

Foreword

This Statement of Community Involvement has been prepared by Basingstoke and Deane Borough Council in its role as Local Planning Authority. The SCI outlines the consultation and engagement methods that the council will use to involve interested residents, groups, organisations, businesses, and other representatives and individuals in the planning process by explaining who will be consulted, when and how. It describes how the council will involve the community and relevant stakeholders in the preparation and review of planning policy documents and also the consideration of planning applications. This temporary SCI has been informed by a four week formal consultation where the views of local residents and other stakeholders were sought on the proposed temporary revisions necessary in light of the COVID-19 pandemic.

Should you have any questions about the SCI, please contact the Planning Policy Team on 01256 844844.

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Executive Summary

What is the Statement of Community Involvement (SCI)?

Planning for land use and development in the borough is one of the council's key responsibilities, impacting directly and indirectly on residents and communities. People and groups potentially affected by planning policies and proposals should have the opportunity to be involved in decision making and should understand when and what the opportunities are.

This Statement of Community Involvement (SCI) sets out the ways in which partners, stakeholders and the community can be involved in the council's planning processes. This covers both the production of planning policy and decisions relating to planning applications.

Who will we consult?

All planning decisions have the potential to impact on people. It is therefore important to make sure the opportunities for getting involved in relevant decisions and policy development are as wide as possible. Among those to be consulted are statutory bodies, town and parish councils, councillors, residents, businesses, developers and community groups. The council aims to involve parts of the community considered to be more difficult to engage.

What will we consult on?

Planning policy:

The SCI sets out the process for the production and review of relevant planning policy, outlining the different stages and how interested parties can get involved. Policy documents include:

- The Local Plan, which sets the strategic direction for the borough, allocates land for development and includes a suite of policies to guide development decisions;
- Supplementary Planning Documents which support policies within the Local Plan by providing guidance on particular subjects or specific sites;
- Neighbourhood Plans, which are prepared by communities. These may also allocate land and include policies to guide development at a local level;
- Community Infrastructure Levy which is a charge that allows local authorities to raise funds from most types of new development in their area to fund essential infrastructure.

Planning applications:

The council is committed to ensuring that the views of the local community are considered when determining planning applications. This includes applications for listed building consent and conservation area consent. The SCI outlines the steps the council will take to publicise and consult on the applications received.

How will we consult?

The council will aim to offer a wide range of options for consultation, using a number of appropriate platforms to give as many people as possible the opportunity to have their say. The council's approach is based on a number of consultation principles set out in the council's corporate guidance on consultations, engagement and market research activity.

Reviewing the SCI

The SCI is intended to last for at least five years before a review of the document is necessary. However, the document will be assessed on an annual basis, through the authority monitoring report, to ensure it remains appropriate and effective. This will also take account of any legislative changes and resulting requirements.

Temporary changes to the SCI as a result of Covid-19

Planning Practice Guidance (PPG) was updated in May 2020 in light of the Covid-19 pandemic and recommended that council's review their SCI and update it in light of the government's guidelines for helping prevent the spread of the disease¹. As a result, the council is making some temporary amendments to the requirements set out in the adopted SCI. These are to protect the health of our communities and staff, while still ensuring that the council can continue to successfully conduct its planning functions in a manner which is underpinned by extensive and effective community engagement.

The council undertook a four week consultation on the proposed temporary changes to the SCI which ran between July and August 2020.

The proposed amendments are temporary until such time as national social distancing measures are lifted, at which point the council will revert back to the original version of the SCI (March 2018).

¹ <https://www.gov.uk/guidance/plan-making# covid19>

1. Introduction

- 1.1 The council is committed to engaging with local people, organisations and businesses to get their views on different aspects of its work. This insight helps improve council services and is a key part of making good policy decisions. Planning directly affects the places where people live and work and meaningful public consultation and engagement on all aspects of planning is vital. By maintaining community involvement at the centre of what the council does, we can gain a real understanding of our communities' priorities. This helps the council to develop the right policies and proposals for the future.
- 1.2 The SCI outlines the consultation and engagement methods that the council will use to involve interested residents, groups, organisations, businesses, other representatives and individuals in the planning process. It explains who will be consulted, when and how. The document describes how the council will involve the community and stakeholders in the preparation and review of planning policy documents and also the consideration of planning applications.
- 1.3 The SCI, which relates to planning only, complements the council's broader commitment to effective consultation and engagement, access to information, and openness, as reflected in the council's Local Code of Corporate Governance, which outlines the core principle of 'ensuring openness and comprehensive stakeholder engagement'. The SCI is also guided by the Government's Consultation Principles: Guidance (2016) which provides guidance on how consultations should be conducted in general, by adopting a more proportionate and targeted approach.
- 1.4 For all non-planning related consultation and engagement activities, the council has developed corporate guidance on consultation, engagement and market research activity which includes an outline of the type of issues that the council consults on.

2. Policy Framework

- 2.1 The duties to engage the community in planning matters and to prepare the SCI arise from the Planning and Compulsory Purchase Act 2004 (section 18) as amended by the Planning Act 2008, the Localism Act 2011 and the Neighbourhood Planning Act 2017. This legislation requires the Local Planning Authority (in this case the Council) to prepare a statement for how it will involve those with an interest in development in the area, including the preparation and review of the Local Plan and Supplementary Planning Documents, Neighbourhood Plans/Orders, Community Infrastructure Levy and the consideration of planning applications.
- 2.2 There is a clear emphasis through national policy on encouraging early and consistent community involvement. The National Planning Policy Framework (NPPF) refers to early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area (para 155). The

NPPF also reflects the importance of community engagement before planning applications are submitted (para 189).

- 2.3 The role of consultation in the planning system is pivotal. The legislation sets out the minimum standards for publicity and consultation which are set out in the relevant sections below. The council will always meet these requirements and, where appropriate and resources allow, will seek to go beyond them to secure wider-ranging involvement in plan-making.

3. General Consultation Principles

- 3.1 When carrying out formal consultations, the council follows the Government's Consultation Principles guidance, which give general guidance on how consultations should be carried out. The council's 'Local Code of Corporate Governance' provides guidance on community engagement and consultation in general. One of its core principles is 'ensuring openness and comprehensive stakeholder engagement'. Further importance is placed on trusted channels of communication and consultation that should be used to engage effectively with all groups of stakeholders, including individuals. This includes:
- Using formal and informal consultation and engagement, these methods of engagement will determine the most appropriate and effective next steps.
 - Encouraging, collecting and evaluating the views and experiences of communities, citizens and organisations of different backgrounds including reference to future needs.
 - Putting effective feedback mechanisms in place to demonstrate how views have been taken into account.
 - Balancing feedback from different stakeholders to ensure inclusivity.
- 3.2 The council also recognises that planning material is often technical in nature, so consultation documents will be as clear and concise as possible, using plain English and avoiding or at least explaining 'jargon' (possibly in a 'a glossary of terms') without detracting from the complexities of issues involved.
- 3.3 The council needs to ensure that it meets the public sector equality duty (Equality Act 2010), which aims to promote equality, eliminate discrimination and encourage good relations between different groups associated with age, disability, gender/gender reassignment, race, religion and other protected characteristics. Engaging with residents and other stakeholders is key to meeting this duty to better understand the needs of diverse groups. Established partnerships with the borough's Access Group, Disability Forum, Over 55s Forum and other community groups help the council reach, and gather views from a wider range of people and design services that meet people's needs.
- 3.4 The council has developed the following consultation aims to ensure that everyone is given an equal opportunity to influence and comment on plans and planning applications which shape future development within the borough. Consultation should:

- i. Have a purpose: we will consult on Local Plan documents at each formal stage and only ask questions on issues that are to be decided on
 - ii. Be informative and clear: we will provide information in plain English that is clear and balanced so it helps everyone contribute to the process
 - iii. Be targeted: we will promote consultations widely and target people, businesses and organisations who may be most affected by a policy or planning application
 - iv. Use a variety of methods: we will understand the needs of different stakeholders and engage and consult in a way that suits them, making best use of new technologies
 - v. Be open and transparent: we will publish responses to the consultation in a timely manner and explain how responses have informed decision making.
- 3.5 The council expects and encourages its partners, relevant statutory and non-statutory bodies and applicants to undertake timely consultation which is appropriate, accessible, targeted and on-going.

