



Statement of Common Ground

as agreed between

Hart District Council

and

**Basingstoke and Deane Borough
Council**

September 2026

In respect of the emerging Hart Local Plan 2044 and
the Basingstoke and Deane Local Plan

1 Purpose & Background

Hart District Council (HDC) is currently developing a new Local Plan for the District (Hart Local Plan 2044, the 'Plan'), which will replace the Hart Local Plan Strategy and Sites 2032 adopted in April 2020 and saved policies from the Hart District Local Plan (Replacement) 1996-2006.

Basingstoke and Deane Borough is currently developing a new Local Plan for the borough which will replace the adopted Basingstoke and Deane Local Plan (2011-2029) upon its adoption.

The council has already made significant progress in producing an updated Local Plan over recent years, including the completion of an Issues and Options consultation and two Regulation 18 consultations on a full draft plan and an updated draft spatial strategy under the legacy planning system. However, recent circumstances, regarding the capacity and long-term resilience of the water supply network serving large parts of the borough, have led to the position where the continued progression of a local plan in line with the published timetable was not possible and therefore the decision was made in September 2026 to commence plan making under the new planning system.

HDC and BDBC are relevant stakeholders for the purposes of the respective Local Plan of the other, as a neighbouring local authority.

The two Local Authorities, along with Rushmoor Borough Council, will form part of a new North Hampshire Unitary Authority following Local Government Reorganisation (LGR) from April 2028. The two authorities have a strong track record of working together on cross boundary issues such as in relation to Thames Basin Heaths Suitable Alternative Natural Green Space (SANG) provision and water resources.

This Statement of Common Ground (SoCG) sets out the position of the Councils to date and has regard to strategic matters in relation to the respective Local Plans, including areas of agreement, areas for ongoing discussion, and how strategic matters between HDC and BDBC are being addressed throughout the plan-making process. Both councils are committed to effective joint working and moving towards a more joint planning process in light of LGR.

The SoCG has been prepared in accordance with policies PM10 on Maintaining cooperation between plan-making authorities and PM11 on Demonstrating cooperation between plan-making authorities of the National Planning Policy Framework 2026. It also follows SoCG guidance prepared by the Planning Advisory Services (PAS).

2 List of Parties involved

- Hart District Council
- Basingstoke and Deane Borough Council

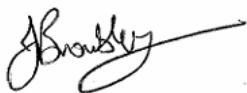
3 Signatories

We confirm that the information in this statement and documents referred to therein reflect the joint working undertaken and agreements made to date between HDC and BDBC, in relation to the Hart Local Plan 2044, and Basingstoke and Deane Local Plan Draft Spatial Strategy.

Basingstoke and Deane Borough Council

Joanne Brombley

Planning Policy Manager



September 8th, 2026

Hart District Council

Daniel Hawes

Planning Policy and Economic Development Manager



September 7th, 2026

4 Strategic Geography

The Hart Local Plan 2044 will apply to the geographical area of Hart District and provide a long-term planning framework from 2026 to 2044.

The Basingstoke and Deane Local Plan will apply to the geographical area of Basingstoke Borough and will cover a period until at least 2040. Appendix A provides a map of the plan areas which together constitute the strategic geography covered by this Statement of Common Ground.

In April 2028, HDC, along with BDBC and Rushmoor Borough Council, will be replaced by a single unitary North Hampshire Council following Local Government Reorganisation.

At this time the position is that once adopted, the Hart Local Plan 2044 will apply to the current Hart District area, and the Basingstoke and Deane Local Plan will apply to the current Basingstoke Borough area, within the larger North Hampshire area, until such time as the North Hampshire Council prepares a new local plan. However, as the two councils move towards LGR and further information is published by Government on transitional arrangements, further consideration will be given to the opportunities for joint working and plan making

The North Hampshire Local Plan will need to accord with the new Spatial Development Strategy (SDS) which will also form part of the development plan for the area. This new document, which will be produced at a Hampshire wide level by Hampshire and the Solent Mayoral Combined County Authority (MCCA) over the next few years, will set out strategic planning policies across the wider geography, helping to coordinate growth, infrastructure and environmental priorities.

