

BASINGSTOKE AND DEANE BOROUGH COUNCIL

LOCAL DEVELOPMENT SCHEME

February 2025

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The LDS is available to view on the Council website at
<https://www.basingstoke.gov.uk/LDS>

Should you have any queries about the LDS, please contact the Planning Policy Team on 01256 844844, via email on Local.plan@basingstoke.gov.uk or via post at:

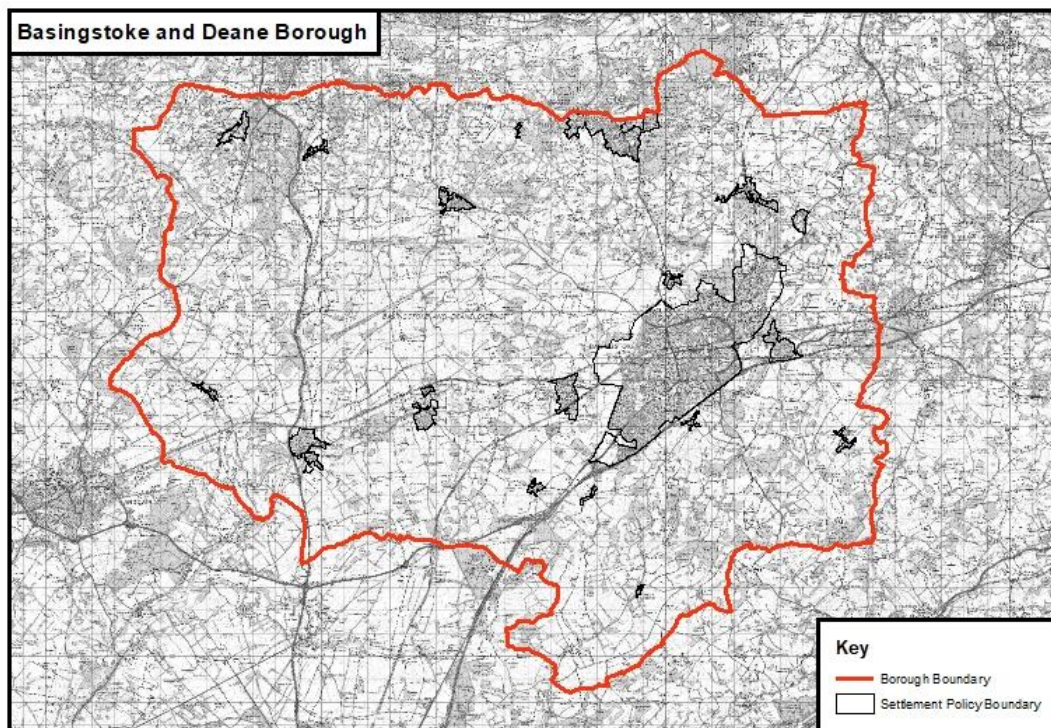
Planning Policy Team

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1. Introduction

- 1.1 Local planning authorities are required to prepare a Local Development Scheme (LDS) under section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011). The purpose of this document is to enable communities and stakeholders to find out about planning policies for the area; the timetable for the production of planning documents; and to also inform communities and stakeholders when they will be able to take part in the plan making process, at its various consultation stages.
- 1.2 This Local Development Scheme (LDS) identifies and sets out the timetable for the planning documents that the council will prepare to plan for development in its area (see map below). It will enable our local communities and stakeholders to find out about the planning policy documents being prepared within a rolling three-year period. This LDS covers the period from 2025-2028. It provides information and the timetable in relation to preparing the Local Plan and other relevant documents. It sets out the geographical area to which the documents relate. It also includes an assessment of identified risks and contingencies as part of ongoing programme management.



