be included in new development on this site such as a community centre and local shopping facilities, sports facilities, two form entry primary school (subject to requirements). Guidelines related to social and community infrastructure are as follows:

3.5.1.1 Existing and proposed social and community infrastructure **should** be sympathetic with the existing architectural style of the surrounding buildings.

3.5.1.2 Any new social and community infrastructure **should** be designed in high standards to act as a focal point and landmark for the area and improve the civic pride and the character of the NA.

3.5.1.3 New social and community facilities **must** be well connected with the existing and proposed network of footpaths to encourage walking and cycling within the area.

3.5.1.4 In terms of parking provision, new facilities **should not** create additional congestion in the area. Parking provision for new facilities **should** be provided on site to avoid spill-out parking onto surrounding streets. Car parking **should** follow section 3.5.1 for codes and guidance.

3.5.1.5 Signage and wayfinding **should** be used to highlight options for sustainable transport modes and promote walking and cycling. This **could** potentially increase movement and activity in the streets enhancing natural surveillance and therefore, minimising any possibility of antisocial behaviour.



Figure 61: Existing village hall in Old Basing, constructed in the 1980s using red brick and clay-tiled roof with dormer windows allowing a low roofline.



Existing guidance for walkability can be found in Chapter 5 of the [Design and Sustainability SPD](#).

3.5.2 People friendly streets

As set out by Homes England in the [Building for a Healthy Life](#)¹ manual, it is vital to create:

- Integrated neighbourhoods;
- Distinctive places; and
- Streets for all.

Old Basing and Lychpit Parish is characterised by the separation of settlements. Whilst this separation is key to maintain identities of the distinct areas and the valuable landscape that lies between them, it is important to improve the pedestrian and cycling connections, accessibility to amenities and promote active travel. In addition the layout of new development is influential for accessibility and ease of walking and cycling. Therefore the following design codes and guidance apply:

3.5.2.1 There **should** be a clear hierarchy of movement in the order of pedestrians, cyclists and cars.

3.5.2.2 Ensure that road and pavement surfaces encourage easy access to developments, especially for elderly and disabled pedestrians and wheelchair users whose needs **must** be considered.

3.5.2.3 All schemes **should** consider how they will incorporate traffic calming measures to reduce car speeds and make residential developments tranquil

and safe for pedestrians. Traffic calming measures can include attractive tree and shrub planting, raised pedestrian crossings and painted verges for pedestrians and cyclists where a pavement is not possible.

3.5.2.4 New footpath links **should** be provided wherever possible, and these **must** connect up with the existing walking network, placing the priority on the pedestrian, thereby encouraging people to favour active travel over the car for local journeys.

3.5.2.5 The design of the street network **should** respond to the topography and natural desire lines.

3.5.2.6 Streets and footpaths **should** be laid out in a permeable pattern, allowing for multiple connections and choice of routes on foot. Any cul-de-sac **should** be short and provide onward pedestrian links.

3.5.2.7 Avoid road dominated visual scenes in new developments by incorporating attractive and varied road surfaces and beautifying developments with trees and planting.

¹ https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf

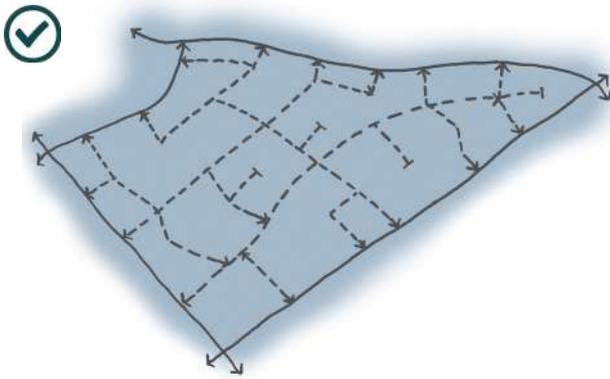


Figure 62: A connected layout, with some cul-de-sacs, balances sustainability and security aims in a walkable neighbourhood.