5 Strategic Matters

5.1 Areas of Agreement¹

Strategic Matter	Hart District Council Position	Basingstoke Borough Council Position	Record of Agreement (incl. date)
Local Housing Need (LHN)	HDC's current standard method LHN is 804 homes per annum. HDC is in the process of producing a Land Availability Assessment (LAA) which provides evidence on development land supply and site options for plan-making. HDC is currently preparing a Draft Spatial Strategy for its consultation on proposed plan content and evidence (currently planned for October 2026).	The most recent Regulation 18 consultation, which concluded in early 2026, focussed on a revised spatial strategy to accommodate the needs of the current NPPF in full, including the significant uplift in housing requirement to 1,152 home per annum at that time (now 1,166 dpa). The draft Plan included a stepped approach to housing delivery due to concerns about the ability of infrastructure to cope with the proposed high levels of growth and the nature of the strategy which includes several large-scale strategic sites/new settlements which will take time to come forward. BDBC have produced and regularly update a SHELAA in	HDC and BDBC agree that • housing need is a relevant strategic matter • both authorities will work positively to address their respective LHN • both authorities will update each other on evolving housing need positions, including an understanding of the extent of any potential unmet need, if this emerges, of the impact of any new information relating to water supply, and of any other relevant changes.

¹ As of at time of writing. The SOCG will be updated as required as the authorities progress their local plans. The areas outlined will be reopened for further discussion if and when required by changing circumstance.

Strategic Matter	Hart District Council Position	Basingstoke Borough Council Position	Record of Agreement (incl. date)
		support of the emerging Local Plan. A call for sites consultation is due to take place in September 2026 as work commences on the Local Plan. At present BDBC plans to meet its standard method local housing need within its administrative boundaries, however further work on the emerging evidence base is required to support the Local Plan.	
Gypsy and Traveller Accommodation	HDC's emerging Gypsy and Traveller Accommodation Assessment (GTAA) indicates an emerging need of around 54 pitches, substantially higher than previous assessments.	An updated Gypsy and Traveller Accommodation Assessment (GTAA) has been commissioned which will identify future needs for pitches over the plan period. Emerging findings indicate that the need for pitches in the borough is increasing and that the borough is likely to have a significant need to meet. A number of call for sites consultations have been conducted to inform the Local Plan, with another planned to take place in September 2026. To	Both authorities will work positively to address their respective needs but recognise significant delivery challenges. Strategic or council owned development sites may need to incorporate accommodation provision, where available and possible, if specific Traveller sites do not come forward.

Strategic Matter	Hart District Council Position	Basingstoke Borough Council Position	Record of Agreement (incl. date)
		date these have failed to identify any suitable sites for such provision and based on the currently published GTAA, the council cannot show a five year supply of sites. It is anticipated that the new Local Plan will set a strategy for providing accommodation for Gypsy and Travellers, in light of identified needs. This may include a combination of the intensification of provision on existing gypsy and traveller pitches, new allocations on council owned land and the delivery of pitches on larger housing allocations. Further work will need to be completed to ensure a suitable strategy is reflected in the Plan once needs have been identified.	
Strategic Cooperation on Local Plan evidence production	HDC are currently in the process of producing Local Plan evidence, including a LAA and Housing and Economic Development Needs Assessment (HEDNA), and are	BDBC commenced plan making under the new planning system in September 2026. The evidence base will be revisited, and a range of new evidence base studies will be required to support	HDC and BDBC agree to cooperate on sharing relevant information from their emerging Local Plan evidence to support both authorities' plan making. This includes emerging evidence with cross-boundary relevance on water,

Strategic Matter	Hart District Council Position	Basingstoke Borough Council Position	Record of Agreement (incl. date)
	looking to commence work on a Strategic Transport Assessment (STA).	the new Local Plan. This will build upon the evidence base already in place but reflect the new plan period, changes in national guidance and address issues raised through past evidence and consultation outcomes.	transport, housing, gypsy and traveller accommodation, employment, and/or SANG need, housing supply and potential for unmet need. Such information will be shared between the two authorities as it becomes available. HDC and BDBC agree to facilitate discussion between both local authorities' consultants during the process of preparing evidence with cross-boundary relevance.