2 The Development Plan

2.1 The Development Plan for Basingstoke and Deane currently comprises:

- Adopted Hampshire Minerals and Waste Plan (HMWP) – produced jointly by Hampshire County Council, Southampton City Council, Portsmouth City Council and South Downs and New Forest National Park Authorities. The Plan, which was adopted in October 2013, contains planning policies for minerals and waste development in Hampshire. The Plan can be viewed via the following link: <https://www.hants.gov.uk/landplanningandenvironment/strategic-planning/hampshire-minerals-waste-plan> . A partial update is currently being progressed and is due to be adopted in spring 2026. The partial update is being completed to ensure full compliance with the NPPF and the National Planning Policy for Waste (NPPW). The current position on the Plan, including relevant timescales, can be found at [Hampshire Minerals and Waste Plan - Partial Update | Environment | Hampshire County Council](#)
- Since March 2013 the South East Plan no longer forms part of the council's development plan. However, Policy NRM6 on the Thames Basin Heath Special Protection Area (SPA) was saved and remains relevant to the Borough.
- Adopted Basingstoke and Deane Local Plan – produced by the council and adopted in May 2016. It covers the period 2011-2029. The Plan can be viewed via the following link: <https://www.basingstoke.gov.uk/planningpolicy>
- Made Neighbourhood Plans – these are prepared by town/parish councils or designated neighbourhood forums to set a locally specific development framework to guide development in their area. The council actively promotes neighbourhood planning, in addition to having a legal duty to support their preparation. At the time of publication of this LDS, fifteen Neighbourhood Plans have been made and now form part of the development plan for their areas. A number of made Plans have or are being reviewed to ensure that they remain relevant and up-to-date, reflecting the objectives of local communities. Made neighbourhood plans in the Borough are listed in the following table.

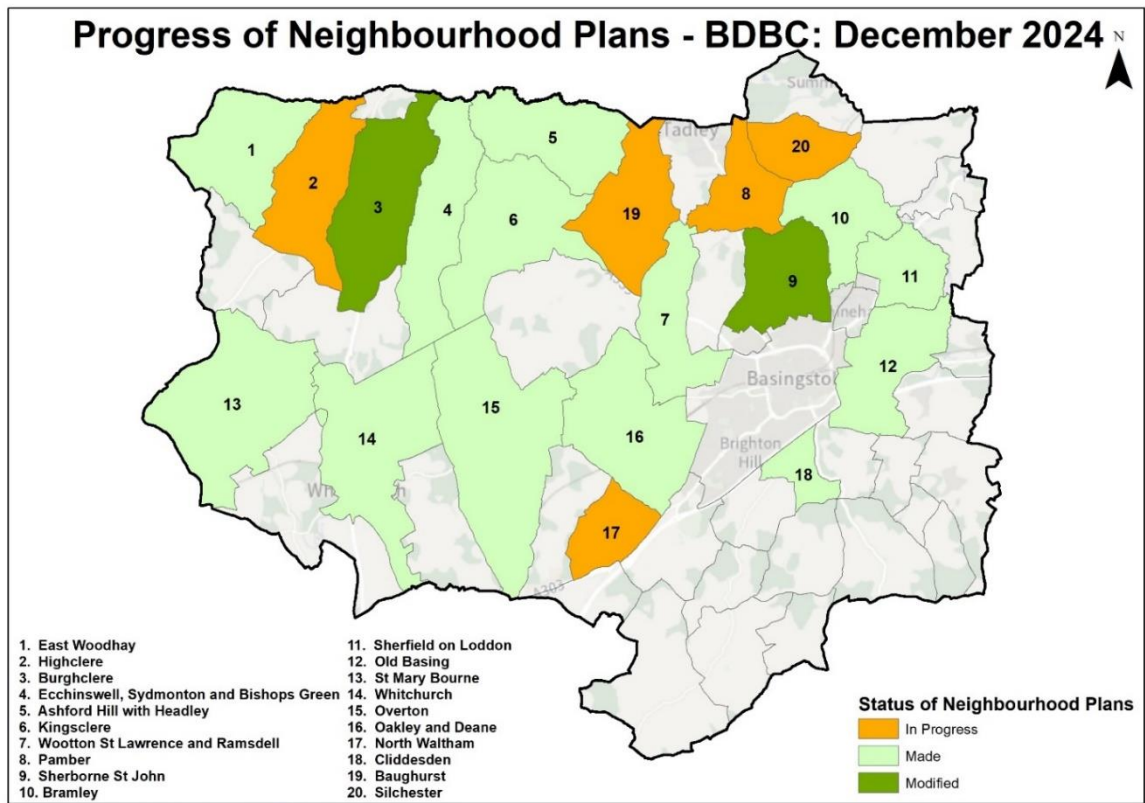
Made Neighbourhood Plans	Date Plan was Made
Oakley and Deane Neighbourhood Plan 2011-2029	May 2016
Overton Neighbourhood Development Plan 2016-2029	July 2016
Bramley Neighbourhood Development Plan 2011-2029	March 2017
Sherborne St John Neighbourhood Plan 2011-2029	May 2024
Whitchurch Neighbourhood Development Plan 2014 – 2029	July 2017
Sherfield on Loddon Neighbourhood Development Plan 2011-2029	March 2018
St Mary Bourne Parish Neighbourhood Plan 2016-2029	March 2018
Old Basing Neighbourhood Plan	July 2018
Kingsclere Neighbourhood Plan	October 2018
Wootton St Lawrence Neighbourhood Plan	December 2019
Burghclere Neighbourhood Plan	May 2023
Ashford Hill with Headley Neighbourhood Plan	October 2022
East Woodhay Neighbourhood Plan	February 2023
Ecchinswell, Sydmonton and Bishops Green Neighbourhood Plan	May 2023
Cliddesden Neighbourhood Plan	July 2024

