

Cabinet

DOCUMENTS FOR THE MEMBERS ROOM

Tuesday, 19th July, 2016
at 4.30 pm

MEMBERS ROOM DOCUMENTS ATTACHED TO THE
LISTED REPORTS

Contacts

Cabinet Administrator

Judy Cordell

Tel: 023 8083 2766

Email: judy.cordell@southampton.gov.uk

MEMBERS ROOM DOCUMENTS

8 **MAKE THE BASSETT NEIGHBOURHOOD PLAN** □ (Pages 1 - 94)

Monday, 11 July 2016

SERVICE DIRECTOR, LEGAL AND GOVERNANCE

ANNEX TO BASSETT NEIGHBOURHOOD PLAN

RATIONALE AND JUSTIFICATION OF DENSITIES AND CHARACTERISTICS OF AREA DEFINED ON THE DENSITY MAP

The Ward of Bassett contains a high mix of house sizes and styles. This Annex describes the various areas, (using the Residents Associations Area Map) explaining the local character and densities needed to retain the overall character of the areas, and where and how development can be supported. This is part of the evidence base that was contributed by these associations and informs the Bassett Neighbourhood Plan although it does not form part of the plan's policies.

Map reference in headings refers to the Map of Residents Associations and Areas (see Figure 4 on page 30 for further details).

A1. LOW DENSITY AREAS – up to 35 dph

- A1.1 In order to retain the character and mix of housing size and styles in the Bassett area, the larger detached family homes are an essential part of the overall sustainable development. The community has expressed a need for the character, styles and sizes to take precedence over the perceived need to increase densities. There is a shortage of these types of houses in Southampton for which there is a significant demand. They supply an important sector of housing need for which the area is noted.
- A1.2 The National Planning Policy Framework Section 6 (paragraph 50) states that we should deliver a wide choice of high quality homes, plan for the various groups in the community such as families with children, older people and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. As part of delivering that wide choice of family homes there is a need for the larger detached family homes of high quality.
- A1.3 The location and character of these areas should be retained and identified in the Neighbourhood Plan as areas of Large Detached Family / Executive Houses. At present there are low densities in these areas, from 8 dwellings per hectare to 15 dwellings per hectare, especially where the majority of houses were built in quarter acre plots and have covenants on the land to restrict them to such. There is a need to ensure these lower densities prevail in order to maintain the character and spacious feel of that area.
- A1.4 This stock of houses are part of our sustainable character and design, and not easily replaced. It appeals to a particular demographic that forms an important part of Southampton's overall community, and an important contributor to Southampton's economy. It is damaging to deplete the stock of this style of housing, and reduce the choice for large family homes.
- A1.5 It is accepted that some of these larger houses may need to be replaced. Where this is proposed by developing more than one house on the larger sites, especially where there are adjacent plots being developed, these should be of a density compatible with the character of the area, size and style of nearby housing and the sustainability of the area as that of large family houses, and not overdeveloped. They should also reflect the open aspects and larger garden sizes of the area.
- A1.6 The issue of maintaining low densities has been supported many times by appeal inspectors decisions, where the inspector has supported the retention of large family houses as part of the character of the area and a valuable asset (e.g. Southampton APP/D1780/A/13/2190706 28 Bassett Wood Avenue).

A1.7 **NWBRA (Map reference)**

Bassett Heath Avenue, Bassett Dale, Saxholm Way, Saxholm Dale and Pinehurst Road

all have large detached family houses. These roads should be regarded as areas of Large Detached Executive Family Houses and have a low housing density. (Most are quarter acre plots.)

- A1.8 The design of the houses in Basset Heath Avenue, Bassett Dale, Saxholm Way, Pinewood and Saxholm Drive are such that they are narrow and long plots and it would be difficult to increase the density without adversely affecting the character of the area. There is a density of between 10 and 20 dwellings per hectare in these roads.

A1.9 RARA (Map reference)

Ridgemount Area Residents Association area has one entrance onto Bassett Avenue. It is characterised by, and is an area of, Large Detached Executive / Family Houses, apart from Bassett Mews, which has a development of smaller higher density dwellings.

- A1.10 Ardnave Crescent, Greenbank Crescent and Ridgemount Avenue are all large detached family houses with large gardens.

- A1.11 The important consideration in this particular locality is that it provides an important stock of larger executive style family housing, of a type that is less commonly built today.

- A1.12 It is a very sought after area for business people and entrepreneurs who want a large family house, local to their business or industry. As such it is regarded as a very desirable area to live in. It is an area of large executive / family houses and therefore to retain its character, a low density of Housing is required.

- A1.13 There are pressures for development in this area due to the size of the plots, exacerbated by the fact that some houses need modernising or even replacing. It is possible that redevelopment is an option. Where there is development the density should be such that the area retains its character and densities which at present is between 8 and 15 dwellings per hectare.

A1.14 NEBRA (Map reference)

The NEBRA area has a varied mix of housing, but the predominant character is of detached family executive houses, plus a high proportion of detached bungalows. Additionally there are council flats, student Halls of residence, maisonettes and modern flats, plus a small number of terraced houses and even thatched cottages.

- A1.15 Monks Wood Close is a late 1970's / 1980's development of 35 large detached houses situated on land between the M27 motorway and A27. There is little room for any development and is a quiet family area. It is not shown on the low density development map as it is fully developed, with no room for further development.

- A1.16 Bassett Wood Drive has larger style detached family executive houses set in quarter acre plots. The houses have a very low number of dwellings per hectare, and any development should be in sympathy with this in order to retain the character of the road.

- A1.17 Bassett Green Drive, Bassett Green Road (part) and Northwood Close are a mix of large houses, single level and split-level bungalows. The properties have a low number of dwellings per hectare and any development should be in sympathy with this in order to retain the areas character.

A1.18 TRA (Map reference)

The area between Bassett Avenue to the West, Bassett Green Road to the Northern side and Bassett Wood Road to the southern side. The Spinney is a short road, which goes into the area from Bassett Avenue.

- A1.19 This was an area of very large properties, which has over the years been redeveloped by replacing some of the houses on the western side with higher density housing.
- A1.20 The large family properties that remain are under constant pressure to be redeveloped.
- A1.21 Apart from a development of flats and a few terraced houses, the remaining properties are the larger executive family homes.
- A1.22 The flats and terraced housing have had a significant effect on the character of the area, and have created some parking issues.
- A1.23 These larger properties have become scarce in this area, and it is felt that those remaining should be retained, or if re-developed, they should be replaced by large executive / family homes of a density that is in keeping with the character of the area. Present densities range up to an acre.
- A1.24 This view has been supported by appeal decisions where the inspector has supported the retention of large family houses as part of the character of the area and a valuable asset.

A1.25 HHRA (Map reference)

Holly Hill Neighbourhood Association covers a large close with one entrance onto Bassett Avenue. The houses are mainly large family / executive houses, with a few semidetached and maisonette style houses. Providence Park runs off Holly Hill near its junction with Bassett Avenue and is referred to in the High Density Areas (PPRA).

- A1.26 As with RARA area, the important consideration in this particular locality is also that it provides an important stock of larger executive style family housing, of a type that is less commonly built today.
- A1.27 The area is an attractive one for families and the majority of houses that are larger family style houses should be retained as an area including large executive family houses with an appropriate low density, apart from some semi-detached properties and a small block of maisonettes which were built a few years ago at the bottom end of Holly Hill.

A1.28 TWRA (Map reference)

Tower Gardens runs off Bassett Avenue and its corner with Winchester Road. It has large detached family houses with a distinctive character. Any development of these houses should reflect the character, size and density of the neighbouring properties in that road.

A2. MEDIUM DENSITY AREAS – 35 dph to 50 dph

- A2.1 This density covers the majority of the Bassett Ward, and maintains the supply of family houses, bungalows and flats for which there is a constant need.
- A2.2 It is important that development follows the character of the area involved including density, particularly semi-detached and terraced family houses in areas of close communities of which there is a shortage in the Ward.
- A2.3 The National Planning Policy Framework Section 6 (paragraph 50) states that we should deliver a wide choice of high quality homes, plan for the various groups in the community such as families with children, older people and identify the size type, tenure and range of housing that is required in particular locations, reflecting local demand. As part of delivering that wide choice of family homes there is a need in these areas for smaller family homes of high quality.

A2.4 We are told there is a pressing need for family houses. The Southampton City Council figures for 2011 published in April 2012 showed the following numbers on the housing registers.

These figures show the following need –

- 1 bed roomed = 8,913 families waiting
- 2 bed roomed = 3,311 families waiting
- 3 bed roomed = 1,979 families waiting
- more than 3 bed roomed = 539 families waiting
- unspecified number of bedrooms or registered more than once = 1,516 families waiting
- Total households on waiting list = 16,258
- Number of actual homeless in Southampton = 55

A2.5 We have lost many of our family houses, especially at the southern end near the university, and the western side, near the hospital, through conversions to HMOs and small flats. Although this has serviced a need, it has been to the detriment of family homes. There is a need therefore to retain the remaining stock of family houses and resist further losses. Development of family housing is to be encouraged provided it stays within the character of the surrounding area.

A2.6 We also need to maintain a supply of houses for the older residents, especially those who wish to remain independent, with suitable property, especially bungalows, which are in short supply. NPPF states (para 159 Housing) the plan should address the need for all types of houses by the different groups of the community such as families with children, older people, and those with disabilities, and cater for the housing demand they require.

A2.7 The housing needs survey and city figures showed that only a total of 1228 were housed in 2011 as follows:

- Studio /1 bed flats 480
- 2 bed roomed 590
- 3 bed roomed 134
- 4 bed roomed 22
- 4+ bed roomed 2

A2.8 NEBRA (Map reference)

Bassett Green Close has approximately one third houses and two thirds bungalows, which translates to just over a quarter of all homes in the NEBRA area being bungalows, and is one of the very few areas of this type of housing in this Ward and the city. Bungalows are rarely built and as such are a valuable asset, and every effort should be made to retain these as part of the area's housing mix. Any development or redevelopment in these areas must take into account the character of the area and on the impact on its immediate neighbours.

A2.9 Bassett Green is an old village with a village green, and is set in a close. Part of the village has Conservation Area Status. The remaining housing stock is a mix of houses and council owned / sheltered flats. The houses vary in size and style.

A2.10 URRA (Map reference)

Redhill, Redhill Close, Boldrewood Road, Underwood Road, and Overcliff Road are a built-up area with dwellings of medium density family housing. Any development should be in keeping with its present character and density.

A2.11 VCRA (Map reference)

Vermont Close is at the northern end of the area and has a road going off, which runs down to the Ski Slope car park. This road also contains two schools (special needs), a community swimming pool, and council yard. The Firs are larger family houses and this area is well developed with little development potential.

A2.12 The Firs contains terraced and detached family houses. Accordingly, there is a mix of densities, and any development should be sympathetic to the surrounding properties.

A2.13 AREA D (Map reference)

LORDSWOOD

This is an area is mainly detached family housing.

A2.14 Lordswood Road and Lordswood Close. These two roads have a proportion of large detached family homes. Any development here should retain the character of the area and surrounding properties.

A2.15 Lordswood Gardens is a quiet road with larger style family detached houses. It is a small community of families in a quiet close. The road is fully developed and any redevelopment should be in character of the area of family houses. Lordswood Close has an unmade road and is a small private and very quiet close.

A2.16 OBRA (Map reference)

Pointout Road is characterised by detached, semi-detached and Victorian terraced smaller family houses in a fairly high density but of a distinctive urban design. The area is a quiet and safe area for families to grow up in and for that reason is a very popular and sought after area.

A2.17 Pointout Close runs off Pointout Road. This is a newer development of terraced family houses. It is a quiet close with a mixture of smaller family houses. At the rear of Pointout Close is Chestnut Lodge. This is sheltered accommodation and a very quiet location backing onto the houses in Pointout Close.

A2.18 The density of houses in this area gives little room for further development. It is a highly developed area, and the houses are distinctive medium-sized family houses all in similar character. Any development or redevelopment should keep the quiet character and density of the current family houses.

A2.19 Winchester Road from Pointout Road to Hill Lane has a mixture of housing styles and densities and although there is no distinct style of property, any development should be in sympathy with surrounding property.

A2.20 Hill Lane to the north of the junction with Winchester Road has detached and semidetached family houses. These are quite attractive older style family houses, but many have been converted into houses of multiple occupation.

A2.21 Rockleigh Road, Highclere Road and Thornhill Road are all, well established, family houses. Density is typically urban and there is little room for development. Any development or alterations should reflect the character of the area.

A2.22 EBRA (Map reference)

This is a large area with a high mix of housing styles and densities.

A2.23 Most of the housing is of medium density, apart from some houses at the western end of Glen Eyre Drive that are in large plots. These are predominantly family houses, which should be retained; residential development should be in terms of the impact upon character considered against Policy NP3 Character and design and NP4 housing density.

A2.24 There is high density housing in the Flower Roads and parts of Copperfield Road, some of which is Social and / or affordable housing. Densities in these roads tend to be at the higher end of 35-50+ dwellings per hectare.

A2.25 Elmsleigh Gardens, Bassett Crescent East, Denbigh Gardens, Chetwynd Road, Chetwynd Drive and Oaklands Way all have family homes with a variety of densities from 8 dph upwards. It is accepted that some of the larger plots may well be developed in the future, but in order to retain the character of the area, which is mainly large executive detached family houses, the density of the immediate surroundings of the property should be taken into account, and the fact that there is high density housing either side of these roads is an important factor in the area's character and density, when trying to retain a good mix of housing types and densities.

A2.26 AREA B (Map reference)

BASSETT CRESCENT WEST AREA

Bassett Crescent West is mainly large detached family houses.

A2.27 There were several large houses in this road, but most of these have been redeveloped. There is a large block of flats at the eastern end with the remainder of the road as family detached houses. There is a mix of densities from as low as 8 dwellings per hectare to nearer 35, apart from the flats. The larger family houses predominate, and any redevelopment should maintain and reflect the character of the surrounding property. Bassett Wood Mews, Tudor Wood Close, Bassett Gardens and Bassett Meadow all run off Bassett Crescent West, and are all well-developed family houses.

A2.28 Butterfield Road runs between Winchester Road and Burgess Road. The houses either side of this road are all detached family houses. There is a Care Home at the southern end of this road at its junction with Burgess Road.

A2.29 Meadowhead Road is a cul-de-sac that runs off Burgess Road and is a small community of family properties.

A2.30 The properties in Bassett Avenue and Burgess Road are a mixture of family homes, houses of multiple occupation and flats. It is difficult to identify any specific densities on these roads, and development should be sympathetic to the surrounding properties and area.

A2.31 AREA C (Map reference)

HOLLY BROOK

This is an area of medium and small terraced, semi-detached and detached family houses. It is a typical urban area with many of the houses having no car parking spaces. It is a popular area for families with little scope for further development other than replacement houses.

- A2.32 Dale Valley Road has mainly semi-detached private family housing although there is some social housing at the northern end. Dale Valley Close and Dale Valley Gardens are mainly bungalows. There are very few areas of bungalows and as such is a very valuable asset, which helps provide the mix of housing stock. They should be retained as part of the area's character, and should only be developed by replacement of bungalows with bungalows In order to retain ridge height and density.
- A2.33 Norham Avenue, Seymour Road, Vincent Avenue, Bladon Road, Malwood Avenue and Holybrook Close have mainly family houses, with some social housing and flats. This has created a good local community. There is no real development potential with this typical urban area, but should there be any re-development, consideration should be given to maintaining the character of the area.
- A2.34 Linford Crescent has high density flats and has no scope for further expansion. It has valuable open space and as such is a site of importance for nature and conservation to the west with allotments behind that.
- A2.35 Seagarth Lane has junior and infants schools. There are other buildings on its northern side that have some development potential, but the road is very narrow, and highway and parking issues must be a consideration in allowing any development in this area.

A2.36 AREA E (Map reference)

PINE CLOSE

This is a small area between the Motorway and Chilworth Road. It was a few large detached houses, but many of these have been redeveloped, and there is now a mix of large detached houses and high quality flats designed to blend into the area of large character housing.