4. Responsibilities of Council Officers and Councillors on Planning Matters

- 4.1 Council officers are responsible for preparing relevant evidence in order to develop planning policies and proposals for development through planning policy documents and making a recommendation on planning applications. These must be supported by sound technical advice on matters including highways, drainage, and conservation. The needs of the community will also be taken into account. Planning officers work closely with other teams and business units in the council, in order to formulate policies and development options. The council also works closely with statutory consultees such as Hampshire County Council in respect of its statutory planning functions and its role as local highways authority, local education authority and lead local flood authority. Most planning applications are dealt with by council officers by the scheme of delegation. The Constitution sets out the circumstances under which applications will go before the Development Control Committee to be determined by councillors. Anyone can request to speak at Committee in line with the constitution.
- 4.2 Elected councillors are ultimately responsible for decision-making in the council, as set out in the council's Constitution. They are involved in all stages of the production of planning policy documents, through the established system of Overview Committees, Cabinet and Full Council, and the Scrutiny Committee. Where appropriate, sub-committees or steering groups of members provide focussed input on detailed planning matters. The Cabinet includes a Cabinet Member for Planning and Infrastructure, with a particular responsibility for planning in the borough. Councillors make up the Development Control Committee who meets to determine planning applications which are not determined under delegated powers. Both councillors and officers are required to act within the Code of Practice which is part of the council's Constitution.

5. Planning Policy Documents

- 5.1 There are various planning policy documents prepared by the council, all with different processes for preparation and public involvement. Legislation details the minimum standards for publicity and consultation. The council will always meet these requirements and, where suitable, will seek to go beyond them to secure wider-ranging involvement. The SCI sets out the council's policy for discharging its duties by setting out how and when the local planning authority will engage and consult.
- 5.2 The **Local Plan** (or Development Plan Documents where relevant) is the statutory plan setting out the principal policies and proposals for land use and development in the borough. It contains the overall vision and objectives, the development strategy for the area, allocates sites for development and sets out a suite of policies used in decision making on planning matters.
- 5.3 The council maintains an evidence base to support the Local Plan/Development Plan Documents. This evidence base is wide ranging and includes evidence relating to housing, employment and retail requirements, land supply assessments, landscape, biodiversity, green infrastructure, flood risk and infrastructure. The council will undertake targeted consultation on evidence base studies where suitable to the topic and provide notifications when new evidence is published. The complete set of evidence base documents will be published and maintained on the council's website. The council also has a duty to publish a **Brownfield Land Register** of previously developed land suitable for housing. Proposals to give any of the land on the register Permission in Principle will be the subject of consultation in line with the regulations. Table 1 provides further detail of the relevant stages involved in preparing a new development plan document and sets out the opportunities for stakeholder engagement, from early evidence gathering through to adoption and implementation.
- 5.4 **Supplementary Planning Documents (SPDs)** provide supplementary information in the form of site based or topic based guidance to support specific Local Plan policies. The council's policy for consultation and engagement on the development of new SPDs is set out in Table 2.
- 5.5 The programme for the preparation and review of planning policy documents is set out in a **Local Development Scheme (LDS)** which lists the planning documents that the council intends to produce and the timetables for their preparation. When the LDS is updated it will be published on the council's website. Notifications will be sent to consultation bodies listed in appendix 1 and those on the planning policy consultation database.
- 5.6 **Neighbourhood Plans and Orders** are an alternative means of developing policies and proposals at the local parish or neighbourhood level. In parished areas, they can be prepared by the relevant town or parish council; elsewhere, by a duly constituted 'neighbourhood forum'. The council actively supports neighbourhood planning and has an important role in providing advice and support throughout the process. The town or

parish council (or forum) is responsible for public consultation and engagement in the earlier stages of the process, whilst the council undertakes consultation on the final draft version of the Plan or Order (Submission stage) and organises the referendum. Following a positive referendum result a neighbourhood plan forms part of the development plan for the borough and will have the same weight as other development plan documents such as the Local Plan. The council's policy for supporting and assisting qualifying bodies in the neighbourhood planning process is set out in paragraphs 5.24 to 5.28 and in Table 3.

- 5.7 Each Development Plan Document is accompanied by a **Sustainability Appraisal (SA) and/or Strategic Environmental Assessment (SEA)** which shows how the policies reflect sustainable development objectives. The council also prepares an **Authority Monitoring Report (AMR)** on an annual basis to assess whether adopted planning policies are being successfully implemented and achieving the intended aims and objectives.
- 5.8 **Community Infrastructure Levy** is a charge that allows local authorities to raise funds from most types of new development in their area to fund essential infrastructure. Local authorities who decide to introduce a CIL are known as charging authorities and must produce a Charging Schedule which sets out the levy rate (s) that the authority will charge.
- 5.9 In Hampshire, **planning policies relating to minerals and waste** are jointly prepared by Hampshire County Council, Portsmouth City Council and Southampton City Council. Planning applications for minerals and waste developments are determined by Hampshire County Council. The County Council is responsible for preparing and maintaining a Minerals and Waste Plan, providing the policy framework for new operations in the County Council. The council engages with the County in this process. Further details about the programme for preparing these plans and opportunities for involvement in the process are published on Hampshire County Council's [website](#).

Who will we consult in plan-making?

- 5.10 All planning policies and decisions have the potential to affect a number of people, including many who are not directly involved. The level of impact would depend on the nature of the proposals. It is important, therefore, to ensure that opportunities for involvement in the decision making process are as wide as possible. Interested parties can range from individuals living next door to a proposed development, to a local interest group or parish council, a service provider, a government department or a neighbouring authority.
- 5.11 Regulations specify a number of organisations that local planning authorities must consult when preparing planning policy documents. These bodies are set out in appendix 1. They include '*specific consultation bodies*' and various types of '*general consultation bodies*'. Specific consultation bodies include utility companies, government agencies, local authorities and parish councils. General consultation bodies are voluntary bodies active in the area and those bodies which represent the interests of

different racial, ethnic or national groups, different religious groups, disabled persons, and persons carrying out business in the area. The council also has a legal 'duty to co-operate' with other local councils and infrastructure providers in relation to strategic cross boundary issues.

- 5.12 In addition to the individuals and organisations referred to above, it is recognised that some parts of the community are not always adequately represented such as gypsy and traveller communities in the area, the young and the elderly. The council will work closely with relevant organisations that have experience in a particular matter to find the best way of consulting and liaising with these groups.

How will we notify, consult and involve groups and individuals in plan-making?

- 5.13 The council considers wide engagement to be important so suitable methods to engage and consult need to be considered in order to meet and build on the statutory regulations. The council will carefully consider how consultations are run in order to ensure that all members of the borough's diverse community are made aware of relevant planning proposals and opportunities to comment on them. Due to the Covid-19 pandemic and in recognition that it may be more difficult to reach specific groups, consultation deadlines may be extended to ensure a wide range of consultees are reached. The council will use a range of consultation techniques during public consultation, building on those methods of communication that are already used but also using new and evolving methods. The following outlines some of the different methods of consultation which will be utilised:

Online engagement:

- 5.14 The type of online engagement used will depend on the issues that are being considered. However, this means of engagement will be particularly important in light of any limitations on social engagement which come about as part of the response to the Covid-19 pandemic.
- Website: The council's website will be regularly updated with information about the Local Plan and other planning policy documents. The council will advertise all consultations on its website, with documents available to view on dedicated pages.
 - Social media: The council will make use of social media where appropriate and will post information on Facebook, Twitter and other social media platforms to promote consultations, as suitable. In light of the Covid-19 pandemic and in recognition of additional reliance on technology, an increased number of social media posts relating to consultations may be applicable. During formal consultations, representations will not be able to be accepted via social media.

Face-to-face engagement:

5.15 Sometimes speaking directly to someone is the best way to understand a person's point of view. The council are not undertaking face-to-face engagement in person due to the Covid-19 pandemic and government guidance on social distancing. Instead the following methods of engagement will be used, this is likely to be via an online platform such as Zoom or another appropriate platform or via telephone, depending on the issues involved:

- Virtual exhibitions: will be held on significant consultations, such as those associated with the Local Plan, where suitable, to engage people in shaping plans for the borough. It allows people to speak directly to officers involved in planning via a video conferencing platform.
- Smaller virtual exhibitions: these may be held for significant consultations, or if proposals relate to a particular locality. These may be in drop-in session format.
- Virtual Meetings/engagement with particular groups: these will be used to get in-depth comments on specific planning issues from a small cross section of individuals. They are useful to bring different perspectives together to discuss a particular theme in a structured way. Meetings may be appropriate to discuss issues of a technical nature, such as with specific statutory bodies and service providers, or with key stakeholder groups, including parish councils.