(Where plans have been reviewed the most recent date has been included)

- 2.1 Maps showing the extent of the neighbourhood areas can be accessed via the following link: <https://www.basingstoke.gov.uk/neighbourhood-planning>. In each case, the Neighbourhood Plan covers the extent of the relevant parish.
- 2.3 There are a further five designated areas in the Borough. Neighbourhood Plans for these areas are being actively taken forward by local qualifying bodies and their communities and the timescales for delivery are not set by the council. The table below shows the potential timescales for the delivery of forthcoming new and updated neighbourhood plans, at the time of publication.

Plan	Designated Area	Pre-submission Consultation (Reg 14)	Submission consultation (Reg 16)	Referendum	Made
New Plans					
Silchester	Complete	Complete	Winter 2024/25	Spring 2025	Spring 2025
Baughurst	Complete	Spring 2025	Summer 2025	Autumn 2025	Autumn 2025
North Waltham	Complete	Winter 2025/6	Spring 2026	Autumn 2026	Autumn 2026
Pamber	Complete	Winter 2025/6	Spring 2026	Autumn 2026	Autumn 2026
Highclere	Complete	Spring 2025	Summer 2025	Autumn 2024	Autumn 2025
Reviewed Plans					
Overton Neighbourhood Plan Review	Complete	Winter 2024/25	Spring/Summer 2025	Summer 2025	Autumn 2025

2.4 A mapped summary of the position with neighbourhood plans in the borough, at the time of the publication is shown below:



3 Other Planning Documents

Supplementary Planning Documents

- 3.1 Supplementary Planning Documents (SPDs) are designed to expand on policies in DPDs and provide additional detail. They can be topic or site based. Whilst they do not have the status of DPDs they are a material consideration in the decision-making process of relevant planning applications.
- 3.2 Since the LP was adopted in 2016 the council has adopted a suite of both site and topic based SPDs to support the implementation of the Local Plan. The SPDs can be viewed on the council website via the following link: [Supplementary Planning Documents \(SPDs\) and Other Planning Guidance](#) The council will continue to produce SPDs where required and relevant timetables will be published on the council's website. In addition, there is a rolling programme for producing and updating Conservation Area Appraisal SPDs.

Statement of Community Involvement

- 3.3 The council has prepared a Statement of Community Involvement which sets out how the council involves the local community in planning issues, setting out who will be consulted, when involvement should take place and which methods will be used. The council adopted an updated SCI in November 2023 which can be viewed via the following link: [Statement of Community Involvement](#)
- 3.5 There is a statutory duty to review SCIs every five years from their adoption date, as set out in regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). As such, the council will review the Statement in 2028 to assess whether an update is required.

Community Infrastructure Levy

- 3.6 The Community Infrastructure Levy (CIL) is a charge on new floorspace that local authorities can choose to introduce on new development to raise money for a wide range of infrastructure needs. These include transport, education, community uses, open spaces and leisure facilities. The council adopted its CIL charging schedule and supporting policies on 22 March 2018 and this was brought into effect on 25 June 2018.
- 3.7 The charging schedule is based on an assessment of the costs of planned infrastructure related to planned development and the gap between that cost and the available funding from sources other than CIL. It must also take account of viability considerations. Further information on CIL can be found via the link: [Community Infrastructure Levy \(CIL\)](#).
- 3.8 The council's CIL rates will be reviewed alongside the update to the Local Plan.

Adopted Policies Map

- 3.9 The adopted policies map illustrates the land use designations, policies and site specific proposals and allocations of the council's DPDs on an Ordnance Survey

base map. This is in accordance with Regulation 9 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. The current adopted policies maps, which form part of the adopted Local Plan 2016 and also reflect land use designations from Neighbourhood Plans, can be found via the link: [Adopted Policies map](#)

Brownfield Land Register

- 3.10 The Town and Country Planning (Brownfield Land Register) Regulations 2017 requires local planning authorities to prepare, maintain and publish a Brownfield Land Register for each calendar year. The brownfield register aims to provide publicly available information on all brownfield sites considered by the local authority as appropriate for residential development. The register is used to monitor the government's commitment to the delivery of brownfield sites. The Council's brownfield register can be viewed via the following link: [Brownfield Land Register](#)

Authority Monitoring Report

- 3.11 Local Planning Authorities are required to publish a report that monitors the implementation of the Local Development Scheme and whether adopted planning policies are delivering their objectives. The Authority Monitoring Report (AMR) is published by the council in December every year. The Council's AMRs can be viewed via the following link: [Authority Monitoring Report](#)

4. Emerging Development Plan Documents

Basingstoke and Deane Local Plan

- 4.1 National guidance promotes the concept of an on-going cycle of plan making and review, reinforced by the statutory requirement to complete a review of LPs every five years (regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)). The current Local Plan was adopted back in 2016 and following a review the council took the decision to update the Plan to ensure that the Borough's planning framework remains in a robust position to meet needs and accommodate change in a timely manner.

Issues and Options Consultation

- 4.2 The Issues and Options Consultation was completed in 2020 and represented the first public stage in the update process. The aim of the Consultation was to consider the scope of the update, to identify the most important planning-related issues in the area and set out various potential options to address them. This stage is often referred to as 'regulation 18' consultation, under the 2012 regulations (along with consultation on the draft plan outlined below) and provided stakeholders with the opportunity to comment on the potential content of the plan, the issues it should cover and different options for addressing them.

Consultation on draft Local Plan

- 4.3 The second stage (also covered by regulation 18) built on the work carried out at the Issues and Options stage. A formal six-week consultation took place from 22 January to 4 March 2024 on a full draft plan, setting out the council's preferred option for meeting future needs through an updated spatial strategy and new draft development management policies. The consultation provided interested parties with the opportunity to comment on whether the draft plan took the right approach to dealing with relevant issues and, if not, to suggest an alternative approach.
- 4.4 A new NPPF was published in December 2024 which had important implications for the plan-making process, including a significant increase in the housing need requirement for the borough. As such, the council needs to revisit the draft plan's spatial strategy and identify additional site allocations. A further formal six week Regulation 18 consultation is therefore proposed, focusing on the Plan's spatial strategy, to enable interested parties to comment on a new preferred option.
- 4.5 The Plan will be progressed under the current planning system and will therefore need to be submitted to the Planning Inspectorate before December 2026, in line with the National Planning Policy Framework (NPPF, December 2024).

Details of the Local Plan

Subject	Response
Role and subject	The Basingstoke and Deane Local Plan will set out the vision and spatial development strategy for the whole borough up to at least 2042. The local plan will be a single document and will include both strategic and non-strategic planning policies. The plan will also identify site allocations for different land uses such as housing, employment, retail and leisure, health, education, open spaces as well as seek to address climate change, nutrient neutrality, water quality and protect the natural and built environment. It will provide the policy context for neighbourhood plans. A revised Policies Map will be submitted with the Basingstoke and Deane Local Plan, which will replace the adopted Policies Map associated with the Adopted Local Plan (2016).
Status	Statutory Development Plan Document
Geographical Area	Basingstoke and Deane borough
Prepared jointly with other local authorities	No. However, the Council will continue close and effective joint working closely with neighbouring local authorities as part of its statutory duty to cooperate including joint evidence bases where relevant.
Chain of conformity	National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

Indicative Timetable for Plan-making

Key Milestones	Date
Issues and Options consultation	Completed 2020
Consultation on draft Plan (Regulation 18)	Completed 2024
Additional consultation on draft Plan (Regulation 18) to take account of the new NPPF (December 2024)	Autumn/Winter 2025
Publication of the Proposed Submission Draft Local Plan (Regulation 19) and period of consultation (Regulation 20)	Summer 2026
Submission of Plan to Secretary of State (Regulation 22)	Winter 2026
Examination (Regulation 24)	Spring 2027
Publication of the recommendations of the appointed Independent Inspector (Regulation 25)	Autumn 2027
Adoption (Regulation 26)	Winter 2027

Documents to be replaced

- 4.6 Upon adopted, the Basingstoke and Deane Local Plan will supersede the Adopted Local Plan (2011-2029).

Production Arrangements

Process	By Whom
Lead	Planning Policy Team (PPT)
Management Arrangements	Portfolio Holder for Strategic Planning/ Cabinet/ Council
Resources Required	The PPT with support from other teams across the council as well as external partners, external consultants and stakeholders. In house specialist officers covering such issues as biodiversity, landscape, conservation, trees, leisure, environmental health and legal. External resources will be called upon including Hampshire County Council in relation to their statutory duties including highways and education.
Community and stakeholder	In accordance with the Statement of Community Involvement (SCI)
Monitoring and review	The Council will monitor the LDS each year through the Council's Authority Monitoring Report (AMR). The AMR is published at the end of each calendar year.

Community Infrastructure Levy Review

- 4.8 It will be necessary to update the CIL Charging Schedule as soon as possible after the adoption of the Local Plan to ensure that the rates reflect the new spatial strategy and the costs of complying with the new policies. It is therefore proposed to consult upon a new Draft Charging Schedule alongside the Regulation 19 Publication Version Local Plan.

Details of the CIL Review

Subject	Response
Role and subject	The Community Infrastructure Levy (CIL) is a charge on new development floorspace, calculated on a £/sqm basis. The council is able to set differential rates in different parts of the borough, for different uses, and for different scales of development, based upon viability.
Status	CIL Charging Schedule
Geographical Area	Basingstoke and Deane borough
Prepared jointly with other local authorities	No
Chain of conformity	With the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), and the CIL Regulations.

Indicative Timetable for Review

Key Milestone	Date
Evidence Gathering Stage alongside Local Plan	2025
Consultation on Draft Charging Schedule (Regulation 16) (aligned with Local Plan Regulation 19 stage)	Summer 2026
Submission	Autumn 2027
Examination (Regulation 21)	Winter 2027/28
Receipt of Inspectors' Report and publication (Regulation 23)	Spring 2028
Adoption and Publication (Regulation 25)	Spring 2028

Documents to be replaced

- 4.7 The CIL Charging Schedule will supersede the Basingstoke and Deane CIL Charging Schedule that was adopted in March 2018.

Production Arrangements for CIL Review

Process	By Whom
Lead	Planning Policy Team (PPT)
Management Arrangements	Portfolio Holder for Strategic Planning/ Cabinet/ Council
Resources Required	The PPT with support from other teams across the council as well as external partners, external consultants and stakeholders.
Community and stakeholder	In accordance with the Statement of Community Involvement (SCI)
Monitoring and review	The Council will monitor the LDS each year through the Council's Authority Monitoring Report (AMR). The AMR is published at the end of each calendar year.

5. Risk Assessment

5.1 In preparing the LDS, an analysis of the principal risks associated with both the CIL Review and completing a new local plan has been undertaken. Risks range from local matters, such as local political approaches and changes in staffing levels, to those of national significance including the publication of new Government policy and guidance, particularly at a time of significant change for the planning system. Key areas of risk are outlined below:

- Loss of key members of staff, recruitment and retention – the council will continue to invest in developing members of staff to improve their career progression and job satisfaction, reviewing working conditions and assessing team morale. The council will also continue to fill vacancies as suitable. It should be noted that, in a similar way to Basingstoke and Deane, most authorities across Hampshire, Berkshire and beyond continue to experience difficulty in recruiting suitably qualified staff, reflecting a national issue. Proposed local government reorganisation is likely to contribute further to this issue. Retention and recruitment of experienced planning policy officers is therefore a shared challenge. Opportunities for sharing of resources and joint procurement of studies will continue to be explored, although this has proved difficult in the past due to different timelines for LP preparation, the political aspect of LP work and the self-contained nature of the Borough. The council will continue to take a proactive approach to recruitment, including ‘growing its own’ from graduate level, and consultants will be used, where appropriate, to progress workstreams.
- Delays to production - delays to the timetables could be caused by a number of issues such as an exceptionally high response rates to public consultations or protracted internal processes, particularly relating to key stages of plan production. The council will use suitable technology to assist with the analysis of consultation outcomes and draw upon wider council resources where possible. Suitable governance arrangements will be used to ensure a nimble and transparent plan making process, whilst internal processes will be established which are both supportive and flexible.
- Lack of political support – lack of political support for progressing the LPU is a key risk for the council moving forward. Officers will continue to seek to work closely with Councillors, where possible, to fully engage them in relevant stages of the process and raise awareness of technical aspects and requirements. A High level of involvement is expected by local members, and officers will endeavour to work with them to help to shape and deliver the LPU through appropriate means, including through the use of established groups and forums. The council will also continue to work with the Planning Advisory Service (PAS) and use suitable peer reviews to help achieve progress.
- Changes in national planning guidance and approach – these are likely to continue to have a significant impact over the course of the LPU process, with major changes to the planning system likely at national government level. This has already resulted in an unstable and uncertain foundation on which to base the LPU and the process has already been significantly impacted. Robust evidence and an awareness of further key changes to national planning policy

and guidance will help to address any potential issues. Liaison with the Ministry of Housing, Communities and Local Government (MHCLG) and PAS will also help to identify upcoming changes and the council will continue to take a flexible approach to the plan.

- Joint working and duty to co-operate issues – close working with neighbouring and other relevant authorities, partners and stakeholders will continue, to enable issues to be identified at an early stage. On-going liaison will help to ensure that key matters are considered and addressed. There is a risk of key partners and statutory bodies not fully engaging in the process in a useful and timely manner, primarily due to resource pressures, and on-going liaison will be required to address this.
- Capacity of the Planning Inspectorate – Advance notification of relevant timescales will be provided to help inform the Planning Inspectorate’s relevant work programmes.
- Legal challenges - this risk will be minimised by ensuring that documents are sound, stem from a robust evidence base and have been subject to transparent community engagement exercises.

6. Monitoring of the Local Development Scheme

6.1 Under regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 the local planning authority is required to monitor the progress of the LDS as part of a monitoring report. Consequently, the council prepares an Authority Monitoring Report (AMR) on an annual basis. Regulation 34 requires that the following are included in the AMR:

- the title of the local plans and supplementary planning documents specified in the LPA’s LDS
- the timetable specified in the LDS for the preparation of Local Development Documents (LDD)
- the stage each LDD has reached
- if the preparation of an LDD is behind the timetable set out in the LDS, the reasons for this
- date of adoption or approval of LDDs within the period in respect of which the report is made.

6.2 The council will continue to monitor progress against the LDS through its annual AMR which also assesses the impact of LP policies against LP targets and objectives. Consideration will be given to the need to revise and update the LDS through this monitoring process. The AMR is published on the council website each December and can be viewed via the following link:

<https://www.basingstoke.gov.uk/BD02> .

Appendix 1 – Development Plan Document Profile

1) Local Plan

	Description
Title	Basingstoke and Deane Local Plan
Role and Subject	The Local Plan DPD will set out the vision and objectives for the Borough, its spatial strategy, strategic and local policies including site allocations, and development management policies.
Coverage	Borough-wide
Status	Development Plan Document
Chain of Conformity	The LP needs to accord with relevant legislation, national policy (National Planning Policy Framework requirements) and guidance, and must be positively prepared, justified, effective and consistent with national policy.
Authority lead	Planning Policy Team
Management arrangements	Member working groups; Group Leaders meetings; Environment and Infrastructure Committee and Cabinet
Resourcing	Resources allocated via council budget process
Approach to stakeholder involvement	Consistent with the objectives of the Statement of Community Involvement (2023) and Duty to co-operate
Monitoring	Planning Policy Team will lead on monitoring

2) Community Infrastructure Levy Review

	Description
Title	Community Infrastructure Levy Charging Schedule
Role and Subject	The schedule will set out the charge on new development floorspace, calculated on a £/sqm basis.
Coverage	Borough-wide
Status	CIL Charging Schedule
Chain of Conformity	The charging schedule needs to accord with relevant legislation, national policy and guidance, and reflect up to date viability evidence.
Authority lead	Planning Policy Team
Management arrangements	Cabinet
Resourcing	Resources allocated via council budget process
Approach to stakeholder involvement	Consistent with the objectives of the Statement of Community Involvement (2023)
Monitoring	Planning Policy Team will lead on monitoring