- A2.37 Further development in this area should reflect these high quality design characteristics, and follow the adjoining Test Valley plan as follows:

“In order to protect their special character, the sub-division or redevelopment of plots within these areas will not be permitted unless the following criteria are met:

- a. the size of any proposed sub-divided plot is not significantly smaller than those in the immediate vicinity of the site;
- b. the proposal does not involve the loss of, or prejudice the retention of existing healthy trees on the site;
- c. the development's size, scale, layout, type, siting and detailed design are compatible with the overall character of the area; and
- d. it would not be poorly screened or intrusive in views from areas of adjoining countryside.”

A3. HIGH DENSITY AREAS – 50 dph upwards

- A3.1 This density is an important part of the Ward. It covers the higher density developments of flats and students bespoke accommodation as well as some social and affordable housing, small flats and single accommodation. There is a need for a few of these areas to cater for residents needing smaller and more affordable homes. There is some scope in these areas where windfall sites come forward for re-development The National Planning Policy Framework Section 6 (paragraph 50) states that we should deliver a wide choice of high quality homes and plan for the various groups in the community.

A3.2 NWBRA (Map reference)

LINGWOOD AREA

There are high-density houses and flats (including affordable housing) in Lingwood Close and Fitzroy Close. This area is regarded as a high-density development area. There may be development or re-development potential in this area.

A3.3 NEBRA (Map reference)

REDWOOD WAY is high density area with 20 terraced maisonettes and two blocks of flats. It has some development potential.

A3.4 VCRA (Map reference)

TALBOT CLOSE

There are purpose built high density flats in this area, and these must be restricted to residents over 60 years of age. There is some room for development or re-development in this area for similar housing.

A3.5 AREA D (Map reference)

DUNKIRK ROAD

This is an area, which contains a mixture of high density housing including some social and affordable houses and blocks of flats. Arnheim Road, Dunkirk Road and Dunkirk Close are high density housing. There is some scope for development of a similar nature.

A3.6 EBRA (Map reference)

STUDENT HALLS of residence in Glen Eyre Road are purpose built student accommodation. These are two large student accommodation complexes. One situated between Glen Eyre Road, Copperfield Road, The Parkway and Glen Eyre Drive, and the other between Glen Eyre Road, Chetwynd Road, Chetwynd Drive and Elmsleigh Gardens. These are high density developments containing up to 2000 students and the area is suitable for such development densities. This high density area has residential development potential.

A3.7 AREA F (Map reference)

FLOWERS ESTATE and SCHOOL

These were formally council family homes, semi-detached and terraced properties. Many of these have been sold and are now HMO properties. This area is fully developed but would have residential potential for high density re-development.

A3.8 PPRA (Map reference)

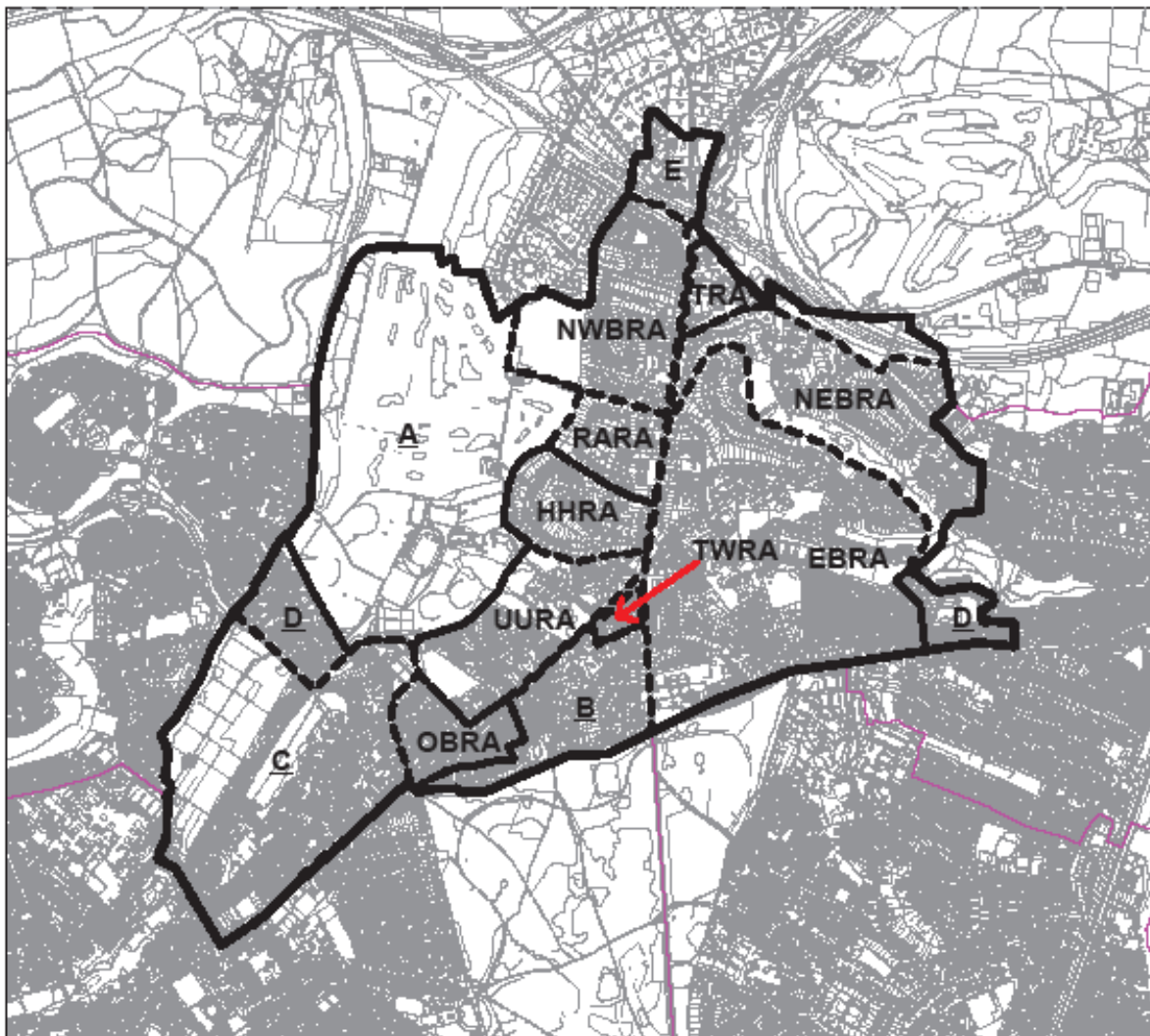
Providence Park is an enclosed residential development off Holly Hill that consists of flats and Town Houses. It has some higher densities. The applied maximum parking standards have not prevented cars being the dominant mode of transport for residents in this area and there are ongoing parking issues, but no further development on site is anticipated.

A3.9 OBRA (Map reference)

WINCHESTER ROAD

Winchester Road has a mix of housing types along its length, with many flats and HMO type properties. The Range site has been identified as a one that could potentially accommodate higher densities, should it come forward for re-development. 446-448 Winchester Road and 14 Abingdon Gardens could also accommodate residential densities above 50 dph. There are some commercial buildings, which could have development potential, and this is an area that could support high density development.

FIGURE 4: MAP OF BASSETT RESIDENTS ASSOCIATIONS AND AREAS



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APPENDIX 1: IMPACT OF BASSETT NEIGHBOURHOOD PLAN POLICIES UPON THE AMENDED LOCAL PLAN REVIEW (2015) AND AMENDED CORE STRATEGY (2015)

Adopted Bassett Neighbourhood Plan Policy	Implications on Existing Development Plan?	Comments
Policy BAS 1 'New Development'	No	The Amended Local Plan Review Sustainable Development Principles (SDP) policies and Amended Core Strategy Policies CS 13 'Fundamentals of Design' and CS 16 'Housing Mix and Type' will need to be considered alongside Policy BAS 1 'New Development'
Policy BAS 2 'Consultation'	No	n/a
Policy BAS 3 'Windfall Sites'	No	Amended Local Plan Review Policy H1 'Housing Supply' will need to be considered alongside Policy BAS 3 'Windfall Sites'
Policy BAS 4 'Character and Design'	No	The Amended Local Plan Review Sustainable Development Principles (SDP) policies and Amended Core Strategy Policy CS 13 'Fundamentals of Design' will need to be considered alongside Policy BAS 4 'Character and Design'
Policy BAS 5 'Housing Density'	Yes	Amended Core Strategy Policy CS 5 'Housing Density' shall prevail over Policy BAS 5 'Housing Density' insofar as it applies to the Bassett Neighbourhood Area
Policy BAS 6 'Houses of Multiple Occupation'	No	Amended Local Plan Review Policy H 4 'Houses in Multiple Occupation' will need to be considered alongside Policy BAS 6 'Houses of Multiple Occupation'
Policy BAS 7 'Highways and Traffic'	No	Amended Core Strategy Policy CS 18 'Transport: Reduce – Manage – Invest' will need to be considered alongside Policy BAS 7 'Highways and Traffic'
Policy BAS 8 'Bassett Green Village'	No	Amended Core Strategy Policy CS 14 'Historic Environment' and Amended Local Plan Review Policies HE 1 'New

Adopted Bassett Neighbourhood Plan Policy	Implications on Existing Development Plan?	Comments
		Development in Conservation Areas', HE 2 'Demolition in Conservation Areas' and HE 3 'Listed Buildings' will need to be considered alongside Policy BAS 8 'Bassett Green Village'
Policy BAS 9 'Trees'	No	Amended Local Plan Review Policies SDP 12 'Landscape and Biodiversity', NE 6 'Protection / Improvement of Character' and Amended Core Strategy Policy CS 13 'Fundamentals of Design' will need to be considered alongside BAS 9 'Trees'
Policy BAS 10 'Grass Verges'	No	n/a
Policy BAS 11 'Local Shops'	No	Policy BAS 11 'Local Shops' is in addition to the local centres which are already protected by Amended Local Plan Review Policy REI 6 'Local Centres' and Amended Core Strategy Policy CS 3 'Town, district and local centres, community hubs and community facilities'
Policy BAS 12 'Business and Industry'	No	Amended Local Plan Review Policy REI 11 'Light Industry' will need to be considered alongside Policy BAS 12 'Business and Industry'
Policy BAS 13 'Southampton Sports Centre and Southampton City Golf Course'	Yes	Policy BAS 13 'Southampton Outdoor Sports Centre and Southampton City Golf Course' shall prevail over Amended Local Plan Review Policy CLT 8 'Southampton Sports Centre (including Municipal Golf Course)'
Policy BAS 14 'Drainage'	No	Amended Local Plan Review Policy SDP 21 'Water Quality and Drainage' will need to be considered alongside BAS 14 'Drainage' and Amended Core Strategy Policy CS 20 'Tackling and Adopting to Climate Change'

Southampton City Council

Bassett Neighbourhood Plan Decision Statement

1. Summary

1.1 Following an independent Examination, Southampton City Council confirms that the proposed Bassett Neighbourhood Plan will proceed to a referendum.

1.2 The Decision Statement may be viewed online at:
<http://www.southampton.gov.uk/planning/planning-policy/neighbourhood-plannig/post-examination.aspx>

1.3 Paper copies of this Decision Statement are also available during advertised office hours at the following locations:

- **Burgess Road Library, Burgess Road, Southampton, SO16 3HF**

<http://www.southampton.gov.uk/libraries-museums/using-library/local-libraries/burgess-road-library.aspx>

- **Central Library Civic Centre, Southampton, SO14 7LW**

<http://www.southampton.gov.uk/libraries-museums/using-library/local-libraries/default.aspx>

- **Gateway, One Guildhall Square, SO14 7FP**

<https://www.southampton.gov.uk/contact-us/gateway.aspx>

2. Background

2.1 The Bassett Neighbourhood Forum and the Bassett Neighbourhood Area were formally designated by Southampton City Council in December 2013 in accordance with the Neighbourhood Planning (General) Regulations 2012 for the purposes of bringing forward a neighbourhood plan for the Bassett area.

2.2 In accordance with the Regulation 15 requirements of the Neighbourhood Planning (General) Regulations 2012, the Bassett Neighbourhood Forum, as the qualifying body officially submitted the Bassett Neighbourhood Plan and associated documents to Southampton City Council to make arrangements for publicity and formal consultation. The consultation took place over a statutory six week period between 10 February 2015 and 24 March 2015.

2.3 The council appointed Graham Self MA MSc FRTPI as the independent examiner for the Plan. The examiner has been required to test whether or not the Plan meets basic conditions, whether the area for any referendum should extend beyond their neighbourhood area to which the draft plan relates and

recommend whether or not it should proceed to the referendum stage subject to any modifications that may be required. The council received the independent examiner's non-binding report on 26 June 2015.

- 2.4 The examiner has recommended that the Plan, as modified following his recommendations, be submitted to a referendum. The examiner is also satisfied that the appropriate regulations relating to the preparation process either have been met or would be met after amendment as recommended.

3. Decision and Reasons

- 3.1 Having considered the contents of the examiner report, Southampton City Council and the Bassett Neighbourhood Forum have accepted the examiner's recommendations (Table 1), accepted to the examiner's further suggestions (Table 2), made further changes / not implemented changes following the examiner's recommendations and suggestions (Table 3) and corrected a number of typographical, grammatical and consequential changes put forward by the examiner (Table 4). Further typographical, grammatical and consequential changes have also been picked up by the City Council and Bassett Neighbourhood Forum following receipt of the examiner report (Table 5).
- 3.2 Accordingly, Southampton City Council confirms that the Bassett Neighbourhood Plan as modified:
- (i) Meets the basic conditions (as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990); and
 - (ii) Is not considered to breach or otherwise be incompatible with any EU obligation or any of the Convention Rights (within the meaning of the Human Rights Act 1998); and
 - (iii) Complies with the provision concerning neighbourhood development plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004.
- 3.3 The Council has also published an Information Statement and Information for Voters document which include details of the referendum that will be held on Thursday 25 February 2016.