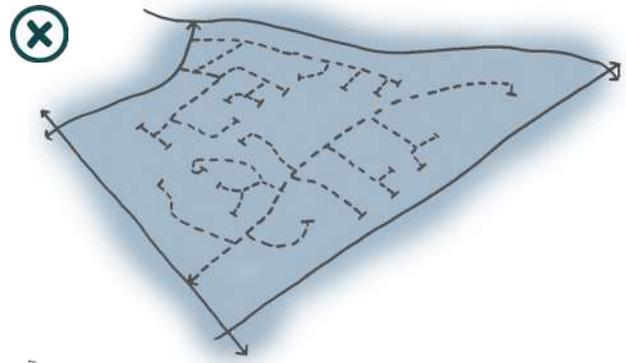


Figure 63: A layout dominated by cul-de-sacs encourages reliance on the car for even local journeys.



Figure 64: Local example of pedestrian and cycling routes between residential areas which provide active travel connections, Lychpit (image by Christopher Hawkins).

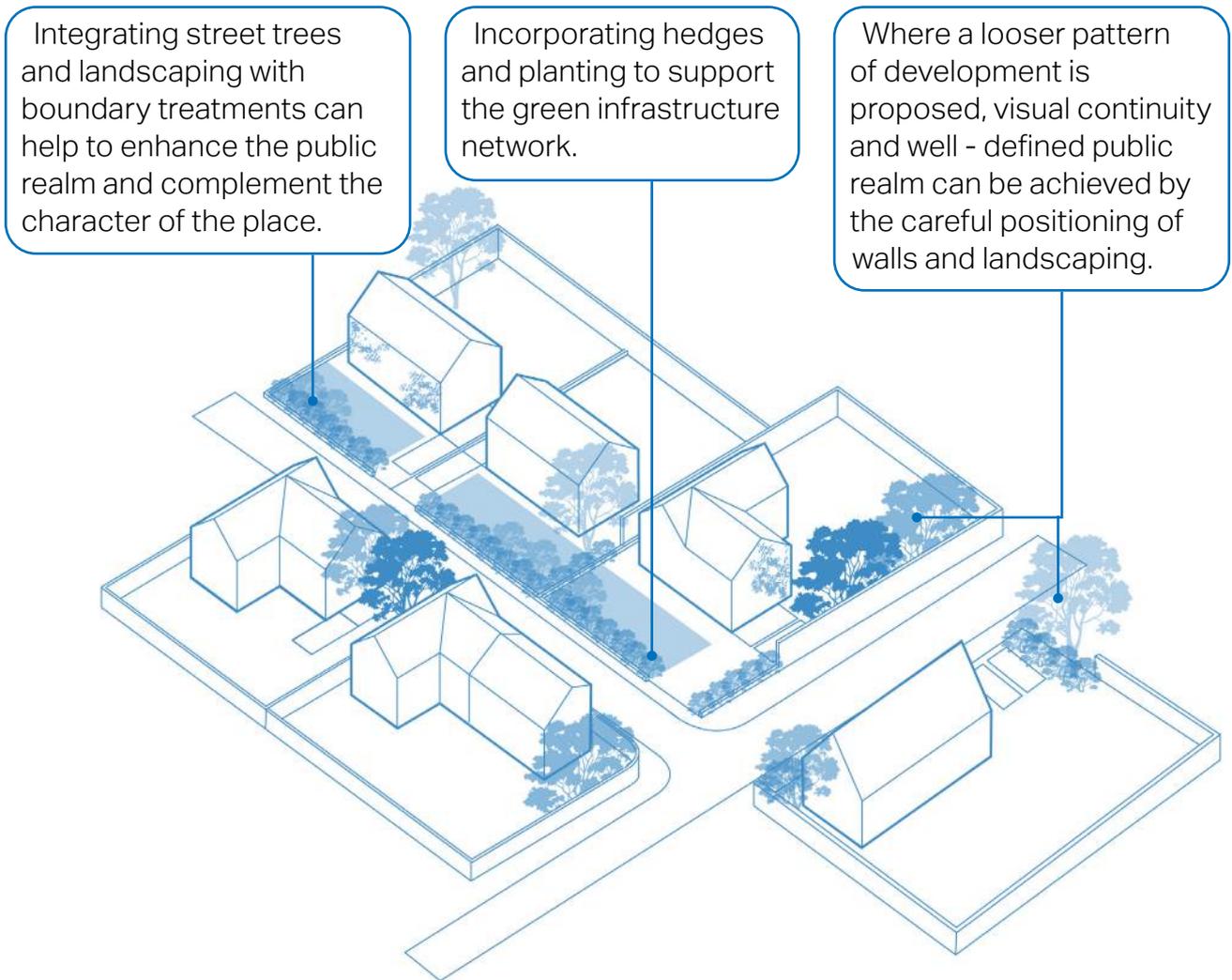


Figure 65: Diagram showing trees and landscaping that complement the public realm and create a sense of enclosure.

An aerial photograph of a village with a river, surrounded by lush green trees and houses. A large green circle is overlaid on the center of the image, containing text.

**Design Guidance and
Codes for Specific Areas**

04

4. Design Guidance and Codes for Specific Areas

This chapter contains specific codes and guidance for the distinct area types in Old Basing and Lychpit NA. These should be considered in conjunction with the common themes presented in Chapter 3.

4.1 Introduction

Defining 'area types' and establishing what the key features or distinctive attributes are in each area helps to determine the appropriate design codes and to support future development.