Written notifications:

5.16 For all statutory consultations, the council will directly contact by email or letter all known consultation bodies (including those listed in appendix 1), along with anyone who has asked to be notified when consultation is taking place. Details of consultation and the availability of documents will be set-out in this communication, including any necessary changes as a result of the Covid-19 pandemic. Individuals can ask to be added to the planning policy consultation database at any time by contacting the planning policy team or filling in a form on the council's website.

Publicising consultations:

5.17 The council will publicise consultations through a variety of means, including articles in the council newspaper, which is circulated to all homes in the borough, and also community based publications such as parish magazines. As suitable, the council will also provide documents and consultation materials, such as leaflets and posters, to parish and town councils and neighbourhood forums to help publicise significant consultations.

5.18 Public notices will be published in local newspapers when appropriate and press releases and/or briefings to convey information to wider audiences will also be used where appropriate. Where relevant, the council may also publicise consultation events by displaying posters outside of the council offices and on community noticeboards at supermarkets and other local centres.

Making consultation material available:

- 5.19 As a result of the Covid-19 pandemic the council will, publishing draft documents and consultation material online. The council may be able to provide a hard copy of the document by post if the person enquiring does not have access to the internet on request. This will be communicated in the relevant consultation material. When Covid-19 pandemic restrictions are lifted and it is appropriate and safe to do so, hard copies will be made available for public inspection at the Civic Offices and at relevant libraries across the borough. Details of these locations and the times that the consultation documents can be reviewed will be publicised in the relevant consultation material.

Involvement at different stages of plan-making

- 5.20 The stages for producing the Local Plan, Supplementary Planning Documents, Community Infrastructure Levy Charging Schedule and Neighbourhood Plans are set out below. Local Plans, CIL and Neighbourhood Plans are subject to an independent examination before they can be adopted, whereas Supplementary Planning Documents are not.

Local Plan

- 5.21 The process for preparing the Local Plan/Development Plan Documents is summarised in Table 1 which identifies each of the stages and the key opportunities for community involvement in the process.

Temporary revision to Statement of Community Involvement – September 2020

Table 1: Development Plan Documents prepared by Basingstoke and Deane Borough Council (e.g. Local Plan)	
Key stages	Opportunities for engagement
<p>Evidence gathering/identification of issues and options: The council gathers relevant social, economic and environmental information, to establish a comprehensive evidence base. This evidence base is maintained as suitable and the council will provide notifications when any new evidence is published to encourage involvement in the early stages of plan making. This evidence helps to identify opportunities and constraints. Technical studies and topic papers may be prepared, drawing on monitoring of existing policies, any strategic requirements and relevant data. Consultation on the identification of issues and options or particular elements of the evidence base may also be undertaken.</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Consult statutory bodies about the scope of sustainability appraisal (inc. Strategic Environmental Assessment) and relevant issues at an early stage. • Ensure targeted and early involvement of agencies (Environment Agency, Historic England etc.) and infrastructure providers (Highways England, Water Companies etc.) to inform the technical studies and identification of issues and options. • Carry out its ‘duty to co-operate’ on issues which extend beyond the borough boundary with an agreed list of organisations including neighbouring authorities and infrastructure providers. • Undertake ongoing informal consultation with key stakeholders, such as parish councils, interest groups, landowners/ developers. • Notify relevant consultees, including everyone on the planning policy consultation database, when new evidence is available. • Make available all relevant evidence on the council’s website. • Carry out targeted consultation on relevant evidence base studies and in relation to the identification of issues and options. • Use social media, local media etc. to raise awareness of any issues and options consultations • Carry out focused meetings via an online platform such as Zoom or another appropriate platform or by telephone, as appropriate, depending on the evidence gathered and options being considered and consulted upon. Formal consultation on issues and options for a new DPD will be undertaken in line with consultation arrangements for a draft plan set out below.

<p>Preferred Approach Consultation: The draft plan is approved for the purposes of formal public consultation (minimum of six weeks) and sets out the key issues, along with the options for addressing them. It will include preferred options where appropriate. The Plan is accompanied by the Sustainability Appraisal (SA) incorporating a Strategic Environmental Assessment (SEA) and also a Habitats Regulations Assessment. There may be more than one consultation on the draft Plan or targeted consultation on certain issues/policy approaches.</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Write to specific, general and all other consultees who the council consider may have an interest, including everyone on the planning policy consultation database. • Make consultation documents available on the council's website. When the civic offices and other locations, as considered appropriate such as libraries or parish offices, re-open, documents will be placed in these locations for inspection in person, if it is safe and appropriate to do so. • Make available summary documents, leaflets and posters as appropriate • Use social media and local media/ press to raise awareness. • Hold public exhibitions, events and workshops or more focused meetings via an online platform or via telephone where appropriate. • Comments received will be made available on the council's website along with a summary of their content. • The council will publish a schedule of its response to each of the points made.
<p>Pre-submission Plan consultation: Having considered the views and evidence gathered in response to consultation the submission Plan will be published for formal consultation (minimum of six weeks). Representations at this stage must relate to specific soundness tests. They will be forwarded for consideration to an independent inspector who will examine the plan.</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Write to specific, general and all other consultees who the council consider may have an interest, including everyone on the planning policy consultation database. • Make consultation documents available on the council's website. When the civic offices and other suitable locations such as libraries or parish offices. re-open,, documents will be placed in these locations for inspection in person, if it is safe and appropriate to do so. • Discuss outstanding issues with existing forums/groups via an online platform or via telephone conversations. • Hold events or workshops via an online platform where appropriate. • Use social media and local media/ press to raise awareness. • Comments received will be made available on the council's website along with a summary of their content. • The council will publish a schedule of its response to each of the points made.

Temporary revision to Statement of Community Involvement – September 2020

<p>Submission of Local Plan</p> <p>The Submission Plan and relevant supporting information will be submitted to the Secretary of State for independent examination. Supporting information will include representations received, a summary of the main issues raised, the background evidence and a consultation statement setting out how the council has involved the community and other stakeholders.</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Write to specific, general and all other consultees who the council consider may have an interest, including everyone on the planning policy consultation database. • Make consultation documents available on the council's website. <u>When</u> at the civic offices and other suitable locations such as libraries or parish offices. <u>re-open</u>, documents will be placed in these locations for inspection in person, where it is safe and appropriate to do so. • Use social media and local media/press to raise awareness. • Representations made must relate to the tests of soundness which require Plans to be positively prepared, justified, effective and consistent with national policy in accordance with section 20 of the Planning and Compulsory Purchase Act 2004 (as amended) and NPPF.
<p>Examination of the submitted Plan</p> <p>An Inspector, appointed by the Secretary of State, will examine the Plan. It must meet the tests of soundness. The Inspector will consider whether the preparation of the plan has been legally compliant. If the Plan is legally compliant the inspector will then consider whether the document is positively prepared, justified, effective and consistent with national policy.</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Use the council's website, social media and local media to raise awareness of the Examination. • Ensure documents relevant to the Examination are published on the council's website. • Comply with guidance from the Planning Inspectorate concerning the conduct of the Examination in light of the latest measures in place with respect to preventing the spread of Covid-19. <p>The Inspector will (/Programme Officer):</p> <ul style="list-style-type: none"> • Consider all representations made during the council's submission plan consultation • Notify all those who responded to the consultation of the hearing sessions being held to which participants may be invited. Written submissions carry equal weight to those presented at hearings.
<p>Publishing the Inspectors report</p> <p>The Inspector who carried out the Examination will produce and publish a report. If the inspector finds the plan sound it can then be adopted in accordance with the inspector's recommendations.</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Write to specific, general and all other consultees who the council consider may have an interest, including everyone on the planning policy consultation database. • Publish the Inspector's recommendations/report on the council's website. <u>When</u> at the civic offices and other locations as considered to be appropriate. <u>re-open</u>, documents will be placed in these locations for inspection in person, where it is safe and appropriate to do so. • Where appropriate use social media and local media/ press to publicise the Inspectors report.