TABLE 1 – MODIFICATIONS MADE IN ACCORDANCE WITH THE EXAMINER’S RECOMMENDATIONS

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
Policy BAS 1 - New Development, BAS 2 - Consultation and BAS 14 Drainage	References to the NPPF in policies to be omitted.	These references are unnecessary and potentially rather misleading. The plan's policies should stand on their own, with any supporting references to national policy confined to the explanatory text. A further issue is that national policy guidance may change, at a time when no review of the Neighbourhood Plan is due.	References to NPPF in policies omitted as recommended.
Paragraphs 1.10 and 1.11	<p>Recommended that paragraph 1.10 be omitted and that paragraph 1.11 be modified to read as follows.</p> <p>The views expressed, feedback forms and other replies received were all taken into account when formulating the plan. The annex to the plan describes the characteristics of the different areas within Bassett and the rationale for the densities defined on the density map. This material does not form part of the plan's policies but is included in this document so as to provide</p>	The reference to “supporting documents and their appendices by area” appears to refer to the annex to the plan itself. The statement “These should be read in conjunction with the overview and policy document” is unclear. Paragraphs 1.10 and 1.11 are also partly repetitive. Paragraph 1.11 could be modified to allow for the City Council's point about the need to clarify the status of the annex material.	Paragraph 1.10 omitted and paragraph 1.11 modified as recommended. Density map figure and page reference also inserted into the recommended text.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	background information.		
Policy BAS 1 - New Development	<p>Recommended that Policy BAS 1 be amended to read:</p> <p>1. Development proposals which would provide a wide choice of high quality homes, particularly family houses, will be supported.</p> <p>2. Development proposals should be in keeping with the scale, massing, and height of neighbouring buildings and with the density and landscape features of the surrounding area.</p>	The policy gives too strong an emphasis on "large" family homes. The general thrust of most of the views on this subject appears to be the need to retain, and encourage the development of, family homes of all sizes.	Policy amended as recommended
Policy BAS 2 - Consultation	<p>Recommended that Policy BAS 2 be amended to read:</p> <p>Proposers of development are encouraged to consult the local community and take note of the views expressed by local people and organisations before submitting an application for planning permission.</p>	This policy partly duplicates itself, since the term "new development" would include "any development in existing garden land". The syntax of the policy ("new development....will be strongly encouraged to be subject to consultation with...." is rather contorted.	Policy amended as recommended
Paragraphs 9.3 and 9.4	Recommended that paragraphs 9.3 and 9.4 be	The point about paragraph 48 of the NPPF advising that planning authorities may make	Paragraphs omitted as recommended

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	omitted	an allowance for windfall sites when calculating a five year supply if there is compelling evidence for doing so is made in paragraph 9.2. It is considered that this text would be more straightforward if paragraphs 9.3 and 9.4 were simply omitted.	
Policy BAS 3 - Windfall Sites	<p>Recommended that Policy BAS 3 be amended to read:</p> <p>Proposals for housing development on windfall sites will be supported, provided that the proposed development would not conflict with other policies in this Neighbourhood Plan or in other parts of the development plan for Southampton.</p>	Policy BAS 3 needs minor amendment so that it refers to “proposals for development” rather than “sites”, and to avoid the unnecessary double reference to the development plan which arises because the term “development plan” covers relevant policies in the Core Strategy. Also considered that this policy should be made more concise with simplified wording along with a specific reference to proposals for housing development on windfall sites.	Policy amended as recommended.
Policy BAS 4 - Character and Design	<p>Recommended that Policy BAS 4 be re-worded to read:</p> <p>New development must take account of the densities set out in Policy BAS 5 and the existing character of the surrounding area. The design of new buildings should complement the street scene, with particular reference to the scale, spacing, massing,</p>	The policy as drafted is somewhat impractical. The requirement for development to “follow...the need to take account of the existing character within the context of the street scene by complementing and enhancing the existing rhythm, proportion height...[etc] of its surroundings is difficult to interpret and would be difficult to apply in practice. The requirement for development to “follow” the densities set out in Policy BAS 5 also appears too rigid. There isn’t any need to refer specifically to semi-detached, terraced	Policy re-worded as recommended.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	materials and height of neighbouring properties.	and bungalow properties since such features would all be part of an area's character or of the street scene. If such detail is considered necessary this could more suitably be included in the supporting text rather than in the policy.	
Paragraphs 11.4, 11.5 and Policy BAS 5 - Housing Density	<p>Recommended that</p> <p>(i) The words "purely to increase densities" be omitted from paragraph 11.4.</p> <p>(ii) The first sentence in paragraph 11.5 be omitted.</p> <p>(iii) Policy BAS 5 be amended to read:</p> <p>Proposals for new residential development must show that they have had regard to the densities shown in [Figure 2] [the Map of Proposed Residential Densities for New Residential Development]. Proposals which depart from these densities will only be permitted where it can be shown that there is good reason to make an exception and that the character of the area will not be adversely</p>	<p>The words "purely to increase densities" in the first sentence of paragraph 11.4 should be omitted, since the balanced approach is evidently aimed at preventing significant decreased (as well as increased) density. The first sentence in paragraph 11.5 should be omitted, as it is not really correct. The last sentence in Policy BAS 5 would be more suitably placed in the supporting text. There is also degree of inconsistency in Policy BAS 5, and between the policy and its explanatory text. The recommendation is intended to enable departures from the density criteria where justifiable.</p>	Paragraphs and Policy BAS 5 amended as recommended.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
Policy BAS 6 - Houses of Multiple Occupation	<p>affected.</p> <p>Recommended that Policy BAS 6 be modified so that sub-paragraphs (d) and (e) become a single sub-paragraph (d) as follows:</p> <p>d. the proposal would not result in an over-concentration of HMOs in any one area of the Ward, to an extent which would change the character of the area or undermine the maintenance of a balanced and mixed local community.</p>	<p>Single sub-paragraph for paragraphs (d) and (e) are recommended since the references to the HMO SPD and Policy H4 of the Amended Local Plan 2015 would be more appropriately placed in the supporting text.</p>	<p>Policy modified as recommended.</p>
Paragraph 13.11	<p>Recommended that paragraph 13.11 be re-worded as follows:</p> <p>New development must comply with the standards of parking provision set out in Policy CS 19 of the Core Strategy and in the City Council's Parking Standards Supplementary Planning Document. Where proposed development is likely to generate additional demand for parking, the information submitted with planning</p>	<p>Current text is not appropriate, since paragraph 39 of the NPPF does not set any parking standards: it merely describes the matters which planning authorities should take into account if they are setting such standards.</p>	<p>Paragraph re-worded as recommended.</p>

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	<p>applications should include the results of a local survey carried out on at least two occasions at different times showing the parking spaces available on the street in the immediate vicinity.</p>		
<p>Paragraph 15.4 and Policy BAS 8 - Bassett Green Village</p>	<p>Recommended that:</p> <p>(i) Sub-paragraph 15.4(b) be omitted (with resultant re-numbering of subsequent sub-paragraphs).</p> <p>(ii) Policy BAS 8 be modified to read:</p> <p>"Proposals for development in or adjacent to the designated conservation area at Bassett Green village will only be permitted if it is shown that they have had regard to the desirability of preserving or enhancing the appearance or character of the area."</p>	<p>The proviso about funding and resources makes this statement so indefinite that it would be better to not include sub-paragraph 15.4(b). A requirement in Policy BAS 8 to "conserve and enhance the design and character of the surrounds" would be an unreasonably severe test when assessing planning applications.</p>	<p>Paragraph omitted and policy modified as recommended.</p>
<p>Policy BAS 9 - Trees</p>	<p>Recommended that:</p> <p>(i) Paragraph (2) of Policy BAS 9 be omitted.</p>	<p>The second paragraph is more or less a repeat of the first. The third paragraph is too sweeping.</p>	<p>Policy amended as recommended.</p>

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	<p>(ii) In what is currently the third paragraph of Policy BAS 9, the opening words should be:</p> <p>"Proposals which could affect existing trees should be accompanied by..." etc.</p>		
Policy BAS 11 - Local Shops	<p>Recommended that Policy BAS 11 be re-worded as:</p> <p>"Proposals for development which would cause the loss of the local shops and community uses in Copperfield Road will be resisted".</p>	Policy BAS 11 needs to be re-worded so that it refers to development proposals rather than making a general statement, and a reference to community uses could usefully be included.	Policy re-worded as recommended.
Policy BAS 13 - Southampton Sports Centre and Southampton City Golf Course	<p>Recommended that</p> <p>(i) Policy BAS 13 be re-worded as follows:</p> <p>All the open or undeveloped land within the boundaries of the Outdoor Sports Centre, City Golf Course and the nearby amenity woodland as shown on Figure [insert Figure number] is designated as Local Green Space. Within this area, proposals for development will not be permitted except in very</p>	The policy that is recommended would provide the strong protection which the plan is seeking whilst also allowing for the possibility that some types of development may be justified or acceptable in the right circumstances.	Policy re-worded and additional explanatory text included as recommended (see paragraph 19.11). Map of Protected Open Spaces also modified to show the Local Green Space designation as recommended.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	<p>special circumstances.</p> <p>(ii) The explanatory text to this policy should include a statement to the effect that for the purposes of this policy, "very special circumstances" could include circumstances where development would help either to fund improvements to sports or recreation facilities, or to improve or provide such facilities directly, or where it can be shown that there is an essential need for the provision of utility infrastructure.</p> <p>(iii) The map titled "Map of Protected Open Spaces" be modified so that it shows "Local Green Space".</p>		
Policy BAS 14 - Drainage	<p>Recommended that Policy BAS 14 should be re-worded thus:</p> <p>Proposals for new housing development of more than one dwelling must provide evidence that the means of drainage has been examined</p>	<p>The policy does not meet the national policy guidance about precision (i.e. through the inclusion of "if necessary"). It is therefore recommended that the second part of the policy should be deleted, but it would be open to those deciding planning applications to require a drainage statement where appropriate.</p>	<p>Policy re-worded as recommended.</p>

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	to ensure it is capable of coping with the extra peak flows.		
Annex to the Plan	Recommended that a sentence be added to the first paragraph of the Annex stating: "This Annex does not form part of the plan's policies".	This will reinforce the statement in the modified paragraph 1.11 of the plan about the status of the Annex.	Sentence added to the Annex as recommended.
n/a	Recommended that the Neighbourhood Plan, as modified following the examiner's recommendations, be submitted to a referendum.	The examiner does not see any reason to alter the plan area for the purpose of holding a Referendum. If the plan goes forward to a referendum and receives a simple majority of the votes cast, it can then proceed to be "made" by the City Council, so that it can become part of the statutory development plan for the area, carrying the weight appropriate to such plans when planning decisions are taken.	Neighbourhood Plan to be submitted to a referendum as recommended.

TABLE 2 – MODIFICATIONS MADE IN ACCORDANCE WITH THE EXAMINER'S SUGGESTIONS

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
Paragraph 7.3	Suggested that a sentence be added to paragraph 7.3 stating: "Southampton City Council is currently in the early stages of preparing a city-wide Local Plan which will identify future housing needs for the whole of the city."	Considered that this would appear to be a useful point of information.	Paragraph added to as suggested with new also inserted before 'city-wide'.
Supporting text to Policy BAS 3 - Windfall Sites	Suggested that a description of what is meant by "windfall sites" is included in the supporting text.	Considered that some readers would probably find this helpful.	Supporting text added to as suggested.
Policy BAS 5 - Housing Density	Suggested that the last sentence in Policy BAS 5 is added to paragraph 11.1 - and amended to state that the annex to the plan provides background information explaining the derivation of density criteria.	Last sentence in Policy BAS 5 would be more suitably placed in the supporting text.	Policy BAS 5 and paragraph 11.1 amended as suggested.
Unnumbered paragraph	Suggested that the unnumbered paragraph following Policy BAS 5 is omitted.	This text appears to be unnecessary.	Unnumbered paragraph omitted as suggested.
Policy BAS 6 - Houses of Multiple Occupation	Suggested that the supporting text to Policy BAS 6 should mention that HMOs make a	Considered that these references would be better placed in the supporting text.	Supporting text added to as suggested.

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
	contribution to housing need and should include an explanation that the "balanced and mixed community" mentioned in the policy should be judged in accordance with the provisions of the adopted Supplementary Planning Document on HMOs and Policy H4 of the development plan.		
Paragraphs 13.11 and 13.16	Suggested that: (i) The reference to "NPPF 39" be omitted from paragraph 13.11. (ii) In the first line of paragraph 13.16, the phrase: "related to the need to set city-wide priorities" be inserted after "restraints".	Paragraph 39 does not set any parking standards. Also considered that Policy BAS 7 should remained unaltered and that the reference to the need to take account of city-wide priorities should be mentioned in the supporting text in paragraph 13.16.	Paragraphs amended and added to as suggested.
Paragraph 14.1	Suggested that a sentence be added to paragraph 14.1, along the following lines: "Bassett Wood is included in the Hampshire Register of Historic Parks and Gardens, reflecting its local importance as a historic landscape	A reference to Bassett Wood being included in the Hampshire Register of Parks and Gardens in reflecting its local importance as a historic landscape resource would be a useful addition to the text of paragraph 14.1.	Paragraph 14.1 added to as suggested.

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
Paragraph 19.2 and paragraph 19.4	<p>resource".</p> <p>Suggested that:</p> <p>(i) Paragraph 19.2 be reworded so that it states: "At the time of writing, the operation of the facilities is contracted out to two organisations: Active Nation, which is a registered charity; and Mytime Active (City Golf Course), which is a social enterprise with charitable objectives."</p> <p>(ii) The words "now largely superseded" be added to the last bullet point in paragraph 19.4.</p>	To correct minor points of fact about the charitable status of Mytime Active and to add further clarity to the status of the Bassett Avenue Development Control Brief (1982).	Paragraph 19.2 reworded and paragraph 19.4 added to as suggested.
Paragraph 20.2	<p>Suggest that paragraph 20.2 could be modified to read:</p> <p>"Southern Water have also commented that the sewerage and drainage system in the Bassett area is poor and in places inadequate. Southern Water are not suggesting that these problems constrain development, but point out the</p>	To be considered as alternative text for addressing concerns raised by Southern Water.	Paragraph amended as suggested.

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
	need for a policy to support the provision of local Infrastructure.”		
Section 21 - Community Infrastructure Levy Payments	Correction suggested to current text (see Table 4 for further details).	The text in this section (which does not lead to any policy) needs to be amended simply for grammatical reasons, since paragraphs 21.2 and 21.3 are not constructed as sentences.	Paragraphs 21.2 and 21.3 corrected as suggested.
Appendix 2 - Suggested editing corrections	List of editing corrections included.	The list is not intended to be comprehensive, but records the textual or other flaws which that we noticed.	Corrections made as suggested (see Table 4 for further details).

TABLE 3 – FURTHER CHANGES MADE OR NOT IMPLEMENTED FOLLOWING THE EXAMINER’S RECOMMENDATIONS AND SUGGESTIONS

Section of Plan (Publication Version)	Examiners Recommendation / Suggestion	Reason	Action
Paragraph 4.4	Suggested that the reference "by developers changing them into HMOs and building plots" should be amended to "by changes of use or redevelopment".	This amendment is suggested unless the reference to "building plots" is made more specific.	<p>Alternative wording has been recommended by the Bassett Neighbourhood Forum which has been agreed with the Council. A more specific reference has been made to paragraph 4.4 as shown below:</p> <p>"...unless there are overriding policy considerations justifying a loss of family homes. The plan supports the retention and provision of executive housing (4 bed or more family homes in larger plots so long this is consistent with other policies in this plan), many of which we have lost over the past few years by developers changing existing substantial dwellings on generous plots into HMOs and other high density development not characteristic of the locality.....".</p> <p>This reference has been made with regard to the South Hampshire Strategy (October 2012) identifying the need to ensure a good supply of this housing type remains (i.e. family homes with 3 or more bedrooms).</p>
Policy BAS 11 - Local Shops	Suggested that consideration should be given to local pubs being identified as community assets.	The issue relating to local pubs being identified as community assets should be decided by those with local knowledge.	This suggestion was considered but not included amongst the other recommended changes made to Policy BAS 11. This is because there were no consultation responses raising specific concerns for protecting existing public houses within the Neighbourhood Area.
Policy BAS 12 - Business and	Recommended that Policy BAS 12 be re-worded as:	Policy BAS 12 makes a general	Alternative wording has been agreed between the Council and the Bassett Neighbourhood Forum which

Section of Plan (Publication Version)	Examiners Recommendation / Suggestion	Reason	Action
Industry	"Proposals for development which would help to generate employment at the Hollybrook Industrial Estate will be encouraged".	statement but would be better re-phrased so that it could be applied more effectively to development proposals.	would cover both the retention of this employment site and the Examiner's re-wording which would ensure that the policy is more effectively applied to development proposals: "Hollybrook Industrial Estate is safeguarded for employment. Proposals for development which would help to generate employment will be encouraged".
Paragraph 19.10	(ii) The explanatory text to this policy should include a statement to the effect that for the purposes of this policy, "very special circumstances" could include circumstances where development would help either to fund improvements to sports or recreation facilities, or to improve or provide such facilities directly, or where it can be shown that there is an essential need for the provision of utility infrastructure.	The policy that is recommended would provide the strong protection which the plan is seeking whilst also allowing for the possibility that some types of development may be justified or acceptable in the right circumstances.	Paragraph 19.10 added to further to explanatory text recommended by the examiner to provide further context to the Local Green Space designation.