5.2 Areas of Ongoing Discussion

Strategic Matter	Hart District Council Position	Basingstoke and Deane Borough Council Position	Implications of positions	Activities towards Agreement
Water Supply	HDC will work closely with BDBC, East Hampshire District Council and other impacted Local Planning Authorities (LPAs), the Environment Agency (EA), Natural England (NE) and South East Water (SEW) to work towards a solution to the Water Resource issues which constrain future development in Water Resource Zone 4 West (WRZ4-W). HDC has commissioned a Water Cycle Study which will address the Water Resource issues in the District.	Through BDBC's Water Cycle Study in 2025, the provision of water resources for proposed growth levels in South East Water's WRZ4 were raised as an issue. The affected water supply area covers a significant part of the borough, including Basingstoke Town and the surrounding area, as well as parts of neighbouring authorities. This was confirmed in responses to the Council's Regulation 18 draft Local Plan consultation (2025) from South East Water (SEW), the Environment Agency (EA) and Natural England (NE), highlighting significant concerns regarding the capacity, resilience and environmental impacts of	SEW's sub-zone WRZ4-W has a catchment that covers a significant part of both boroughs/districts, including Basingstoke town and the surrounding area and the western half of HDC. SEW has identified a water supply-demand deficit in the sub-zone WRZ4-West for at least the next five years. Until works to increase the sustainable supply of water to increase capacity to support growth are delivered, all development requiring new connections to mains water supply in SEW WRZ4-West will increase the reliance on abstraction from Greywell and Itchel. Continued abstraction at Itchel and Greywell is contributing to those water	The two authorities will continue to work closely with East Hampshire District Council and other impacted LPA's, the EA, NE and SEW through the SEW WRZ4-W Water Resource Group to fully understand implications and work towards a solution. The two authorities will jointly commission (alongside East Hampshire District Council) a specific technical study to supplement the Water Cycle Studies already in place or being undertaken, to consider this specific issue further.

Strategic Matter	Hart District Council Position	Basingstoke and Deane Borough Council Position	Implications of positions	Activities towards Agreement
		the borough's water supply system. Over recent months, the Council has been working closely with other affected planning authorities, including HDC, SEW, the EA and NE to fully understand the situation, in terms of water supply and environmental impacts on water quality and protected sites and the implications for future development.	bodies failing to achieve the statutory objective of Good status and risks their deterioration. Greywell abstraction is preventing the Greywell Fen Site of Special Scientific Interest (SSSI) from achieving Favourable Status and Itchel abstraction is adversely impacting an adjacent wet woodland Site of Importance for Nature Conservation (SINC). HDC and BDBC need to consider further the environmental impacts and the implications for emerging local plans and developments proposed in planning applications in the WRZ4-W area. HDC and BDBC will need to balance the impact on security of water supply with environmental impacts in their decision making.	The two authorities will also work closely on water resources through their respective Water Cycle Study evidence and ensure that their respective consultants are enabled to work together where required.