<p>Adoption If the Plan is recommended for adoption (with or without recommended modifications) the council will consider the Inspector's report and whether it wishes to adopt the document as recommended by the Inspector.</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Publish the Local Plan, adoption statement and other relevant evidence base documents on the council's website—When at the council's offices and other locations as considered to be appropriate re-open, documents will be placed in these locations for inspection in person, where it is safe and appropriate to do so. • A copy of the Adoption Statement will be sent to all consultees on the planning policy consultation database including anyone who has asked to be notified of the adoption of the document. • Where appropriate use social media and local media/press as appropriate to advertise the adoption of the Local Plan.
<p>Monitoring and Review The Authority Monitoring Report assesses whether adopted planning policies are being successfully implemented and achieving the intended aims and objectives. A review of development plan documents may be triggered as a result of this report or as a result of any legislative requirements.</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Publish the Authority Monitoring Report on the council's website on an annual basis • Maintain an up to date evidence base which will be available on the council's website • Timescales for preparing new Development Plan Documents will be published on the council's website. • Notify consultees via the planning policy consultation database when a new LDS is adopted or the review of development plan documents is going to commence.

Supplementary Planning Documents (SPD)

- 5.22 Supplementary Planning Documents may cover a range of issues, both thematic and site specific, which support policies in the Local Plan. They do not set new policy or allocate land. SPDs may take the form of design guides, area development briefs, masterplans or issue-based documents. Whilst SPDs are adopted formally by the council and are material considerations in the determination of planning applications, they do not form part of the development plan.
- 5.23 The level and extent of consultation required in the preparation of a SPD is generally less than that for a Development Plan Document and the methods used will vary, according to its content. If the SPD is a technical document, the emphasis will be on established forms of consultation with stakeholders that are relevant to the topic involved, including statutory consultees, specialist bodies, local groups and planning agents along with everyone on the planning policy consultation database who have asked to be kept informed of planning policy consultations. If the matter is specific to a location, in addition to the above, the council will aim to engage with local residents and groups through meetings/workshops through a suitable online platform such as Zoom or another appropriate platform, telephone or via community magazines and publications. Table 2 below sets out the key stages in preparation and the opportunities for engagement at each stage.

Table 2: Supplementary Planning Documents	
Key stages	Opportunities for engagement
<p>Evidence gathering/preparation of draft document Baseline information and evidence gathering. Undertake further technical work; identify reasonable options.</p>	<p>At the evidence gathering stage, statutory bodies are consulted about the Strategic Environmental Assessment (SEA) Screening and Habitat Regulations Assessment (if required). Consultation with councillors on the scope and content of the SPD will be undertaken. Targeted informal consultation will also be undertaken, with relevant agencies, stakeholders, service providers, parish/town councils, local groups and residents where relevant. In line with government guidance on social distancing due to the Covid-19 pandemic restrictions, this will be done via an online platform such as Zoom or another appropriate platform or via telephone.</p>
<p>Consultation on draft SPD Formal publication for public consultation of the draft SPD along with associated evidence base documents and SEA report (minimum statutory period of 4 weeks).</p>	<p>The council will:</p> <ul style="list-style-type: none"> • Write to specific, general and all other consultees who the council consider may have an interest including those on the planning policy consultation database who wish to be informed of planning policy documents. • Make consultation documents available on the council's website. When the civic offices and other locations as considered appropriate such as libraries re-open, documents will be placed in these locations for inspection in person, where it is safe and appropriate to do so. • Discuss the document with stakeholders that are relevant to the topic involved, including statutory consultees, specialist bodies, planning agents and existing groups/forums as appropriate via an online platform such as Zoom or another appropriate platform or via telephone. • Use social media and local media to raise awareness • Depending on the content, consultation may also be supported by workshops/meetings, due to the Covid-19 pandemic, these may be facilitated via an online platform such as Zoom another appropriate platform or via telephone. • If the matter is specific to a location, the council will aim to engage with local residents and groups through meetings/workshops through an online platform or via community magazines and publications
<p>Finalise SPD Review representations received and make any changes to SPD where justified.</p>	<ul style="list-style-type: none"> • Comments received will be made available on the council's website along with a summary of their content. • The council will publish a schedule of its response to each of the points made. • Further consultation may be undertaken if responses lead to a significant change of direction.

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<p>Adoption of the SPD SPD is adopted by the Council. It will include a statement explaining what consultation has been undertaken and how the council has dealt with representations.</p>	<ul style="list-style-type: none">• Make the Supplementary Planning Document, consultation statement and adoption statement available on the council's website. When the civic offices and other locations as considered appropriate are open, such as libraries or parish offices, documents will be placed for inspection in person, where it is safe and appropriate to do so.• Send a copy of the adoption statement to any person who has asked to be notified of the adoption.• Where appropriate, use social media and local media/press to publicise adoption.
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Neighbourhood Plans and Neighbourhood Development Orders

- 5.24 Neighbourhood planning was introduced by the Localism Act (2011). It is a way for communities to decide the future of the places where they live and work by having more of a say in where new homes, businesses, shops and community facilities should be placed in their local area, along with being able to allocate sites for development. Where they choose to, local people can draw up a plan or a development order:
- **Neighbourhood Plans** allow communities to establish general planning policies for the development of land in the area. A neighbourhood plan comes into force as part of the statutory development plan once it has been approved at referendum. This means that the council and planning inspectors will need to take the plan into consideration when making planning decisions.
 - **Neighbourhood Development Orders** (including community right to build orders) grant planning permission for a specific type of development in a particular area. This could be either a particular development or a particular class of development such as housing or retail.
- 5.25 Like local plans, regulations cover neighbourhood plan/orders preparation, including consultation requirements. Regulations also cover the referendum stages. The council's role is to provide advice and support to groups developing a plan. Up to submission of the final draft ('proposed submission') plan, it is the town or parish council (or forum) that is responsible for public consultation and engagement in its preparation.
- 5.26 The council actively supports and promotes neighbourhood planning and is committed to providing ongoing advice and support to groups who wish to prepare neighbourhood plans and orders. The council's policy for supporting qualifying bodies and facilitating the process is through the provision of the following:
- Initial advice regarding the suitability of completing a plan or order and its potential scope including attendance at suitable meetings or providing briefings.
 - On-going advice and support throughout the process including detailed technical input into each key stage. This support will be provided both on an informal basis through continued support and guidance, but also on a formal written basis when responding to specific consultations. The focus will be on the conformity of the Neighbourhood Plan/Order with the existing national and local planning framework but guidance will also be provided to ensure that allocations and policies are fit for purpose and deliverable.
 - Provision of guidance on key issues including project management and timetabling, the role of the qualifying body, community engagement and undertaking consultation events, site selection and relevant legislation including SEA.
 - Practical assistance such as mapping, IT advice and printing where appropriate.
 - Provide examples of best practice from plans or case-law.
 - Relevant contact information for consultation including statutory consultees and local interest groups and bodies. Advice on undertaking consultation, publicity and engagement particularly in light of the Covid-19 pandemic and government guidance at that time.

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- Guidance and interpretation of the relevant legislative requirements.
 - Ensuring the suitable involvement of local councillors and other interested parties to enable timely decision making at key stages
 - Following submission of the Plan/order the council will undertake the relevant consultation and organise and fund the examination and referendum in the timescales prescribed in legislation, wherever possible. However, the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 came into force on 7th April 2020 and means that neighbourhood plan referendums have been postponed until 6th May 2021.
 - Will provide guidance relevant to the referendum including campaigning
- Advice relating to the monitoring and review of adopted plans/orders.
- 5.27 The council has prepared local guidance on the process and collated a range of resources which are available to view on the council's website. The [Neighbourhood Planning Protocol](#) provides local communities with detail of the requirements of the regulations and guidance, including additional information on the relevant steps in the production of a plan. It also outlines the support the council will provide at each key stage of the process. Any emerging legislative changes will be reflected in the protocol which will be updated more frequently than the SCI.
- 5.28 With regards to consultation and engagement through the neighbourhood planning process, the council has prepared a document called [Engaging the Community in Neighbourhood Planning](#) which is specifically designed to support qualifying bodies in the consultation process. It contains advice on when, who, how and where to consult to ensure effective community engagement. It suggests the neighbourhood planning group considers the following consultation mechanisms when developing a Plan or Order:
- Holding events/drop in's
 - Adverts/posters
 - Letters/flyers to everyone in neighbourhood area
 - Questionnaires/comments forms
 - Use of websites, social media and e-mail
 - Notice in parish newsletters/local magazines
 - Visiting already established groups
- In light of guidance regarding the Covid-19 pandemic, it is advised that where neighbourhood planning consultation is undertaken, it is done so in line with latest government guidance on social distancing. Where possible, consultation platforms should be used online or via telephone to prevent social gatherings.
- 5.29 Table 3 below sets out the various stages in preparing Neighbourhood Plans/Orders, the opportunities for engagement and whether consultation is being carried out by the parish/town council or the borough council.

