



Basingstoke
and Deane



Local Plan Update: Call for sites (January 2025)

Guidance note

Following the consultation on the draft Local Plan Update (Regulation 18) that took place last year and the Government's recent publication of a new National Planning Policy Framework (NPPF), Basingstoke and Deane Borough Council is issuing a 'call for sites' for developers, landowners or other interested parties to identify any sites that are considered to be suitable for future development.

The call for sites closes at 5pm on Monday 17 February 2025.

Why is the council calling for sites?

The council published a draft Local Plan in early 2024 which included a proposed spatial strategy and a number of allocations for housing and employment to meet needs up to at least 2040. The recently published new NPPF requires the delivery of more new homes, with supporting infrastructure, over coming years. 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. Submissions on brownfield land are particularly encouraged.

Submitted information will be used to inform the next stage of the Local Plan Update, in addition to future neighbourhood plans. The council is welcoming information on sites that are suitable for:

- housing (sites should be capable of accommodating at least five homes);
- gypsy and traveller pitches (sites should be capable of accommodating at least one pitch of 320 square metres);
- employment uses (the land area should be at least 0.25 hectares or capable of accommodating at least 500 square metres of floorspace);
- renewable energy and Biodiversity Net Gain;
- nutrient mitigation in the River Test and Itchen catchments.

There is no need to re-submit sites that have already been put forward through the Local Plan Update process.

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 returned by 5pm Monday 17 February 2025 using 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;
- Viability or financial assessments to demonstrate that the development proposals are policy compliant.

Site promoters should submit more detailed information where this is available now. 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 about sites submitted to the council in the past?

There is no need to re-submit sites that have already been put forward through the Local Plan Update process. There is also no need to resubmit sites currently included in the SHELAA. The SHELAA can be checked on the council's website at:

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

What happens after a site is submitted?

The council will consider and assess promoted sites. Sites promoted for residential or economic uses will be included in either the SHELAA 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 update of the Local Plan.

What is the Strategic Housing and Economic Land Availability Assessment?

The SHELAA is updated annually and forms a key component of the evidence base to underpin policies in Development Plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. 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 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 site. Suitable sites will be allocated through the Local Plan Update process.

What is the Brownfield Land Register?

The council is legally required to prepare and maintain a Brownfield Land Register which provides information of brownfield land that is suitable for housing. It is published in December each year, but may also be subject to additional updates when relevant. The council supports a brownfield first approach.

Through Annex 2 of the National Planning Policy Framework, the Government defines brownfield sites (or previously developed land) as land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Brownfield sites do not include:

- Land that is or was last occupied by agricultural or forestry buildings;
- land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures Land in built-up areas such as residential gardens, parks, recreation grounds and allotments;
- Land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

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 Update or SHELAA is by signing up to the council's mailing list to receive updates on planning policy matters in the borough. Please subscribe for updates at <https://consult.basingstoke.gov.uk/browse>