For the purposes of this Design Code, the parish has been divided into four area types. These include three Settlement Focus Areas (SFAs), which are described further and analysed in the following pages. This is where future development is most likely to occur.

Area types within Old Basing and Lychpit:

- SFAS
- Area 1 - Mid-20th century development
 - Area 2 - Lychpit and modern development
 - Area 3 - Old Basing Conservation Area
 - Area 4 - Open Countryside

The following analysis is based on parish wide analysis (see Chapter 2) and the site visit with the Old Basing and Lychpit Parish Neighbourhood Plan Steering Group.

Proposals **must** adhere to all guidance detailed in Chapter 3 (NA-wide design guidance and codes) and will refer to the assigned character area to understand the applicable guidance relating to the location and development type.

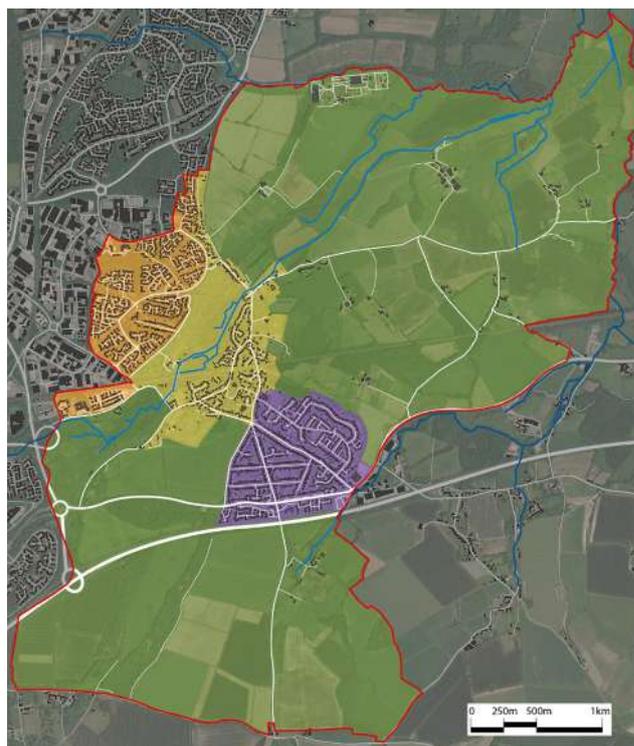


Figure 66: Map showing area types in Old Basing and Lychpit NA.

