Basingstoke and Deane

Basingstoke and Deane Local Plan 2026 to 2040

Scoping Consultation

October 2026

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Consultation Summary

What is this consultation?

The council is consulting on the scope of its new local plan and how it will engage with stakeholders through the local plan making process. More specifically, it seeks views on a draft vision for the plan, a set of proposed measurable outcomes, and the key issues that should be addressed through future local planning policies. The council is also consulting on a draft engagement strategy and Integrated Impact Assessment.

How can I respond?

This document (and the draft Local Plan Community Engagement Strategy and Integrated Impact Assessment) are available for public consultation for a period of six weeks between Friday 9 October and 5pm on 20 November 2026.

Documents can also be viewed at the Civic Offices in London Road, Basingstoke, from 8.30am to 4.30pm Monday to Friday. They are also available at libraries during their opening hours (Basingstoke Discovery Centre, Chineham Library, Mortimer Library, Newbury Library, Overton Library, Tadley Library and Whitchurch Library).

Comments can be submitted through the council's consultation portal and use of this portal is strongly encouraged. If the consultation portal cannot be used, responses can be sent by email or post.

Please do note that there will be further consultations on draft allocations and where future growth will be focused. Therefore, please do not submit any site related comments as part of this consultation as the council will only consider answers to the specific questions raised.

Online: https://www.basingstoke.gov.uk/scoping-consultation-2026

By email: Local.plan@basingstoke.gov.uk

By post: Local Plan, Civic Offices, London Road, Basingstoke, RG21 4AH

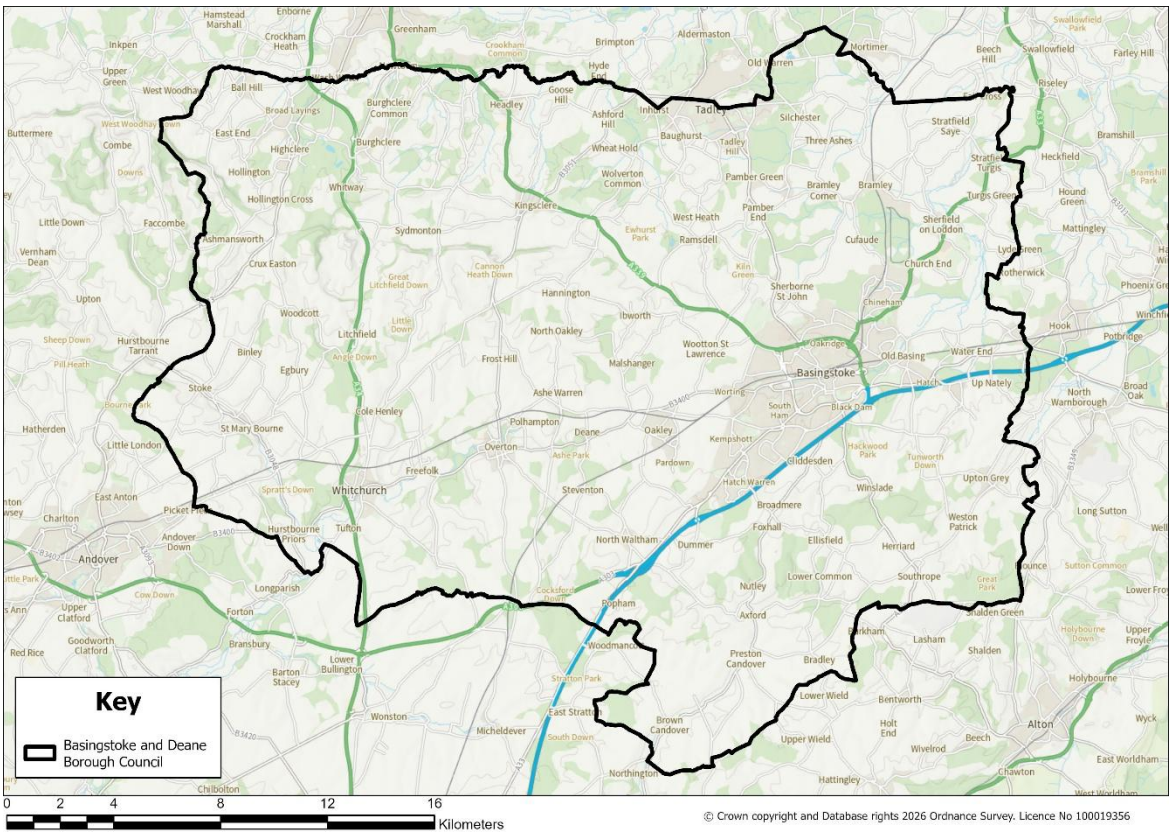
1. Background to the consultation

What is a Local Plan and why is it being updated?

1.1 A Local Plan sets the planning policy framework for its area, guiding future growth and change. Basingstoke and Deane Borough Council's current Local Plan was adopted in 2016 and is being updated to ensure there is a planning framework in place for the area that is effective and deliverable, reflects current national planning guidance, supports local priorities, and meets future needs.

1.2 The new Local Plan will provide the framework for how growth, investment and environmental improvement will be planned and delivered across the borough over the coming years. It will cover the borough of Basingstoke and Deane, as set out in Figure 1 below. The Plan will set a clear strategy for the scale, location and type of future development, ensuring that new homes, jobs and supporting infrastructure are planned in a coordinated and sustainable way. The Plan will also include some locally specific planning policies that will be used alongside national planning policy when determining planning applications and will help ensure that development responds to local priorities, environmental constraints and infrastructure capacity.

Figure 1: A map showing Basingstoke and Deane's Borough Council boundary



1.3 Once adopted, the Local Plan will replace the adopted Local Plan and, together with the borough's made neighbourhood plans, will form part of the development plan for the area. In the future, a Spatial Development Strategy (SDS) will also form part of the development plan for the area. Due to be prepared by the Hampshire and Solent Mayoral Combined County Authority (MCCA), the SDS will establish a strategic framework across the wider Hampshire area, helping to coordinate growth and infrastructure investment across administrative boundaries. The Local Plan will need to take account of the strategic framework as it develops, providing more detailed policies, site allocations and infrastructure requirements for the borough, ensuring that future development is planned in a way that supports communities, protects the environment and delivers sustainable long-term growth.

1.4 The council has been actively preparing a new Local Plan for a number of years and has made substantial progress, including the completion of extensive technical studies and three stages of public consultation. However, progress has been impacted in recent months due to the serious concerns raised by South East Water, the Environment Agency and Natural England regarding the future resilience of potable water supply in parts of the borough. South East Water is continuing to undertake the necessary work to address this critical infrastructure issue and until there is certainty over whether the high levels of growth required within the new Local Plan can be accommodated within available and environmentally sustainable water resources, the council cannot continue its plan-making process. Significant changes to national planning policy and legislation have also impacted on progress. As a result, the council is now progressing the Local Plan under the new national plan-making system which came into effect in 2026. Although this requires the formal process to restart, previous consultation responses, evidence and technical work will continue to play an important role in shaping the emerging Local Plan. The reasons for this are explained further below.

Why does the borough need a new Local Plan?

1.5 It is important that the borough has an up-to-date Local Plan to ensure a plan-led approach to managing growth and change that reflects local needs, priorities and aspirations. Once adopted, it will provide a clear framework for where development should take place, the infrastructure required to support it, and the standards that development must achieve. The Plan will seek to ensure that growth is sustainable, infrastructure-led and responsive to environmental constraints, including those relating to water resources, biodiversity, climate change and the capacity of local services. In doing so, it will support the council's Climate Emergency and Ecological Emergency Declarations and provide a framework for balancing the need for homes, jobs and investment with the protection and enhancement of the borough's natural and built environment. The council considers that an up-to-date Local Plan provides the best opportunity to secure positive outcomes for existing and future communities by ensuring that development is planned, coordinated and delivered in the right places at the right time.

1.6 A new Local Plan will also help restore and maintain a rolling five-year supply of deliverable housing sites. Without an up-to-date Local Plan and a demonstrable housing land supply, the borough is more vulnerable to speculative development proposals coming forward in locations that may not reflect local priorities or be aligned with the timely delivery of supporting infrastructure. An up-to-date Local Plan will strengthen the council's ability to proactively plan for growth, direct development to the most sustainable locations, secure the infrastructure needed to support new communities, and ensure that environmental and place-making considerations are fully integrated into decision-making.

What progress has already been made on making a new Local Plan?

1.7 The council, together with local communities, businesses, infrastructure providers and other stakeholders, has been working for a number of years to prepare a new Local Plan for the borough. This has included the preparation of a substantial evidence base and the completion of three stages of public consultation: an Issues and Options consultation, followed by two Regulation 18 consultations on a draft Local Plan in 2024 and an updated draft spatial strategy in 2025/26. These consultations generated significant engagement and provided valuable feedback on a wide range of issues, including housing growth and draft housing allocations, infrastructure capacity, water resources, environmental protection, transport, economic development and the future growth strategy for the borough. The evidence gathered and views expressed through these consultations will continue to play an important role in informing the preparation of the new Local Plan.

1.8 During this period, the planning system has undergone significant change. National planning policy, legislation and transitional arrangements have evolved substantially, requiring the council to review and adapt its approach to plan-making. This has included changes to the National Planning Policy Framework (NPPF), reforms to the local plan-making system and a significant increase in the borough's housing requirement. Collectively, these changes have influenced both the content of the emerging Local Plan and the process through which it is prepared.

1.9 The council's evidence base and responses to previous consultations highlighted significant concerns regarding the capacity, resilience and long-term sustainability of water resources and water infrastructure serving parts of the borough. In particular, concerns were raised regarding the ability of the existing water supply network to support future growth whilst protecting the environment, including sensitive river catchments and chalk streams. The council has therefore worked closely with South East Water, the Environment Agency, Natural England and other partners to fully understand the nature and extent of these constraints and the infrastructure improvements and environmental safeguards that may be required.

1.10 This work has reinforced the importance of ensuring that growth is aligned with the timely delivery of the infrastructure necessary to support it and that future development can be accommodated without unacceptable impacts on water

resources or the wider environment. As further technical evidence and options continue to be developed, the council remains committed to ensuring that decisions on the scale, location and timing of future growth are informed by robust evidence and underpinned by a clear and deliverable strategy for water and environmental management.

1.11 In March 2026, new regulations came into force introducing a new system for preparing Local Plans. In September 2026, the council resolved to continue plan making under this new system, in accordance with relevant statutory requirements. This decision reflected the fact that it was not possible to progress the draft plan to a position where it could be submitted to Government in time to meet the deadline of 31 December 2026 in order to remain within the previous ("legacy") planning system. This directly reflected the water supply issues outlined above and the need for South East Water to provide certainty over what levels of growth can be accommodated within available and environmentally sustainable water resources, before the council can progress further. Requests to Government for an extension to this deadline have not been granted although discussions are ongoing.