TABLE 4 – TYPOGRAPHICAL, GRAMMATICAL AND CONSEQUENTIAL CHANGES

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
Front cover	To add a front cover to the Plan.	A front cover or title page is necessary	Front cover added as suggested
Page 1	“Forward” should be “Foreword”	Spelling correction	Spelling correction made as suggested
Page 1	The date of the Localism Act is 2011, not 2012.	Factual correction	Factual correction made as suggested
Page 4	In paragraph 1.7, it is not clear from the reference in brackets “see map” which map is being referred to.	For clarity	Figure reference added for clarity as suggested
Page 4	In paragraph 1.10, it would be helpful to refer to specific documents and appendices rather than generally to “supporting documents and their appendices”.	For clarity	Paragraph 1.10 from the publication version of the Plan has been deleted (see Table 1 above) with clearer references to the annex added into paragraph 1.11 as suggested.
Page 5	The map referred to in Paragraph 1.18 is many pages away. This reference would be more helpfully stated as “the map on page 34”.	For clarity	Figure reference and page number added for clarity as suggested
Page 5	In paragraph 2.1 “comprises of” should be “comprises”	Grammatical correction	Grammatical correction made as suggested
Pages 8-9	In paragraphs 5.1 and 7.1, the references to “Strategic Housing Land Availability Assessment 2013 (SHLAA)”	Change required so that the normal convention of identifying the full	Amendment made as suggested

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
	and to "SHLAA" should be reversed.	name first and then using the abbreviation is followed	
Page 9	In paragraph 8.1, there seem to be unnecessarily repeated references to the NPPF Paragraph 53.	For clarity	Additional reference to NPPF Paragraph 53 deleted as suggested
Page 10	In paragraph 8.8, "Large Family" should be "large family".	Grammatical correction	Grammatical correction made as suggested
Page 13	In paragraph 11.3, "areas" should be "area's"	Grammatical correction	Grammatical correction made as suggested
Pages 14-15	To number the maps in the Plan starting with those on pages 14-15 (Figure 1, Figure 2 etc). It would be better if the maps were at a larger scale and preferably printed in colour.	For clarity	Amendments to maps made as suggested
Page 15	In paragraph 12.1, "chnaged" should be "changed"	Spelling correction	Spelling correction made as suggested
Page 16	There are several places in the text of the plan where unexplained terms are used, such as "C4" in paragraph 12.10. It might be helpful to provide a brief explanation in a footnote, especially as	For clarity	Footnotes added where appropriate as suggested

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
	there is no glossary.		
Page 17	In policy BAS 6, the grammar is awry as a plural is followed by a singular (“Changes.....will only be permitted where it.....”).	Grammatical correction	Grammatical correction made as suggested
Page 17	In the last part of paragraph 13.3, it would be helpful to provide a specific reference, rather than “see appendix to supporting documents”.	For clarity	Amendment made as suggested
Page 18	In paragraph 13.13, “access” should be “accesses” (to relate to the later plural “they”).	Grammatical correction	Grammatical correction made as suggested
Page 18	In paragraph 13.16, “prioritizing” should be “prioritising”. The last part of this sentence (“subject to the Council prioritising.....with city-wide priorities”) would be better expressed as “subject to the Council setting priorities for the distribution of funding across the city as a whole”.	Improved sentence structure	Sentence structure amended as suggested
Page 19	In Policy BAS 7, “Criteria 7” should be “Criterion 7”	Grammatical correction	Grammatical correction made as suggested

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
	(assuming this is a singular criterion).		
Page 21-22	The text box containing Policy BAS 9 appears to be oddly placed.	Some of the supporting text to this policy comes before the policy and some (paragraphs 16.4 and 16.5) after it.	Text box for Policy BAS 9 has been moved as suggested
Page 23	The second sentence in paragraph 17.8 has a singular subject and plural verb ("the level....are retained"). Suggested that this sentence may be better re-worded, perhaps as "...this policy will help to ensure that existing shops are retained, whilst allowing...." etc.	Grammatical correction	Grammatical correction and re-wording made as suggested
Page 25	There should be a colon after "development" in paragraph 21.1, followed by the text of paragraphs 21.2 and 21.3 arranged as sub-clauses separated by a semicolon.	Grammatical correction	Grammatical correction made as suggested

TABLE 5 – TYPOGRAPHICAL, GRAMMATICAL AND CONSEQUENTIAL CHANGES FURTHER THOSE SUGGESTED BY THE EXAMINER

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Figures 1, 2, 3 and 4	Change date from 2014 to 2016	To ensure that the year of the latest version of the Plan is referred to in referencing Ordnance Survey maps. Footnote to Figure 1 also added.	Amendments made
Page 3 – Index of Policies	Amend description of Policy BAS 6 from Development of Student Accommodation and HMOs to Policy BAS 6 Houses of Multiple Occupation	To ensure consistency on the policy reference for BAS 6	Amendment made
Page 3 Annex reference	Amend Annex reference from Rationale and Justification of Character and Densities of Areas Defined on the Density Map to Rationale and Justification of Densities and Characteristics of Areas Defined on Density Area Map	To ensure consistency on the Annex title	Amendment made
Paragraph 1.7	Change “Areas” to “areas”. To also add “....boundaries of Residents Associations and individual areas”.	Grammatical correction and additional reference to individual areas for clarity since not all areas of the Neighbourhood Area are covered by a resident association	Amendments made

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph 1.15	<p>Amend paragraph so it states the following:</p> <p>The evidence to support the plan has been taken from the information supplied by Residents Associations and Councillors' consultations with all the residents of the Ward. In addition, <u>the evidence to support the plan is in general accordance with information produced by the Local Authority and other statutory bodies</u> includes the National Planning Policy Framework, Southampton City <u>Local</u> Plan, Southampton Core Strategy, Bassett <u>Avenue</u> Development Control Brief, and statistical information from various official sources and surveys. All the evidence referred to is available in the supporting documents and their appendices.</p>	Factual clarity	Amendment made
Paragraph 1.18	To delete 1.18	Largely repeats paragraph 1.7	Paragraph deleted
Paragraph 2.10	Amend "Local" to "local"	Grammatical correction	Amendment made
Paragraph 4.5	To amend to text to state that the Lloyds Register was completed in 2014.	Factual update	Amendment made
Paragraph 6.7	Replace comma with full stop at the	Grammatical correction	Amendment made

Section of Plan (Publication Version)	Suggested Change	Reason	Action
	end of the first sentence.		
Paragraph 8.7	Take “large” out of the first sentence to ensure consistency with examiner’s recommended change to Policy BAS 1 with further definition of executive housing provided in second sentence.	For consistency with Policy BAS 1 with further change made to clearly explain the definition of executive housing	Amendment made
Paragraph 9.2	Move the bracketed reference to NPPF Paragraph 48 to the beginning of the first sentence.	Improved sentence structure to allow the NPPF reference in the second sentence (added following suggestion as noted in Table 2 above) to flow well after the first NPPF reference	Amendment made
Paragraph 10.2	To delete the reference to achieving the zero carbon homes standard for new homes from 2016 and the associated text.	To reflect an update in national policy whereby the requirement for zero carbon homes by 2016 has been scrapped.	Amendment made
Paragraph 10.4	Delete “Low” and replace with “low density...” in quoted reference from the Bassett Avenue Control Brief (1982)	Grammatical correction	Amendment made
Paragraph 10.6	Delete “SCC” in bracketed reference and replace with “Core Strategy”.	For clarity	Amendment made
Paragraph 11.1	Delete part of second sentence “...with policies for each of the defined areas” and replace with “housing densities set out for each area”.	Factual correction since there are no separate housing density policies.	Amendment made
Paragraph 11.4	Replace “in” with “of” in last sentence	Grammatical correction	Amendment made

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph 11.6	Delete reference to “2012” in first sentence	Not required with the date of the NPPF publication already included under the Forward section on page 1	Amendment made
Paragraph 12.7	Delete “policy” and replace with “Policy”	For consistency with other references in the Plan	Amendment made
Paragraph 12.10	Delete “needs” in first sentence and replace “the policy” with “Policy” in second sentence.	Factual correction since the sentence is referring to existing housing figures rather than housing need. Change made in second sentence for consistency with other references in the Plan.	Factual correction and amendment made
Paragraph 15.3	Delete part of first sentence which refers to the designation of Bassett Green Village Conservation Area in September 1977.	Repeats the reference to this designation which is also referred to in paragraph 15.1.	Amendment made
Paragraph 16.2	Insert “Core Strategy Policy” prior to CS21	For clarity	Amendment made
Paragraph 16.3	Change “plan” to “Plan”, insert brackets around title of Policy NE 6 and amend to the correct title. Also insert “in respect” prior to “of the character”.	For consistency and clarity	Amendments made
Paragraph 17.8	Delete “still” from the beginning of the second sentence	Grammatical correction	Amendment made
Paragraph 19.1	Replace NW with northwest	For clarity	Amendment made

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph 21	"20." Should be "21."	Correction to paragraph number reference	Amendment made
Annex to Bassett Neighbourhood Plan	To add paragraph numbers to paragraphs currently missing a paragraph number reference (i.e. the paragraphs below A1.5 and A2.2) and to re-number all of those following	Consequential changes	Amendments made
Text in Annex preceding paragraph A1	Change "Map reference in headings refers to the Map of Residents Associations Area" to "Map reference in headings refers to the Map of Residents Associations and Areas (see Figure 4 on page 30 for further details)	For clarity	Amendment made
Paragraph A1.2	"size type, tenure" should be size, type, tenure"	Grammatical correction	Amendment made
Paragraph A1.5	"....a density compatible to" should be "....a density compatible with" in second sentence	Grammatical correction	Amendment made
Paragraph A1.17	"West" should be "west" and "Northern" should be "northern" in the first sentence	Grammatical corrections	Amendments made
Paragraph A2.5	Split into two separate paragraphs and renumber all following paragraphs up to Paragraph A3.	Consequential changes	Amendments made
Paragraph A2.8	"Bolderwood" changed to correct spelling of "Boldrewood"	Spelling correction	Amendment made
Paragraph A2.17	Insert full stop at end of sentence	Grammatical correction	Amendment made

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph A2.22	“Densities in these roads tends...” should be “Densities in these roads tend...”	Grammatical correction	Amendment made
Paragraph A2.33	“Seagarth Lane has a junior and infant schools” should be “Seagarth Lane has junior and infant schools” in first sentence	Grammatical correction	Amendment made
Paragraph A3.1	Insert full stop at end of paragraph	Grammatical correction	Amendment made

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Southampton City Council

Bassett Neighbourhood Plan Referendum Information Statement

A referendum relating to the adoption of the Bassett Neighbourhood Plan will be held on Thursday 25 February 2016 in Bassett.

The question which will be asked in the referendum is:

“Do you want Southampton City Council to use the Neighbourhood Plan for Bassett to help it decide planning applications in the neighbourhood area?”

The referendum area is identified on the map included within this information statement. It is the same area as that designated as the Bassett Neighbourhood Area.

A person is entitled to vote in the referendum if by 12 midnight on Tuesday 9 February 2016:

- he or she is entitled to vote in a local government election in the referendum area; and
- his or her qualifying address for the election is in the referendum area. A person's qualifying address is, in relation to a person registered in the register of electors, the address in respect of which he or she is entitled to be registered.

The referendum expenses limit that will apply in relation to this referendum is £2,920.85. The number of persons entitled to vote in the referendum by reference to which that limit has been calculated is 9,472.

The referendum will be conducted in accordance with procedures which are similar to those used at local government elections.

A copy of the specified documents, as listed below, may be inspected online at <http://www.southampton.gov.uk/planning/planning-policy/neighbourhood-planning/bassett-neighbourhood-plan.aspx>, or paper copies are available during advertised opening hours at the following locations:

- **Burgess Road Library, 245 Burgess Road, Southampton, SO16 3HF**
<http://www.southampton.gov.uk/libraries-museums/using-library/local-libraries/burgess-road-library.aspx>
- **Central Library Civic Centre, Southampton, SO14 7LW**
<https://www.southampton.gov.uk/libraries-museums/using-library/local-libraries/default.aspx>

- **Gateway, One Guildhall Square, SO14 7FP**
<http://www.southampton.gov.uk/contact-us/gateway.aspx>

The specified documents are:

- This Information Statement
- The Draft Bassett Neighbourhood Plan Referendum Version as modified;
- The Examiner's Report;
- Regulation 16 Publication Consultation Schedule of Responses submitted to the Examiner;
- Statement by the local planning authority that the draft plan meets the basic conditions (Decision Statement)
- General Information on town and country planning including neighbourhood planning and the referendum (Information for Voters)

Bassett Ward



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Southampton City Council

Bassett Neighbourhood Plan Referendum Information for Voters

About this booklet

On 25 February 2016 there will be a referendum on a neighbourhood plan for your area. This booklet explains the referendum that is going to take place and how you can take part in it. In this booklet you can find out about:

- The referendum and how you can take part
- The neighbourhood area
- The neighbourhood plan
- The development plan (of which neighbourhood plans are part)

Referendum on the Neighbourhood Plan

A referendum asks you to vote 'yes' or 'no' to a question. For this referendum you will receive a ballot paper with this question:

“Do you want Southampton City Council to use the neighbourhood plan for Bassett to help it decide planning applications in the neighbourhood area?”

How do I vote in the referendum?

You vote by putting a cross (X) in the 'Yes' or 'No' box on your ballot paper. Put a cross in only **one** box or your vote will not be counted.

If more people vote 'yes' than 'no' in this referendum, then Southampton City Council will use the Bassett Neighbourhood Plan to help it decide planning applications in Bassett.

If more people vote 'no' than 'yes', then planning applications will be decided without using the Bassett Neighbourhood Plan as part of the Development Plan for Bassett.

What is Neighbourhood Planning?

Neighbourhood planning aims to help local communities play a direct role in planning the areas in which they live and work.

A community can prepare a neighbourhood plan. This plan can show how the community wants land to be used and developed in its area.

What is a Neighbourhood Area?

A neighbourhood area can cover single streets or large urban or rural areas. The boundaries of a neighbourhood area are put forward by:

- Town or Parish councils
- A Neighbourhood Forum (a group of at least 21 people in areas without town or parish councils)

In Bassett the boundary of the Bassett Neighbourhood Area was determined by Southampton City Council and is identical to the boundary of the Bassett Ward. The following link provides further information:

<https://www.southampton.gov.uk/planning/planning-policy/neighbourhood-planning/bassett-neighbourhood-forum-area.aspx>

Who can prepare a Neighbourhood Plan?

Neighbourhood Plans are prepared by town or parish councils, or neighbourhood forums. In this case, the Bassett Neighbourhood Plan has been prepared by the Bassett Neighbourhood Forum.

What is a Development Plan?

In England, planning applications are determined by local planning authorities in accordance with the Development Plan. A Development Plan is a set of documents that set out the policies for the development and use of land across the entire local authority area. Within Southampton, the local planning authority is Southampton City Council.

The Neighbourhood Plan, once made (adopted) if more people vote 'Yes' than 'No', will become part of the Local Development Plan. In the Southampton City Council Local Planning Authority Area the Development Plan currently consists of the:

- Amended Local Plan Review (2015)
- Adopted Core Strategy (Amended 2015)
- Adopted City Centre Action Plan (2015)
- Hampshire Minerals and Waste Plan (2013)

The Council is currently working towards the preparation of a new Local Plan which will replace the Amended Local Plan Review (2015), Adopted Core Strategy (Amended 2015) and Adopted City Centre Action Plan (2015) once adopted.

Neighbourhood Planning in Bassett

The Referendum area is identified on the map below as the Bassett Ward of Southampton City Council and is identical to the area which has been designated as the Bassett Neighbourhood Plan Area.

Bassett Ward



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Referendum expenses

Expenses can be incurred by an individual or body during the period of the referendum for referendum purposes.

The Referendum expenses limit that will apply in relation to the referendum is £2,920.85. The number of persons entitled to vote in the Referendum by reference to which the limit has been calculated is 9,472.

Specified documents

The specified documents are:

- The Draft Bassett Neighbourhood Plan Referendum Version as modified;
- The Examiner's Report;
- Regulation 16 Publication Consultation Schedule of Responses submitted to the Examiner;
- Statement by the local planning authority that the draft plan meets the basic conditions (Decision Statement)
- Information Statement
- General Information on town and country planning including neighbourhood planning and the referendum (this document)

A copy of the specified documents, as listed above, may be inspected online at <http://www.southampton.gov.uk/planning/planning-policy/neighbourhood-planning/bassett-neighbourhood-plan.aspx>, or paper copies are available during advertised opening hours at the following locations:

- **Burgess Road Library, 245 Burgess Road, Southampton, SO16 3HF**
<http://www.southampton.gov.uk/libraries-museums/using-library/local-libraries/burgess-road-library.aspx>
- **Central Library Civic Centre, Southampton, SO14 7LW**
<https://www.southampton.gov.uk/libraries-museums/using-library/local-libraries/default.aspx>
- **Gateway, One Guildhall Square, SO14 7FP**
<http://www.southampton.gov.uk/contact-us/gateway.aspx>

Can I Vote?

You can vote in the referendum if you live in the Bassett Ward and:

- you are registered to vote in local council elections and
- you are 18 years of age or over on 25 February 2016

You have to be registered to vote by 9 February 2016 to vote in the referendum. You can check if you are registered to vote by calling our helpline on 023 8083 2245.

The referendum will be conducted in accordance with procedures which are similar to those used at local government elections.

Ways of Voting

There are three ways of voting:

In person on 25 February 2016

- Most people vote in person at their local polling station. It is easy and a member of staff will always help if you are not sure what to do.
- You will receive a poll card to advise you of your polling station.
- If you do not receive your poll card, you can contact our helpline on 023 8083 2245.
- Polling stations are open from 7am to 10pm.

By post

- If you have a postal vote already, you will receive a poll card confirming this.
- To vote by post, you will need to complete an application form and send it to the Electoral Registration Officer, Southampton City Council, Civic Centre, Southampton, SO14 7LY to arrive by 5pm on Wednesday 10 February 2016.
- Ballot papers can be sent overseas, but you need to think about whether you will have time to receive and return your ballot papers by 25 February 2016.
- You should receive your postal vote about a week before polling day. If it doesn't arrive on time, you can get a replacement up to 5pm on Thursday 25 February 2016 by contacting our helpline on 023 8083 2245.

By proxy

- If you have a proxy vote already, you will receive a poll card confirming this.
- If you can't go to the polling station and don't wish to vote by post, you may be able to vote by proxy. This means allowing somebody you trust to vote on your behalf.

- To vote by proxy, you will need to complete an application form and send it to the Electoral Registration Officer, Southampton City Council, Civic Centre, Southampton, SO14 7LY to arrive by 5pm on Wednesday 17 February 2016.
- When you apply for a proxy vote, you must say why you cannot vote in person.
- Anyone can be your proxy as long as they are eligible to vote and are willing to vote on your behalf. You will have to tell them how you want to vote.

Postal and proxy vote application forms are available from our helpline on 023 8083 2245 or for downloading via: <https://www.southampton.gov.uk/council-democracy/voting-and-elections/electoral-register-and-registration/postal-voting.aspx> and <https://www.southampton.gov.uk/council-democracy/voting-and-elections/electoral-register-and-registration/proxy-voting.aspx>

Am I Registered to Vote?

- If you are not registered to vote, you will need to complete an application form and sent it to the Electoral Registration Officer, Southampton City Council, Civic Centre, Southampton, SO14 7LY to arrive no later than Tuesday 9 February 2016.

Applications can be made online at www.gov.uk/register-to-vote. Alternatively, registration forms are available from our helpline on 023 8083 2245.

For more information on registering to vote please see our website at:

<https://www.southampton.gov.uk/council-democracy/voting-and-elections/electoral-register-and-registration/default.aspx>.

How to find out more

- Further general information on neighbourhood planning is available at:
- <https://www.gov.uk/government/publications/neighbourhood-planning>
- You can find the specified documents, a copy of this Information for Voters document, Information Statement and Decision Statement at:
- <https://www.southampton.gov.uk/planning/planning-policy/neighbourhood-planning/bassett-neighbourhood-plan.aspx>
- For queries about planning issues relating to the neighbourhood plan, please contact Southampton City Council's Planning Policy Team on 023 8083 3919 or by emailing City.Plan@southampton.gov.uk.
- For queries about voting and the arrangements for this referendum please contact our helpline on 023 8083 2245 or by email elections@southampton.gov.uk.

Bassett Neighbourhood Plan

Report by Examiner

Graham Self

June 2015

Introduction

1. I was appointed in May 2015 as the independent examiner for the Bassett Neighbourhood Plan. The plan has been prepared by the Bassett Neighbourhood Development Forum (shortened below to "the Forum" or "BNDF") with the support of the local planning authority, Southampton City Council, and other bodies.
2. The examiner's role is to provide an independent review of the plan and to make recommendations in accordance with the 2011 Localism Act and related regulations. In particular, the examiner has to consider whether the plan meets certain "basic conditions", satisfies legal requirements, and identifies an appropriate area for a referendum.
3. In order to act as examiner I am required to be appropriately qualified. I am a chartered town planner with previous professional experience in local government, consultancy and the Planning Inspectorate. I am independent of Southampton City Council and of the BNDF, and I have no interests in any land or property in or near Southampton.
4. The basic conditions, which are set out in the legislation,¹ are intended to ensure that neighbourhood plans fit with their wider context. In summary, the plan must:
 - have regard to national planning policies and guidance;
 - contribute to achieving sustainable development;
 - be in general conformity with the strategic policies of the development plan; and
 - be compatible with European Union law and human rights obligations.
5. The policies of neighbourhood plans should also relate to the development and use of land in a designated neighbourhood area, should be prepared by a qualifying body, should specify the period for which they are intended to have effect, should not include provisions on excluded development, and should not cover more than one neighbourhood area.
6. National policy is set out in the National Planning Policy Framework ("NPPF"), published in 2012. National Planning Practice Guidance ("NPPG") provides advice on the preparation of neighbourhood plans.
7. Neighbourhood plans are sometimes referred to as "neighbourhood development plans" and the latter term is used in legislation. I do not draw any distinction between these terms.

The Development Plan

8. According to the Basic Conditions Statement, the Neighbourhood Plan was prepared to ensure its general conformity with the "Amended Local Plan Review (2010)" and "Adopted Core Strategy (2010)". However, the statutory development plan for Southampton has changed since 2010. The development plan current for Southampton at the time of writing consists of the following:²

¹ The legal source of these basic conditions is the Localism Act 2011, which inserted Schedules 4A and 4B into the Town and Country Planning Act 1990. I have paraphrased the Basic Conditions here.

² This list is based on an email to me from the City Council.

City Centre Action Plan (March 2015).

Local Development Framework Core Strategy Development Plan Document Amended Version Incorporating the Core Strategy Partial Review, March 2015

City of Southampton Local Plan Review - Adopted Version Second Revision (2015)

Adopted Core Strategy (January 2010)

Amended Local Plan Review (January 2010)

Minerals and Waste Plan (September 2013)

Community Infrastructure Levy Charging Schedule (July 2013)

9. The City Centre Action Plan and the Local Development Framework Core Strategy Development Plan Document Amended Version Incorporating the Core Strategy Partial Review³ were adopted by the City Council in March 2015. The Adopted Core Strategy (January 2010) and Amended Local Plan Review (January 2010) were consequently amended in March 2015; but none of the changes appear to have affected the relationship between the policies of the Neighbourhood Plan and the statutory development plan for Southampton.

The Neighbourhood Plan and Other Documents

10. The version of the Bassett Neighbourhood Plan I have examined, which I refer to as the "submission version", superseded an earlier document entitled: "Bassett Neighbourhood Plan Regulation 14 Consultation Draft" dated August 2014. Apart from the Neighbourhood Plan itself, the main source documents which I have read or referred to, all of which were sent to me by the City Council, are as follows.

Bassett Neighbourhood Plan - Publication Version Basic Conditions Statement, January 2015.

Bassett Neighbourhood Plan - Publication Version SEA and HRA Formal Screening Opinion and Sustainability Appraisal of Policies, January 2015.

Bassett Neighbourhood Plan Consultation Statement - Regulation 14 Consultation, January 2015.

Bassett Neighbourhood Plan Regulation 14 Consultation Draft Strategic Environmental Assessment/Sustainability Appraisal and Habitat Regulations Assessment Screening Report, August 2014.

Bassett Neighbourhood Plan Regulation 16 Publication Stage - Schedule of Representations.

Examination Procedure

11. I judged that the consultation responses which had been submitted to the City Council (sometimes named "Regulation 16" responses after one of the relevant regulations)⁴ could be considered on the basis of written representations, so it was not necessary to hold any hearing. Where I felt that I needed further information, or that the Forum and City Council should have an opportunity to

³ This is a long and convoluted title for a document (I have taken it from the document's front cover, simplifying as far as possible by omitting track-change deleted words), so I shall refer to it elsewhere simply as the 2015 Core Strategy.

⁴ Further information about these representations is in paragraphs 26-28 below and Appendix 1.

comment on an issue, I put a number of written questions or invitations to comment. The questions and responses were made by email.

12. I am grateful to all those involved in responding to my questions. The information supplied assisted me in carrying out the examination and completing my report.

Format of Report

13. I have set out this report in the following sequence. In the next section I cover some general matters relating to the plan area, preparation procedures and regulatory requirements, and I refer to the written representations submitted during the most recent period of consultation on the Neighbourhood Plan. The policies of the plan and the explanatory text supporting the policies are then considered in plan sequence, with recommendations made where appropriate. Some comments are then made about other aspects of the plan. A final section briefly considers the next stage.
14. Some of my recommendations arise from my consideration of the submitted representations. Others arise from my own assessment of the plan.⁵ In addition to recommendations, this report contains what I have termed suggestions. The *recommendations* (which are in bold text) cover matters where I consider a specified action needs to be taken, although recommendations are not binding. My *suggestions* (not in bold text) are on points which I think are of lesser importance as they mostly relate to the way information is presented and do not affect policies.
15. While reading the plan I noticed a number of textual flaws such as typographical errors. The Forum and the City Council may be aware of at least some of these, but since they detract from the quality and readability of the plan I have provided a list with suggested corrections as Appendix 2 to this report. I hope this will help the process of editing the plan before it is finalised.

General Matters

Plan Area, Preparation Procedures and Regulatory Requirements⁶

16. The plan area is the area of the Bassett Ward within the city of Southampton. The City Council designated this area as a neighbourhood area and confirmed the Bassett Neighbourhood Development Forum as the "qualifying body" for preparing the Neighbourhood Plan in December 2013.
17. The initial stages of plan preparation were evidently carried out by a process of delegation to residents associations covering different parts of Bassett. The Forum established a constitution and a steering committee on which all the residents associations were represented. The associations were responsible for preparing "mini-plans" for their areas and for consulting with local people. In areas with no residents associations, local councillors contacted local people using letters, surveys, public meetings and questionnaires.
18. The process of consultation evidently varied between the different residents associations. Direct contact was made with major landowners, schools, the university, hospital, local businesses and statutory bodies.

⁵ It may be assumed that I have no recommendations on any parts of the plan on which I do not comment.

⁶ The source of most of the information reported here about the plan preparation procedures is the Consultation Statement. Other information is sourced from the Basic Conditions Statement.

19. A number of main issues of concern, which appeared to be common across the whole Ward area, were identified. These were the subject of various discussions and communications as set out in the schedule of events on pages 8-13 of the Consultation Statement. The main themes which emerged were collated so as to seek common ground for developing the policies of the plan. A draft plan was then subject to "pre-submission" consultation. The plan was publicised by distributing a brochure (5000 copies of which were printed) and by other means such as website information, an article in the Southampton Daily Echo newspaper, public meetings and direct contact. Appendix 1 of the Consultation Statement lists about 400 organisations, businesses and other groups as having been consulted by the City Council on behalf of the Forum. Some 200 written responses were received during this period, together with numerous other comments as summarised on pages 17-33 of the Consultation Statement.
20. The submission version of the plan was subject to a further consultation period ending on 24 March 2015. During this period representations were received from nine persons or organisations.
21. The plan is intended to cover the period from 2014 to 2029, with a review every five years to take account of changes, including new legislation and changes in national or city-wide planning policies.
22. A European Union Directive requires a "Strategic Environmental Assessment" to be undertaken for certain types of plans or programmes which would have a significant environmental effect, and related regulations require a screening procedure to be carried out. The procedure involves consultation with statutory bodies (English Heritage,⁷ the Environment Agency, and Natural England) and the publication of a Screening Statement. This task was undertaken by the City Council. An initial screening was carried out on the then draft Neighbourhood Plan. In summary, as reported in the August 2014 Screening Report, this provisionally found that the draft plan would have no significant environmental effects.
23. A further screening opinion and sustainability appraisal of the Neighbourhood Plan's policies was undertaken as recorded in the January 2015 Screening Report. This took account of responses from the statutory consultees. As a result of this exercise, the City Council confirmed that a Strategic Environmental Assessment and full "appropriate assessment" were not required. The main reasons, as stated in the January 2015 report, are that the Neighbourhood Plan does not make new land use allocations or set a development quantum, and the policies do not go beyond the provisions of the existing Core Strategy or Local Plan.
24. The Neighbourhood Plan contains policies aimed at ensuring that development is sustainable and it contributes to achieving sustainable development. Subject to consideration of the recommendations made in this report, the plan would be in general accordance with the strategic policies of the development plan for this area.
25. In summary, the information available to me shows that the Neighbourhood Plan has been prepared by a properly constituted qualifying body, that the plan covers a suitably designated area, and that all other appropriate regulations relating to the preparation process either have been met or would be met after amendment as recommended.

⁷ Now named Historic England.

Representations

26. As noted above, the closing date for "Regulation 16" representations to be made following the most recent public consultation on the Neighbourhood Plan was 24 March 2015. Representations were submitted by the following:⁸
- Test Valley Borough Council
 - Max Holmes
 - Natural England.
 - Environment Agency.
 - Coal Authority.
 - Southern Water.
 - Hampshire Gardens Trust.
 - Southampton City Council.
 - Southampton Commons and Parks Protection Society.
27. The City Council received a further representation from English Heritage after the closing date.⁹
28. Most of those listed above made only a few comments; others made more extensive submissions, notably Southampton City Council who raised about 25 objections. I have taken account of all the representations where appropriate when considering the policies of the plan and the related text later in this report.

The Plan and its Policies

National Context

29. The NPPF states that: "plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency".¹⁰ A similar point is made in the NPPG, which states:
- "A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence".¹¹
30. One reason for the guidance in the NPPG is that unclear or ambiguous policies are liable to cause problems for those responsible for deciding planning applications or appeals, and can be exploited by developers seeking to carry out development contrary to what plan-makers intended. Therefore in carrying out this examination I have paid particular attention to the plan's policies, whilst also making recommendations or suggestions on other parts of the plan.

References to NPPF in Policies

31. Three of the policies (BAS 1, BAS 2, and BAS 14) include references to specific paragraphs in the National Planning Policy Framework. These references are

⁸ These are listed in date order as in City Council's the Schedule of Representations. A summary note of the main matters raised in each of the representations is attached to this report as Appendix 1.

⁹ See footnote to Appendix 1.

¹⁰ NPPF paragraph 17.

¹¹ NPPG, Section 5.

unnecessary and potentially rather misleading. For example, Policy BAS 1 mentions proposals which "provide a wide choice of high quality homes, particularly family houses and large family homes" and this is immediately followed by a bracketed reference to "NPPF paragraph 58". To many readers, this would imply that paragraph 58 of the NPPF refers to family houses and large family homes, which is not so - this part of the NPPF refers to an area's quality, character, history and other considerations but does not mention large family homes.

32. Similarly, Policy BAS 14 refers among other things to the possible need for "a condition as part of a planning approval that a drainage statement be submitted to and agreed by the local planning authority (NPPF paragraph 162)". The implication many readers would get from this is that paragraph 162 of the NPPF refers to such a condition - but that is not so.
33. There is also some inconsistency in references to the NPPF - for example, Policy BAS 4 which mentions an area's "existing character" could also have referred to paragraph 58 of the NPPF but does not. In any case, the plan's policies should stand on their own, with any supporting references to national policy confined to the explanatory text.
34. A further issue is that national policy guidance may change, at a time when no review of the Neighbourhood Plan is due. In those circumstances, for example, the statement in Policy BAS 1 that "new development should follow the national guidelines (NPPF paragraph 59)" could cause confusion. That would not be so much of a problem if references to the NPPF were limited to the explanatory text of the plan.
35. For those reasons **I recommend that the references to the NPPF in policies be omitted.**

Section 1 - Production of the Plan

36. Southampton City Council object to the content of paragraph 1.10 on the ground that text should be added to state clearly that the appendices are background information and therefore not actually part of the plan. I make three points.
37. First, the reference to "supporting documents and their appendices by area" appears to refer to the annex to the plan itself. If that is so (and I am not certain of this), the text here should refer to the annex to the plan, not to supporting documents and their appendices. Alternatively specific supporting documents should be referred to. Secondly, the statement: "These should be read in conjunction with the overview and policy document" is unclear (which "overview" and which "policy document"?).
38. Thirdly, it seems to me that paragraphs 1.10 and 1.11 are at least partly repetitive. I consider that paragraph 1.10 could be omitted and paragraph 1.11 could be modified to allow for the City Council's point about the need to clarify the status of the annex material. I recommend accordingly.
39. **I recommend that paragraph 1.10 be omitted and that paragraph 1.11 be modified to read as follows.**

The views expressed, feedback forms and other replies received were all taken into account when formulating the plan. The annex to the plan describes the characteristics of the different areas within Bassett and the rationale for the densities defined on the density map. This material does not form part of the plan's policies but is included in this document so as to provide background information.

Section 4 - Economic Sustainability

40. Southampton City Council suggest that the reference to "family homes being lost to building plots" in paragraph 4.4 needs to be clarified. This text is apparently intended to refer to situations where single houses are set in fairly large plots and the sites are redeveloped, typically by converting an old house into flats or by demolition and rebuilding. I agree with the City Council that "changing into building plots" is imprecise. Also, there may well be no good reason for the plan to oppose the redevelopment of a site containing one old dwelling to provide several new family-sized houses, provided the site is suitable. I note, for example, that a recent development by Linden Homes of five houses, replacing two old properties, is described as having "added to the character of the area". This scheme was evidently carried out after consultation with local people and with their "full agreement".¹²
41. Unless the reference to "building plots" can be made more specific, I consider that the words "by developers changing them into HMOs and building plots" should be amended to "by changes of use or redevelopment", but I leave this as a suggestion rather than a recommendation.

Section 7 - Housing Site Allocations

42. Southampton City Council suggest that paragraph 7.3 should be expanded to mention the preparation of the city-wide Local Plan. Although not in my view essential, this would appear to be a useful point of information.
43. I therefore suggest that a sentence be added to paragraph 7.3 stating: "Southampton City Council is currently in the early stages of preparing a city-wide Local Plan which will identify future housing needs for the whole of the city."

Policy BAS 1 - New Development

44. This policy evidently reflects the concern expressed by many local people during the consultation process about the loss of family homes. Nevertheless from the evidence before me I consider that the policy gives too strong an emphasis on "large" family homes. There are a few references to "large family homes" in the summaries provided in the Consultation Statement, but the general thrust of most of the views on this subject appears to be the need to retain, and encourage the development of, family homes of all sizes. I am therefore recommending an amendment to the wording of this policy. My recommendation also takes account of the points made in paragraph 40 above.
45. **I recommend that Policy BAS 1 be amended to read:**
1. **Development proposals which would provide a wide choice of high quality homes, particularly family houses, will be supported.**
 2. **Development proposals should be in keeping with the scale, massing, and height of neighbouring buildings and with the density and landscape features of the surrounding area.**

Policy BAS 2 - Consultation

46. This policy partly duplicates itself, since the term "new development" would include "any development in existing garden land". Although developers cannot normally be required to consult local people or organisations before submitting planning applications, such consultation is encouraged as a matter of national policy, as is stated in the Neighbourhood Plan. I have some reservations about how "the local community" and "consult" or "engage with" would be defined in

¹² The quotations here are from page 33 of the Regulation 14 Consultation Statement.

practice, but such expressions are used in the NPPF guidance. The syntax of the policy ("new development...will be strongly encouraged to be subject to consultation with..." is rather contorted. My recommendation takes those points into account.

47. I recommend that Policy BAS 2 be amended to read:

Proposers of development are encouraged to consult the local community and take note of the views expressed by local people and organisations before submitting an application for planning permission.

Section 9 and Policy BAS 3 - Windfall Sites

48. The City Council point out that paragraph 9.3 is factually incorrect, as paragraph 48 of the NPPF advises that planning authorities may make an allowance for windfall sites when calculating a five year supply if there is compelling evidence for doing so. This point is covered in paragraph 9.2 and I consider that the text here would be more straightforward if paragraphs 9.3 and 9.4 were simply omitted.

49. I recommend that paragraphs 9.3 and 9.4 be omitted.

50. Policy BAS 3 needs minor amendment so that it refers to "proposals for development" rather than "sites", and to avoid the unnecessary double reference to the development plan ("the relevant Core Strategy and other development plan policies") which arises because the term "development plan" covers relevant policies in the Core Strategy. Some readers would probably find it helpful if a description of what is meant by "windfall sites" were included in the supporting text, so I leave that as a suggestion.

51. I also consider that this policy should be made more concise. As drafted, it expresses support for development on windfall sites, provided that the development would meet other policies in the Neighbourhood Plan, the Core Strategy and other development plan policies. In my view a simplified wording to this effect is all that is required. The requirement to "conform to the density....of the area as per policies BAS 4 and BAS 5" is an unnecessary repetition of those policies on which I comment below. On a matter of detail, it appears that this policy is intended to relate specifically to proposals for housing development on windfall sites; if so, it would be useful to mention this.

52. Taking all those points into account, I recommend that Policy BAS 3 be amended to read:

Proposals for housing development on windfall sites will be supported, provided that the proposed development would not conflict with other policies in this Neighbourhood Plan or in other parts of the development plan for Southampton.

Policy BAS 4 - Character and Design

53. The City Council contend that changes to this policy are required to ensure clarity and a balanced approach between character and density issues. Irrespective of that contention, the policy as drafted is somewhat impractical. The requirement for new development to "follow....the need to take account of the existing character within the context of the street scene by complementing and enhancing the existing rhythm, proportion, height....[etc] of its surroundings" is difficult to interpret and would be difficult to apply in practice - it is unrealistic to expect a new building to "enhance" the scale, materials or heights of its surroundings. Much the same applies to the requirement that development "enhances the context of the street scene".

54. The requirement for development to "follow" the densities set out in Policy BAS 5 also appears too rigid - the development by Linden Homes mentioned in paragraph 41 above (replacing two houses with five) must have involved an increase in density. The supporting text in paragraph 10.8 states that residents were keen that their areas retained their current character and that any new development reflected this. I am recommending a simpler wording bearing this desire in mind whilst making the policy more realistic.
55. I do not see any need to refer specifically to semi-detached, terraced and bungalow properties since such features would all be part of an area's character or of the street scene. If such detail is considered necessary this could more suitably be included in the supporting text rather than in the policy.
56. **I recommend that Policy BAS 4 be re-worded to read:**

New development must take account of the densities set out in Policy BAS 5 and the existing character of the surrounding area. The design of new buildings should complement the street scene, with particular reference to the scale, spacing, massing, materials and height of neighbouring properties.

Section 11 and Policy BAS 5 - Housing Density

57. I agree with the City Council's suggestion that the words "'purely to increase densities" in the first sentence of paragraph 11.4 should be omitted, since the balanced approach referred to here is evidently aimed at preventing significant decreased (as well as increased) density. I also consider that the first sentence in paragraph 11.5 should be omitted, as it is not really correct: it does not automatically follow that just because a development proposal has "an appropriate density" it would be in character with its surroundings. However, the substitute wording suggested by the City Council here is not needed, as the point about a balanced approach is covered elsewhere.
58. The last sentence in Policy BAS 5 would be more suitably placed in the supporting text - I suggest as an addition to paragraph 11.1 - and amended to state that the annex to the plan provides background information explaining the derivation of density criteria.
59. I perceive a degree of inconsistency in Policy BAS 5, and between the policy and its explanatory text. The first part of the policy states that the density map outlines the densities "to be applied to new development", implying a rigid application of the densities; but the last part of the policy refers to "guidelines" contained in the annex. The text in paragraph 11.4 accepts that on larger plots there may be opportunities to increase the number of dwellings - indicating that increased density may well be acceptable in some circumstances. In my view the density criteria should provide "guideline criteria" for development proposals, such that any proposal to depart from them would have to be justified on the grounds that there is good reason to make an exception (or similar wording).
60. Policy CS 5 of the 2015 Core Strategy sets out a table relating low, medium or high residential densities to "public transport accessibility levels" ("PTALs"). The proposed residential densities in the Neighbourhood Plan do not correspond exactly with the PTALs shown in the 2015 Core Strategy; but provided the density criteria are not applied as rigidly as is implied in the draft Neighbourhood Plan, I judge that this aspect of the plan would be in general conformity with the development plan. My recommendation is intended to enable departures from the density criteria where justifiable. Policy CS 16 of the 2015 Core Strategy seeks to provide a mix of housing types and "balanced communities; Policy CS 5

of the 2015 Core Strategy refers to the need for development to be "of an appropriate density for its context"; the Neighbourhood Plan would be in general conformity with those aspects of the development plan.

61. Test Valley Borough Council are apparently concerned about some "cross boundary impacts" and say that Policy BAS 5 will need to ensure that future development proposals would not undermine the character of Chilworth. I do not consider that a modified policy would cause such a problem in the neighbouring planning authority.
62. The map titled "Map of Proposed Residential Densities for New Residential Development" does not actually show in its key the areas designated as "Medium Density 35-50 dwellings per hectare" referred to in Policy BAS 5. Provided that the map is made clearer in this respect, the definitions of low, medium and high density in the policy itself appear unnecessary. This map would be easier to read if it were to be in colour - the uncoloured copy supplied to me is difficult to decipher.
63. The unnumbered paragraph which appears in the text after Policy BAS 5 (referring to advice from Southern Water) appears to be unnecessary. Unless this text has a purpose which I cannot see, I suggest that it would be better omitted.
- 64. I recommend that**
- (i) The words "purely to increase densities" be omitted from paragraph 11.4 .**
 - (ii) The first sentence in paragraph 11.5 be omitted.**
 - (iii) Policy BAS 5 be amended to read:**

Proposals for new residential development must show that they have had regard to the densities shown in [Figure 2] [the Map of Proposed Residential Densities for New Residential Development].¹³ Proposals which depart from these densities will only be permitted where it can be shown that there is good reason to make an exception and that the character of the area will not be adversely affected.

Section 12 and Policy BAS 6 - "Houses of Multiple Occupation"¹⁴

65. This section of the Plan is headed "Development of Student Accommodation and HMOs". Policy BAS 6 concerns what the plan terms "Houses of Multiple Accommodation". The City Council suggest changes to this policy and the related text. One suggestion is that the first sentence of Policy BAS 6 should be amended to read: "Changes of use to houses in multiple occupation contribute to housing needs"....etc. I can understand why the council would like to see a more balanced approach in this policy, since HMOs do indeed contribute to housing needs, but I think this point would more appropriately be made in the supporting text than in the policy itself. The council's other suggestions relate to the existence of a "Supplementary Planning Document", which has been adopted as council policy. The council are concerned that the Neighbourhood Plan should not cause deviations from that document. I partly accept the council's concerns on this point but I think references to these documents would be better placed in supporting text.

¹³ These are alternatives depending on whether my suggestion about Figure numbering (see Appendix 2) is adopted.

¹⁴ I use quotation marks here as the normal term is "houses in multiple occupation".

66. **I recommend that Policy BAS 6 be modified so that sub-paragraphs (d) and (e) become a single sub-paragraph (d) as follows:**

d. the proposal would not result in an over-concentration of HMOs in any one area of the Ward, to an extent which would change the character of the area or undermine the maintenance of a balanced and mixed local community.

67. I also suggest that the supporting text to this policy should mention that HMOs make a contribution to housing need and should include an explanation that the "balanced and mixed community" mentioned in the policy should be judged in accordance with the provisions of the adopted Supplementary Planning Document on HMOs and Policy H4 of the development plan.

Section 13 and Policy BAS 7 - Highways, Traffic and Transport

68. Some changes to paragraph 13.11 are sought by the City Council. These are intended either to clarify references or to remove a reference to "Policy R2", which is not a development plan policy. These minor changes appear to be sensible. The council also submit that Policy BAS 7 should contain a proviso, mentioning the need for funding to be subject to priorities across the city as a whole. I consider that the policy should remain unaltered, but I suggest that the need to take account of city-wide priorities can be mentioned in the supporting text in paragraph 13.16.

69. Paragraph 13.11 of the plan refers to the need for new development to comply with "set standards of parking provision as per...NPPF 39". This appears to be a reference to paragraph 39 (not page 39) of the NPPF; but in any case it is not appropriate, since paragraph 39 of the NPPF does not set any parking standards: it merely describes the matters which planning authorities should take into account if they are setting such standards.

70. **I recommend that paragraph 13.11 be re-worded as follows:**

New development must comply with the standards of parking provision set out in Policy CS 19 of the Core Strategy and in the City Council's Parking Standards Supplementary Planning Document. Where proposed development is likely to generate additional demand for parking, the information submitted with planning applications should include the results of a local survey carried out on at least two occasions at different times showing the parking spaces available on the street in the immediate vicinity.

71. I also suggest that:

- (i) The reference to "NPPF 39" be omitted from paragraph 13.11.
- (ii) In the first line of paragraph 13.16, the phrase: "related to the need to set city-wide priorities" be inserted after "restraints".

Section 14 - Open Spaces and Woodland

72. In their written representation, Hampshire Gardens Trust have drawn attention to the fact that Bassett Wood is included in the Hampshire Register of Parks and Gardens and that this designation reflects its local importance as a historic landscape resource. The Trust would like to see this point mentioned in the plan and I think it would be a useful addition to the text of paragraph 14.1. I do not see any need to mention the Common (which evidently lies outside the plan area) in the way suggested by the Trust.

73. I suggest that a sentence be added to paragraph 14.1, along the following lines: "Bassett Wood is included in the Hampshire Register of Historic Parks and Gardens, reflecting its local importance as a historic landscape resource".

Section 15 and Policy BAS 8 - Bassett Green Village

74. The first paragraph of Policy BAS 8 ("The village must retain its status as a Conservation Area and the village green maintained as amenity space") sets out a general principle or aim but is not really a statement of policy which could be readily applied when development proposals are being assessed. The principle is set out in paragraph 15.5 and there is no need to repeat such a general statement in the policy itself.
75. The second part of Policy BAS 8 conflicts with the law as it stands. Proposals for development in conservation areas must have regard to the desirability of preserving or enhancing the character or appearance of the area. A requirement to "conserve *and* enhance the design *and* character of the surrounds" [my italics] would be an unreasonably severe test when assessing planning applications.
76. The City Council say that paragraph 15.4(b) is factually incorrect as the council no longer offers funding towards the cost of repairing historic buildings. As it seems this commitment no longer exists, I consider that this sub-paragraph should be omitted. I do not think it sensible to adopt the council's suggestion that a third criterion should be added to Policy BAS 8, to the effect that "subject to funding and resources, the council will review and update the Bassett Green Village Conservation Area Appraisal within the lifetime of this plan". The proviso about funding and resources makes this statement so indefinite that it would be better not included.
77. Taking the above points into account **I recommend that:**
- (i) **Sub-paragraph 15.4(b) be omitted (with resultant re-numbering of subsequent sub-paragraphs).**
 - (ii) **Policy BAS 8 be modified to read:**

"Proposals for development in or adjacent to the designated conservation area at Bassett Green village will only be permitted if it is shown that they have had regard to the desirability of preserving or enhancing the appearance or character of the area."

Section 16 - Trees and Grass Verges

78. Policy BAS 9 is not well expressed. The second paragraph is more or less a repeat of the first, since if development which would cause a loss of the type of trees described in the first paragraph would not be permitted, it must follow that proposals should be designed to retain those types of trees. The third paragraph is too sweeping - it would be unreasonable to require all "proposals" (a term which could include, say, a proposal for a small house extension not near any trees) to be accompanied by a tree survey.
79. The City Council's suggested addition of text referring to "maintaining or increasing canopy cover through tree retention and planting" is unnecessary in my view, as the point is adequately covered by the references to tree retention and planting in paragraph 16.1.

80. I recommend that:

- (i) **Paragraph (2) of Policy BAS 9 be omitted.**
- (ii) **In what is currently the third paragraph of Policy BAS 9, the opening words should be: "Proposals which could affect existing trees should be accompanied by..." etc.**

Section 17 and Policy BAS 11 - Shops and Local Services

81. The City Council have proposed that the supporting text in this section could mention public houses as community assets, and that Policy BAS 11 should refer to community uses as well as local shops.
82. Whether local pubs should be identified as community assets is the sort of detailed issue which I think can only be decided by those with local knowledge, so I merely draw attention to this and suggest that it be considered. Policy BAS 11 needs to be re-worded so that it refers to development proposals rather than making a general statement, and a reference to community uses could usefully be included.
- 83. I recommend that Policy BAS 11 be re-worded as: "Proposals for development which would cause the loss of the local shops and community uses in Copperfield Road will be resisted".**

Policy BAS 12 - Business and Industry

84. Like some other policies, Policy BAS 12 makes a general statement but would be better re-phrased so that it could be applied more effectively to development proposals.
- 85. I recommend that Policy BAS 12 be re-worded as: "Proposals for development which would help to generate employment at the Hollybrook Industrial Estate will be encouraged".**

Section 19 and Policy BAS 13 - Sports Centre and Golf Course

86. The City Council make about six objections or comments on this part of the plan. Some of these appear to be minor points of fact (for example, about the precise charitable status of the bodies who operate the sports facilities). The council's main objection to Policy BAS 13 is that it would prevent "enabling development" - that is to say, development which could help to finance the improvement or provision of sports facilities. I consider that the possibility of some suitably controlled, probably small-scale, development which could help to improve sports facilities should not be ruled out. I am making suggestions to take account of the council's objections, although I do not see any need to delete the restriction implied by the second part of paragraph 19.8 as suggested by the council. The word "that" at the start of each paragraph in this policy appears to be out of place.
87. I perceive some inconsistency about this part of the plan. The importance of the sports centre, the golf course and amenity woodland is stressed, and in paragraph 19.10 there is a reference to paragraph 76 of the NPPF, which states that local communities, through local and neighbourhood plans, should be able to identify for special protection green areas of particular importance to them. However, the plan does not mention the link to the immediately following sentence in paragraph 76 of the NPPF, which states: "By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances".

88. It seems odd that the plan goes most of the way to justifying designating land as Local Green Space, but does not then make any such designation. A Local Green Space designation would normally involve what might be termed a "quasi green belt" policy where most types of development are prevented except in very special circumstances (as mentioned in paragraph 78 of the NPPF). I can understand the City Council's concern about having too restrictive a policy, which could prevent useful "enabling development" helping to finance improvements to sports facilities. However, such circumstances could be allowed for by stating in the supporting text of a modified policy that for the purposes of this policy, very special circumstances could include such development. A need for essential infrastructure (for example relating to drainage or water supply) might also constitute very special circumstances.
89. This is one of the topics on which I invited comments from the Forum and the City Council, and I have taken the responding comments into account. National policy guidance is that Local Green Space designation should not apply to extensive tracts of land. The land potentially covered by this designation is quite extensive, and there is room for debate about whether it would fall within the meaning of the imprecise expression "extensive tract of land". Bearing in mind that the area involved here is largely (except for the north-west) surrounded by built-up areas and the boundaries can be defined by reference to established physical features, I do not think this would be of such a scale as to be what national guidance terms "an extensive tract of land". The policy I am recommending would provide the strong protection which I think the plan is seeking whilst also allowing for the possibility that some types of development may be justified or acceptable in the right circumstances.
90. The wording I am recommending refers to "open or undeveloped land" so that a proposal involving, for example, the redevelopment of an existing building would not need to show the same justification based on very special circumstances which would apply to the open space at which Policy BAS 13 appears to be aimed (the policy in the submission version of the plan refers to "public open space"). This aspect of the recommendation is broadly in line with a suggestion by the City Council, though I use the words "open undeveloped" rather than merely "undeveloped" as suggested by the council because strictly speaking as a matter of planning law, land used as a golf course is "developed". The precise boundaries of the area subject to Policy BAS 13 probably do not need to be specified in the policy if they are made clear on a map, but that is a matter I leave to be decided by those with detailed knowledge of the area.
91. I suggest that:
- (i) Paragraph 19.2 be re-worded so that it states: "At the time of writing, the operation of the facilities is contracted out to two organisations: Active Nation, which is a registered charity; and Mytime Active (City Golf Course), which is a social enterprise with charitable objectives."
 - (ii) The words "now largely superseded" be added to the last bullet point in paragraph 19.4.
92. **I recommend that**
- (i) **Policy BAS 13 be re-worded as follows:**

All the open or undeveloped land within the boundaries of the Outdoor Sports Centre, City Golf Course and the nearby amenity woodland as shown on Figure [insert Figure number] is designated as Local Green Space. Within this area, proposals for development will not be permitted except in very special circumstances.

- (ii) **The explanatory text to this policy should include a statement to the effect that for the purposes of this policy, "very special circumstances" could include circumstances where development would help either to fund improvements to sports or recreation facilities, or to improve or provide such facilities directly, or where it can be shown that there is an essential need for the provision of utility infrastructure.**
- (iii) **The map titled "Map of Protected Open Spaces" be modified so that it shows "Local Green Space".**

Section 20 and Policy BAS 14 - Drainage

93. Southern Water have suggested some changes to the wording of paragraph 20.2, which states that Southern Water have raised concerns about the capacity of their infrastructure and its ability to meet the forecast demand for some of the proposed housing sites in Bassett. The Regulation 14 Consultation Statement records a statement by Southern Water that in the Bassett area the sewerage and drainage system is poor and in places inadequate. Therefore it seems to me that there is nothing wrong with the wording of paragraph 20.2 referring to "concerns" raised by Southern Water. However, as an alternative option, which I leave as a possible suggestion without making a recommendation, this paragraph could be modified to read:

"Southern Water have also commented that the sewerage and drainage system in the Bassett area is poor and in places inadequate. Southern Water are not suggesting that these problems constrain development, but point out the need for a policy to support the provision of local infrastructure."

94. For the reasons explained in paragraphs 31-35 I recommend that the reference to the NPPF paragraph 162 should be omitted from Policy BAS 14. On a separate point, the words "if necessary" (in the phrase "if necessary there should be a condition as part of planning approval that a drainage statement be submitted to and agreed by the local planning authority") make this part of the policy too vague - the policy does not meet the national policy guidance about precision which I have quoted in paragraph 29 above. I am therefore recommending that this second part of the policy should be deleted, but it would be open to those deciding planning applications to require a drainage statement where appropriate.
95. **I recommend that Policy BAS 14 should be re-worded thus:**

Proposals for new housing development of more than one dwelling must provide evidence that the means of drainage has been examined to ensure it is capable of coping with the extra peak flows.

Other Aspects

Section 21 - Community Infrastructure Levy Payments

96. The text in this section (which does not lead to any policy) needs to be amended simply for grammatical reasons, since paragraphs 21.2 and 21.3 are not constructed as sentences. A suggested correction is in Appendix 2.

Annex to the Neighbourhood Plan

97. In line with my recommendation in paragraph 39 above, I consider that a sentence should be added to the introductory paragraph of this Annex, so as to reinforce the statement in the modified paragraph 1.11 of the plan about the status of the Annex.

- 98. I recommend that a sentence be added to the first paragraph of the Annex stating: "This Annex does not form part of the plan's policies".**

General Objection to the Plan

99. One of the submitted objections (by Mr Max Holmes of Concept Design and Planning) objected to the plan on the ground that previous representations relating to the plan's soundness had not been addressed. The previous representations were evidently concerned with the concept of the Neighbourhood Plan, the way the forum was set up, the alleged lack of public consultation and other matters including the Core Strategy and the relationship between the Neighbourhood Plan and the Core Strategy. Mr Holmes also considers that the density criteria set out in the plan would be too rigid and not in accordance with the Core Strategy.
100. Some of those points are outside the remit of a neighbourhood plan examination. That applies to criticisms of the Core Strategy and to issues of "soundness" - I am not testing the soundness of the Neighbourhood Plan in the same way as would be appropriate for an examination of a Local Plan, because soundness is not one of the "basic conditions". As regards the preparation of the Neighbourhood Plan, from the evidence before me I have no reason to believe that there was anything unreasonable about the way the Forum was formed and worked, or that there has been undue secrecy or improper conduct by those involved. From what I have read I get the impression that one or two individuals may have driven the process, but there is evidence of extensive consultation with local residents and businesses. I have discussed the issue of housing density in paragraphs 57-64 above.

The Next Stage - the Referendum and its Area

101. This report contains about 17 recommendations, relating not only to policies in the plan but also to other parts. As is mentioned in the introduction to this report, the recommendations are not binding, but they will now need to be considered as part of the next stage. Although I expect that the Forum will have an input, the responsibility for deciding whether to modify the plan will now lie primarily with Southampton City Council as local planning authority, since regulations require the planning authority to decide what action to take in response to an examiner's recommendations. The decision and the reasons for it also have to be published.
102. **I recommend that the Neighbourhood Plan, as modified following my recommendations, be submitted to a referendum.**
103. I do not see any reason to alter the plan area for the purpose of holding a referendum. If the plan goes forward to a referendum and receives a simple majority of the votes cast, it can then proceed to be "made" by the City Council, so that it can become part of the statutory development plan for the area, carrying the weight appropriate to such plans when planning decisions are taken.

Graham Self MA MSc FRTPI

26 June 2015.

APPENDIX 1: REPRESENTATIONS

<u>Name</u>	<u>Main Topics</u>
Test Valley BC (Kathryn Waldron)	Comments on "cross-boundary" issues.
Max Holmes (Concept Design and Planning)	Previous representations have not been addressed.
Natural England (Aileen Finlayson)	No specific comments.
Environment Agency (Laura Lax)	No detailed comments. Supports Policy BAS 14.
Coal Authority (Anthony Northcote)	No specific comments.
Southern Water (Clare Gibbons)	Minor amendment proposed to paragraph 20.2.
Hampshire Gardens Trust (Chris Williams)	Comments on Bassett Wood and the Common.
Southampton City Council (Warren Jackson-Hookins)	Various (about 25) objections or comments on text of the plan and policies.
Southampton Commons and Parks Protection Society (Graham Linecar)	Support for policies and proposals relating to open space and green space.
<u>See Footnote Below</u> ¹⁵	
English Heritage (Martin Small)	Various comments but considers the plan meets the Basic Conditions.

¹⁵ English Heritage's representations were not received by the City Council until about eight days after the closing date. I have been made aware of EH's comments and I have noted them, but as they were not submitted during the consultation period and do not raise any major issues I have not given them weight.

APPENDIX 2: SUGGESTED EDITING CORRECTIONS

Note: The list below is not intended to be comprehensive, but records the textual or other flaws which I have noticed when reading the plan.

Page

The plan sent to me did not have any title page or front cover, except for a clear plastic sheet, so the title of the document appeared to be "Forward - National Planning Policy Framework". A front cover or title page is necessary.

1. "Forward" should be "Foreword".
1. The date of the Localism Act and is 2011, not 2012.
4. In paragraph 1.7, it is not clear from the reference in brackets "see map" which map is being referred to.
4. In paragraph 1.10, it would be helpful to refer to specific documents and appendices rather than generally to "supporting documents and their appendices".
5. The map referred to in paragraph 1.18 is many pages away. This reference would be more helpfully stated as "the map on page 34".
5. In paragraph 2.1 "comprises of" should be "comprises".
- 8-9. In paragraphs 5.1 and 7.1, the references to "Strategic Housing Land Availability Assessment 2013 (SHLAA) and to "SHLAA" should be reversed, so as to follow the normal convention of identifying the full name first and then using the abbreviation.
9. In paragraph 8.1, there seem to be unnecessarily repeated references to the NPPF paragraph 53.
10. In paragraph 8.8, "Large Family" should be "large family".
13. In paragraph 11.3, "areas" should be "area's".
- 14-15. It would be useful to number these and other maps (Figure 1, Figure 2 etc). The maps are only just readable, and difficulties could arise when trying to relate the boundaries on the map of residential densities to property boundaries when applying policies. If possible, it would be better if the maps were at a larger scale and preferably printed in colour.
15. In paragraph 12.1, "chnaged" should be "changed".
16. There are several places in the text of the plan where unexplained terms are used, such as "C4" in paragraph 12.10. Many readers of the plan would not be familiar with "use classes" legislation (the Town and Country Planning (Use Classes) Order 1987 as amended). It might be helpful to provide a brief explanation in a footnote, especially as there is no glossary.

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17. In policy BAS 6, the grammar is awry as a plural is followed by a singular ("Changes.....will only be permitted where it.....").
17. In the last part of paragraph 13.3, it would be helpful to provide a specific reference, rather than "see appendix to supporting documents".
18. In paragraph 13.3, "access" should be "accesses" (to relate to the later plural "they").
18. In paragraph 13.16, "prioritizing" should be "prioritising" (except perhaps for American readers!) but the last part of this sentence ("subject to the Council prioritising.....with city-wide priorities") would be better expressed as "subject to the Council setting priorities for the distribution of funding across the city as a whole".
19. In Policy BAS 7, "Criteria 7" should be "Criterion 7" (assuming this is a singular criterion).
- 21-22 The text box containing Policy BAS 9 appears to be oddly placed, as some of the supporting text to this policy comes before the policy and some (paragraphs 16.4 and 16.5) after it.
23. The second sentence in paragraph 17.8 has a singular subject and plural verb ("the level....are retained"). I suggest that this sentence may be better re-worded, perhaps as "...this policy will help to ensure that existing shops are retained, whilst allowing...." etc.
25. Paragraphs 21.2 and 21.3 appear odd. It seems that there should be a colon after "development" in paragraph 21.1, followed by the text of paragraphs 21.2 and 21.3 arranged as sub-clauses separated by a semi-colon.



BASSETT NEIGHBOURHOOD PLAN REGULATION 16 PUBLICATION STAGE – SCHEDULE OF REPRESENTATIONS

Name: Kathryn Waldron

Organisation: Test Valley Borough Council

Date Received: 11/02/15

Representation: Thank you for consulting Test Valley Borough Council on the above document. We would like to make the following comments.

Having read the document, of most relevance to Test Valley Borough Council is proposals affecting the areas marked as A, E Pine Close, and NWBRA Lingwood. These are adjacent to the area of Chilworth and the boundary of Test Valley, and any development in these locations may have cross boundary impacts. Areas E and NWBRA have been identified in policy BAS5 as low density and medium density areas where a density of less than 35, to 35 to 50 dwellings per hectare will be applied. Chilworth is characterised by low density, large detached houses set within large plots. Policy BAS 5 will need to ensure that future development proposals would not undermine the character of Chilworth.

The Council support the recognition of the Test Valley Borough Local Plan (2006) within the Neighbourhood Plan in reference to the Pine Close area. Development proposals within this location will need to take into account the requirements of policy SET02- Residential Areas of Special Character, which applies to Chilworth. The Council submitted its Revised Local Plan to the Inspectorate for public examination on July 31st 2014. The saved Borough Local Plan policy SET02 is proposed to be replaced by policy E4 upon adoption of the Revised Local Plan.

I trust these points will be taken into account. The council welcomes the opportunity to discuss these proposals and any other cross boundary issue in the future. Please keep us informed of progress with the Neighbourhood Plan.

Name: Max Holmes

Organisation: Concept Design and Planning

Date Received: 13/02/15

Representation: Objects on the grounds that his previous representations relating to the soundness of the Plan have not been addressed.

Name: Aileen Finlayson

Organisation: Natural England

Date Received: 22/02/15

Representation: Thank you for your consultation on the above dated 09/02/2015

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Name: Laura Lax

Organisation: Environment Agency

Date Received: 03/03/15

Representation: Thank you for consulting the Environment Agency on the Bassett Neighbourhood Plan.

Having reviewed the document and based on the environmental constraints within the area, we have no detailed comments to make in relation to the Plan.

We do however support the inclusion of the specific drainage policy (BAS14). We are pleased to see that evidence will need to be provided to ensure that drainage for development is available and will work satisfactorily.

If you require any further information regarding the above please do not hesitate to contact me using the information below.

Name: Anthony Northcote

Organisation: The Coal Authority

Date Received: 04/03/15

Representation: Thank you for the notification of the 9 February 2015 consulting The Coal Authority on the above

The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.

As you will be aware the neighbourhood plan area is outside of the defined coalfield and therefore The Coal Authority has no specific comments to make on the Neighbourhood Plan.

In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.

The Coal Authority wishes the plan team every success with the preparation of the Neighbourhood Plan.

Name: Clare Gibbons

Organisation: Southern Water

Date Received: 10/03/15

Representation: Thank you for consulting us on the above named document.

Southern Water is the statutory water and sewerage undertaker for Bassett. We made representations to the previous version of the Bassett Neighbourhood Plan and are pleased that these have been addressed in the current version of the document.

For the sake of clarity, we propose the following minor amendments to paragraph 20.2:

Southern Water have also ~~raised concerns about~~ commented on the capacity of their infrastructure and its ability identified the need for additional capacity to meet the forecast demand for some of the proposed housing sites in Bassett. They are not suggesting constraint from development, but point out the need for a policy to support the ~~effectiveness~~ provision of local infrastructure (NPPF paragraph 16).

We would be grateful if you could keep us informed of any progress that is made.

Name: Chris Williams

Organisation: Hampshire Gardens Trust

Date Received: 20/03/15

Representation: Thank you for giving Hampshire Gardens Trust the opportunity to comment on the draft Neighbourhood Plan. The Trust's comments relate to Bassett Wood, which lies within the Plan area, and to Southampton Common, which lies adjacent the Plan area to the south.

Bassett Wood is the remains of an historic, post 1810 park, which is included on the Hampshire Register of Historic Parks and Gardens. It comprises the remaining one third (approx) of an estate of mostly woodland surrounding a mid Victorian house, which also remains. The designation in the register reflects its local importance as an historic, landscape resource. The Trust is pleased to see that it lies within an area shown in the Neighbourhood Plan as a protected open space. The Trust recommends that the Plan refers to its designation in the text, in order to raise awareness, and that the community and Local Planning Authority bears this in mind when considering applications or actions which might have a bearing upon it.

Although the Common does not lie within the Plan area itself, it does abut the southern boundary and the Plan area, which does form the setting for that northern part of the Common. Any development or actions here could, therefore, affect directly and indirectly the setting of the Common. It is, therefore, recommended that the Plan make reference to this in general terms in the text in order to raise awareness of it as a possible, future issue.

Name: Warren Jackson-Hookins

Organisation: Southampton City Council

Date Received: 20/03/15

Representation:

Production of the Plan

Paragraph number: 1.10

Policy number: n/a

Support/Object: Object to current text without suggested addition

Comments: Additional text should be added that clearly states the appendices are background information and therefore not actually part of the Plan.

What improvements or modifications would you suggest? The views and feedback from the community involvement form the basis upon which this plan has been formulated, and they are referred to specifically in the supporting documents and their appendices by area; these should be read in conjunction with the overview and policy document. It is important to note that these appendices constitute background information which have assisted the preparation of, but are not part of this Plan.

Economic Sustainability

Paragraph number: 4.4

Policy number: n/a

Support/Object: Clarify text

Comments: Explain what is meant by family homes being lost by developers to building plots. Is this referring to demolition and redevelopment?

What improvements or modifications would you suggest? See above.

Housing Site Allocations

Paragraph number: 7.3

Policy number: n/a

Support/Object: Expand upon current text.

Comments: Make additional reference to how the Council is currently in the early stages of preparing a city wide Local Plan which will help to meet a need for a range of new homes and identify the future housing requirements for Bassett and the rest of the city.

What improvements or modifications would you suggest? See above.

Windfall Sites

Paragraph number: 9.3

Policy number: n/a

Support/Object: Object to current text.

Comments: This paragraph is factually incorrect.

What improvements or modifications would you suggest? Deletion of paragraph 9.3 or to provide factual clarity in line with Paragraph 48 of the NPPF by referring to how private residential gardens are not included as windfall allowances within the Council's five-year housing supply figures. However, they are accounted for within the Council's assessment of housing completions.

Character and Design

Paragraph number: n/a

Policy number: Policy BAS 4 – Character and Design

Support/Object: Expand upon current policy text

Comments: Changes are required to ensure clarity and a balanced approach between character and residential density issues as shown below.

What improvements or modifications would you suggest? To ensure that new development is designed appropriately, it must follow and where necessary strike a balance between:

Paragraph number: 11.4

Policy number: n/a

Support/Object: Object to current text

Comments: Delete end of first sentence as shown below. This would help to maintain a balanced approach in considering issues relating to character and design and residential densities.

What improvements or modifications would you suggest? In order to retain this character and mix of housing size and styles, and a sustainable pattern of development, there is a need for the character and design in policy BAS 4 and the housing density in policy BAS 5 to be considered in a balanced way to prevent one taking precedence over the other ~~purely to increase densities.~~

Paragraph number: 11.5

Policy number: n/a

Support/Object: Object to current text

Comments: The first sentence should be deleted. The suggested wording underlined below would take a more balanced approach to issues relating to character and design and residential densities.

What improvements or modifications would you suggest? ~~The appropriate density for a housing site should in every case within the Bassett Ward result in a development that is in character with the local surrounding area.~~ The existing character of the local surrounding area should be appropriately balanced against the need to take account of the relevant density guidelines within this Plan.

Housing Density

Paragraph number: n/a

Policy number: BAS 5 – Housing Density

Support/Object: Object to the inclusion of the last sentence in Policy BAS 5.

Comments: Delete the last sentence in the in Policy BAS 5 as shown below. The Council would not object to a reference being made to the Annex within the supporting text to Policy BAS 5.

What improvements or modifications would you suggest? ~~Guidelines explaining the densities and their locations are contained in the annex in this plan.~~

Houses in Multiple Occupation

Paragraph number: n/a

Policy number: BAS 6 – Houses of Multiple Occupation

Support/Object: Expand upon current policy text

Comments: Amend first sentence in the policy as shown below in order to ensure it complies with Local Plan Policy H4 Houses in Multiple Occupation.

What improvements or modifications would you suggest? Changes of use to houses in multiple occupation (HMO) contribute to housing needs and will only be permitted where:

Paragraph number: n/a

Policy number: BAS 6 – Houses of Multiple Occupation

Support/Object: Expand upon current policy text

Comments: At the end of criterion d add the text as shown below. This will help to ensure that criterion d is judged in accordance with established thresholds. Adding the noted text below would allow reference to the SPD on Houses in Multiple Occupation to be deleted from criteria e.

What improvements or modifications would you suggest? d. the proposal would not result in an over-concentration of HMOs in any one area of the Ward, to the extent that it would change the character of the area or undermine the maintenance of a balanced and mixed local community and judged in accordance with the SPD on Houses in Multiple Occupation.

~~e. the proposal complies with the current provisions of the adopted SPD Houses of Multiple Occupancy Policy and City Policy H4.~~

Paragraph number: 12.1 – 12.10

Policy number: n/a

Support/Object: More balanced approach required (see below).

Comments: There is a proven housing need for HMO accommodation particularly in relation to a growth in student numbers both within the Ward and the rest of the city. The text within the ‘Development of Student Accommodation and HMOs’ section should therefore take a more balanced approach to reflect this. This will help to ensure that the Plan is not used as a tool for deviating from the intentions of the HMO SPD.

What improvements or modifications would you suggest? See comments above.

Highways, Traffic and Transport

Paragraph number: 13.11

Policy number: n/a

Support/Object: Remove text referring to Policy R2.

Comments: The reference to Policy R2 is unclear since this does not constitute part of the Council’s Local Development Plan.

What improvements or modifications would you suggest? Delete reference to Policy R2 within paragraph 13.11 to that suggested below (along with other suggested amendments):

New development must comply with the set standards of the parking provision as per Core Strategy Policy CS 19 – Car and Cycle Parking, the Parking Standards Supplementary Planning Document (SPD), and NPPF paragraph 39. A local survey should be made available showing the parking spaces available on the street to support ~~Policy R2~~, that survey being carried out on at least two occasions at different times to show the amount of street parking that already exists in the immediate vicinity.

Paragraph number: n/a

Policy number: Policy BAS 7 – Highways and Traffic

Support/Object: Expand upon current policy text

Comments: Reference should be made in the second sentence under criterion 1 to the Council prioritising the distribution of funding across the city as a whole in line with city wide priorities as shown below.

What improvements or modifications would you suggest? 1. Proposals to protect and mitigate against the impact of traffic in residential areas will be supported and encouraged. Such proposals subject to the Council prioritising the distribution of funding across the city as a whole in line with city wide priorities may include;

Bassett Green Village

Paragraph number: 15.4 (b)

Policy number: n/a

Support/Object: Object to current text

Comments: Paragraph 15.4 (b) is no longer factually correct. The Council does not offer funding to offset the costs of repairs to historic buildings.

What improvements or modifications would you suggest? Delete paragraph 15.4(b).

Paragraph number: n/a

Policy number: Policy BAS 8 – Bassett Green Village

Support/Object: Add additional policy criterion

Comments: Add a 3rd criterion within Policy BAS 8 as shown below.

What improvements or modifications would you suggest? 3. Subject to funding and resources the Council will review and update the Bassett Green Village Conservation Area Appraisal within the lifetime of this plan.

Trees and Grass Verges

Paragraph number: 16.1 – 16.3

Policy number: n/a

Support/Object: Expand upon current text.

Comments: Add additional text which makes reference to maintaining or increasing canopy cover through tree retention and planting.

What improvements or modifications would you suggest? The suggested additional text as noted above would help to maintain the character of the area and would be consistent with the wider policy objectives of the Council in relation to promoting a healthy city, improved air quality, a greener environment, etc.

Shops and Local Services

Paragraph number: n/a

Policy number: n/a

Support/Object: Support additional paragraph as noted below.

Comments: Consider adding a paragraph in section 17 of the Plan identifying remaining public houses as Community Assets, with a strong presumption in favour of their retention.

What improvements or modifications would you suggest? See above.

Paragraph number: Policy BAS 11 – Local Shops

Policy number: n/a

Support/Object: Expand upon current policy text

Comments: Make additional reference to community uses within the policy as shown below.

What improvements or modifications would you suggest? The local shops (Class A and community uses) in Copperfield Road must be maintained as a local amenity.

Southampton Outdoor Sports Centre

Paragraph number: 19.2

Policy number: n/a

Support/Object: Amend current text

Comments: Mytime Active is a social enterprise with charitable objectives and not a charity in itself. Alternative wording suggested below.

What improvements or modifications would you suggest? At the time of writing, operation of the facilities is contracted out to ~~two charitable sports management organisations~~ Active Nation which is a registered charity (Outdoor Sports Centre) and Mytime Active (City Golf Course) which is a social enterprise with charitable objectives.

Paragraph number: 19.4

Policy number: n/a

Support/Object: Amend current text

Comments: See below.

What improvements or modifications would you suggest? Paragraph 19.4 refers to the Bassett Avenue Control Brief. Reference is required within the paragraph that with the exception of the character section, this has been superseded. This is also required elsewhere (possibly as a footnote) where the Bassett Avenue Control Brief has been referenced.

Paragraph number: 19.8

Policy number: n/a

Support/Object: Object to current text

Comments: Paragraph 19.8 should be amended so that it is consistent with the objection and proposed change to Policy BAS 13 – Southampton Sports Centre and Southampton City Golf Course.

What improvements or modifications would you suggest? The buildings within the Sports Centre and City Golf Course may need to be developed and improved to provide suitable facilities, ~~but these should be restricted to those required for sporting or recreational purposes only.~~ These could be funded for by small-scale enabling development including residential use if there is no reasonable prospect of funding from other sources.

Paragraph number: 19.10

Policy number: n/a

Support/Object: Object to current text

Comments: The land within Southampton Outdoor Sports Centre and Southampton City Golf Course does not meet the criteria in NPPF paragraph 77 for Local Green Space – it's a large tract of land, and arguably not in close proximity to the wider community it serves given it's a city wide facility.

What improvements or modifications would you suggest? Delete paragraph 19.10.

Paragraph number: Policy BAS 13 – Southampton Sports Centre and Southampton City Golf Course

Policy number: n/a

Support/Object: Object to current text

Comments: Greater clarity for criterion 1 could be achieved by making a broad reference to all the land within the Outdoor Sports Centre as shown below.

What improvements or modifications would you suggest? That ALL existing lands within the boundaries of the Outdoor Sports Centre, and City Golf Course as defined on the Local Plan Policies Map ~~and the amenity woodland lying between these sites and Winchester Road, Dunkirk Road and Coxford Road,~~ be retained as public open space and for sports and recreation related use for the benefit of future generations of Southampton residents in accordance with their status as public open space.

Paragraph number: n/a

Policy number: Policy BAS 13 – Southampton Sports Centre and Southampton City Golf Course

Support/Object: Object to criterion 2 within the policy

Comments: Criterion 2 should be expanded by making reference to allowing carefully controlled enabling development. This would allow for a pragmatic and proactive solution to providing funding for much needed improvements in light of limited financial resources. Suggested wording is shown below.

What improvements or modifications would you suggest?

2. That only development Development proposals for sporting and recreational facilities will be permitted within the area described in 1 above, as this is of particular importance in the Bassett Plan (see 19.10 above). Proposals for suitable small-scale enabling development including residential use which would help to directly fund proposals for an improved quality of the sport and recreation facilities will also be permitted if there is no reasonable prospect of funding from other sources.

Annex to the Bassett Neighbourhood Plan

Paragraph number: n/a

Policy number: n/a

Support/Object: Object to current text without suggested addition

Comments: Add additional text to the end of the first paragraph as shown below.

What improvements or modifications would you suggest? The Ward of Bassett contains a high mix of house sizes and styles. The Annex describes the various areas, (using the Residents Associations Area Map) explaining the local character and densities needed to retain the overall character of the areas, and where and how development can be supported. This is part of the evidence base that was contributed by these associations and informs the Bassett Neighbourhood Plan. It is important to note that this Annex does not form part of the development plan.

Miscellaneous

The Council will provide further general comments and advice separate to this form relating to grammatical changes that are required.

Name: Graham Linecar

Organisation: Southampton Commons and Parks Protection Society (SCAPPS)

Date Received: 23/03/15

Representation: SCAPPS wishes to express support for the policies & proposals relating to public open space/green space included in the submitted plan.

SCAPPS supports the statements in section 14 'Open Spaces & Woodlands' about the importance of Southampton City Golf Course, the Outdoor Sports Centre, Bassett Wood & Daisy Dip in contributing to the overall character of the area & the statement in 14.2 that these should be retained & preserved & in 14.4 about retention/protection of woodland around Vermont Close/Redhill Close adjacent to the Sports Centre.

SCAPPS supports statements in section 19 & policy BAS13 Southampton Sports Centre & Southampton City Golf Course that ALL land within the boundaries of those public open spaces & adjoining amenity woodland be retained. SCAPPS supports the proposed policies in section 19 restricting development within the Sports Centre to that required to update & enhance its recreational provision.

SCAPPS asks please to be notified of the City Council's decision to make the submitted Bassett Neighbourhood Plan.

Name: Martin Small

Organisation: Natural England

Date Received: 01/04/15

Representation: Thank you for your e-mail of 9th February advising English Heritage of the consultation on the Bassett Neighbourhood Plan. I apologise for the delay in responding and realise that the closing date has passed, but for the sake of the completeness of both our records we are pleased to make the following comments.

We would have liked to see greater recognition of the historic environment of Bassett in the Plan, including of the listed buildings within the ward in section 10 or in a new section specifically on heritage.

However, we welcome paragraphs 15.1 and 15.3, although we would have liked more to be said about the special architectural or historic interest of the Conservation Area. We welcome and support Policy BAS 8, although the first part of the policy is more an objective or statement of intent than a planning policy.

Overall, in our view, notwithstanding our reservations as explained above, we consider that, as regards the historic environment, the Plan meets the basic conditions.

We hope these comments are helpful, but please contact me if you have any queries.

Thank you again for consulting Historic England.

Notes for the Examiner

The publication consultation representation submitted by English Heritage was received following the Tuesday 24th March 12 noon deadline. The council received an email from English Heritage in the afternoon of the 24th March whereby they were encouraged to submit their response whereby the examiner would have the final say on whether it should be considered. The consultation response was received by the council on 1st April.

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