Table 3: Neighbourhood Development Plans and Orders

Key stages	Opportunities for engagement	
	Parish/town council/neighbourhood forum (qualifying body)	Basingstoke and Deane Borough Council
<p>Stage 1: Designation of neighbourhood area (and if appropriate neighbourhood forum):</p> <ul style="list-style-type: none"> Parish/town council/neighbourhood forum (qualifying body) submits application to borough council to designate area Application forms are available on the council's website 	<p>Before submitting an application to designate the neighbourhood area the parish/town council or neighbourhood forum may decide to consult with the local community about preparing a neighbourhood plan/ order.</p>	<ul style="list-style-type: none"> Where a parish council applies for the whole of a parish to be designated as a neighbourhood planning area, the council must designate it. The council will publicise that the neighbourhood area has been designated. Exceptions to this are where the area applied for has already been designated as a neighbourhood area which extends beyond the parish boundary; or forms part of another application that has not yet been determined. In this case, the council will publicise and consult on the application and publish details in relation to the designation or refusal of a neighbourhood area. <p>The council will:</p> <ul style="list-style-type: none"> Formally publicise and consult on a neighbourhood forum application (minimum consultation period is 4 weeks) and will publish details in relation to the designation or refusal of a neighbourhood forum. Write to specific, general and all other consultees who the council consider may have an interest. Make documents available on the council's website. When the civic offices and other locations as considered appropriate such as libraries or parish offices re-open, documents will be placed in these locations where it is safe and appropriate to do so. Use social media and local media/ press (including public notice in the press) to raise awareness.
<p>Stage 2: Preparing the Draft Neighbourhood Plan/Order: Qualifying body to prepare:</p> <ul style="list-style-type: none"> Develop vision, aims and objectives 	<ul style="list-style-type: none"> Qualifying body should undertake ongoing consultation and engagement with the community (those living, working, with an interest in or affected by proposals) and relevant consultees (such as infrastructure 	

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<ul style="list-style-type: none"> • Develop communications strategy • Gathering baseline information and evidence • Identify and assess options • Prepare draft Neighbourhood Plan/ Order and associated documents <p>Borough council will provide ongoing support and assistance.</p>	<p>providers) as the neighbourhood plan/order is being developed. Engagement measures used by the qualifying body should consider the Covid-19 pandemic and how to engage safely with various stakeholders, particularly those who may not have access to the internet.</p> <ul style="list-style-type: none"> • The guidance documents prepared by the council provides advice on consultation best practice and legislative requirements. However, these need to be interpreted in light of the latest government guidance concerning preventing the spread of Covid-19. 	
<p>Ensure compliance with EU obligations:</p> <ul style="list-style-type: none"> • If the plan is deemed likely to have significant environmental effects then Strategic Environmental Assessment will be required. 	<p>If it is determined that a SEA is required for the neighbourhood plan then the parish/ town council will need to undertake the SEA.</p>	<p>The council will carry out an initial screening which lasts for five weeks and involves consulting the statutory consultees.</p>
<p>Stage 3: Pre-submission publicity and consultation:</p> <ul style="list-style-type: none"> • Formal consultation stage • After consultation, parish/town council will consider representations received and amend neighbourhood plan as appropriate • Consultation statement is prepared which details the consultation undertaken, the responses received and any changes as a result. 	<ul style="list-style-type: none"> • Qualifying body will formally publicise the draft neighbourhood plan or order and invite representations. Engagement measures used by the qualifying body should consider the Covid-19 pandemic and how to engage with various stakeholders, particularly those who may not have access to the internet. • The guidance documents prepared by the council provides detail and guidance on consultation best practice and legislative requirements. However, these need to be interpreted in light of the latest government 	<p>Borough council will make formal representations in response to consultation</p>

<ul style="list-style-type: none"> • Council will continue to provide informal advice and support and a formal response to consultation. 	<p>guidance concerning preventing the spread of Covid-19.</p> <ul style="list-style-type: none"> • Consultation bodies (outlined in the Neighbourhood Planning Regulations (Sch 1) also need to be consulted. 	
<p>Stage 4: Submission of Neighbourhood Plan/Order to Borough Council: Submission Plan and supporting documents submitted to the council including basic conditions statement, SEA and consultation statement.</p>		<p>If the council finds that the plan or order meets the legal requirements it will formally publicise and consult (for a minimum of 6 weeks) as follows:</p> <ul style="list-style-type: none"> • Write to specific, general and all other consultees who the council consider may have an interest. • Make documents available on the council's website. When the civic offices and other locations as considered appropriate such as libraries or parish offices along with any locations suggested by the qualifying body re-open, documents will be placed in these locations for public inspection, when it is safe and appropriate to do so- • Use social media and local media/ press to raise awareness. • Collate the representations made to send to the examiner.
<p>Stage 5: Independent examination</p> <ul style="list-style-type: none"> • Council submits plan, relevant documentation and representations to independent examiner. • Following examination, the examiner issues a recommendation to the council and town/parish council or neighbourhood forum • If the council is satisfied that the Plan/Order meets the basic conditions the neighbourhood plan proceeds to referendum, working with the parish/town 		<p>The council will:</p> <ul style="list-style-type: none"> • Write to specific, general and all other consultees who the council consider may have an interest informing them that the examiner's report has been published. • Publish the examiner's report on the council's website.

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<p>council/forum in light of any changes required by the examiner.</p> <ul style="list-style-type: none"> • If the council doesn't think the basic conditions have been met, they will work with the qualifying body to determine the way forward. 		
<p>Stage 6: Referendum plan/ order</p> <ul style="list-style-type: none"> • Referendum version of the neighbourhood plan/ order made available by the council along with associated documents including information statement, examiners report, decision statement and general information document. • Results declared after polling has taken place • If there is a positive referendum result the NP becomes part of the Development Plan immediately. 	<p>Qualifying body can raise awareness of referendum through publication of neutral promotional material.</p>	<ul style="list-style-type: none"> • All neighbourhood plan referendums have been postponed until 6th May 2021, in line with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 which came into force on 7th April 2020. • Council makes arrangements and publishes notice for the referendum setting out the relevant information and associated documents in line with legislative requirements. These documents will be made available on the council's website, council offices, local library and parish council office along with any locations suggested by the qualifying body if these are open and suitable for placing for public inspection • A person is entitled to vote if at the time of the referendum, they meet the eligibility criteria to vote in a local election for the area and if they live in the referendum area. • Council declares result of referendum on website and via social media.
<p>Stage 7: Making the neighbourhood plan/ order If more than 50% vote in favour, the council 'makes' the plan via Council resolution.</p>		<p>The council will:</p> <ul style="list-style-type: none"> • Publish the Neighbourhood Plan, adoption statement and SEA adoption statement (where relevant) on the council's website. When the council offices and other locations as considered appropriate such as libraries or parish offices re-open documents will be placed for

		<p>inspection in person, where it is safe and appropriate to do so.</p> <ul style="list-style-type: none"> • A copy of the adoption statement will be sent to specific, general and all other consultees who the council consider may have an interest.
<p>Stage 8: Monitoring and Review The Neighbourhood Plan sets out the period for which it has effect. Qualifying bodies in areas where policies in a made neighbourhood plan have become out of date may decide to update their plan, or part of it before the end of the plan period.</p>	<p>The process for the 'making' of a replacement plan/order is the same as the process for the making of the existing plan/order. A streamlined procedure for modification of a neighbourhood development plans/orders where the proposed modifications would materially affect the policies in the plan/order, but would not be so significant or substantial as to change the nature of the plan is also possible.</p>	<p>The Council will advise on the options, process and timing for reviewing neighbourhood plans.</p>