1.12 In moving to the new system, the formal process of plan making must restart. This consultation is the first step in the new process. However, the council is committed to building upon the extensive evidence, technical studies and stakeholder engagement already undertaken. The views and feedback received through earlier consultations will continue to play an important role in shaping the new Local Plan, providing a strong foundation and helping to ensure that work completed to date continues to inform future decisions.

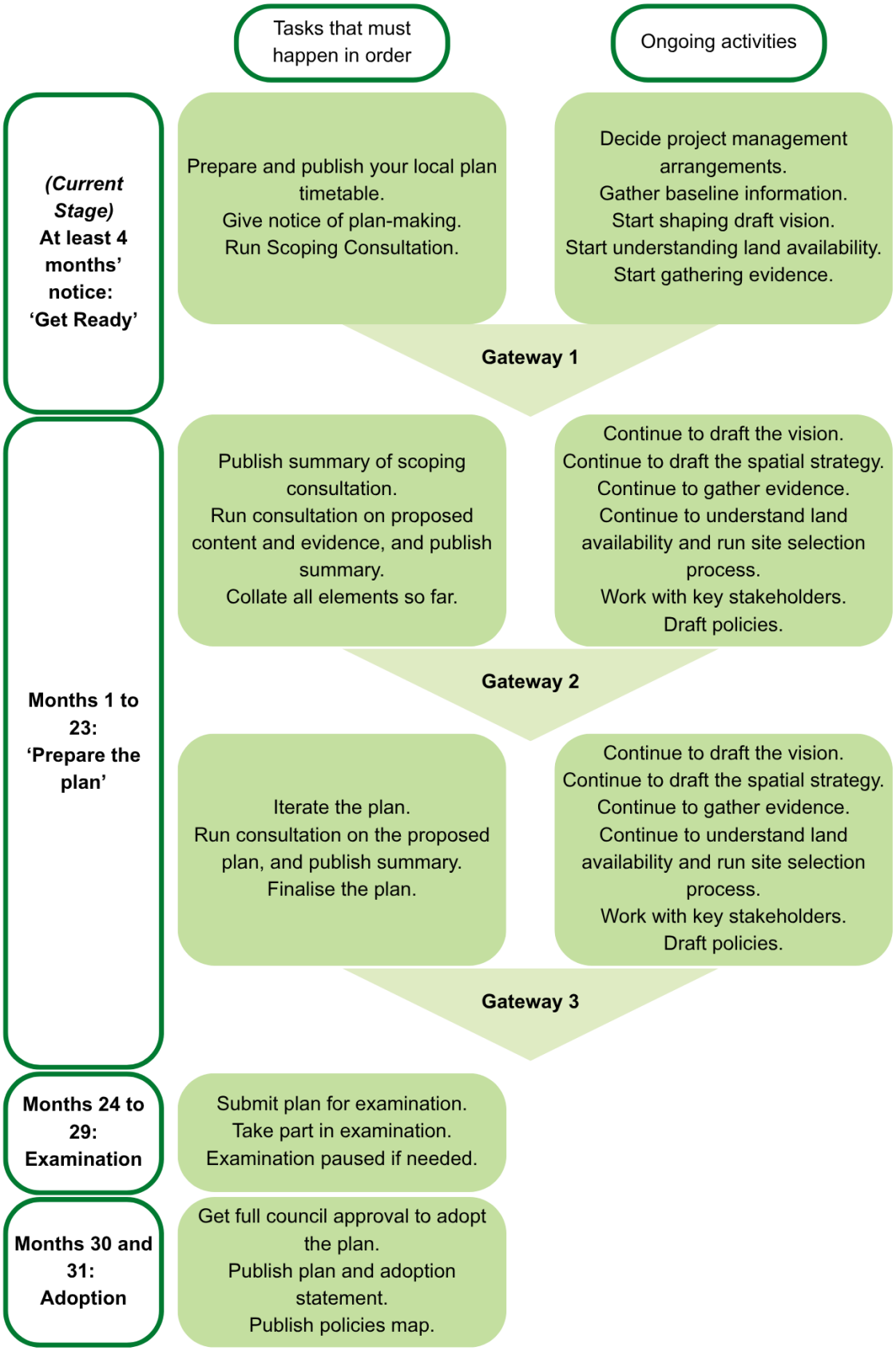
1.13 The Local Plan cannot substantially progress until a robust solution to the water supply issue has been identified and the council is content that relevant infrastructure will be delivered ahead of, or alongside new development whilst the environment continues to be protected by sustainable levels of water abstraction. Understanding the capacity and constraints of all aspects of the borough’s water environment, including wastewater and surface water management is essential to ensuring that planned growth can be accommodated sustainably.

1.14 The council remains fully committed to preparing an up-to-date Local Plan as quickly as possible, ensuring that future growth is planned in a coordinated and sustainable way that meets the needs of the borough's communities. Having an up-to-date Local Plan in place will also protect the borough from speculative development. Therefore, whilst work on the water issue continues, it is considered suitable to twin track work on the early stages of plan making under the new system. This approach is also in line with the statutory requirement set by government for all authorities to start plan making under the new planning system by December 2026 unless they continue under the legacy system.

How will the new Plan be taken forward?

1.15 The new planning system introduces a 30-month plan-making process, comprising a series of stages and gateway assessments that authorities must complete. Figure 2 below illustrates the key stages in the process.

Figure 2 – A diagram showing the key stages in the plan making process



1.16 Further details of what happens at each stage of the process can be found in the Government's 30 month local plan process overview.

1.17 The new timetable is available on the council's website. The first stage of the new process is this Scoping Consultation, the first of three formal consultations required under the new regulations. The consultation focuses on the scope of the plan and how stakeholders will be involved in the preparation of the plan.

1.18 Recognising the considerable progress already made in preparing a new Local Plan, the council is committed to building on rather than repeating the work undertaken to date. Whilst this Scoping Consultation fulfils the requirements of the new plan-making system, it also goes further by seeking views on a draft vision, proposed measurable outcomes and the key issues that should shape future planning policies. By consulting on these matters at an early stage, the council is providing an additional opportunity for stakeholders to influence the direction of the Local Plan and help shape a strategy that responds to the borough's needs, infrastructure requirements and environmental priorities. This will help ensure that the next stage of consultation is more focused, informed and meaningful.

2. The Scope of the Local Plan

What can the Local Plan cover?

2.1 Under the new planning system, Local Plans are expected to focus primarily on delivering a strategy for meeting an area's development needs, with particular emphasis on site allocations and infrastructure delivery.

2.2 National policy and legislation set out a number of requirements that Local Plans are required to address. They must:

- Set a clear vision for the area with up to 10 measurable outcomes.
- Provide the strategy, policies and allocations sufficient to meet identified needs over at least the next 10 years from adoption.
- Set out a spatial strategy showing where development will be located and any areas to be protected.
- Allocate sites to meet development needs.
- Identify settlements and the relevant policy boundaries, including town centres and the hierarchy of centres.
- Set development standards for affordable housing, infrastructure, parking, densities, housing mix, open space, water use and design parameters.
- Set what development contributions will be required for affordable housing and infrastructure.

2.3 The following sections of this consultation document focus on setting out the following for comment:

- A draft vision for the area.
- Draft measurable outcomes for the plan.
- Proposed Locally Specific Policy Areas.

What documents will support the Local Plan?

2.4 An Integrated Impact Assessment (IIA), incorporating a Strategic Environmental Assessment (SEA), Health Impact Assessment (HIA), Equalities Impact Assessment (EqIA) and a Habitats Regulations Assessment (HRA) will be carried out to support and inform the development of the Plan throughout the process, setting out options and outcomes and informing decisions. The IIA process is undertaken alongside the Local Plan and supports the development and refinement of the Local Plan by appraising the sustainability effects of the proposed strategic options, draft policies and proposed allocations for growth. The IIA process is undertaken alongside the Local Plan and supports the development and refinement of the Local Plan by appraising the sustainability and environmental effects of the proposed strategic options, draft policies and proposed allocations for growth. This will help promote sustainable development through the early integration of sustainability and environmental considerations into the preparation of the Local Plan.

2.5 The first step is the preparation of an IIA scoping report which accompanies this consultation and sets out the baseline information, relevant policy context and a framework of objectives that will be used to assess the emerging local plan. Once complete the three statutory environmental stakeholders (Environment Agency, Historic England and Natural England) will be consulted on the draft IIA Scoping Report which helps to inform the scope of the Interim IIA Environmental Report required at the next stage of plan making. Given the borough's identified water supply constraints and the importance of protecting internationally and nationally important water environments, including the River Test and River Loddon catchments, particular attention will be given to assessing the implications of growth options for water resources and infrastructure.

2.6 The Local Plan will be supported by an Infrastructure Delivery Plan (IDP), which will identify the infrastructure required to facilitate growth and ensure that development is supported by the timely provision of essential services and facilities. The IDP will set out the nature, scale, delivery mechanisms and phasing of infrastructure needed to support planned development, including transport, education, health, community facilities, utilities, green infrastructure and open space. This will help ensure that infrastructure requirements are understood early, investment is coordinated, and growth can be delivered in a sustainable and infrastructure-led manner.

2.7 Alongside producing the Plan, the council will also be updating the Community Infrastructure Levy (CIL) charging schedule, which sets out the rate that new qualifying developments are required to pay to help fund infrastructure. The review will be informed by the emerging Infrastructure Delivery Plan and viability evidence to ensure that infrastructure funding supports the delivery of the transport, education, health, utility, community and green infrastructure needed to accommodate growth. It is anticipated that the new CIL charging schedule will be examined shortly after the new Local Plan is adopted.

3. What are the Key Issues for the Local Plan to address?

Basingstoke and Deane context

3.1 The borough of Basingstoke and Deane covers an area of over 63,000 hectares (245 square miles) of north Hampshire, with Basingstoke town and the adjoining parishes of Chineham and Rooksdown comprising the main settlement in the borough and the focus for key services and employment. The town, which has excellent accessibility by road and rail, was subject to **significant growth** in the 1960s and 1970s as a London overspill town and it has continued to grow over more recent decades with a population of 117,210 in 2021 (ONS 2021 Census) (63% of the borough's population). Growth has led to new and regenerated residential areas, a diverse range of leisure, sport and community facilities and a regional shopping centre. However, growth has also placed increasing pressure on the borough's infrastructure, natural resources and environment, including transport networks, water resources, wastewater infrastructure and biodiversity.

