



Basingstoke and Deane Local Plan 2024 to 2042: Draft Spatial Strategy Regulation 18 Consultation (2025)

Representation form

The Basingstoke and Deane Local Plan Draft Spatial Strategy consultation is currently open for comment for a period of eight weeks from **Friday 28 November 2025 until 5pm on Friday 23 January 2026**.

To view the consultation documents and find out more information, please visit the council's website: <https://www.basingstoke.gov.uk/dlp-have-your-say>

Please respond online, via the council's consultation portal: <https://consult.basingstoke.gov.uk/>

If you cannot use the consultation portal, representations can also be submitted by returning this form by email or by writing to Basingstoke and Deane Borough Council:

email: local.plan@basingstoke.gov.uk

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

In order to record your representation as duly made, you must provide a name and postal address. Please also state what document/chapter/policy, each of your comments relate to. If you wish to comment on a specific paragraph number or policy criteria please make this clear in your comment.

A single consultation response will be counted as one response, even if additional names are listed on it. Please encourage family members to make their own response if they wish to.

If you would like any of the consultation information, including this form, in a different format, e.g. large print, Braille, please contact customerservice@basingstoke.gov.uk or call the council's Contact Centre on 01256 844844.

This form has two parts:

Part A – personal details

Part B – your representation(s)

Part A – Personal details

First Name: [REDACTED]	Last Name: [REDACTED]
Organisation: [REDACTED] (if responding on behalf of an organisation)	Job title: Senior Planner (if responding on behalf of an organisation):
Address: [REDACTED] [REDACTED] [REDACTED] [REDACTED]	Email address: [REDACTED]
Postcode:	
If you are an agent making a representation on behalf of someone else (a landowner or developer), please write your own details above and tell us the name of the person/organisation you are representing here: Old Basing & Lychpit Parish Council	

Are you responding as:

An individual	<input type="checkbox"/>	A town/parish council	<input checked="" type="checkbox"/>
A county/borough council	<input type="checkbox"/>	On behalf of an organisation/community group	<input type="checkbox"/>
A landowner/developer	<input type="checkbox"/>	A borough councillor/MP	<input type="checkbox"/>
Other	<input type="checkbox"/>		

Part B – Representations on the Regulation 18 consultation

Please do not include any personal details in this section of the form.

1. Please state which part of the Draft Local Plan Updated Spatial Strategy you are commenting on:

Title of document you are commenting on:	Basingstoke and Deane Local Plan 2024 to 2042 Draft Spatial Strategy Regulation 18 Consultation November 2025
Please quote relevant document, chapter, policy:	Policy SPS5: Sites Allocated for Housing Led

	Development		
Do you support, object or are you making a comment?	Support	Object	Comment
		√	

2. Please provide any comments below:

Expand this box as necessary. If attaching additional sheets, please clearly mark these with the title of the document and part of the document that the comment relates to.

It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Proposed Policy SPS5 identifies fourteen strategic housing allocations on sites which the Integrated Impact Assessment (IIA) indicates are predominantly greenfield, with the policy indicating that they would deliver a total of 13,470 dwellings during the plan period to 2042. These sites are SPS5.1, SPS5.2, SPS5.3, SPS5.4, SPS5.5, SPS5.7, SPS5.8, SPS5.9, SPS5.10, SPS5.11, SPS5.12, SPS5.14, SPS5.15, and SPS5.16. As regards previously developed land, the total allocations are 500 dwellings in Basingstoke Town Centre under policy SPS3; 1,000 dwellings at Basing View under policy SPS9; 1,000 dwellings under policy SPS2 through neighbourhood renewal plus 15 dwellings at Redlands Lodge under policy SPS5.6 and 6 dwellings at 65 New Road under policy SPS5.13. The total on previously developed land is therefore 2,521. This represents only **15.8%** of the total proposed allocations and compares with a total of 13,470 on predominantly greenfield sites.