Community Infrastructure Levy (CIL)

- 5.30 The Community Infrastructure Levy (CIL) is a charge that allows local authorities to raise funds from most types of new development in their area to fund essential infrastructure. Local authorities who decide to introduce a CIL are known as charging authorities and must produce a Charging Schedule which sets out the levy rate (s) that the authority will charge. The rate is charged per square metre. The Community Infrastructure Regulations 2010 (as amended) sets out the procedure that charging authorities must follow prior to adopting a Charging Schedule. These are summarised below, along with the key opportunities for engagement.
- 5.31 Initially the council prepares evidence base studies to inform the Preliminary Draft Charging Schedule for public consultation which sets out the proposed levy rates. The council will engage with key stakeholders and interested parties at the evidence gathering stage. Public consultation on the preliminary draft charging schedule will be advertised via the council's website, publicised through local media and direct contact will be made to interested parties on the planning policy consultation database and statutory consultees listed in appendix 1. Following this and after considering the representations received, the Draft Charging Schedule is published for a minimum of six weeks consultation along with the supporting evidence. The consultation will be advertised and statutory consultees and previous respondents notified. Where any modifications are made, the council will then produce a 'statement of modifications' and publish these for a minimum period of four weeks consultation.
- 5.32 The charging Schedule is then submitted to the Planning Inspectorate for examination. The appointed examiner receives and considers all of the supporting evidence base in addition to the representations made on the draft schedule and, if relevant, the statement of modifications. The council will publish the examiner's recommendation, who will consider whether the proposed rates have been developed in accordance with the regulations and relevant guidance, and will recommend their adoption, at which point the council will publicise the charging schedule. The council will start to raise awareness of the introduction of CIL or change to the rate in advance of its implementation. Should the council decide that it does not agree with the findings of the examiner, it will be necessary to consider whether the evidence base is appropriate, taking into account the conclusions of the examiner. This will require the process outlined above to be repeated, with the same processes in respect of consultation, engagement and subsequent examination.
- 5.33 It is intended to review CIL approximately every three years and/or in tandem with the preparation of the Local Plan. Consideration will also be given to a review of CIL should there be significant changes in the costs and values of development. In the event of a review of CIL, it will be necessary to repeat the processes outlined above.
- 5.34 It is intended to provide details of CIL income received through the Authority Monitoring Report and the budget setting process that is undertaken each year. This will highlight the amount received each year, as well as providing details of the overall CIL received, and spent over the longer-term.

6. Planning Applications

- 6.1 Our Development Control service handles around 2,500 planning applications each year, carrying out notification and consultation as set out in this document. This ensures that any person or group interested in a planning application has the opportunity to view and comment on the proposals. We are committed to ensuring that any views given on material planning matters are considered when determining a planning application.
- 6.2 The requirements for notification of planning applications are set out primarily in the Town and Country Planning (Development Management Procedure) Order 2015. We comply with these minimum requirements, and exceed them where appropriate as set out in appendix 2 to ensure that all affected and interested parties have opportunity to make comment.
- 6.3 This section details:
- The pre-application procedure, and advice available from the council
 - What happens when a planning application is received
 - How a planning application is determined
 - What happens once a planning application is determined
- 6.4 It also sets out how the council handles significant planning applications, which may impact on a greater number of people and guidance for developers in informing neighbours and other interested parties about larger, more controversial planning applications.

Pre-application Advice

- 6.5 Applicants or developers are expected to consult with the local community before submitting planning applications which are likely to generate public interest. Such consultation should be accessible and clear to the whole community. The council advises that applicants or developers use the community engagement measures which have been recommended within Planning Practice Guidance to undertake pre-application consultations, these include the use of virtual exhibitions, digital consultations and video conferencing².
- 6.6 The council welcomes and encourages discussions with applicants before planning applications are submitted. Providing considered advice prior to the formal submission of a planning application can ensure that the quality of a development is improved and that certainty in the outcome can be increased for the applicant.

² [Planning Practice Guidance Paragraph: 078 Reference ID: 61-078-201200513](#)

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- 6.7 Seeking pre-application advice gives applicants the opportunity to discuss the principle of the development proposals with an officer. It also enables officers to identify any potential issues and provides a number of benefits:
- Providing an opportunity to better understand how an application will be judged against the policies in the development plan and other material considerations.
 - Identifying, at an early stage, where there is a need for specialist input such as with regard to listed buildings, trees, landscape, green Infrastructure and natural green space noise, health, contaminated land or archaeology.
 - Providing the opportunity to modify a proposal to make it potentially more acceptable to the council and anticipating other regulatory requirements.
 - Improving the design and quality of the finished scheme.
 - Indicating at an early stage if a proposal is unacceptable, saving the cost of pursuing a formal application.
 - Avoiding rejection at registration stage or early refusal of permission because of inadequate or insufficient information.
 - Allowing discussions on and the preparation of legal agreements, where appropriate, in advance of an application being received and for negotiations to consider land value constraints.
- 6.8 Further information on this service, which is subject to a charge can be found at: www.basingstoke.gov.uk/before-making-a-planning-application.
- 6.9 According to the size and nature of the proposals, there are a number of pre-application options available:
- **Duty planning service** - offers verbal advice on small scale domestic (excluding new dwellings) and small scale business projects only. Due to the Covid-19 pandemic, this service will be offered via telephone appointments instead. This service can be reached by calling the council on 01256 844844 and selecting option 4 for the Contact Centre. The only change in the duty service is that the advice will no longer be given face-to-face.
 - **Written submission** - is another available route for those proposals which fall outside of the scope of the duty planning service.
- 6.10 For written submissions, the council will endeavor to provide a written response within 10 working days for householder proposals or small scale queries and within 28 working days for larger or more complex developments. The service provided is multidisciplinary and proactive, with ready access to professional advice and guidance from internal officers involved in the development process.
- 6.11 Larger and significant or complex planning applications may also require involvement of external statutory bodies such as Hampshire County Council (as the Local Highway Authority and Lead Local Flood Authority), the Environment Agency, Natural England, Historic England, Highways England and water companies who operate their own pre-

application advice services. The Local Planning Authority will advise if contact should be made directly with these bodies when providing their written response.

6.12 The council additionally encourages developers and applicants to undertake a level of public consultation prior to submitting a planning application, as advocated in the National Planning Policy Framework. Such consultation could be with the town or parish council, neighbouring properties or interest groups local to the development site and include methods such as a public exhibition or meeting/discussions with affected individuals. In light of the Covid-19 pandemic the council recommends that developers or applicants undertake any pre-application consultation measures in line with government guidance on social distancing at the time. Any community engagement for pre-applications should prevent social gatherings and where appropriate any meetings or exhibitions should be undertaken via an online platform such as Zoom or another appropriate platform. Although developers are not statutorily required to undertake this consultation, benefits include:

- providing an opportunity for developers / applicants to explain proposals, identify any local issues, clarify elements of the proposals and identify any additional information needed
- assisting in saving time in obtaining a decision on a planning application
- creating a more sustainable and acceptable development through understanding of local community needs
- avoid appeals and call-in procedures.

6.13 Under the Freedom of Information Act, the council may consider pre-application submissions, which are commercially sensitive, and confidential. A public interest test will be applied to decide whether a proposal can be deemed as confidential. Should the information fall outside of this category or a planning application is submitted on the site for a similar scheme, the information may be made available to the general public.

What happens when a planning application is received?

6.14 All planning applications are checked to ensure the necessary plans and details are provided, upon which the application can be determined. When an application has been validated, neighbours (those occupying buildings adjoining the site) are notified by letter. Consultees are also notified (as relevant, depending on whether the application is major or minor) such as Natural England and the Environment Agency along with infrastructure providers such as water companies.

6.15 Comments are invited on planning applications for a period of 21 days, which is a statutory period set by government. A notification does not need to have been received in order for a member of the public to make comments to an application. All comments received prior to the determination of an application, even if outside of the 21 day publicity period will be taken into consideration. In most cases a site notice is provided for planning applications and this is displayed for 21 days.