3.2 The borough's rural area, a significant proportion of which is designated as **National Landscape**, is characterised by its dispersed network of towns, villages and hamlets each with their own distinct identity and sense of place; extensive areas of agriculture and woodland (over 83% of the borough's land); its wealth of **heritage assets**; its **diverse biodiversity**; and nationally important **chalk rivers** including the Rivers Loddon and Test. This **rural dimension** is fundamental to the borough's character, economy, environment and quality of life. The importance of agriculture and rural businesses, the protection of valued landscape and countryside, the **distinct identities of settlements** and the need to avoid coalescence between communities are all important considerations for the Local Plan. Ensuring that growth is planned in a way that reflects the differing roles, functions and infrastructure capacity of the borough's settlements will be a key challenge. The overall **economy** is strong and diverse with relatively low levels of unemployment. However, **infrastructure and service provision** varies across the borough, including education, healthcare, transport and community facilities, and there is some disparity in the capacity of schools across the borough and educational attainment at secondary school level could be improved.

3.3 Ensuring the retention, effective management and creation of robust habitats that will be able to cope/adjust to the impacts of **climate change** is a challenge for the borough. Trees and hedgerows, including Ancient Woodland, provide a range of benefits including carbon sequestration, biodiversity enhancement, wildlife connectivity and the greening of urban environments. The borough benefits from a good range of **green infrastructure** assets including parks, open spaces and the wider countryside; however, these areas are often required to balance competing demands relating to biodiversity, recreation, health and wellbeing. Additional development and population growth are likely to increase pressure on land, water and other natural resources, as well as contributing to increased waste, pollution and recreational impacts on sensitive habitats. The main source of **renewable energy** in the borough is from photovoltaics although there is significant opportunity to increase the

contribution of renewable and low-carbon energy technologies to support the transition to net zero and improve long-term environmental resilience.

3.4 The borough's characteristics make it an attractive place to live, both for newly forming households locally and for people moving to the area from elsewhere, including London. House prices are generally lower than in many neighbouring authorities, **affordability** remains a significant challenge for many residents, as reflected in the number of households on the Housing Register and the continuing demand for affordable housing, particularly social rented homes. The borough's **ageing population** also leads to changes in local housing requirements, increasing the need for accessible, adaptable lifetime homes and specialist accommodation for those with care needs and housing that supports independent living throughout life. It is also important that the Local Plan provides opportunities for a wide **range of housing needs**, including family housing, affordable homes, homes for younger people seeking to remain within the borough, accommodation for Gypsies and Travellers, and opportunities for self and custom-build housing. Ensuring that sufficient homes are delivered in sustainable locations, supported by appropriate infrastructure and services, whilst maintaining the quality and character of places, will be a key challenge for the Local Plan.

3.5 Some parts of the borough's housing stock are becoming dated and in need of **renewal** and investment to ensure they continue to meet the needs and aspirations of local communities. In particular, there are opportunities to improve the quality, energy efficiency and appearance of **existing neighbourhoods**, alongside the better use of previously developed land and underutilised sites. While levels of deprivation across the borough are generally low, some neighbourhoods experience comparatively higher levels of disadvantage, including in relation to educational attainment, health outcomes and crime. The Local Plan provides an opportunity to support the renewal of these areas, improve the quality of the built environment and public realm, and help create safe, inclusive and healthy communities. Although perceptions of safety are generally high, there remain localised issues relating to crime and anti-social behaviour which should be considered in the design and planning of future development. There have also been examples of poorer quality residential development resulting from the conversion of commercial buildings, highlighting the importance of maintaining **high standards of design**, amenity and sustainability in all new developments.

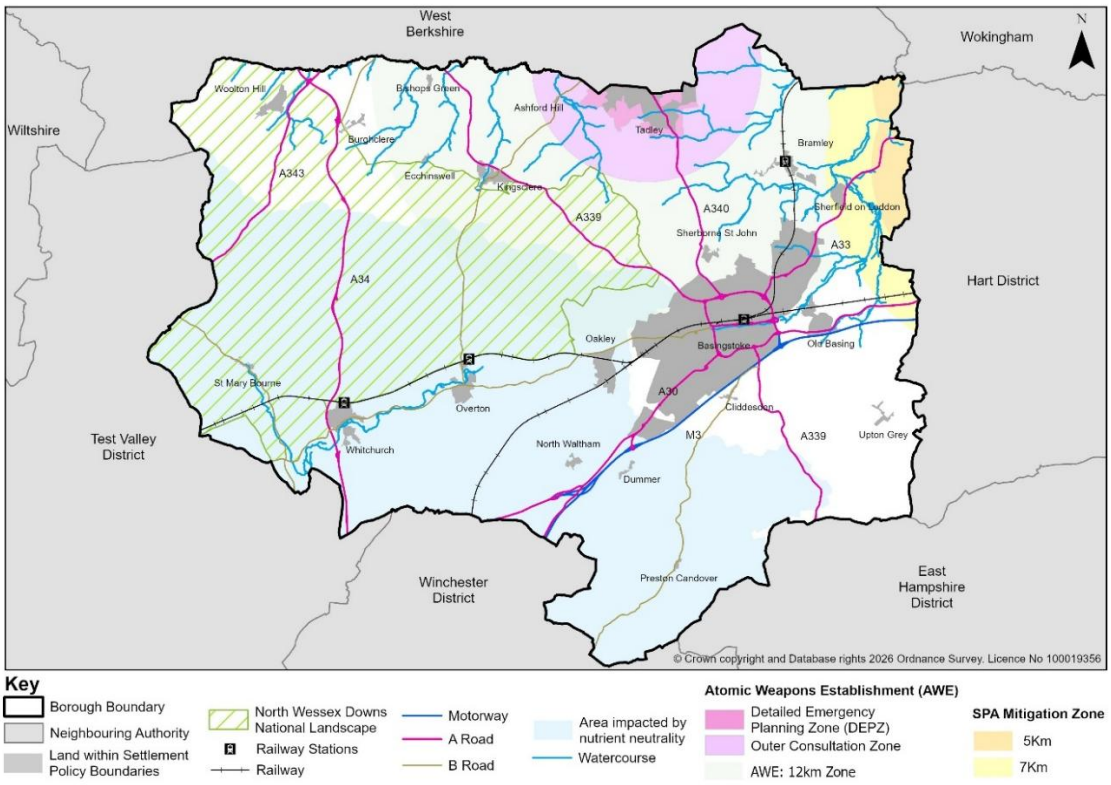
3.6 There is a high reliance on private vehicle use across the borough, although more sustainable options are encouraged and continue to be developed. Improvements to **transport infrastructure** together with changes in travel behaviour and the provision of sustainable transport services, will be required to address increasing congestion, longer journey times, network reliability issues, and the associated environmental, health and safety impacts. New developments should be located and designed to reduce the need to travel, support active travel and public transport use, and provide safe and convenient access to jobs, services and facilities. Ensuring **access to essential services**, employment opportunities and community facilities remains a key challenge, particularly for residents living in rural areas and settlements outside

Basingstoke town. Addressing these issues will be important in supporting sustainable growth, reducing transport-related carbon emissions and improving quality of life across the borough.

Characteristics of the Borough

3.7 Figure 3 shows the main spatial characteristics and constraints of the borough which will need to be fully considered in developing a sustainable and deliverable spatial strategy for future growth. Key considerations include the existing **pattern of settlements** across the borough and the need to maintain their distinct identities; the presence of nationally and internationally important **environmental assets**, including the North Wessex Downs National Landscape, internationally designated wildlife sites associated with the Solent and Thames Basin Heaths, and the borough's sensitive chalk stream catchments; and the **capacity of strategic infrastructure**, particularly water supply and wastewater networks. In addition, the borough contains **areas of significant heritage value**, together with two licensed **nuclear installations** located on its administrative boundary (the Atomic Weapons Establishment (AWE) Aldermaston and AWE Burghfield), all of which will need to be carefully considered in determining the most appropriate locations for future development.

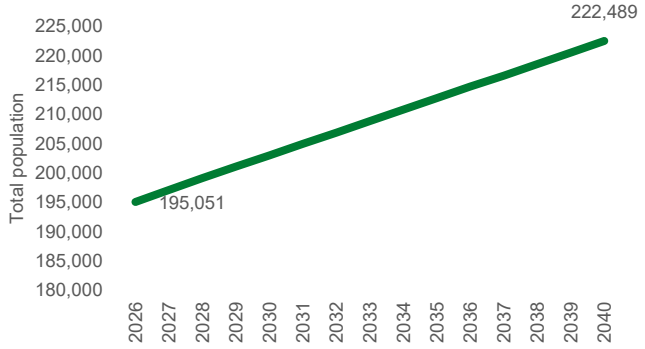
Figure 3 – A map showing the key constraints in Basingstoke and Deane Borough



3.8 Figure 4 below shows some key facts about Basingstoke and Deane. These have been compiled from the Office for National Statistics local indicators, Census 2021 area profile, external data held by local and national partners, and the council's evidence base.

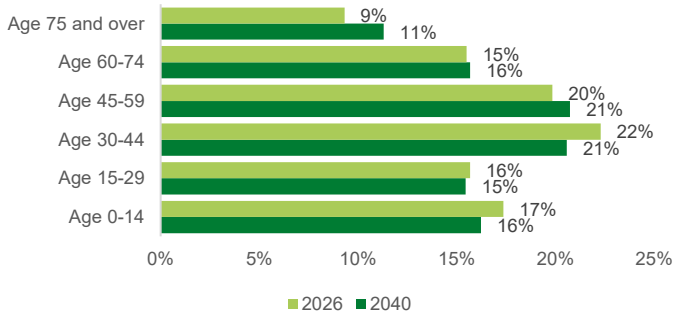
Figure 4 – Key facts about Basingstoke and Deane

Population growth



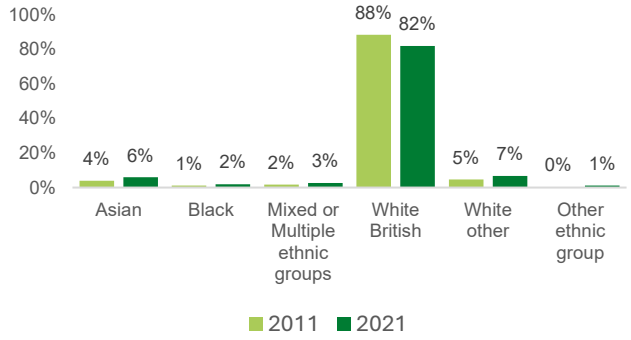
Population projected to rise to over 222,000 by 2040, based on growth in the Standard Method

