



Basingstoke
and Deane



Local Plan: Call for sites (9 October to 20 November 2026)

Guidance note

Following the announcement that Basingstoke and Deane Borough Council's Local Plan will now be prepared under the new planning system, the council is issuing a call for sites for developers, landowners or other interested parties to identify sites considered to be suitable for future development.

The call for sites closes at 5pm on Friday 20 November 2026.

Why is the council undertaking a call for sites consultation?

In March 2026, new regulations came into force introducing a new system for preparing Local Plans. In October 2026, the council resolved to continue plan making under this new system, in accordance with relevant statutory requirements. This decision reflected the fact that it was not possible to progress the draft plan to a position where it could be submitted to Government in time to meet the deadline of 31 December 2026 in order to remain within the previous ("legacy") planning system. This was due to significant concerns regarding the capacity and long-term resilience of the water supply network serving large parts of the borough.

This call for sites will enable the council to have an up-to-date understanding of any available land in the borough which may be suitable for development. Submitted information will be used to inform the next stage of the Local Plan in addition to future neighbourhood plans.

The council is welcoming information on sites that are suitable for:

- Housing - submissions involving previously developed land and/or small (less than a hectare) and medium sites (one to two and a half hectares) are particularly encouraged
- gypsy and traveller pitches
- employment uses
- renewable energy and delivery of Biodiversity Net Gain
- nutrient mitigation in the River Test and Itchen catchments

What about sites submitted to the council previously?

There is no need to re-submit sites that have already been put forward through the Local Plan process or sites that are currently included in the Strategic Housing and Economic Land Availability Assessment (SHELAA) (due to be renamed as the Land Availability Assessment (LAA)), unless the site boundary, proposed use or number of homes proposed have changed.

What are the minimum requirements for site submissions?

If you wish to submit a site for consideration for future development, the [site submission form](#) must be used. Please use a separate form for each site you wish to promote. This form must be completed in full where information is known and a location map showing the precise site boundary must be provided for a site to be considered.

Completed site submission forms should be submitted online by **5pm Friday 20 November 2026**. Alternatively, if required, please download the [site submission form](#) and use one of the following methods:

Email: local.plan@basingstoke.gov.uk

Post: Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, Hampshire, RG21 4AH

What additional information should be submitted?

Site promoters are encouraged to submit as much information as possible. The council encourages the submission of supporting evidence which could include:

- Site studies which demonstrate how constraints can be overcome such as landscape assessments, biodiversity assessments, planning statements or heritage assessments;
- Letters from landowners confirming they are content for the site to be promoted or evidence of land ownership (if known);
- Viability or financial assessments to demonstrate that the development proposals are policy compliant.

Site promoters should submit detailed information where this is available. However, it is recognised that relevant supporting information can take time to be completed and therefore information can be submitted once completed. Specific information may

also be requested by the council to support the site assessment process in the event that insufficient information has been provided. The onus is on the promoter to provide robust supporting evidence to support site submissions.

What happens after a site is submitted?

The council will consider and assess promoted sites alongside those sites previously promoted. Sites promoted for residential or economic uses will be included in either the LAA and/or the Brownfield Land Register. Sites submitted for other uses will be considered through updates to other evidence base documents as appropriate to inform the new Local Plan.

What is the Land Availability Assessment?

The SHELAA (due to be renamed as the Land Availability Assessment (LAA) in 2027) is updated annually and forms a key component of the evidence base. It will underpin the policies in the Local Plan for housing and economic development, supporting the delivery of land to meet identified needs.

The methodology is set out in national guidance and requires the assessment of sites for their suitability, availability and achievability. Conclusions are then made in relation to whether sites are 'deliverable' in the short term or 'developable' over the longer term.

A site's inclusion in the SHELAA/LAA does not allocate or determine whether the site should be allocated for housing development nor does it imply that the council would grant planning permission for development on the site. Suitable sites will be allocated through the Local Plan process.

What is the Brownfield Land Register?

The council is legally required to prepare and maintain a Brownfield Land Register which provides information about brownfield land that is suitable for housing. The definition of brownfield land can be found in the NPPF Glossary under 'Previously Developed Land'. It is published in December each year but may also be subject to additional updates when relevant. The council supports a brownfield first approach.

Keeping up to date

The best way to keep up to date with the assessment of your submission and updates relating to the Local Plan or SHELAA/LAA is by signing up to the council's Local Plan mailing list to receive updates on planning policy matters in the borough. Please subscribe for updates on the council's [consultation portal](#). If you have any queries about the call for sites please contact the Planning Policy team at local.plan@basingstoke.gov.uk