The vast bulk of these strategic allocations would therefore take place on greenfield land and the bias of the proposed strategy in including such a small proportion of previously developed sites does not accord with Government policy, which states in paragraph 124 of the NPPF that '*Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land,*' or the Council's own key principles guiding the spatial strategy, one of which is that: '*The strategy will maximise opportunities for development within built up areas and on previously developed land, to minimise greenfield development and create sustainable communities.*' (para 4.2). If this key principle is to be followed through more attention will need to be given to identifying previously developed land for housing development.

The NPPF provides guidance on the opportunities for developing previously developed land and paragraph 125 states that this includes:

'c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would

help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.'

Paragraph 128 also states that local planning authorities should 'support proposals to:

a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and

b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.'

It is also important that careful attention is paid to ensuring that density is of an appropriate level for developments of previously developed and town centre locations. In this respect paragraph 130 of the NPPF states that:

'Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate.'

It is essential therefore that there is a further review of previously developed land and its capacity to take more residential development before the Regulation 19 Local Plan is produced. In conclusion, the existing allocation of 450 dwellings in the adopted Local Plan 2011 – 2029 should not be increased with an additional 1,050 dwellings as proposed in policy SPS5.4 as land at Whitmarsh Lane is an environmentally sensitive greenfield site which is heavily constrained by biodiversity, heritage, landscape, odour, flooding and access constraints. To increase the allocation as currently proposed would have long-standing significant detrimental environmental impacts, not only on the site, but the surrounding area too, that it would not be possible to mitigate, as demonstrated in the

accompanying representations relating to policy SPS5.4 and the accompanying reports relating to the Integrated Impact Assessment, River Loddon, Heritage and Landscape.

For the reasons set out above, and as detailed in the accompanying documents, we strongly recommend that emerging Policy SPS5.4 be amended to exclude any additional dwellings beyond the existing allocation of 450 dwellings on the environmentally sensitive greenfield site at Whitmarsh Lane. Any additional housing provision should instead be accommodated through the intensification of previously developed land elsewhere within the borough.

Local Plan mailing list

By submitting representations, your details will be added to the Basingstoke and Deane Local Plan mailing list and you may be contacted at future stages of the local plan process. You can unsubscribe at any time. All personal data will be processed in accordance with the Data Protection Act 2018 and the General Data Protection Regulation ('GDPR').

Privacy policy and use of artificial intelligence

Basingstoke and Deane Borough Council is the data controller for the personal information you provide on this form.

We will process personal data provided on this form only for the purposes relating to this consultation. A summary of consultation responses may be reported to the relevant council Committee and published on the council's website.

As a public authority the council is subject to the provisions of the Freedom of Information Act (FOIA) and Environmental Information Regulations (EIR). This means we may be required to disclose information provided as part of this consultation if it is requested. Personal data will not be disclosed under FOIA or EIR.

- we will share your information with the appointed inspector for the purpose of examining the Local Plan
- we will not disclose any information to other organisations unless we are required by law to do so
- your personal details will only be held as long as is needed for this consultation and in accordance with our retention policy

For further details on how your information is used; how we maintain the security of your information and your rights, including how to access information we hold on you and how to complain if you have any concerns about how your personal details are processed, please contact the council by phone on 01256 844844, via email to customer.service@basingstoke.gov.uk or by writing to us at Civic Offices, London Road, Basingstoke RG21 4AH. The council's Data Protection Officer can be contacted at dpo@basingstoke.gov.uk.

Basingstoke and Deane Borough Council are developing their AI policy and are intending to use AI in relation to the responses to this consultation. Responses will be processed in accordance with the Data Protection Act 2018 and the General Data Protection Regulation ('GDPR') and all internal policies created by the council. Therefore, please note that any responses given may be assessed by AI in the future. This notice will be updated if this actioned. For the avoidance of doubt this will not include any of your personal data.