Population ageing



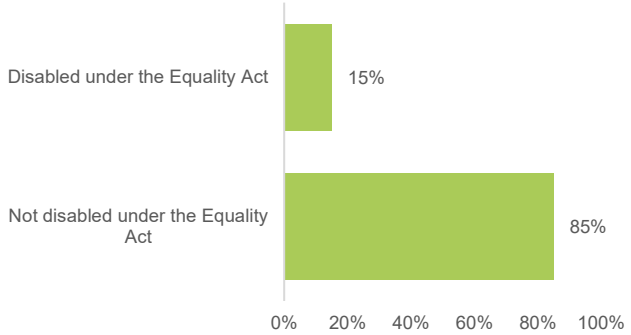
Population has aged over time and will continue to do so, with 27% aged 60 and over by 2040

Ethnic diversity



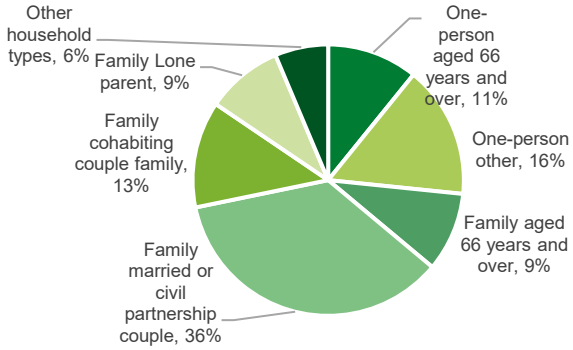
Becoming more culturally diverse with 18% non- White British and 15% born outside the UK in 2021

Disability



15% of the population disabled under the Equality Act in 2021 and the proportion of those with a disability increases with age

Household composition

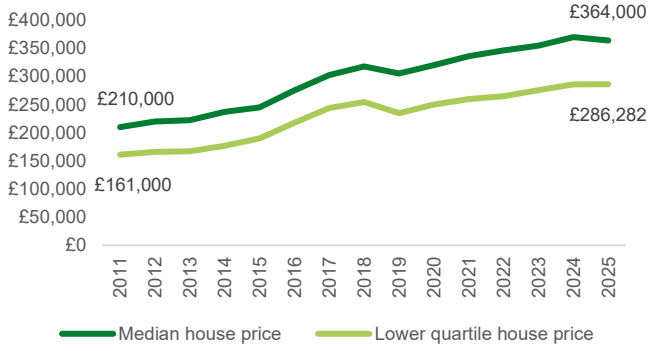


27% of households occupied by one person and 20% occupied by those solely aged 66 and over. Average household size projected to continue to decline, leading to more demand for housing

Housing register

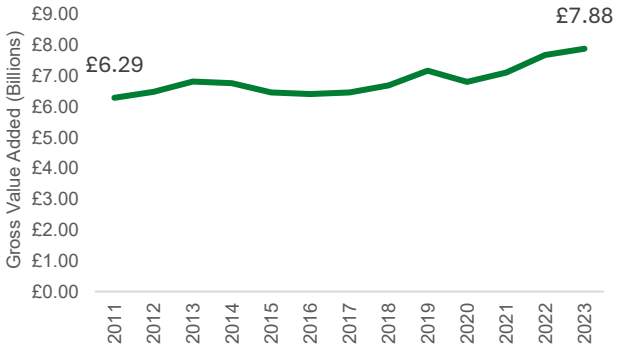
4,385 households on the Housing Register at April 2026 and 805 properties advertised during 2025/26

Relatively affordable house prices



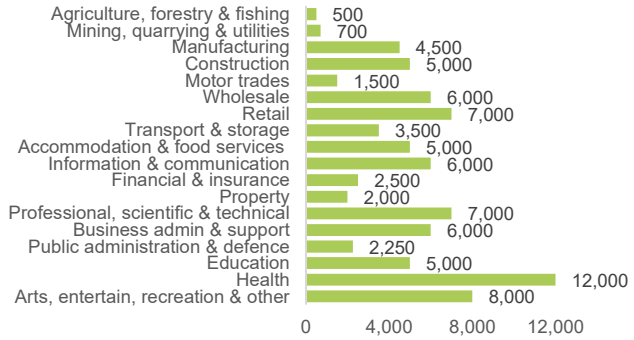
Median and lower quartile house prices are below neighbouring areas, with a ratio of median house prices to workplace-based earnings of 8.78 in 2025

High Gross Value Added



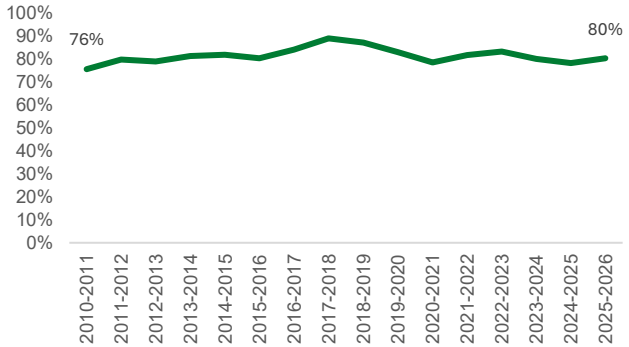
Contributes almost £7.9 billion Gross Value Added (GVA) to the UK economy

Range of employee sectors



85,000 employees and 85,000 people in employment, covering a range of sectors, particularly Health

Relatively high employment



80% of the population aged 16 to 64 in employment in 2025/26

Natural assets

North Wessex Downs National Landscape, Ashford Hill National Nature Reserve, River Loddon, River Test and many local designations. Home to 32 of Hampshire's 50 notable species

Heritage assets

Over 1,600 listed buildings, 48 Conservation Areas, 63 Scheduled Monuments and 13 Registered Parks and Gardens

Local aspirations and outcomes of previous consultations

3.9 The Council Plan sets out the council's vision for the borough and the priorities that will guide decision-making and investment over the coming years. The Local Plan will be a key mechanism for delivering many of these priorities through the planning and management of future development, ensuring that growth is sustainable, infrastructure-led and responsive to local needs. Residents have also highlighted their key issues through previous consultations on the evolving plan and summaries of the main issues raised during the three previous consultations can be found on the council's website at Issues and Options Consultation; Regulation 18 Consultation 2024 and Regulation 18 Consultation 2025. Taken together, local priorities and ambitions for the evolving plan include the following:

- Delivering an **infrastructure first** approach, ensuring that transport, health (including a new hospital and health care campus), education, utilities (including water, sewage, electricity and broadband), community facilities and green infrastructure are provided in the right place and at the right time to support growth and maintain the quality of life of existing and future residents. This reflects concern that existing infrastructure is already operating at close to, or in some cases beyond its capacity.
- Supporting the right **scale of development** that can be sustainably accommodated, having regard to local environmental, infrastructure and community constraints, delivering homes, jobs and services in sustainable locations, reducing the need to travel and promoting healthy, inclusive and well-connected communities.
- Tackling **climate change** in line with the council's Climate Emergency[1] Declaration, while supporting adaptation to the impacts of a changing climate.
- Protecting the borough's **environmental and historic assets** including heritage, local landscape character, countryside and sensitive water environments such as the borough's chalk streams and river catchments, and enhancing biodiversity in line with the council's Ecological Emergency[2] and Rights of Rivers[3] Declarations.
- Improving the **quality, sustainability, liveability and resilience of the built environment**, whilst recognising and enhancing the distinct character, heritage and sense of place of the borough's towns and villages.
- Maximising the use of **previously developed land**, urban renewal opportunities, particularly within Basingstoke, before the release of additional greenfield land, and facilitating the renewal of key parts of Basingstoke Town including the town centre leisure park and older residential areas to enhance the built and natural environment, create attractive places and improve outcomes for residents.

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[1] Climate Emergency Declaration - A climate emergency for the borough was declared on 10th September 2019 and sets ambitious targets for the council to become carbon neutral in its operations by 2025 and a net zero carbon borough by 2030.
[2] Ecological Emergency Declaration - An ecological emergency was declared on 14 October 2021 and the council is taking steps to manage, protect, enhance and restore nature across the borough.
[3] Rights of Rivers Declaration (March 2026) – This pledges that the council will recognise and support formal rights for the borough's waterways.

- Ensuring that development reflects the **character, identity and distinctiveness** of existing urban and rural communities, and avoids the potential for loss of character in established urban communities, coalescence between settlements, and the cumulative impact of development on rural villages and their surrounding countryside.
- Ensuring that **strategic site allocations** are suitable, sustainable and deliverable and that all reasonable alternatives have been fully considered.

Current Local Plan evidence base

3.10 The council has already prepared a **substantial evidence base** to support its work to date on the emerging Local Plan. This evidence provides a detailed understanding of the borough's characteristics, future development needs, opportunities, constraints and environmental sensitivities, helping to ensure that planning policies and site allocations are informed by robust and proportionate evidence. The evidence base covers a wide range of topics, including housing and employment needs, infrastructure capacity and requirements, transport, climate change, heritage, landscape, flood risk, water resources and the wider natural environment. This includes Water Cycle Studies, which assess the capacity of water supply, wastewater treatment, drainage infrastructure and the wider water environment to accommodate future growth and help identify any improvements or mitigation measures that may be required. As work on the Local Plan progresses, the council will review and update evidence where necessary to ensure it remains relevant and reflects the most up-to-date information available. All of the evidence base that has been collected to date can be viewed on the council's website.

3.11 Focusing on the identification of housing, employment and other needs over the plan period, the evidence base to date has identified the following:

Housing

3.12 The NPPF requires councils to identify their housing need using a nationally prescribed formula called the Standard Method. In addition, the council must take account of needs that cannot be met by neighbouring areas.

3.13 The borough's **Standard Method Housing requirement is 1,166 dwellings per annum** (at 1 September 2026). Whilst Local Plans were previously required to cover 15 years from adoption, the new NPPF requires plans to look forward a minimum of 10 years from adoption (expected to be 2029/30). It is therefore suggested that the new Local Plan period should run from 2026 to 2040, a period of 14 years and 10 years post adoption. Over the suggested 14 year plan period, the requirement currently amounts to approximately 16,200 homes. In assessing how many homes the council must plan for, the amount of housing that already has planning consent can be counted towards this requirement.

3.14 The council has published a Housing Market Assessment (2026) identifying how the borough's population would be expected to change and the type of

homes that would be required. In particular, this identifies a significant need for **affordable housing,** which is particularly critical in relation to **Social Rented homes**, reflecting affordability challenges across the borough and the need to ensure that local people have access to suitable housing that meets their needs throughout their lives. The assessment also identifies an increasing proportion of **older residents**, highlighting the need for a broader range of accessible, adaptable and specialist housing options. Providing attractive accommodation for older people can also support the more efficient use of the housing stock by enabling the release of larger family homes.

3.15 The council is also required to plan for the accommodation needs of **Gypsies and Travellers**, with future pitch requirements to be informed by updated evidence of identified need. In addition, there are currently more than 360 individuals on the council's **Self-Build** and Custom Housebuilding Register, demonstrating a continued demand for alternative forms of housing delivery. The Local Plan will need to include an appropriate strategy to support the provision of sufficient serviced plots for self-build and custom housebuilding, alongside meeting the accommodation needs of Gypsies and Travellers and the wider housing requirements of the borough.

Employment

3.16 The latest Economic Needs Assessment (ENA) (2025) concluded on the increased need for office, industrial and storage and distribution floorspace across the borough up to 2042. The ENA identified **a net need of 24,000sqm for offices, 37,000 sqm for industrial and 177,000 sqm for logistics and distribution uses** in order to provide future jobs for local residents, including the young. The ENA highlighted the importance of modernising existing employment areas and providing high-quality floorspace that meets the needs of modern businesses. It also identified Basing View as a strategically important location due to its highly accessible town centre location and proximity to the railway station.

3.17 As the Local Plan progresses, further work will be undertaken to update the ENA to cover the proposed new plan period and also consider the future role of Basing View and other strategic employment areas, including opportunities for renewal, intensification and mixed-use development. This will help ensure that land is used efficiently, that employment needs continue to be met, and that opportunities to support town centre renewal and deliver additional housing in highly sustainable locations are fully considered. The Local Plan will also need to consider the role of industrial, logistics and rural employment space in supporting economic growth whilst balancing environmental, infrastructure and placemaking considerations.

Retail and Leisure

3.18 The council’s Retail and Main Town Centre Uses Study (2020, updated 2025) identifies that the demand for **retail floorspace is not expected to significantly change over the Plan period** and highlights the importance of the borough’s town and district centres being flexible and diversifying their offer

to include a broad range of complementary uses to create vibrant and attractive centres and minimise empty units. Strategic-scale development sites will be expected to provide appropriate local shopping and service facilities to meet the day-to-day needs of new and existing communities.

3.19 The council has also published a Leisure and Recreational Needs Assessment (LRNA) (2022) which identifies leisure related needs created by proposed new development. The LRNA identifies that population pressures and the current facility stock mean that opportunities exist for continued investing in and supporting built sports facilities within the borough. The LRNA concludes that the current provision of community buildings in the borough is adequate, although not always aligned to demand, and that **additional community building space should be provided to meet the needs of population growth**, alongside interventions to help address buildings with maintenance burdens. With regards to playing pitches, the LRNA sets out that across the borough as a whole, there is sufficient capacity of playing pitches, however the distribution of available capacity does not align closely to the areas of demand.

Updating the Evidence Base

3.20 As needs, circumstances and national planning policy requirements have continued to evolve, the council has **reviewed its existing evidence** base to identify where updates and additional evidence are required. This is particularly important considering the transition to the new planning system and the associated changes to plan-making requirements. Additional evidence is also needed to address key issues identified through previous evidence-gathering work, engagement with infrastructure providers and statutory bodies, and matters raised through earlier public consultations. In particular, further work is required to inform decisions relating to water supply, housing delivery and site viability, transport and community infrastructure capacity, environmental protection and nature recovery, and opportunities for urban renewal and the efficient use of previously developed land. This work will help ensure that the Local Plan is based on robust and up-to-date evidence and that future growth can be planned in a sustainable and deliverable manner. The council will also review whether existing assumptions regarding the contribution of strategic employment areas, including Basing View, remain appropriate and whether opportunities exist to support a greater mix of uses, including housing, in highly sustainable locations.

3.21 To support the preparation of the Local Plan, the council will **update parts of the evidence base where necessary**, to reflect the latest assessment of development needs and the revised plan period; to assess any new development sites submitted to the council, and to inform potential changes to the spatial strategy and the development of other local policies. In addition, it is proposed, at this stage, that the following studies will be completed:

Evidence	Purpose
Gypsy and Traveller Needs Assessment	To assess the accommodation needs of gypsies and travellers and inform pitch requirements over the Local Plan period.

Housing Density and Urban Capacity Study	To assess appropriate residential densities across the borough, with a particular focus on Basingstoke town centre, Basing View, neighbourhood renewal areas and other locations with high levels of accessibility to services, facilities and public transport. The study will identify opportunities to make more efficient use of previously developed land, support urban renewal objectives, and optimise housing delivery in sustainable locations whilst ensuring high-quality design, placemaking, green infrastructure provision and respect for local character.
Strategic Viability Study	To ensure the development proposed can be delivered economically while meeting policy requirements and contributing towards the necessary infrastructure, policy-compliant affordable housing (prioritising Social Rent) and other planning obligations.
Nationally Described Space Standards (NDSS) Report	To assess the suitability of requiring developments to comply with the NDSS based on current size of homes being delivered.
Low Carbon Building Evidence Base Report	To update the existing evidence base, to support the introduction of energy-based policies for new residential and non-residential buildings in line with best practice.
Local Area Energy Mapping	To further explore opportunities for renewable and low carbon energy.
Joint Water Cycle Study (supply)	To assess whether planned growth can be accommodated within environmentally sustainable water resources and available water infrastructure capacity. The study will assess cumulative impacts of current and future development within the parts of the borough served by South East Water, including abstraction, water quality and sensitive water environments, and identify any implications for the scale and phasing of development, together with necessary infrastructure, mitigation and delivery requirements. The council is also considering further water quality work.
Strategic Transport Assessment	To evaluate the impact of future growth on movement across the borough and identify the transport infrastructure required to support planned development. The assessment will consider the performance and capacity of roads, public transport, walking and cycling networks for all users, assess the

	consequences of growth for congestion, accessibility, air quality and carbon emissions, and identify the mitigation measures and infrastructure improvements necessary to ensure development can be delivered sustainably.
Basing View Assessment	To assess opportunities for the comprehensive renewal and regeneration of Basing View and its contribution towards meeting the borough's housing, employment and regeneration objectives. The study will include an evaluation of existing land use efficiency, future development capacity, infrastructure requirements and placemaking opportunities, including the potential for higher-density mixed-use development.
Biodiversity Net Gain (BNG) on site allocations	To assess, through ecological and related evidence, the suitability of site specific BNG requirements within the Local Plan.

Question 1:

Are there any other evidence base documents that the council should be preparing?

Maintaining Cooperation with other plan making authorities

3.22 Plan-making authorities should engage proactively and regularly with infrastructure providers, neighbouring and other plan-making authorities (where there are strategic interdependencies across boundaries) and other relevant bodies to identify and address **cross-boundary matters**. The council is in regular dialogue with neighbouring authorities and infrastructure providers on a range of strategic cross boundary matters.

3.23 Neighbouring authorities may request the borough to take some of their housing growth if they are unable to deliver required growth levels locally. At the time of writing, no requests have been received from adjoining areas, but in the wider area, the South Downs National Park Authority and Havant Borough Council have approached the Council about the potential for **accommodating unmet housing need**. It may be that, at a later stage in the plan-making process, unmet needs from other neighbouring authorities may also need to be considered. In addition to housing, a number of neighbouring authorities have made requests relating to meeting unmet gypsy and traveller needs.

3.24 Of particular importance are cross-boundary issues relating to **water resources, water supply, wastewater treatment and environmental**

capacity, including the protection of the Thames Basin Heaths Special Protection Area and the River Test and River Itchen catchments (which are linked to the Solent). These issues have the potential to influence the scale, location and timing of future development and therefore require a coordinated strategic approach. The council is working proactively with neighbouring authorities, statutory consultees, infrastructure providers and other partners to identify and progress mitigation measures, compensatory solutions and infrastructure investment necessary to facilitate sustainable growth whilst safeguarding internationally and nationally important environmental assets.

3.25 Other strategic cross-boundary matters include the provision of **employment opportunities** to meet sub-regional needs, particularly along key transport corridors, both road and rail, such as the M3 motorway. the delivery of **strategic infrastructure** including transport, education, healthcare and utilities; the protection and enhancement of **environmentally sensitive areas and internationally designated sites**; and the presence of two licensed **nuclear installations** located in close proximity to the borough boundary (AWE Aldermaston and AWE Burghfield) and the associated emergency planning considerations. Many of these issues extend beyond administrative boundaries and require ongoing collaboration with neighbouring authorities, infrastructure providers and statutory bodies.

3.26 As the Local Plan progresses, co-operation and collaboration with others will continue and the council will prepare, maintain and publish one or more statements of common ground to demonstrate that relevant cross-boundary matters have been addressed or to set out the reasonable steps taken to address them.

The Key Issues

3.27 Considering the information outlined above, including the requirements of relevant regulations and policy, the current evidence base, and past consultations, the council considers that, at this stage, the key issues that the local plan needs to address and monitor are:

- Developing a **deliverable spatial strategy** that meets the borough's housing and employment needs sustainably, with the scale, location and phasing of growth informed by **environmental and infrastructure capacity and constraints**, including water resource and wastewater constraints.

- Driving the transition to a **low-carbon and climate-resilient borough** by minimising greenhouse gas emissions, promoting renewable and low-carbon energy, supporting sustainable patterns of development and travel, conserving resources, enhancing carbon sequestration and biodiversity, adapting to the impacts of climate change, and delivering improvements to air quality, water quality and environmental resilience.

- Supporting sustainable growth by **maintaining the borough's distinctive natural and built character, countryside and settlement identities**, avoiding coalescence between settlements and creating genuine and distinct community identities of which residents feel a real part. The nuclear safety constraints around AWE/DEPZ Aldermaston must be respected.

- **Making effective use of previously developed land and maximising opportunities for urban renewal** including within Basingstoke town centre, Basing View and other previously developed areas, to support housing delivery, economic growth and placemaking objectives. This includes **improving housing standards** and delivering homes that are genuinely designed for all residents (including families) to live in, creating high-quality, safe, sustainable and distinctive neighbourhoods, empowering communities through neighbourhood planning, and conserving and enhancing the borough's historic environment in the context of growth and change.

- Meeting the borough's housing needs by delivering a **sufficient and diverse supply of homes**, maintaining a five-year housing land supply, improving affordability through a focus on social rent, and **providing a mix of housing that supports the specific needs of different groups**. This includes addressing the needs of an ageing population through the provision of accessible, adaptable and specialist housing, whilst also meeting the needs of rural communities, those requiring care, self-builders, and Gypsy and Traveller communities.

- **Supporting a strong, sustainable and competitive economy** by providing a sufficient supply of employment land and premises, regenerating strategic employment areas, attracting investment, fostering innovation and clean growth, supporting the transition to a green economy, developing a highly skilled workforce through education and training, strengthening town and local centres, and enabling the diversification of rural businesses and enterprises.

- Ensuring that development is supported by an **infrastructure first approach**, alongside the timely delivery of strategic infrastructure including a new hospital. Connectivity and opportunities for active travel will be enhanced.

- **Protecting, restoring and enhancing the borough's natural environment** and environmental resilience by supporting nature recovery and the priorities and spatial opportunities identified through the Local Nature Recovery Strategy (LNRS), delivering biodiversity net gain, expanding and connecting green and blue infrastructure , improving water quality and the health of river catchments, promoting sustainable water management and flood resilience, and conserving the borough's valued landscapes, habitats and ecological assets, including the North Wessex Downs National Landscape, for current and future generations.

- **Revitalising Basingstoke town centre and Basing View**, strengthening the vitality and viability of other centres, promoting mixed-use regeneration in sustainable locations, enhancing local facilities to support communities, and **regenerating Basingstoke Leisure Park** to provide a broader range of leisure, retail and visitor experiences.

- Supporting a coordinated approach to growth and investment across north Hampshire and the wider sub-region, working with neighbouring authorities, infrastructure providers and other partners to **address shared cross-boundary issues** relating to housing, employment, transport, water resources, environmental protection and strategic infrastructure delivery.

Question 2:

To what extent do you agree or disagree with the key issues we have identified?

- Strongly agree
- Partially agree
- Partially disagree
- Strongly disagree

Please explain your answer and tell us whether there are other key issues which should be reflected.

4 Draft Vision and Measurable Outcomes

4.1 In light of the emerging evidence base and the key issues identified, the council has developed the following draft vision for the borough. This will be developed further as the plan evolves, to include specific detail on how the area will change and where growth will be focused.

Draft Vision for the Basingstoke and Deane Local Plan 2026-2040

In 2040, the Basingstoke and Deane area will be a thriving, prosperous and climate-resilient borough where growth has been delivered in a sustainable manner, balancing the needs of people, the economy and the environment. New development will be designed to minimise carbon and other greenhouse gas emissions, supporting the transition to a low-carbon future. The borough will play an important role within North Hampshire, with new development focused in sustainable locations and supported by timely investment in transport, healthcare, education, utilities, green infrastructure and other essential services, including the delivery of community health hubs and a new hospital and healthcare campus.

The borough's distinctive character will continue to be shaped by its rich natural, historic and cultural assets, including the North Wessex Downs National

Landscape and valued local landscapes; chalk streams, rivers and Basingstoke canal; and meadows, ancient woodland and internationally important habitats. The borough's treasured water environment, including the headwaters and catchments of the internationally renowned River Test and River Itchen, as well as the River Loddon and the River Enborne will be protected, restored and enhanced through sustainable water management, improved water efficiency, investment in water and wastewater infrastructure, and catchment-based approaches to environmental stewardship. These assets will form part of a connected network of high-quality habitats and green and blue infrastructure, supporting nature recovery, improving ecological connectivity and resilience to climate change, and resulting in a healthier environment where nature and biodiversity thrives, and communities enjoy greater access to nature.

Basingstoke will be a prosperous, healthy and attractive town, building on its role as a regional centre for employment and leisure. Through urban renewal and the efficient use of land, the town centre, Basing View and other key areas will have been revitalised, creating vibrant mixed-use destinations and high-quality places in which to live, work and visit. Towns, villages and any new communities will have strong identities, a sense of place and access to a wide range of services, facilities and green spaces.

Residents will benefit from a choice of energy-efficient and high-quality homes that meet changing needs throughout life, including affordable housing, accessible and adaptable housing, and specialist accommodation for older people and those requiring care. Development will be well designed, reflect local character, and be supported by opportunities for walking, cycling and public transport that will provide a choice for residents, reducing reliance on the private car and contributing to healthier lifestyles.

The local economy will be diverse, innovative and resilient, supporting a wide range of employment opportunities and attracting investment in sectors such as advanced manufacturing, digital technology, life sciences, defence and green industries. A skilled and adaptable workforce, thriving town and local centres, and a successful rural economy will contribute to a high quality of life, enabling residents to prosper whilst supporting the transition to a net zero future.

Question 3:

To what extent do you agree or disagree with the draft vision for the Local Plan?

- Strongly agree
- Partially agree
- Partially disagree
- Strongly disagree

Please explain your answer.

Measurable outcomes

4.2 To deliver the draft vision and in line with Government guidance, the Local Plan will seek to achieve the following measurable outcomes. Progress against these outcomes will generally be monitored annually and, where appropriate, compared with the position at the time the Plan is adopted. The delivery of these outcomes will also be supported by neighbourhood plans prepared by local communities across the borough.

By 2040, the Local Plan will have…

	Outcome	Measurement
1	Provided sufficient land to **meet the borough's housing need** for XXX[4] homes (taking account of unmet need in neighbouring areas) and maintained a rolling five-year supply of deliverable housing sites. Also provided a strategy for XXX pitches to meet the needs of gypsies and travellers in the area. A diverse range of high-quality homes will have been delivered in sustainable locations, including affordable housing (prioritising social rented homes), helping to meet the needs of all existing and future residents, including those with specialist needs, and supporting mixed and balanced communities.	• Number of homes delivered. • Number of affordable homes delivered (all affordable tenures). • Number of social rented homes delivered. • Number of specialist care and supported housing units delivered. • Five-year Housing Land Supply position. • Housing Delivery Test outcomes. • Percentage of homes delivered on previously developed land. • Size and type of homes delivered relative to needs. • Number of homes meeting Building Regulation accessibility standards (M4(2) and M4(3)). • Number of custom and self-build plots granted planning permission. • Gypsy and Traveller five-year supply position.
2	Maximised opportunities for renewal and development **within existing built-up areas and on previously developed land**, including within Basingstoke town centre, Basing View and identified areas of renewal, whilst strengthening the vitality and viability of centres and supporting the efficient use of land in sustainable locations.	• Percentage of development completed on previously developed land. • Number of homes delivered within renewal areas. • Progress of renewal schemes identified in the Plan, including Basing View and Basingstoke town centre. • Changes in retail vacancy rates in designated centres relative to national trends.

[4] Where 'XXX' is used throughout the table, the figure is to be determined through the Local Plan process.

	Outcome	Measurement
		• Residential densities achieved in sustainable locations, including town centres and areas within walking distance (800m) of railway stations.
3	Supported the transition to a **carbon-neutral and climate-resilient borough,** minimising greenhouse gas emissions from new development through sustainable patterns of growth, high-quality design, energy-efficient buildings and reduced reliance on private car travel. It will have enhanced resilience to the impacts of climate change, including increased flood risk, overheating, drought and pressures on water resources, promoting sustainable water use and environmental stewardship. The Plan will also have supported the delivery of renewable and low-carbon energy generation in appropriate locations, helping to accelerate the transition to net zero and improve long-term energy security.	• Level of reduction of local greenhouse gas emissions within scope of local authorities (DESNEZ). • % of residential dwellings that achieve energy efficiency standards above the minimum requirements set by current or future Building Regulations. • % of non-residential floorspace (sqm) that achieves energy efficiency standards above the minimum requirements set by current or future Building Regulations. • % of major residential and non-residential developments that would achieve the required embodied carbon standards, as calculated in line with a nationally recognised methodology. • % of major developments that include features that support climate change adaptation. • Annual per capita water consumption within the borough. • Number or percentage of developments achieving enhanced water efficiency standards beyond Building Regulations. • Percentage of major developments incorporating sustainable drainage systems (SuDS). • Area of green and blue infrastructure secured through new development (hectares).
4	Facilitated an infrastructure first approach to sustainable growth, aligning the phasing and occupation of development with the **timely delivery of strategic and local infrastructure**,	• Progress of projects identified in the Infrastructure Delivery Plan and site allocation policies. • Infrastructure delivered relative to planned trigger points.

	Outcome	Measurement
	ensuring that communities have access to the transport, education, healthcare, utility, water and wastewater infrastructure, community facilities and green infrastructure required to support growth and maintain quality of life.	• Progress of providers in delivering strategic infrastructure projects, including water supply, wastewater, transport and healthcare infrastructure. • Percentage of major developments supported by required infrastructure in accordance with approved phasing plans.
5	Delivered **high-quality, well-designed, healthy, inclusive and locally distinctive places**, that positively responded to local character, heritage, landscape and settlement identity whilst enhancing the quality of life of existing and future communities.	• Building for a Healthy Life assessments. • Design Review outcomes for major developments. • Number of homes granted planning permission within designated strategic gaps. • Number of major developments supported by approved design codes or masterplans. • Number of heritage assets at risk.
6	Supported a **strong, resilient and innovative economy** by meeting identified employment needs and provided sufficient land for XXX m2 of floorspace, regenerating key employment areas, supporting investment and business growth, and providing high-quality jobs and skills opportunities for local residents.	• Net changes in office, industrial and logistics floorspace. • Net changes in leisure, retail and other town centre uses. • Number and type of jobs available in the borough. • Total Gross Value Added (GVA) and GVA per capita. • Business birth and survival rates. • Vacancy rates within strategic employment locations, including Basing View.
7	Directed new development to **sustainable, accessible and well-connected locations**, ensuring that homes, jobs, services and community facilities are located where they can be easily accessed by walking, wheeling, cycling and public transport.	• Percentage of new dwellings completed within sites allocated in the Local Plan's identified sustainable growth locations. • Modal share of journeys undertaken by walking, cycling and public transport. • Percentage of major developments providing new or enhanced walking and cycling connections. • Number of developments achieving a measurable improvement in

	Outcome	Measurement
		accessibility to key services and facilities for all users. • Number and proportion of new homes completed within: ○ 400m of a bus stop; ○ 800m of a local centre; ○ 800m of a primary school; ○ 800m of a railway station; ○ 1,200m of a secondary school; ○ within Settlement Policy Boundaries
8	Established a thriving, connected and resilient network of ecological habitats**, green and blue infrastructure** and accessible open spaces that support nature recovery, climate resilience, recreation, health and wellbeing and that can be effectively managed.	• Delivery of Green and Blue Infrastructure Strategy objectives. • Increase in green and blue infrastructure provision (hectares). • Increase in habitat creation, restoration and enhancement (hectares). • Percentage of major development meeting required open space and play standards. • Percentage of development meeting Urban Greening Factor requirements. • Percentage of development meeting Urban Nature Recovery Standard requirements. • Number of developments on sites designated as Sites of Special Scientific Interest (SSSIs), or impacting upon SSSIs. • Number of Local Nature Reserves, SINCs and green spaces in positive management. • Delivery of Local Nature Recovery Strategy (LNRS) priorities. • Number of locally managed nature reserves, wildlife sites (SINCS) or green spaces meeting the Green Flag Award standard.
9	Protected, restored and enhanced the borough's **valued landscapes, waterways, habitats and species**, supporting nature recovery, ecological resilience, river	• Percentage of biodiversity net gain delivered (onsite, offsite and statutory credits). • Percentage and number of biodiversity units delivered onsite.

	Outcome	Measurement
	restoration and the long-term health of the borough's chalk streams and river catchments, whilst maximising opportunities for biodiversity net gain.	• Percentage and number of biodiversity units delivered offsite within the borough. • Land secured for nature recovery in accordance with Local Nature Recovery Strategy (LNRS) priorities (hectares). • Extent of habitat creation, restoration and enhancement delivered (hectares). • Length of rivers and watercourses restored or enhanced. • Number of species enhancement measures secured. • Changes and trends in the condition of surface water bodies including the underlying measures used to determine ecological and chemical status. • Changes and trends in the condition of groundwater bodies including the underlying measures used to determine quantitative and chemical status.

Question 4:

To what extent do you agree or disagree with the draft measurable outcomes we have identified?

- Strongly agree
- Partially agree
- Partially disagree
- Strongly disagree

Please explain your answer and tell us whether there are any additional measurable outcomes that should be monitored.

5. Proposed Locally Specific Policy Areas

5.1 Whilst national policy establishes a consistent framework for decision-making, we believe that locally specific policies remain important in ensuring that planning decisions respond to the distinctive environmental, social and economic characteristics of Basingstoke and Deane.

5.2 The National Planning Policy Framework (NPPF) (August 2026) contains a comprehensive set of national decision-making policies which will apply when planning applications are determined. Whilst the NPPF does requires Local Plans to include some additional limited local policies (such as site allocations, car parking standards etc), the scope for including locally specific policies within Local Plans is now more limited than under previous planning reforms. However, Local Plans continue to play an important role in addressing issues that are unique to an area and local policies can be included where there is clear and justified reason to do so. In Basingstoke and Deane, key local issues include matters such as water resources and the water environment, protection of chalk streams and sensitive habitats, infrastructure delivery, settlement identity, landscape character, neighbourhood renewal, and ensuring that growth responds appropriately to local opportunities and constraints.

5.3 To support this consultation, the council has prepared a schedule (Appendix 1) setting out those topics where locally specific policies are currently considered necessary to complement the national policies in the NPPF. These proposed policies seek to respond to the borough's particular characteristics, aspirations and challenges, informed by the evidence base and the issues raised through previous public consultations. The council is seeking views on whether the proposed policy areas are appropriate and whether there are any additional local issues that should be addressed through the Local Plan.

Question 5:

To what extent do you agree or disagree with the proposed scope of the Local Plan and the proposed policy areas (as detailed in Appendix 1)?

- Strongly agree
- Partially agree
- Partially disagree
- Strongly disagree

Please explain your answer and tell us if there are any other topics or issues that should be addressed through locally specific policies in the Local Plan?

6. The Draft Community Engagement Strategy

6.1 As part of this Scoping Consultation, the council is also consulting on a draft Community Engagement Strategy. The draft Strategy sets out how the council proposes to engage with residents, businesses, community groups, statutory consultees and other interested parties throughout the preparation of the Local Plan and associated Integrated Impact Assessment (IIA), which forms an integral part of the Local Plan process. The draft Strategy explains the opportunities available to participate at each stage of the process, the methods of engagement that will be used, and how consultation responses and outcomes will be made available. Its aim is to ensure meaningful, inclusive and effective engagement throughout the development of the Local Plan, building upon techniques already used and successful consultations already completed as part of the Local Plan making process over recent years.

Question 6:

To what extent do you agree or disagree with how we are proposing to engage with consultees in the preparation of the Local Plan?

- Strongly agree
- Partially agree
- Partially disagree
- Strongly disagree

Please explain your answer and tell us what further actions we could take to encourage further engagement?

7. Integrated Impact Assessment Scoping Report

7.1 The Local Plan will be informed by an Integrated Impact Assessment (IIA). The assessment considers the likely environmental, social and economic effects of the Local Plan to help inform the choices the council makes as the Plan develops. An IIA Scoping Report has also been published for consultation, to provide an early opportunity to identify the baseline information and key issues that the Local Plan should consider. It asks whether the right issues and evidence have been identified, and how the council should assess the potential impacts of different options as the Plan develops.

Question 7:

Do you have any comments on the Integrated Impact Assessment (IIA) Scoping Report?

8. Scoping Consultation Questions

8.1 In summary, as set out in the relevant sections above, seven questions form the basis of this Scoping Consultation. Having considered the relevant information, including the policies schedule (Appendix 1), the Engagement Strategy and Integrated Impact Assessment (IIA) Scoping Report, please answer the following questions. The relevant form to fill out can be accessed on our website.

8.2 Please note that there will be future consultations which will provide details of where growth is proposed, including site allocations. At this stage, **please do not submit any site related comments** as part of this consultation. The council will only consider answers to the seven specific questions raised.

1. Are there any other evidence base documents that the council should be preparing?
2. To what extent do you agree or disagree with the key issues we have identified? • Strongly agree • Partially agree • Partially disagree • Strongly disagree Please explain your answer and tell us whether there are other key issues which should be reflected.
3. To what extent do you agree or disagree with the draft vision for the Local Plan? • Strongly agree • Partially agree • Partially disagree • Strongly disagree Please explain your answer.
4. To what extent do you agree or disagree with the draft measurable outcomes we have identified? • Strongly agree • Partially agree • Partially disagree • Strongly disagree Please explain your answer and tell us whether there are any additional measurable outcomes that should be monitored.

5. To what extent do you agree or disagree with the proposed scope of the Local Plan and the proposed policy areas (as detailed in Appendix 1)? • Strongly agree • Partially agree • Partially disagree • Strongly disagree Please explain your answer and tell us if there are any other topics or issues that should be addressed through locally specific policies in the Local Plan?
6. To what extent do you agree or disagree with how we are proposing to engage with consultees in the preparation of the Local Plan? • Strongly agree • Partially agree • Partially disagree • Strongly disagree Please explain your answer and tell us what further actions we could take to encourage further engagement?
7. Do you have any comments on the Integrated Impact Assessment (IIA) Scoping Report?

9. Next Steps

9.1 In accordance with the new 30-month plan-making process, following the completion of the Local Plan Scoping Consultation and IIA Scoping Report consultation, the council will review and consider all of the representations received and publish a report setting out the results of the consultation. An updated draft Community Engagement Strategy will also be published.

9.2 The timetable for the Local Plan sets out that the council intends to progress through Gateway 1 in Spring 2027, ahead of undertaking the next stage of consultation on the emerging Local Plan (Regulation 23) in Summer 2027. This will seek views on the proposed content of the plan and the evolving evidence base. The timetable for the next steps in the Local Plan process can be viewed on the council's website.

Appendix 1 - NPPF and Local Policies Schedule

This schedule sets out the policy areas that the council considers should be addressed by local policies in the new Basingstoke and Deane Local Plan.

The National Planning Policy Framework (NPPF, August 2026, Policy PM6) sets out that plans should:

- Only address matters, and include policies, that are necessary and relevant to the plan being prepared, and which avoid unnecessary duplication of other parts of the development plan;
- Only include policies which extend beyond site or location-specific requirements where these are necessary and where plan makers consider there is a clear and justified reason for inclusion;
- Not duplicate, substantively restate or modify the content of national decision-making policies in the NPPF.

This schedule is structured around the topic areas in the NPPF, and for each section it lists:

a) National decision-making policies within the NPPF; and

b) Proposed local Basingstoke and Deane policies, that are either required by the NPPF, add further necessary detail to national policy or are considered necessary in light of a locally specific issue.

The table is set out in this way for the purpose of identifying policy gaps, rather than indicating any final structure of the Local Plan itself.

The Government has also indicated that a model Local Plan template will be provided for local authorities. The final structure of the Plan is therefore likely to evolve as this information, and any further guidance, is released.

NPPF Chapter - Sustainable development

Achieving sustainable development	
NPPF Decision Making Policies	
S3: Presumption in favour of sustainable development	
S4: Principle of development within settlements	
S5: Principle of development outside settlements	
S6: Neighbourhood plans and the presumption	
Potential Local Plan Content/Policy	**Reason**
The spatial strategy Specific policies will set out: • the key components of the spatial strategy	Required by NPPF plan making Policy PM2 (1) and S2(1) regarding plan making.

• the amount of development to be provided, including housing and employment land, and also retail floorspace (if required). • a Settlement hierarchy and identification of Settlement Policy Boundaries (SPBs) • reference land to be protected or enhanced. The spatial strategy will be informed by a housing delivery trajectory that reflects infrastructure constraints, (including water supply and sewage limitations as relevant), and is based upon realistic assumptions regarding delivery rates. It will be supported by a Key Diagram.	To meet the need for homes set out in H01.
Specific site allocations Specific policies will be included for each site allocated for development (including residential and employment), setting out the identified uses on those sites and their capacities. The policies will set out clear expectations of what is required in terms of layout, infrastructure (including facilities and contributions expected from development), design matters (including requirements for design codes or masterplans), and bespoke BNG requirements. Large-scale residential and mixed-use development policies will identify the mix of tenures and types of housing to meet the needs of different groups (including older people and those wishing to build their own homes). Where site allocations are in close proximity to each other, the Plan will set out a vision for that wider area to ensure the sites are brought forward in a comprehensive manner. The site allocation policies will be supported by illustrative concept plans showing how it is expected that development could be brought forward.	Required by NPPF plan making policy HO4, PM2 (1c) and PM12. Delivery of large-scale sites in accordance with HO4. Mix of types of housing to meet needs in accordance with NPPF Policy HO5.
Area-wide policies Policies will be included for wider areas where notable change is expected, such as neighbourhood renewal areas, Basingstoke town centre, Basing View and the Leisure Park.	Delivery of development in specific areas in accordance with S2 (b).

Developer contributions and viability Policies will set out the levels of contributions expected from development towards on and off-site infrastructure, including the proposed approach to using index-linked Section 106 agreements and the Community Infrastructure Levy. Policies will also identify mechanisms for securing comprehensive infrastructure delivery between clustered sites or from sites in multiple land ownership. Details will be included about how viability should be reassessed during the lifetime of a development where contributions have been reduced below the requirements in plan policies, with thresholds and trigger points. The Plan will include detail about how different types of developer contributions will be calculated (including but not limited to community facilities, sports, health, education, and blue and green infrastructure standards as set out in NPPF Policy HC1).	Required by NPPF plan making policy PM12. To also respond to the requirement to set local standards in NPPF Policy HC1.

Meeting the challenge of climate change	
NPPF Decision Making Policies	
CC2: Mitigation of climate change	
CC3: Adaptation to climate change	
Potential Local Plan Policy	**Reason**
Energy standards and non-residential development. To also set requirements relating to embodied/whole life energy.	NPPF policy PM13 (biii) allows LPAs to set energy efficiency standards that go beyond the current or proposed Building Regulations. This would support the council's Climate Emergency Declaration.
Local water efficiency standards to support appropriate reductions in water consumption.	Optional through the NPPF policy CC1 (1c) where there is a local issue. This is considered necessary as the borough is an area of serious water stress.

Local green and blue infrastructure provision To identify opportunities to improve provision and support nature-based solutions including Sustainable Urban Drainage Systems.	Required by NPPF plan making policy CC1 (1d) and to support the council's Climate and Ecological Emergencies.

NPPF Chapter - Delivering homes and supporting growth

Delivering a sufficient supply of homes	
NPPF Decision Making Policies	
HO7: Meeting the need for homes	
HO8: Providing affordable homes	
HO9: Specialist forms of accommodation	
HO10: Exception sites	
HO11: Isolated homes in the countryside	
HO12: Traveller sites	
HO13: Build out of residential and mixed-use development	
Potential Local Plan Policy	**Reason**
Housing in rural areas To use a local methodology to identify housing requirements for the area's rural parishes that include settlements identified in the council's settlement hierarchy. To also include guidance on the types/sizes of sites that will count towards that target. This will set out the role of neighbourhood plans in meeting local housing needs.	Required by NPPF plan making policy HO2 (5).
Gypsy, Traveller and Travelling Showpeople accommodation To identify the number of pitches and yards required and the strategy for providing them, while also providing protection from loss.	NPPF Policy H05 requires the Plan to have a strategy for meeting needs. Expected to be required in the borough to meet needs identified in the Gypsy and Traveller Accommodation Assessment.
Affordable housing To set affordable housing requirements for major development (10 or more homes, or sites of 0.5ha or more) and sites in the Designated Rural Area (the National Landscape and parishes with a population of 3,000 or fewer, and a population density of two persons of less per hectare, as defined by the Annex B of the	Required by NPPF plan making policy HO5 (1a).

NPPF). This will also cover the tenure and mix of affordable housing, including requiring a minimum proportion of Social Rented homes.	
Accessible homes To set out the proportion of new housing that should be delivered to meet requirements M4(2) and M4(3) of the Building Regulations.	Required by NPPF plan making policy HO5 where there is an identified need. Expected to be required in the borough to meet needs identified in the Housing Market Assessment.
Housing mix To set out the size and type of housing required on developments.	NPPF Policy H01(2) requires Local Plans to take into account the needs of different groups and the size, type and tenure of the required housing. Also required by NPPF plan making Policy HO5 to address the housing needs of different groups.
Self and custom build housing To set out requirements for such development in the borough, reflecting the needs identified in the self-build register. This could include a locally justified policy on self-build rural exception sites.	Required by NPPF plan making policy HO5 (1, c,iii).

Building a strong, effective economy	
NPPF Decision Making Policies	
E2: Meeting the need for businesses land and premises	
E3: Freight and logistics	
E4: Rural business development	
Potential Local Plan Policy	**Reason**
Employment land To designate local Strategic Employment Areas for protection and renewal. New site allocations would	Required by NPPF plan making policy E1 (1c) Existing employment sites play an important

come forward in line with the approach set out in the spatial strategy section above.	role in the local economy and have limited reference in the NPPF. Therefore, a bespoke local approach is recommended.

Ensuring the vitality of town centres	
NPPF Decision Making Policies	
TC2: Supporting town centres	
TC3: Town centre uses: sequential approach	
TC4: Town centre uses: impact assessment	
Potential Local Plan Policy	**Reason**
Town, district and local centres To protect and enhance existing centres by: • Setting out the local hierarchy of retail centres; • Defining town and district centre boundaries; • Where appropriate, identifying primary shopping areas and retail frontages; • Identifying any areas for infrastructure and public realm improvements; and • Setting a locally defined threshold for impact assessment for development outside defined centres.	Required by NPPF plan making policy TC1.

Supporting high quality communications
NPPF Decision Making Policies
CO1: Proposals for telecommunications infrastructure
CO2: Supporting information for telecommunications infrastructure proposals

Securing clean energy and water
NPPF Decision Making Policies
W3: Renewable and low carbon energy development and electricity network infrastructure
W4: Water infrastructure

Potential Local Plan Policy	Reason
Utilities Infrastructure To support the delivery of new or enhanced infrastructure necessary to support development.	Required by NPPF plan making policy W1, if required by a utility provider.
Renewable and low carbon energy To support renewable and low carbon energy development in suitable locations in the most appropriate manner.	Required by NPPF plan making policy W2.

NPPF Chapter – Creating high quality, sustainable places

Making effective use of land	
NPPF Decision Making Policies	
L2: Making effective use of land	
L3: Achieving appropriate densities	
L4: Residential extensions	
Proposed Local Plan Policy	**Reason**
Density standards To set out minimum density standards for sustainable, well-connected locations including town centres, areas close to railway stations, and other parts of the borough where higher densities could be suitable, taking account of local character.	Required by NPPF plan making policy L1(1a) and also policy L3 (2c).

Achieving well designed places	
NPPF Decision Making Policies	
DP3: Key principles for well-designed places	
DP4: The design process	
Proposed Local Plan Policy	**Reason**
Local design policies To set out locally specific design policies or standards as necessary, in response to identified local issues. This could include further requirements in relation to	Supported by NPPF plan making policies DP1 and DP2.

designing for climate change mitigation and adaptation, and residential amenity.	
Nationally Described Space Standards To require new homes to meet minimum internal floor areas set nationally.	Optional (referenced in NPPF policy PM13) to allow local plans to require nationally described space standards, subject to the findings of the evidence base.

Promoting sustainable transport	
NPPF Decision Making Policies	
TR3: Locating development in sustainable locations	
TR4: Street design, access and parking	
TR5: Roadside facilities	
TR6: Assessing transport impacts	
TR8: Public rights of way	
Proposed Local Plan Policy	**Reason**
Facilitating active travel If required by the evidence base, to identify and protect sites and routes which will widen transport choice and are essential to facilitate sustainable development, including networks for walking, cycling, and public transport infrastructure.	Required by NPPF plan making policy TR1.
Significant movement thresholds To set thresholds for what constitutes a 'significant amount of movement' arising from new development.	Permitted by NPPF plan making policy TR1 to enable greater clarity to support the application of policies TR3 and TR6.
Parking standards To set local car and cycle parking standards (including number of spaces and size) for residential and non-residential development, across the plan area or for specific sites or sub-areas.	Required by NPPF plan making policy TR2 (1) and PM13.

Promoting healthy communities	
NPPF Decision Making Policies	
HC3: Community facilities and public service infrastructure serving new development	
HC4: Proposals for new and improved community facilities and public service infrastructure	
HC5: Hot food takeaways and fast food outlets	
HC6: Retention of key community facilities and public service infrastructure	
HC7: Development affecting existing recreation facilities	
HC8: Development affecting Local Green Space	
Potential Local Plan Policy	**Reason**
Local Green Spaces To designate land as Local Green Space where the area is of value to the local community and complies with NPPF Policy HC2.	Permitted by NPPF plan making policy HC2.
Open Space Standards To ensure an appropriate provision of amenity spaces for play and open space are provided. The Plan will include local standards for the provision of different types of outdoors recreational land, including for play, sport, informal recreation and allotments, building on national standards.	Permitted by NPPF plan making policy HC1 (1,d).

Pollution, public protection and security	
NPPF Decision Making Policies	
P2: Ground Conditions	
P3: Living conditions and pollution	
P4: Impact of development on existing activities	
P5: Maintaining public safety and security	
P6: Land and operations for defence and public protection	
Proposed Local Plan Policy	**Reason**

Atomic Weapons Establishment (AWE) – Aldermaston and Burghfield To set out the circumstances in which new development will be permitted close to these sites.	A local issue. Nuclear safety provides a clear reason for its inclusion.

NPPF Chapter – Conserving and enhancing the environment

Managing flood risk and coastal change
NPPF Decision Making Policies
F4: Assessing flood risk for decision-making
F5: The sequential test
F6: Development in areas at risk of flooding from rivers or the sea
F7: Ensuring development is safe from flooding
F8: Sustainable drainage systems and watercourses

Conserving and enhancing the natural environment	
NPPF Decision Making Policies	
N2: Improving the natural environment	
N3: Trees in new development	
N4: Protected Landscapes	
N6: Areas of particular importance for biodiversity	
Proposed Local Plan Policy	**Reason**
Hierarchy of designated natural sites To set out the hierarchy of international, national and locally designated sites and areas of importance for their landscape, geological (including soil) or biodiversity value in the plan area and to ensure their appropriate mitigation and/or compensation in the event of any unavoidable impacts. This includes requiring nutrient neutrality in the River Itchen and Test Catchments. Also to identify local irreplaceable habitats.	Required by NPPF plan making policy N1 (1,a).
Features of environmental value	Required by NPPF plan making policy N1 (1,a).

To identify features which require particular consideration in development due to their environmental value. This will include policies on: • The Thames Basin Heaths Special Protection Area; and • Protecting the River Loddon, Test and Enborne Corridors.	
Conservation, enhancement and recovery of the natural environment To identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and species of principal importance, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures, including geodiversity, taking into account the opportunities identified by the Hampshire Local Nature Recovery Strategy (LNRS). Policies will: • Secure biodiversity net gain for specific site allocations where justified. • Support the Local Nature Recovery Strategy (LNRS) and provide stronger safeguarding for areas of greater importance in the Local Nature Recovery Network. • Set out woodland, hedgerow and watercourse buffers. • Require species enhancement features where relevant e.g. integrated bird and bat roost features.	Required by NPPF plan making policy N1 (1,b).
Green and blue infrastructure standards To set standards for green and blue infrastructure that complement and/or incorporate those for recreational land.	Required by NPPF plan making policy N1 (1,d).
Strategic gaps To protect the sensitivity of borough's settlements, prevent coalescence of built-up areas and maintain the separate identity of settlements.	A local issue with a clear and justified reason for inclusion.
Valued landscapes To protect the sensitivity of the borough's landscape areas that are identified as exhibiting special	A local issue with a clear and justified reason for inclusion.

characteristics and distinctive qualities that elevate them above the rest of the countryside.	

Conserving and enhancing the historic environment
NPPF Decision Making Policies
HE4: Securing the conservation and enhancement of heritage assets
HE5: Assessing effects on heritage assets
HE6: Proposals affecting designated heritage assets
HE7: Decisions on non-designated heritage assets
HE9: Conservation areas
HE10: Archaeological assets
HE11: Loss or removal of heritage assets

Appendices

The plan will include appendices providing a monitoring framework and a glossary of key terms.