- 6.16 All planning applications are placed on the council website for public view. In some cases, there is a requirement for a notice to be placed in the local press. Full details of the notification undertaken are provided in Appendix 2, which also details how the notification actions carried out by the council exceed the Government's requirements.
- 6.17 There is an online facility to search for planning applications from the mid-1980s onwards which have already been determined by the council. In some instances the information on the website may be limited therefore the council also holds further information on microfiche for historic applications to be viewed at the council offices only. Whilst the council offices are closed due to the Covid-19 pandemic, historic applications that are not available online are not currently available to view. Customers who wish to use this service should call the council on 01256 844844 or email development.control@basingstoke.gov.uk to discuss their requirements.

How is a planning application determined?

- 6.18 A planning application is determined by taking into account a number of considerations including Development plan policies, objections and representations of support, but also:
- Advice from external specialist advisors such as Historic England or the Environment Agency
 - Government guidance
 - Any other material considerations which can include supplementary planning guidance
- 6.19 The council will determine planning applications on the information submitted. There may however be some circumstances whereby, at the discretion of the council, amendments can be accepted prior to a determination to resolve outstanding issues. In these instances, the case officer will provide the necessary time in order to provide the applicant with an opportunity to amend the application depending on the degree of change. Amendments may be subject to re-consultation with neighbours and other consultees. Significant amendments which notably alter a development are unlikely to be accepted following registration and the applicant will be invited to withdraw and re-submit a fresh application so as to reduce delay as much as possible.
- 6.20 Following review and analysis of all the information and submissions to a development proposal, a report is prepared on the acceptability of the development. The decision as to whether or not to grant planning permission is made either under delegated powers by the Head of Planning and Infrastructure, or by the Development Control Committee. The route for determining an application is governed by the number of objections received, the Officer recommendation, and whether a councillor has requested that the matter be determined by the Committee. Full details of the scheme of delegation are set out in the council's Constitution available on the council website.
- 6.21 Should an application be referred to the Development Control Committee, then the applicant, agent, and any person who has registered to speak are notified. There is opportunity for parties to present their representation to the Members of the committee at

the meeting, subject to a time limit, which is set out in the council's Constitution. The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 allows greater flexibility for the holding of council meetings, in particular, provision for persons to attend, speak at, vote in, or otherwise participate in, local authority meetings without all of the persons, or without any of the persons, being together in the same place. The council are therefore hosting virtual Development Control Committees in order to enable the determination of planning applications to continue. Meetings are broadcast live online via YouTube and are shown on the council's YouTube channel where it will remain to allow interested parties to watch after the committee. The virtual committee has been designed to be in a format which replicates previous committees held at the council offices before the pandemic, with interested parties still able to interact with members of committee. In response to the introduction of virtual committees, the council have created a virtual meetings procedure which can be viewed on the council's website [here](#)³.

- 6.22 Once a planning application is determined, a Decision Notice is issued. This is either a Notice of Refusal or a Notice of Approval and is sent to the applicants or their agent. Those who commented on the proposals are also informed of the decision by letter. A copy of the officer report is made available on the council's website, in addition to the Decision Notice.

Assisting the Local Planning Authority

- 6.23 The council expects planning applications to be determined within timescales set by national guidance or such other period that may be agreed in writing with an applicant to allow positive and proactive discussion. These targets are as follows:
- Major applications accompanied by an Environmental Impact Assessment – sixteen weeks
 - Major applications – thirteen weeks
 - Minor and other applications – eight weeks

Post decision

- 6.24 If a planning application has been refused, the applicant may choose to appeal against this decision to the Planning Inspectorate. Where comments of objection or support have been made on a planning application which is subsequently refused and where an appeal is lodged, the responders are contacted to inform them of the appeal.
- 6.25 The grant of planning permission is commonly subject to planning conditions which may require the submission of further information to the council for approval. This may address matters such as materials, landscaping, natural green space and green infrastructure provision or management, tree protection, contaminated land or highway requirements. Details on how to submit details for approval are available on the

³ <https://www.basingstoke.gov.uk/content/page/63667/Virtual%20Meetings%20Procedure%20Rules.pdf>

council's website. The council will seek to deal with such applications within eight weeks from the date of receipt. Submissions made for the approval of details are not subject to publicity.

- 6.26 Post-decision amendments are only accepted if the amendments are minor. Submissions made for minor amendments will not be subject to publicity. Amendments which are not considered to be minor will require a new application for planning permission.
- 6.27 A breach of planning control can be reported confidentially to the council's planning enforcement team to investigate via a complaint form on the council's website. The Enforcement Register is also available on the website and provides information on what sites the council has served an enforcement, stop notice or breach of condition notice and for what purpose. The register is a public document.

7. Review of the SCI

- 7.1 The SCI will be kept under regular review and be updated when necessary to correct factual changes not material to its principles. It is anticipated that this SCI will last at least five years. The need for a full review of the SCI will be explored through the Authority Monitoring Report (AMR) which will monitor its effectiveness. Account will be taken of the overall number and types of participants involved as documents are progressed and any feedback received about the success or otherwise of the involvement techniques used. Changes to the SCI may also be instigated by further revisions of the regulations which govern publicity and involvement in the planning policy preparation and planning application processes.
- 7.2 Any necessary changes will be made following appropriate public consultation, having regard to emerging best practice guidance and/or changes in legislation.

Appendix 1: Consultees

Duty-to-Co-operate Organisations

The duty-to-co-operate places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Development Plan/Local Plan preparation in the context of strategic cross boundary matters.

Organisations which Basingstoke Borough Council has a duty-to-co-operate with:
Hampshire County Council
West Berkshire Council
Wokingham Borough Council
Hart District Council
East Hampshire District Council
Winchester City Council
Test Valley Borough Council
Reading Borough Council
Rushmoor Borough Council
Waverley Borough Council
Surrey Heath Borough Council
Bracknell Forest Borough Council
The Environment Agency
Historic England
Natural England
Civil Aviation Authority
Homes and Communities Agency
Clinical Commissioning Groups
NHS England
Office of Rail Regulation
Highways England
Transport for London
Marine Management Organisation
Local Enterprise Partnership
Local Nature Partnership

Specific Consultation Bodies

Organisations who have been identified under the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 that may have an interest in the proposals within a Development Plan Document are set out below. There is some duplication with the prescribed authorities for the purposes of the Duty to Cooperate requirements. Where bodies listed cease to exist, successor bodies will be consulted.

Local Planning Authorities and Unitary Authorities:
Hampshire County Council
West Berkshire Council
Wokingham Borough Council
Hart District Council
East Hampshire District Council
Winchester City Council
Test Valley Borough Council
Town and Parish Councils
All town and parish councils within <u>and</u> adjoining the borough
Other organisations and bodies
The Coal Authority
The Environment Agency
Historic England
Marine Management Organisation
Natural England
Network Rail Infrastructure Ltd
Highways England
NHS Trusts and Clinical Commissioning Groups
Utility companies: Gas and Electricity (Scottish and Southern, Southern Gas Networks) Sewage and Water (Southern Water, South East Water and Thames Water)
Telecommunications Operators
Homes and Communities Agency
Police and Crime Commissioner

General Consultation Bodies

In addition to the specific consultation bodies listed above, the council/qualify body will involve as many people and groups as possible in preparing Development Plan Document and Supplementary Planning Documents in the categories below:

- voluntary bodies;
- bodies which represent the interests of different racial, ethnic or national groups;
- bodies which represent the interests of different religious groups;
- bodies which represent the interests of persons carrying on business in the area;
- bodies which represent the interests of disabled persons.

General Consultation Bodies⁴:	
Association of parish Councils	Housing interest groups
Local Strategic Partnership	Landowners and developers
Basingstoke Voluntary Action	Home Builders Federation
Environment/conservation groups including: Royal Society for the Protection of Birds Hampshire and Isle of Wight Wildlife Trust, Woodland Trust, Natural Basingstoke	Local businesses/ bodies which represent local businesses
Council for the Protection of Rural England	Local residents associations
North Wessex Downs AONB	Older persons groups
Design out Crime Consultation Service	Public service providers including police, ambulance and fire and rescue services
Minority ethnic groups	Religious groups
Gypsy and Traveller and Travelling Show- people organisations/charities	Transport providers/operators
Sport England and Sport Hampshire	Cycle Basingstoke
Youth groups, schools colleges	Transition Basingstoke
Health care groups and Public Health Service at Hampshire County Council	Groups representing disabled people such as Access for All Working Group
Royal Mail Group	HM Prison Service
Defence Infrastructure Organisation	Crown Estates
Other relevant groups	Other voluntary bodies

Neighbourhood Development Orders and Community Right to Build Orders require qualifying bodies to notify specific bodies depending on the specific location of the proposed Order. The full list is set out in the Neighbourhood Planning (General) Regulations 2012 (Schedule 1).

