

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in italics.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Ref	Policy/ Paragraph	Main Modification
MM/5/1	Para 5.12	Amend wording to read: "The housing led scenarios range between 292 and 834dpa. A figure of 292dpa assumes that all units are affordable. This exceeds the Council's corporate target of delivering 200 affordable units per annum ³⁹ . A figure of 834dpa dwellings would deliver the objectively assessed <u>affordable</u> housing need <u>(of 292dpa)</u> , however this relies on open market housing development delivering affordable housing as sought in line with Policy COM7. This..."
MM/5/2	Para 5.22	Add additional wording "The Council has worked with other PUSH authorities to ensure a consistent evidence based in South Hampshire. For the rest of Test Valley, the SHMA takes account of the housing market within which it is located. The proposed housing requirement figures do not rely upon any neighbouring authorities to meet the Borough's own housing need. <u>Similarly, no request has been received from any neighbouring authorities, for the Borough to contribute towards meeting their housing need</u> ".
MM/5/3	Para 5.31	Amend wording to read: "The new homes built over the plan period should provide a mix of sizes and types to meet the demographic changes of the Borough and the results of the Strategic Housing Market Assessment. The SHMA identified a need for a variety of house types. <u>It also identified a number of household groups which may have particular housing needs. This includes</u> <ul style="list-style-type: none"> • <u>Older people</u> • <u>People with disabilities</u> • <u>Households with children</u> • <u>Young people</u>"
MM/5/4	Para 5.46	Amend supporting text to add additional paragraph 5.46a " <u>Some schemes, such as those submitted under the rural exception affordable housing or community led development policies, are likely to come forward on sites outside of the defined settlement boundary. Such schemes may be acceptable if they meet social or economic needs of that community. Parish Councils may wish to bring forward Neighbourhood Development Plans which include proposals for additional development. The choice of sites could be either within or outside of settlement boundaries provided that the site selection takes into account the principles of sustainable development and the relevant policies within the Revised Local Plan.</u> "

Ref	Policy/ Paragraph	Main Modification
MM/5/5	Para 5.73	Amend wording to read: "A range of community facilities are proposed to serve the needs of the new neighbourhood which will also be accessible to existing residents of the adjoining areas. This includes a local centre, including shops, community hall and health provision and a primary school. <u>These facilities will help create opportunities to influence travel behaviour to local services both within the development and to the town centre. To achieve this, the local centre services, community facilities and school could be co-located and be delivered early in the development. Early provision should also be made for travel to town centre services by modes other than the private car to encourage and establish sustainable travel patterns. These routes should be safe, convenient and attractive.</u> The precise location and phasing of the <u>facilities and local centre uses and non-car routes will be determined through the detailed planning of the site...."</u>
MM/5/6	Para 5.75	Amend wording to read: " ...A new pedestrian/cycle bridge over the railway line is to be provided between the A27/A3057 and the site to link it to the town centre. The feasibility of creating a link for public transport to the existing built up area would be considered as part of the future detailed planning of the site. To encourage the use of sustainable modes of transport improvements will also be required to off site cycle and pedestrian routes to accommodate the impact of additional movement from the site. The site should also be served by public transport and the provision of bus services will be required. The improvements will be informed by a detailed Transport Assessment. "
MM/5/7	Policy COM5	Amend wording of policy to read: "A site at Park Farm, Stoneham (see Map C) is allocated for approximately 50 dwellings <u>to come forward alongside residential development of land south of Chestnut Avenue.</u> "
MM/5/8	Policy COM5	Add additional text at the end of the policy to read: " <u>Any future proposal would need to have special regard to the desirability of preserving the listed structure or its setting or any historic feature of interest.</u> "
MM/5/9	Para 5.81	Amend text to read: " ... The sustainability of the site relies on the delivery of the proposed allocation and infrastructure improvement within the Eastleigh Local Plan. Development would need to be brought forward in line with that development proposed to the north of the site at land south of Chestnut Avenue. The residential development envisaged in COM5 would not be acceptable in principle as a stand alone proposal. The Councils are working together on the combined proposals to ensure delivery is properly phased and that the infrastructure requirements can accommodate both proposals. Development would need to be brought forward in line with that development proposed to the north of the site at land south of Chestnut Avenue. "
MM/5/10	Policy COM7	Amend to read: " In assessing the suitability of such sites for the provision of affordable housing the Council will take into account: a) the size, suitability and the economics of provision; and b) the need to achieve a successful housing development"

Ref	Policy/ Paragraph	Main Modification
		<p>[to follow after the 4th bullet point] <u>"and which will be secured via a legal agreement.</u></p> <p><u>In assessing the suitability of such sites for the provision of affordable housing the Council will take into account the size, suitability and the economics of provision.</u></p> <p><u>Development should provide for the appropriate integration of affordable housing and market housing, in order to achieve an inclusive and mixed community."</u></p>
MM/5/11	Policy COM9	<p>Add additional criterion bA) <u>"It is demonstrated that the community supports the proposal; and..."</u></p>
MM/5/12	Para 5.135	<p>It is proposed to replace paragraph 5.135 to read: "New dwellings under Policy COM 8 and COM10 are restricted to those with a local connection or their employment requires them to be based at that location. The Council believes that a similar approach should apply to gypsy, traveller and travelling showpeople sites. This would help integration with the existing settled community. To support the applicant's case it should be demonstrated that they have a specific reason to locate within the Borough. In considering applications it will need to be demonstrated that there is a specific reason to located within the Borough. This could include the lack of availability of alternative accommodation, a local connection or their employment requires them to be at that location. This would help justify a countryside location where there is generally a restriction on development."</p>
MM/6/1	Para 6.17	<p>Amend paragraph to read: "The Council wishes to retain the Science Park's focus as a centre for the knowledge driven industry but and recognises that there may be need for support facilities. Proposals for support facilities whose predominant patronage would arise from the needs of the employees and companies based at the Science Park may be appropriate. Proposals for support facilities provided for the benefit of occupiers of the Science Park and their employees or which are necessary for its proper management will be permitted, provided that such facilities occupy no more than 10% of the floor area of buildings on the Science Park. This could include but should not be limited to, financial and professional services linked to the nature of the companies located on the Science Park. The Council recognises that in order to develop products it may be necessary to produce prototypes or to have limited production runs. Occupiers would need to demonstrate that any such production would be closely related to the Science Park's research and development activity. The type of use, terms of occupancy and other matters (such as the provision of support facilities and landscaping) are controlled by planning agreements..."</p>
MM/6/2	Para 6.19	<p>Amend paragraph to read: "Land at Benham Campus (Kennels Farm) was identified within the Borough Local Plan (2006) and development has commenced. It is proposed to allocate additional land south of Benham Campus to allow for the expansion of the Science Park.</p>

Ref	Policy/ Paragraph	Main Modification
		<p>This would provide opportunities for other knowledge based companies to locate, expand and benefit from the existing facilities at the Science Park. <u>Future proposals should comprise scientific research and development and ancillary industrial production. Occupiers would need to demonstrate that any such production would be closely related to the Science Park's research and development activity. Any support facilities should be for the benefit of occupiers of the Science Park and their employees or be necessary for its proper management provided that such facilities occupy no more than 10% of the floor area of buildings on the Science Park.</u>"</p>
MM/6/3	Para 6.22	<p>Amend to read "Land at the southern end of the site as is <u>is</u> the primary location for employment as it is closest to the local road network. However, through the <u>Masterplan for Whitenap and the</u> detailed design of the site opportunities for part of the employment requirement may come forward within it, for example as part of the proposed Local Centre."</p>
MM/6/4	Policy LE4	<p>Amend policy to read: "Approximately 5 hectares of land for employment (Class B8) south of Brownhill Way, Nursling (see Map F) is proposed to be allocated. Development will be permitted provided that: a) 15m of landscaping on the boundaries of the site with the M271, and Brownhill Way is provided; b) Access to the site is provided via i. New vehicular access to Brownhill Way ii. Pedestrian and cycle access to Brownhill Way; and c) The development provides appropriate improvements to the transport network</p> <p><u>South of Brownhill Way, Nursling, (see Map F) the use of land and buildings will be restricted to storage and distribution uses (Class B8) and ancillary processing and assembly within Class B1."</u></p>
MM/6/5	Para 6.26	<p>Amend to read: "Whilst the The site, including land within Southampton City, has outline planning permission⁶⁹ for a 38,200sqm warehouse, plus 4,500sqm of offices and plant (including land within Southampton City), of which 26,200sqm is within Test Valley, This permission is currently being implemented. The policy has been included in order to provide a framework for the site given its special characteristics for Class B8 use and in the context of a strategic requirement for such floorspace in South Hampshire^{69A}. Proposals for the site should be comprehensive and take into account land within Southampton City. The proposal would need to provide landscaping on its boundaries taking account of existing features and adjoining uses. Improvements to the transport network should be provided. The development's impact will need to take account of proposed and permitted development which has yet to be completed in both Test Valley and Southampton City."</p> <p>⁶⁹ 11/02859/FULLS – erection of a regional distribution centre (42,820 m2 gross area)</p>

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		^{69A} <u>PUSH and RLP evidence base, and Table 8</u>
MM/6/6	Policy LE6	Amend to read: "Development for high quality office/research/manufacturing Class B1 and exceptionally support facilities at Adanac Park, Nursling (see Map F) will be permitted provided that: a) the development is for users seeking to establish a major operation with secure boundaries and a clear corporate identify; <u>a</u> b) it is designed <u>to a high standard</u> to respect the characteristics of the site, including its existing development, and neighbouring land uses; and c) any built development should be designed to a high standard and should not exceed 2,500 square metres of gross floorspace per hectare <u>d</u> b) the development provides appropriate improvements to the transport network."
MM/6/7	Para 6.47	Amend 3 rd bullet to read: " <u>• Keep under review its own land holdings, including George Yard / Black Swan Yard, Walworth Business Park and Portway Business Parks</u> "
MM/6/8	Policy LE10	Delete existing paragraph 6.92 and insert amended paragraph to form 6.51a within the supporting text section to policy LE10 " <u>In some cases the particular existing uses on site may be causing such serious environmental harm that their removal may be desirable and redevelopment of the site for more appropriate business activities may be justified. It would need to be demonstrated that the displaced uses would not be seeking an alternative site which would simply mean the relocation of the environmental problem to another location and that the redevelopment proposal would result in a substantial gain in terms of environmental impacts, such as traffic and visual impact and other potential nuisances.</u> "
MM/6/9	Policy LE15	Amended to read: "Development <u>fronting on to the High Street (Map 47a)</u> will be permitted provided that" Add Map 47a to define the Local Centre (as a frontage).
MM/6/10	Para 6.85	Amend paragraph 6.85 to read: "The aim is to keep the amount of new building required in the countryside to a minimum and to protect the character of the existing building, by maintaining its original structure, built form, architectural detail, materials and general design. Proposal which will result in the creation of another building to fulfil the function of that being converted will not be supported. However, where proposals for alternative use require the creation of new <u>ancillary</u> buildings and/ or extensions to that being converted these will be considered on their own merits. <u>The Council wishes to ensure that uses ancillary to the new use of the building, such as additional car parking or open storage, do not have an impact on the surrounding countryside.</u> "
MM/6/11	Policy LE18	Amend Policy to add an additional criterion: " <u>iiA) in the case of seasonal structures these are temporary in nature and do not have an adverse impact on the landscape; and</u> "

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MM/6/12	Policy LE18	Amend Policy to read: "Proposals which involve the loss of <u>serviced accommodation (Class C1) and non-serviced tourist accommodation, including caravan and camping sites,</u> will only be permitted provided that it can be demonstrated that the existing <u>living accommodation</u> unit is no longer economically viable or required."
MM/6/13	Para 6.100	Amend paragraph 6.100 to read: "Any proposal which resulted <u>results</u> in the loss of tourist accommodation <u>including caravan and camping sites</u> would need to demonstrate that it is no longer economically viable or required. This will be evidenced by appropriate marketing for a six month period at an appropriate price reflecting the tourist restriction."
MM/7/1	Policy E1	It is proposed to include text at the end of Policy E1 to read: " <u>Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area.</u> "
MM/7/2	Para 7.14	It is proposed to amend the wording of paragraph 7.14 to read: "Original and innovative designs can be used to enliven areas of poor design, <u>help raise the standard of design in an area</u> although it is important that such designs do not detract from the visual unity of areas that already have a successful, compatible mix of styles and materials. The inclusion...."
MM/7/3	E7	Amend last element of policy E7 to read: "Criteria c) – d) need to be satisfied unless it can be demonstrated that it is not technically or financially viable. "
MM/7/4	Para 7.58	Insert new paragraph after 7.58 to read: " <u>7.58a There are a number of organisations involved in flooding matters, including the Environment Agency¹ and the Lead Local Flood Authority (Hampshire County Council)². In addition to its responsibilities as a local planning authority the Council is committed to working with relevant organisations managing flooding across the Borough. Following the flooding within the Borough in 2013/14, the Council is working in partnership with the relevant agencies to develop measures to manage risks of flooding in the future. Implementation of any measures would depend on the availability of funding"</u> Footnotes: <u>1 Environment Agency is responsible for flood risk from rivers and the sea, as well as regulating large reservoirs.</u> <u>2 The Lead Local Flood Authority is responsible for managing the risk of flooding from groundwater, surface water runoff and 'ordinary watercourses' (i.e. water courses that are not part of a main river).</u>
MM/7/5	Para 7.70	Amend the wording of the bullet points and insert new bullet point to read: <ul style="list-style-type: none"> • <u>Recognising importance of heritage assets individually through the putting forward for listing buildings and structures and the designation and review of conservation areas;</u> • <u>Undertaking a review of existing Conservation Area appraisals within the Borough;</u> • <u>Maintaining and monitoring the register of buildings and</u>

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		<p>other structures at risk which are either disused and/or neglected <u>most at risk through neglect, decay or other threats</u>, working with others to consider opportunities and proposals to bring them back into an appropriate sustainable use, and where necessary using legislative powers to address specific issues;</p> <ul style="list-style-type: none"> • <u>Considering the merits of undertaking a Historic Environment Action Plan. This will include the possibility of working jointly with neighbouring authorities.</u>
MM/7/6	Para 7.70	<p>Insert a new paragraph 7.70a to read: <u>"The Council has produced a guidance note on Listed Buildings which includes details on the responsibilities of owners and how to apply for Listed Building consent. A similar guidance note has been published dealing with Conservation Areas. These are available on the Council's website."</u></p>
MM/7/7	Policy E9	<p>Amend criterion b), d) and insert criterion e) and f) to read: b) <u>the significance of the heritage asset has informed the proposal through an assessment proportionate to its importance.</u> d) <u>the nature of the heritage asset prevents all reasonable use; and</u> d)-e) <u>its conservation can not be achieved by either a viable alternative use, support from public ownership or funding from other sources; and</u> f) <u>the harm or loss is outweighed by the benefit of bringing the site back into use."</u></p> <p>Also amend text below these criteria to read: <u>"Development which will lead to less than substantial harm to the significance of a designated heritage asset will be considered against the public benefit of the proposal, including and securing a viable use."</u></p>
MM/7/8	Policy E9	<p>Amend last element of policy E9 to read: <u>"Where the loss of a heritage asset is agreed the Council will need to be satisfied that there are approved and detailed plans and delivery mechanisms for the proposal's implementation. The Council will only permit the loss of the whole or part of a heritage asset where it can be demonstrated that the new development will proceed after the loss has occurred."</u></p>
MM/7/9	Para 7.71	<p>Amend paragraph 7.71 to read: <u>"....be undertaken sensitively having fully recorded, understood and appreciated the significance of the heritage asset. Any proposals will need to demonstrate that any changes are justified and the loss or harm is minimised. In considering the benefits of the proposal the Council will consider the degree of harm to the significance of the heritage asset. In weighing the benefit of the proposal the Council will have special regard to the desirability of preserving the building or its setting or any historic features of interest [insert footnote]."</u></p> <p><u>Footnote: Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990</u></p>
MM/7/10	Para 7.72	<p>Amend 1st and 3rd bullets to read: <ul style="list-style-type: none"> • <u>"an analysis of the asset to establish their historic, architectural and archaeological significance both as a whole</u> </p>

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		<p>and specific parts effected by the proposal;</p> <ul style="list-style-type: none"> • demonstrate that the assessment has informed the proposed development <u>proposed use of the heritage asset and that it is compatible with its conservation.</u>"
MM/7/11	Para 7.74	<p>Amend paragraph 7.74 to read "...significant impact on a heritage asset as a result of poor design (such as extensions and alterations) which has not taken account of the significance of it, for example its historic character or the pattern of development. Even small additions or alterations (<u>such as extensions and alterations</u>) may be inappropriate as they may not complement the existing appearance, materials or finishes. This is the case for both external and internal additions and alterations. <u>The use of traditional, local materials and building techniques, where appropriate, would help minimise the impact on the asset.</u>"</p>
MM/7/12	Para 7.75	<p>Insert footnote to read:- "...to the significance of the asset [<u>insert footnote</u>]. In considering..."</p> <p><u>"More details on how the setting is important to heritage assets can be found in The Setting of Heritage Assets, English Heritage (2011)."</u></p>
MM/7/13	Para 7.76	<p>Relocate paragraph 7.78 to form paragraph 7.76 and amend to read: "The harm or loss of part or whole of a heritage asset will need to be justified as such assets are irreplaceable and should be retained wherever possible and feasible. Where the proposal seeks would result in the substantial harm or loss of a designated heritage asset the Council will require evidence that there are considerable public benefits to justify its loss or that there are no other mechanisms for supporting the retention of the asset <u>in the medium term</u>. The merits of an alternative use may be considered where this would retain the asset providing it would not result in the loss of its important elements. It would also be important to ensure that any alternative use is capable of funding the conservation of the asset. Should the substantial harm or loss, <u>either in whole or in part,</u> be agreed the Council will require a clear indication that the development will and that the loss of the asset was justified <u>there are detailed plans and delivery mechanisms for the proposal's implementation. In order to advance the understanding of the significance of the asset to be lost the Council will require a proportionate record to be produced and made publicly available. The condition of an historic building resulting from deliberate damage and neglect will not be taken into account in any decision.</u>"</p>
MM/7/14	Para 7.77	<p>Relocate the existing wording of paragraph 7.77 to a new paragraph 7.81 and insert a new paragraph 7.77 to read: <u>"Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In considering proposals for development in conservation areas the Council will require that the layout, form, scale, massing, density, roofscape and external appearance of the proposal to conserve and enhance the specific historic and architectural interest. It will be necessary to show</u></p>

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		<u>the development in context with its surroundings, including existing buildings, trees and other features which contribute to the character of the conservation area.</u> "
MM/7/15	Para 7.78	Renumber paragraph 7.79 to become paragraph 7.78 and amend to read: " <u>Within a conservation area not all buildings contribute to its significance as a designated heritage asset. The Council would support proposals which would result in an enhancement of a conservation area or its setting through the alteration or replacement of those buildings which do not make a positive contribution. Proposals should demonstrate that they will make a contribution to the character and quality of the conservation area which is at least equal to or better when compared with the existing. In those cases where the building(s) does make a positive contribution to the significance of the conservation area justification that the public benefit outweighs the harm will need to be provided.</u> "
MM/7/16	Para 7.79	Insert new paragraph 7.79 to read: " <u>Development which would involve ground disturbance in areas of known archaeological potential should be sensitively designed and located. A desk based archaeological assessment, and in certain circumstances a field evaluation, will be required. Where the preservation in situ of the archaeological remains is not possible or feasible the Council will require a programme of archaeological investigation, excavation and recording.</u> "
MM/7/17	Para 7.80	Delete paragraph 7.80 " Within conservation areas not all buildings contribute to its significance as a designated heritage asset. Proposals which result in the loss of such buildings and are replaced by development which preserves or enhances the conservation area will be supported. In those case where the building(s) does make a positive contribution to the significance of the conservation area justification that the public benefit outweighs the harm will need to be provided"
MM/8/1	Policy LHW2	Insert additional wording in criterion d) to read: "d) avoid harming <u>biodiversity and</u> the amenity of nearby residents and visitors to the Sir Harold Hillier Gardens and Arboretum; and"
MM/9/1	Policy T1	Include additional criterion to Policy T1 to read: " <u>e) Provision is made to support and promote the use of sustainable transport, including the submission of a site travel plan where appropriate.</u> "
MM/9/2	Para 9.16	Amend paragraph 9.16 to read: "The park and ride site forms part of a Transport Strategy for Southampton and is included with the Transport for South Hampshire's proposals for the sub-region ¹²⁵ . Part of Bargain Farm lies within Southampton and could be included within the park and ride proposal. <u>The facility may provide a general park and ride for the public and/or for specific named employers.</u> Regard should <u>also</u> be given to the requirements of policy LE5."
MM/11/1	Policy ST1	Amend policy text to read; "Where a development has a significant impact on the labour market the Council will seek a contribution <u>contributions</u> towards

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		the enhancement of skills training and the provision of apprenticeships within the local community <u>will be required.</u> "
MM/12/1	Para 12.18	Amend wording to read: "It may be necessary to review all or part of the Plan in order to react to specific elements. <u>The Council has identified a number of contingency actions should there be an issue with delivery of either housing or employment proposals. These are identified in the respective chapters. An early review of all or part of the Revised Local Plan may be required if the plan becomes inconsistent with the requirements of national policy. The need for a review will be identified through the Authority's Monitoring Report.</u> The NPPF requires local plans to be kept up to date and have a 15 year time frame. The Council has identified in its Local Development Scheme (2014) that it intends to commence the review of the Local Plan in 2016."
MM/Annex D	Annex D	Amend housing trajectory (attached)
MM/MAP5	Map 5	Modification of boundary – Nursling and Rownhams
MM/MAP8A	Map 8a	Modification of boundary – Ampfield
MM/MAP29	Map 29	Modification of boundary – Michelmersh and Timsbury
MM/MAP47A	Map 47a	Insert additional map to define Stockbridge Local Centre (Policy LE15)

Annex D. Modification to Southern Test Valley Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
RLP (2014) Allocations																			
Whitenap, Romsey								60	120 50	120 150	120 150	120 150	130 150	130 150	130 150	130 150	120 150	120 50	1300
Hoe Lane, North Baddesley							100	150	50	30	60	60	60	60	30				300
North Stoneham									10	20	20					20	20	10	50

[Rows D (Total Projected Completions), E (Cumulative Completions), G (MONITOR) and H (MANAGE), as well as the 'Projections - Allocated Sites' to be updated to reflect the above changes]