- Key
- Mid-20th century development area type boundary
 - Lychpit and Modern development
 - Old Basing conservation area
 - Open countryside
 - Policy SS3.9
 - Strategic green gap
 - Local green gap

1

Mid-20th century development

This area comprises substantial development to the south of Old Basing which took place from the 1940s to 1970s. Linked to Old Basing conservation area by Crown Lane and Belle Vue Road the development follows a formal pattern with grid-like street layout to one side of Hatch Lane and perimeter road with cul-de-sacs on the other. Much of the building in this area type is typical to the period of development; however not representative of the local character of Old Basing.

Development is contained within this area with the boundary of Basingstoke Common to the west, a dense stretch of tree line wrapping round the northern boundary and the Hatch Industrial Park and M3 bounding the development to the south. Therefore any development within this area would be small-scale, for example infill, extensions and conversions.

In addition to the general design codes and guidelines there are some specific guidance and codes which apply to this area, given the differences in layout, built form, green spaces etc. to other area types in the NA.

Key

-  Mid-20th century development area type boundary
-  Buildings
-  Public open green spaces
-  School
-  Retail area
-  Industrial/employment area
-  Basingstoke common
-  Strategic green gap
-  Public Rights of Way
-  Road network
-  Pedestrian routes



Figure 67: Map showing the mid-20th century development area type and key features such as green spaces and local amenities.

Positive Character Features

- Edges of development - tree line creates a good buffer.
- Pavement provision - green verges and street trees.
- Feeling of openness.
- Use of green boundary treatments.
- Provision of local facilities.

Risks to character

- Although the area does well to not impact nearby residential areas, the built form and materials do not cohere with the local context.
- Use of repeated building styles and materials produces homogenous building design along the streetscape.
- Use of poor quality boundary treatments- close-boarded fences etc.
- Extensions which overwhelm the original property and/ or do not sit well within the local context. Particularly upwards of extensions to bungalows with large shed dormers.
- Infill and conversions can result in crowded plots. Heights and massing which are incongruous with the surrounding buildings.
- On-street parking can clutter the roads and reduce pedestrian and cycling accessibility. On-plot parking without screening can detract from the appearance of the fronts of plots.

- Long, straight roads can lead to increase vehicular speed.

Opportunities

- Increase biodiversity - street trees etc.
- Surface improvements, improvements to pedestrian experience with use of crossings.
- Retrofitting eco-design features and incorporation of eco-design features into infill, extensions and conversions.
- Improve fronts of plots through boundaries, screening of car parking.
- Improve built character with any infill, extensions or conversions by incorporating local material palette and high quality sustainable design.

| Topic | Analysis | Code and guidance |
|---------------------------------------|--|--|
| A1.1 Scale and building height | Building heights are low in this area type. There is a maximum built height of two storeys and a high concentration of bungalows. | Building heights must remain low and consistent with surrounding heights. A maximum of two storeys must be retained. Given the low height development in this area infill must take care not to overwhelm neighbouring properties and the prevailing roofline of the street. |
| A1.2 Materials and design | Building design reflects the time periods they were built in with little reference to the local vernacular. Materials include red and orange brick, render, gault brick and some use of tiles. | Materials used in extensions should be in harmony with the original building - either match or complement the existing materials. Opportunities in new developments, including extensions and infill, should be taken to introduce features which could improve the character and/ or sustainability of the building. |
| A1.3 Public realm | Roads are set out with pavements and green verges. The area lacks open green spaces with only a couple serving the local residents. Street trees and planting is scarce. | Solutions to improve the offering of green spaces in the area should be encouraged. This could include street trees where feasible and planting of wildflower patches along the green verges to increase biodiversity. |
| A1.4 Layout and car parking | Set out more formally with straight roads, grid-like structure, especially between Hatch Lane and London Road (A30). Buildings are setback from the road with front gardens and on-plot parking. | Any new infill should continue existing, strong building lines to integrate with surrounding plots. Use of tree pits could help to reduce car speeds. Any new pedestrian crossings should be introduced at key nodes and follow existing pedestrian desire lines. |
| A1.5 Boundary treatment | There are various boundary treatments including hedges, brick walls and wooden fencing. Some properties do not have boundary treatments. | Natural boundaries such as hedgerows should be used improve biodiversity and promote the rural character of the NA, especially at the settlement edges to aid in transition the surrounding countryside. Close boarded timber fencing must be avoided. |

Table 02: Analysis of the area and specific code and guidance for new development in the mid-20th century development area type to retain/ replicate good qualities and improve the character of the area.

2

Lychpit and modern development

Since the development to the south of Old Basing in the mid-20th century there have been two main areas of modern development. These comprise a substantial development area - Lychpit and a smaller modern estate - Cromwell Court. Both areas are separated from Old Basing village by the River Loddon and the strategic green gap.

Lychpit was developed in the late 20th century. It follows a meandering layout of gently winding perimeter roads and cul-de-sacs set amongst dense tree cover. The design successfully incorporates aspects of Old Basing character, such as the rural feel. Cromwell Court was designated in the 2011-2029 Local Plan and built during

the 21st century. It comprises 100 homes and presents less of a rural character with a more formal layout and lack of tree cover in comparison. The focus of the characteristics to retain and replicate in new development therefore draws predominantly from the Lychpit development.

New development sites in Old Basing outside of the conservation area will form part of this modern development area type including the designated site from Policy SS3.9.

Key

-  Lychpit and modern development area type boundary
-  Buildings
-  Industrial/ employment area
-  Local green gap
-  Strategic green gap
-  Grade I listed building
-  Grade II listed building
-  Scheduled monument
-  Public Rights of Way
-  Road network
-  Pedestrian routes

Figure 68: Map showing the Lychpit and modern development area type and key features such as green spaces and local amenities.



Positive Character Features

- Materials in Lychpit fit well with the rural landscape respond to local context such as orange/red tiles, red and orange brick, weatherboarding.
- High density of tree cover in Lychpit promotes the rural character of the parish and screens the built form from views towards the development.
- Layout of development in Lychpit follows winding streets to encourage slower vehicle speed.
- There are many walking and cycling routes which connect different areas of development in Lychpit together.
- Lychpit incorporates a variety of architectural styles and materials along the same street which adds to the character.
- Lychpit successfully incorporates a number of listed buildings into the development which provides continuity between old and new.
- Dark roof colours and design features such as gables and dormers are used to reduce the bulk of roofs.

Risks to character

- Use of unsympathetic materials and/or colour palette, for example the use of bright red tiles for buildings in Cromwell court do not respond as well to the rural context.

- Layout features a dominance of cul-de-sacs which can impair accessibility. Sufficient provision of footpath and cycle links **must** be used in the case of cul-de-sac layouts.
- Use of close boarded fences as boundary treatments.
- Homogenous design and repeated building forms can detract from the streetscene.

Opportunities

- With new development and improved technology there are significant opportunities for the use of eco-design features, innovative green technologies and measures such as the Passivhaus standard to ensure the parish develops in a sustainable way.
- Improve pedestrian and cycling connections with Old Basing by integrating new routes in development with the existing network.



Figure 69: Lychpit development within high tree cover - dark roof colours and low heights sit well within the tree line.

| Topic | Analysis | Code and guidance |
|---|---|---|
| A2.1 Scale and building height | Building heights are typically two storeys and modest in scale. Roof ridge height sits below tree cover in Lychpit and bulk is reduced with use of gables and dormers. | Building heights must be restricted to two storeys. Roofline must be carefully considered in relation to the site topography. The River Loddon valley and Old Basing village lies at lower elevation than surrounding land and views into new development must be considered. Roof ridge height should remain low, design features such as gables and dormers could be used to reduce roof bulk. |
| A2.2 Materials and design | Predominant materials include red and orange brick of varying shades and render. There is some response to local material palette with use of black and dark natural weatherboarding on some properties in Lychpit and first floors with tiles. Darker clay tiles for building roofs in Lychpit respond well to surrounding tree cover. | Use of materials from the local material palette should be considered in new development to fit with the character of the NA. Darker roof colours could be used to fit better with the rural context. Use of green technologies are encouraged and new development must incorporate sustainable design features. |
| A2.3 Public realm | Wooded green spaces within Lychpit provide good quality amenity areas. Due to high tree cover there are not open, green spaces for recreational use, such as sports, children's play areas etc. | Green open spaces should cater to the amenities and uses which are needed for the local area such as children's play areas and sports pitches. |
| A2.4 Layout and car parking | Development is set out in cul-de-sacs which branch off from the main road. Cromwell court uses a more formal, grid-like layout, whereas Lychpit uses an informal layout of meandering roads. | Gently meandering road layouts should be used as these can encourage slower vehicular traffic and promote a more residential and pedestrian focused layout. The informal development pattern is also more sensitive to the historic urban grain of Old Basing village. Where cul-de-sacs are used, pedestrian and cycling connections between different streets should be provided. |

Table 03: Analysis of the area and specific code and guidance for new development in the Lychpit and modern development area type to retain/ replicate good qualities and improve the character of the area.

3

Old Basing Conservation Area

The conservation area is characterised by narrow, winding lanes centred upon The Street and St Mary's Church. There is an eclectic mixture of buildings which reflects the organic formation of this area over centuries of development. There is residential development along with local village amenities such as the Old Basing village hall, Old Basing Infant School, St Mary's Church, shops, pubs and restaurants.

Within Old Basing conservation area development is restricted. Possibilities for development include infill, extensions and conversions, and any upgrades to existing public realm.

Key

-  Conversation area type boundary
-  Buildings
-  Village hall
-  Recreation ground
-  Cemetery
-  School
-  Allotments
-  Local green gap
-  Strategic green gap
-  Grade I listed building
-  Grade II listed building
-  Scheduled monument
-  Public Rights of Way
-  Road network
-  Pedestrian routes



Figure 70: Map showing the Old Basing conservation area type and key features such as green spaces and heritage assets.

Positive Character Features

- The variety in the built form, including thatched-roof and timber framed cottages; weather-boarded barns; terraces of 17th, 18th and 19th century cottages and a stucco house creates a strong character and reflects the history of the village.
- Local and distinctive materials such as the bricks from the ruins of Basing House and the local mellow orange bricks.
- Many of the listed buildings have retained fully their vernacular form and materials.
- Several infill buildings from the 19th and 20th centuries amongst the older buildings which use vernacular materials and strongly reinforce the street pattern of the village
- High quality of both the individual buildings and the open spaces that they occupy.
- Numerous open green spaces popular with residents.

Risks to character

- Use of unsympathetic materials including uPVC.
- Lack of pavements can create accessibility issues for walking around the NA.
- On-street parking can clutter the roads and reduce accessibility.

- Excessive road signage and unsympathetic signage design can clutter the streetscape.

Opportunities

- Improve accessibility in the area.



Figure 71: Use of traditional material palette in the conservation area (red brick with timber framing and thatched roof).