Strategic Matter	Hart District Council Position	Basingstoke and Deane Borough Council Position	Implications of positions	Activities towards Agreement
Employment & Economy	HDC is currently in the process of undertaking a HEDNA.	BDBC's previous Employment Needs Assessment (2025) identified a net need of 24,000sqm for offices, 37,000 sqm for industrial and 177,000 sqm for logistics and distribution uses up to 2042. The ENA and options to meeting identified needs will be revisited as work commences on a new Local Plan.	Both authorities intend to meet their identified employment needs in full. However, the two authorities need to understand the specific cross boundary employment needs particularly in respect of sub-regional uses like logistics across the M3 corridor.	HDC and BDBC agree that logistics need and cumulative impacts should continue to be discussed cross-boundary, particularly given corridor-level issues on the M3/A303. This will be considered through the respective ENAs, both new and updated.
Transport and other Infrastructure	HDC expects to undertake stage 2 STA (modelling) once potential site options are emerging.	BDBC has published an Infrastructure Delivery Plan and interim Transport Assessment as part of its Regulation 18 Local Plan evidence base. The Transport Assessment utilises the North Hampshire Transport Model which incorporates planned strategic growth across the area. As work	The two authorities will keep the consideration of impacts of their cumulative development on the road network (including on the Strategic Road Network) under review. Any transport modelling undertaken will reflect planned growth in the surrounding area.	HDC and BDBC will facilitate cooperation between their transport consultants, where there may be potential for cumulative impact that needs to be considered through plan-making.

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		commences on the new Local Plan, the Transport Assessment will be updated once an updated spatial strategy emerges.		
SANG (Suitable Alternative Greenspace) to protect the Thames Basin Heaths Special Protection Area (SPA))	HDC expects to be able to meet its own SANG requirements in terms of the quantum and location of SANG, subject to further emerging evidence, including on available sites and constraints.	Whilst the SPA does not fall within BDBC, part of the 5km and 7km buffer zones cover the north east of the borough. It is expected that minimal new housing will come forward within this area. In the past HDC has agreed to help with access to SANG if mitigation is needed for sites within BDBC, on the understanding that any such needs would likely be small scale and infrequent If any larger sites are allocated for development within the affected area, it is	SANG requirements and likely supply of land to meet these requirements will impact housing and other development capacity.	HDC and BDBC will continue to explore their capacity to meet SANG need. Both authorities will continue to engage in discussions on SANG. HDC is in principle willing to release SANG capacity to BDBC if needed to facilitate small numbers of new homes. This is on the basis that growth in the area of BDBC affected by the SPA is expected to be minimal and thus a dedicated strategic SANG within BDBC is impractical or

Strategic Matter	Hart District Council Position	Basingstoke and Deane Borough Council Position	Implications of positions	Activities towards Agreement
		recognised that it may be necessary to provide bespoke mitigation.		unviable. It is also subject to Hart having sufficient SANG capacity to mitigate development in Hart and subject to further emerging relevant evidence.

6 Governance Arrangements & Review

Decisions on this SoCG will be managed and agreed through cooperation meetings, circulation of draft statements, signature of final statements, and circulation of proposed revisions where necessary, between designated officers of HDC and BDBC.

HDC take responsibility for the drafting, updating, and circulation of this SoCG in cooperation with BDBC. The two authorities will publish the SoCG on their website at appropriate points.

A SoCG is a live document. This SoCG will be drafted and reviewed by officers at appropriate points. These may include:

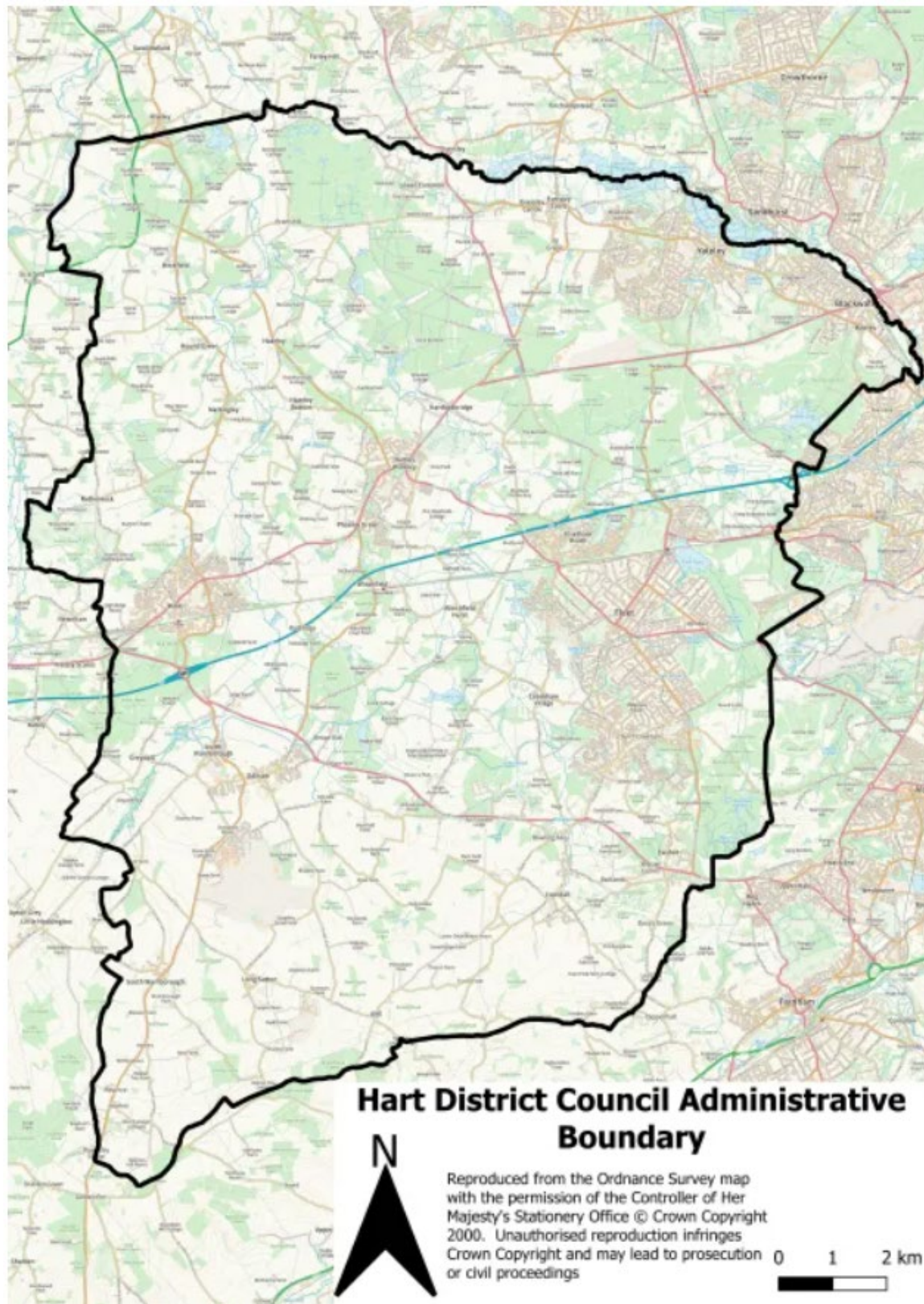
- Whenever agreement is reached on any outstanding matters, or
- Relevant new evidence becomes available, or
- At key milestones in progress towards addressing strategic matters, or
- At relevant key stages of the plan making process.

7 Record of / Timetable for Cooperation

Date	Stage	Form of Correspondence / Meeting	Matters for discussion
24.06.2026	Scoping	Online Meeting	Key cross boundary issues including in relation to housing, employment, transport and other infrastructure, gypsy and traveller accommodation, SANG, and Water Resources. Ongoing cooperation engagement process and SoCG preparation.
20.08.2026	Scoping	Circulating, editing and signing of first SoCG, reflecting meeting on 24.06.2026.	Same as above

Appendix A - Strategic Geography

Geographical area to which the Hart Local Plan 2044 will relate:



Geographical area to which the Basingstoke and Deane Local Plan Draft will relate:

