



## **General Information Document on Town and Country Planning, including Neighbourhood Planning**

### **1. The Planning System**

- 1.1 The planning system manages the use and development of land and buildings with the aim of creating sustainable places to live and work. Without a planning system in place, development would not be controlled and could take place anywhere, with considerable impact on people and the environment. Potential development activity is managed through planning applications, using local plans as a basis to make decisions.
- 1.2 The planning system has two parts which are usually the responsibility of the Local Planning Authority:
  - Plan making - setting out proposals for development and policies to guide development over a period of time.
  - Development management – where planning decisions are made through the assessment of planning applications.
- 1.3 Not all forms of development require planning permission as some proposed development, depending on the scale and type, is covered by permitted development rights. For development that requires planning permission, Basingstoke and Deane Borough Council is responsible for deciding whether the development should go ahead. Decisions on planning applications in Silchester parish are currently based on the National Planning Policy Framework (NPPF), the adopted Basingstoke and Deane District Local Plan 2011-2029, and the Hampshire Minerals and Waste Local Plan 2013. If 'made' (adopted) the Silchester Parish Neighbourhood Plan 2024-2040 will also become part of the Development Plan and be used in decision making on planning applications within the parish.

### **2. National Planning Policy**

- 2.1 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The framework gives guidance to local planning authorities in drawing up development plans and on making decisions on planning applications. The NPPF includes a presumption in favour of sustainable development and sets out core planning principles to be followed which include environmental, social and economic aspects. National Planning Practice Guidance (NPPG) supports the NPPF and provides further guidance on planning issues such as neighbourhood planning.

### **3. Local Plans**

3.1 Local Plans are prepared by Local Planning Authorities and set out the strategic priorities and planning policies for the local authority area. The policies in a local plan set out to deliver key development including homes and jobs required, the provision of retail and community facilities and infrastructure. Policies relating to managing climate change, conservation and enhancement of the natural and historic environment are also included. Local Plans must be positively prepared, justified, effective and consistent with national policy in line with s.20 of the Planning and Compulsory Purchase Act 2004 (as amended) and the NPPF.

3.2 The current Local Plan for the borough is the adopted Basingstoke and Deane Local Plan (2011-2029). Further information on the adopted Local Plan can be found here - <http://www.basingstoke.gov.uk/planningpolicy>

### **4. Neighbourhood Planning**

4.1 Neighbourhood Planning was introduced under the 2011 Localism Act. It provides an opportunity for local communities to shape future development in their local area.

4.2 In parished areas, neighbourhood plans can be produced by parish councils which are referred to as the 'Qualifying Body'. In this case, the Qualifying Body is therefore Silchester Parish Council.

4.3 Neighbourhood plans have to meet a number of basic conditions in order to proceed to referendum stage. An independent examiner is appointed to check that a plan meets the basic conditions which are set out below:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area; and
- Be compatible with European Union (EU) and European Convention on Humans Rights obligations.
- Prescribed conditions are met in relation to the plan and prescribed matters have been complied within in connection within the proposal for the neighbourhood plan.
- The Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 which came into force on 28 December 2018 added a further Basic Condition. The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(7).

### **5. What is a Neighbourhood Plan Area?**

5.1 A neighbourhood plan must apply to a specific designated area which can range from single streets or large rural or urban areas.

5.2 The boundary of the neighbourhood area for the Silchester Neighbourhood Plan was approved by the borough council in October 2023 and follows the parish boundary. The borough council agreed with the Examiner's recommendation to proceed to a referendum based on the Silchester Neighbourhood Area as approved by the council.

## **6. Neighbourhood Plan Referendum**

6.1 The Neighbourhood Plan has been the subject of two formal public consultation stages and was submitted to the borough council in spring 2025. The borough council consulted on the Plan between May and June 2025. An independent examiner (Edward Cousins) considered the Neighbourhood Plan in July 2025 and provided his report to the borough council in November 2025. His report recommended that, subject to her proposed modifications, the neighbourhood plan should proceed to referendum based on the Silchester Neighbourhood Area as approved by the council. The borough council accepted and agreed all the modifications proposed and were subsequently satisfied that the neighbourhood plan met the basic conditions and all other legislative requirements. The borough council confirmed in December 2025 that the neighbourhood plan could proceed to referendum.

6.2 The Silchester Neighbourhood Plan referendum will be held on **Thursday 5<sup>th</sup> March 2026 from 7am to 10pm.**

6.3 The proposed Neighbourhood Plan needs to gain the approval of the majority of voters (more than 50%) in the local community for the Local Planning Authority to 'make' the neighbourhood plan.

6.4 If the Neighbourhood Plan is made then it will become part of the Development Plan for the borough of Basingstoke and Deane and will be used in the determination of planning applications in Silchester parish. If more people vote 'no' than 'yes', then the Neighbourhood Plan will not become part of the Development Plan for the local area.

6.5 Additional information on neighbourhood planning is available on the following website – <https://www.gov.uk/guidance/neighbourhood-planning--2>