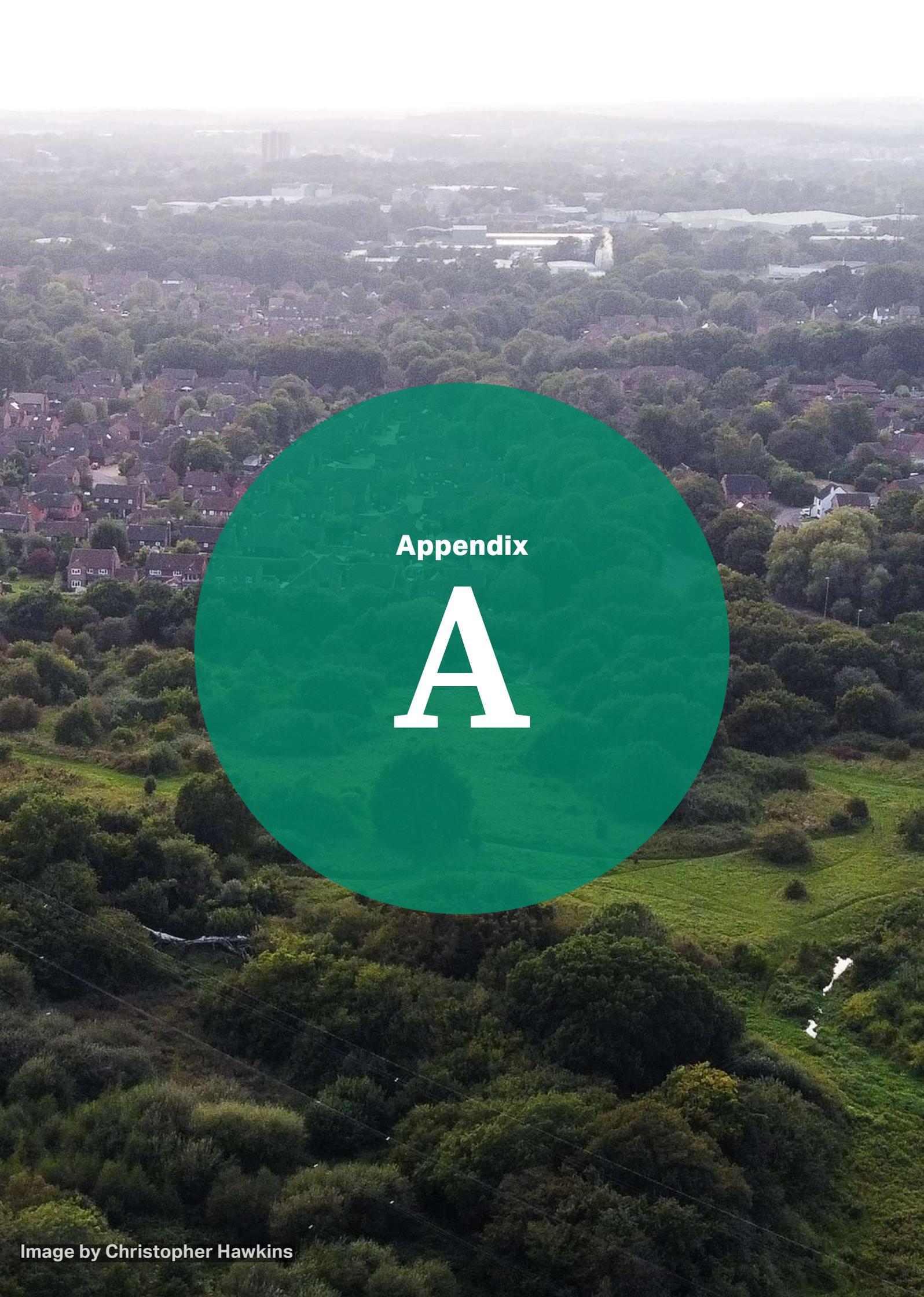
Figure 72: Use of traditional material palette in the conservation area (red brick with timber framing, white painted brick and half-hipped clay tiled roof).

| Topic | Analysis | Code and guidance |
|---|--|--|
| A3.1 Scale and building height | <p>Most buildings are of two storeys. Wide fronted houses predominate. There is a large variation of typologies including terraced, semi-detached and detached.</p> | <p>Any infill, extensions and conversions in the conservation area must fit with existing rooflines. Where a new building is proposed to run parallel with the frontage of existing buildings narrow and tall houses which would undermine the village streetscape should be avoided.</p> |
| A3.2 Materials and design | <p>Traditional material and colour palette is used throughout the conservation area.</p> | <p>Any new development must respond to the traditional material palette. The use of orange/red stock bricks, reclaimed or hand-made, should be used where possible. The use of concrete and re-constituted stone must be avoided. Feature arches, plinth reveals and colour bands should be incorporated to provide variety. Pitched roof and dormers should use materials such as plain clay red tiles, slate, or thatch with lead, bonnets or clay ridge tiles on ridges, hips and valleys.</p> |
| A3.3 Public realm | <p>There are good examples of traditional shop front design which add to the character of the area. However, poor shop front design detracts from the street scene in some places.</p> | <p>Existing paved footways within the Conservation Area in Crown Lane, Milkingpen Lane and The Street should be maintained and, where possible, extended. They should be in keeping with the character of the settlement. Street lighting in the conservation area should be discouraged in order to minimise light pollution, unless there is an over-riding case for the safety of road users, especially pedestrians.</p> |

Table 04: Analysis of the area and specific code and guidance for new development in the Old Basing conservation area type to retain/ replicate good qualities and improve the character of the area.

| Topic | Analysis | Code and guidance |
|--|--|--|
| A3.4 Layout and car parking | Development forms an organic and informal layout. There is a variation of building lines with some fronting directly onto the road and others set back with front gardens. | Unnecessary road signs should be removed and others standardised to produce minimal environmental impact. The use of road markings should be minimised to conserve the informal, rural nature of the roads. |
| A3.5 Boundary treatment | Natural boundary treatments prevail, with some use of red and orange brick walls constructed from local brick. | Lines of old hedgerows should be maintained as they are the traditional boundary lines. Replanting should be with species consistent with existing hedges and woods, and not fast-growing conifers. Retain and manage old mature trees to continue screening and defining the eastern boundary of the conservation area along the canal route. |

Table 05: Analysis of the area and specific code and guidance for new development in the Old Basing conservation area type to retain/ replicate good qualities and improve the character of the area.



Appendix

A

Appendix: Checklist

This section sets out a general list of design considerations by topic for use as a quick reference guide in design workshops and discussions.

1

General design considerations for new development:

- Does new development integrate with existing paths, streets, circulation networks and patterns of activity to allow accessibility and connectivity?
- Is there an opportunity to reinforce or enhance the established settlement character of streets, greens, and other spaces?
- Does the proposal harmonise with and enhance the existing settlement in terms of physical form, architecture and land use?
- Does the proposal relate well to local topography and landscape features, including prominent ridge lines and long-distance views?
- How can the local architecture and historic distinctiveness be reflected, respected, and reinforced?
- Have important existing features been retained and incorporated into the development?
- Have surrounding buildings been respected in terms of scale, height, form and massing?
- Are all components e.g. buildings, landscapes, access routes, parking and open space well related to each other?
- Does the proposal make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation) without adverse impact on the street scene, the local landscape or the amenities of neighbours?
- Has management, maintenance and the upkeep of utilities been considered by the proposal?
- Is there an opportunity to implement passive environmental design principles (for example, site layout being optimised for beneficial solar gain, techniques to reduce energy demands and the incorporation of renewable energy sources)?
- Does the proposal adopt contextually appropriate materials and details?
- Does the proposal incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features?

2

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3

Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?

3 (continued)

Local green spaces, views & character:

- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?

3 (continued)

Local green spaces, views & character:

- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4

Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5

Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6

Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

7

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

10

Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