Planning applications

⁴ This list isn't exhaustive. The council's planning policy consultation database includes an up to date list of consultees.

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The full list of statutory consultees is set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015

Appendix 2 Consultations on Planning Applications

Type of Development	Press		Website		Site Notice		Neighbour	
	Statutory	Carried out by LPA	Statutory	Carried out by LPA	Statutory	Carried out by LPA	Statutory	Carried out by LPA
Application accompanied by an EIA (Environmental Impact Assessment) in line with the relevant legislation	√	√	√	√	√	√		√
Departure from the development plan	√	√	√	√	√	√		√
Proposal affecting a public ROW (right of way)	√	√	√	√	√	√		√
Major development: (Development of more than 10 dwellings, or more than 1000m ² of floorspace or on a site larger than 0.5ha)	√	√	√	√	√*	√	√*	√
Minor development: (Development of 10 or less dwellings, less than 1000m ² floorspace or on a site less than 0.5ha)		√**		√	√*	√	√*	√
Householder Development		√**		√	√*	√	√*	√
Listed Building Consent	√	√		√	√	√		√

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Type of Development	Press		Website		Site Notice		Neighbour	
	Statutory	Carried out by LPA	Statutory	Carried out by LPA	Statutory	Carried out by LPA	Statutory	Carried out by LPA
Conservation Area Consent <u>Except</u> those where the proposals are for listed building consent to alter only the inside of a building listed Grade II or to vary/discharge conditions on such a consent already granted	√	√		√	√	√		√
Consent to display advertisements		√**		√		√		√
Tree Preservation Orders		√**		√		√		√
Method of demolition (to determine whether prior approval is required)				√	√	√		√
Prior approval to demolish (Permitted development where prior approval of the LPA <i>is</i> required for the method of demolition and restoration of site)				√		√		√
Notification procedure before application				√				
Agricultural prior approval								

Type of Development	Press		Website		Site Notice		Neighbour	
	<i>Statutory</i>	<i>Carried out by LPA</i>						
(Permitted development where prior approval of the LPA is required for the siting, design and external appearance)				√	√	√		√
Telecommunications prior approval. (Permitted development where prior approval of the LPA is required for siting and appearance)		√**		√	√*	√	√*	√

*Statutory requirement is the display of a site notice or a neighbour notification.

** Press notice is only undertaken if the site is within a Conservation Area or the proposal affects a Listed Building.

Advertisements in the local press

Advertisements are placed in the local newspapers, the Basingstoke Gazette, the Andover Advertiser and the Newbury Weekly News, as appropriate for the site in question.

Advertisements on the website (www.basingstoke.gov.uk)

The planning register from 1986 is available on the Borough Council's website, in the planning section. Applications can be found using a number of different search criteria.

Site notices

Site notices are printed by the council. They are sent to the agent/applicant with a letter requesting them to display the notice on the site for the relevant time period, and to return a slip stating the first date of display. In light of the Covid-19 pandemic the council will

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continue to send out site notices to the applicant or agent which they are expected to display on site unless government guidance or legislation supersedes this requirement. If an agent/applicant fails to display the site notice, the Case Officer assesses whether:

1. To post a notice and delay the determination of the application, or
2. The legislative requirements have been satisfied and the application can be considered and determined.

Site visits

The council published a Covid-19 site visit protocol in May 2019, this was subsequently revised in July 2020 in light of relaxed government guidance. The site visit protocol can be viewed on the council's website [here](#). It sets out the approach to site visits in relation to planning applications. Where relevant the terms by which sites visits are to be undertaken will need written agreement from the applicant/agent of the application.

Neighbour notification

Neighbour notification of an application is in the form of a letter giving brief details of the proposal, details of where and when the application may be seen, and the last date for comments (normally 21 days from the date of the letter). Letters are addressed to 'the occupier/owner'. Neighbours notified are those occupied buildings adjoining the site and those which may be affected by the development. The decision on which properties 'may be affected by the proposed development' is made by the Case Officer. This is based on professional assessment of the proposal and its likely impacts on the area surrounding the site, and the guidance contained within Circular 15/92 Publicity for Planning Applications.

Additional notifications

Any request for additional notification of an application is considered by the Case Officer, however a notification does not need to have been received in order for a member of the public to make comment, and this would always be stressed when any request is received.

Qualifying Bodies will be notified of any planning applications or alterations to planning applications in their area where there is an advanced Neighbourhood Plan (a plan which has been examined) and the qualifying body has not confirmed in writing to the Local Planning Authority that it does not wish to be notified.

Pre-decision Amended Plans

Pre-decision amendments can be accepted, at the discretion of the Case Officer. Re-notification may occur, but normally only if the amendments are significant alterations or increase the size of the proposal. If the proposal remains very similar, or would reduce in size and impact, then re-notification would not normally occur.

Post-decision Amended Plans

Post-decision amendments are only accepted if the amendments are very minor. They will not be permitted if:

- There were any relevant objections to the original proposal, or
- If an amendment increases the size of any part of the development, or
- Locates any part of the development closer to a neighbour, or
- Changes windows in any elevation facing a neighbour in a way which increases overlooking in any way, or
- The development moves more than 1metre in any direction, or
- Would result in a greater visual intrusion to neighbours

Those which are accepted will not be the subject of publicity, however a copy will be sent to the appropriate Parish or Town Council where there is one, in order that they can maintain complete records. This is because there is no provision within the legislation for post-decision amendments, and thus only very minor alterations are accepted by this Authority.

Reports to Development Control Committee Prior To Expiry of Notification Period

Due to reports to Development Control Committee making recommendations on applications having to be written 2-3 weeks prior to the meeting, in some cases the report will be written prior to the expiry of the consultation period. In these instances, additional representations received after the report is written and prior to the meeting will be reported on the 'Update Paper' which is compiled on the day of the meeting and presented at the meeting.

Glossary of Terms

Authority Monitoring Report (AMR): assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.

Community Infrastructure Levy: A levy that local authorities can choose to charge on new developments in their area. The charges are based on formula relating to the size and type of new development and money can be used to fund infrastructure that the Council or community want.

Development Plan: Documents which set out the policies and proposals for the development and use of land. In the borough of Basingstoke and Deane the development plan comprises the Local Plan, policies maps, Hampshire County Council Minerals and Waste Plan and Neighbourhood Plans.

Duty to Co-operate: The Localism Act 2011 places a legal duty on Local Planning Authorities, County Councils, and public bodies to actively engage on an on-going basis to in Local Plan preparation in the context of strategic cross boundary matters.

Environmental Impact Assessment: A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Evidence Base: Information gathered by the Local Planning Authority to support the Local Plan and other Development Plan Documents.

Habitat Regulations Assessment: Used to assess the impacts of proposals and land-use plans against the conservation objectives of European Protected sites to ascertain if the plan/proposal would adversely affect the integrity of the site.

Local Development Document: The collective term for Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs) and the Statement of Community Involvement (SCI)

Local Development Scheme (LDS): Provides a project plan identifying which development plan documents will be produced and when.

National Planning Policy Framework: Introduced in 2012, this framework sets out the government's planning policies and how these are expected to be applied.

Neighbourhood Development Order: An order made by a local planning authority through which parish councils and neighbourhood forums can grant permission for specific development proposals or classes of development.

Neighbourhood Plans: Neighbourhood Plans are a way for communities to allocate land for new homes, shops or offices to be built, and to have a say on what those new buildings should look like and the type of infrastructure which would be provided.

Planning policy consultation database: consultation database maintained by the planning policy team which includes anyone who has requested to be consulted on the preparation of planning policy documents.

Proposals Map: Illustrates on a base map (reproduced from, or based upon a scaled map base) all the policies contained in Development Plan Documents,

Qualifying Body: Town or parish council or designated neighbourhood forum (in areas where there is no town or parish council)

Strategic Environmental Assessment (SEA): A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

Supplementary Planning Documents (SPDs): Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal (SA): tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and are required to be undertaken for all local development documents.