

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-planning/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</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
	document so as to provide 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

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
Paragraphs 9.3 and 9.4	Recommended that paragraphs 9.3 and 9.4 be omitted	The point about paragraph 48 of the NPPF advising that planning authorities may make 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.	Paragraphs omitted as recommended
Policy BAS 3 - Windfall Sites	Recommended 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 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	Recommended 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,	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	Policy re-worded as recommended.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	with particular reference to the scale, spacing, massing, materials and height of neighbouring properties.	also appears too rigid. There isn't 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.	
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</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.	Paragraphs and Policy BAS 5 amended as recommended.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	and that the character of the area will not be adversely affected.		
Policy BAS 6 - Houses of Multiple Occupation	<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>	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.	Policy modified as recommended.
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</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.	Paragraph re-worded as recommended.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	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.		
Paragraph 15.4 and Policy BAS 8 - Bassett Green Village	<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>	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.	Paragraph omitted and policy modified as recommended.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
Policy BAS 9 - Trees	<p>Recommended that:</p> <p>(i) Paragraph (2) of Policy BAS 9 be omitted.</p> <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>	The second paragraph is more or less a repeat of the first. The third paragraph is too sweeping.	Policy amended as recommended.
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</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

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	<p>number] is designated as Local Green Space. Within this area, proposals for development will not be permitted except in very 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>		<p>designation as recommended.</p>
<p>Policy BAS 14 - Drainage</p>	<p>Recommended that Policy BAS 14 should be re-worded thus:</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</p>	<p>Policy re-worded as recommended.</p>

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	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.	to those deciding planning applications to require a drainage statement where appropriate.	
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.

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
Policy BAS 6 - Houses of Multiple Occupation	Suggested that the supporting text to Policy BAS 6 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.	Considered that these references would be better placed in the supporting text.	Supporting text added to as suggested.
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	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
	Historic Parks and Gardens, reflecting its local importance as a historic landscape resource".		
Paragraph 19.2 and paragraph 19.4	<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</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
	Water are not suggesting that these problems constrain development, but point out the 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	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.

Section of Plan (Publication Version)	Examiners Recommendation / Suggestion	Reason	Action
		by those with local knowledge.	
Policy BAS 12 - Business and Industry	Recommended 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".	Policy BAS 12 makes a general statement but would be better re-phrased so that it could be applied more effectively to development proposals.	Alternative wording has been agreed between the Council and the Bassett Neighbourhood Forum which 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	Change required so that the normal	Amendment made as suggested

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
	Housing Land Availability Assessment 2013 (SHLAA) and to "SHLAA" should be reversed.	convention of identifying the full 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	For clarity	Footnotes added where appropriate as suggested

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
	provide a brief explanation in a footnote, especially as 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

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
Page 19	In Policy BAS 7, "Criteria 7" should be "Criterion 7" (assuming this is a singular criterion).	Grammatical correction	Grammatical correction made as suggested
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 <u>and individual areas</u> ”.	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 Avenue 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

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph 6.7	Replace comma with full stop at the end of the first sentence.	Grammatical correction	Amendment made
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

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph 11.4	Replace “in” with “of” in last sentence	Grammatical correction	Amendment made
Paragraph 11.6	Delete reference to “2012” in first sentence	Not required with the date of the NPPF publication already included under the Foreward 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

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph 19.1	Replace NW with northwest	For clarity	Amendment made
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

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph A2.17	Insert full stop at end of sentence	Grammatical correction	Amendment made
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

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</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
	document so as to provide 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

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
Paragraphs 9.3 and 9.4	Recommended that paragraphs 9.3 and 9.4 be omitted	The point about paragraph 48 of the NPPF advising that planning authorities may make 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.	Paragraphs omitted as recommended
Policy BAS 3 - Windfall Sites	Recommended 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 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	Recommended 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,	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	Policy re-worded as recommended.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	with particular reference to the scale, spacing, massing, materials and height of neighbouring properties.	also appears too rigid. There isn't 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.	
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</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.	Paragraphs and Policy BAS 5 amended as recommended.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	and that the character of the area will not be adversely affected.		
Policy BAS 6 - Houses of Multiple Occupation	<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>	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.	Policy modified as recommended.
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</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.	Paragraph re-worded as recommended.

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	<p>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.</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>

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
Policy BAS 9 - Trees	<p>Recommended that:</p> <p>(i) Paragraph (2) of Policy BAS 9 be omitted.</p> <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>	The second paragraph is more or less a repeat of the first. The third paragraph is too sweeping.	Policy amended as recommended.
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</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

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	<p>number] is designated as Local Green Space. Within this area, proposals for development will not be permitted except in very 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>		<p>designation as recommended.</p>
<p>Policy BAS 14 - Drainage</p>	<p>Recommended that Policy BAS 14 should be re-worded thus:</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</p>	<p>Policy re-worded as recommended.</p>

Section of Plan (Publication Version)	Examiners Recommendation	Reason	Action
	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.	to those deciding planning applications to require a drainage statement where appropriate.	
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.

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
Policy BAS 6 - Houses of Multiple Occupation	Suggested that the supporting text to Policy BAS 6 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.	Considered that these references would be better placed in the supporting text.	Supporting text added to as suggested.
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	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
	Historic Parks and Gardens, reflecting its local importance as a historic landscape resource".		
Paragraph 19.2 and paragraph 19.4	<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</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
	Water are not suggesting that these problems constrain development, but point out the 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	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.

Section of Plan (Publication Version)	Examiners Recommendation / Suggestion	Reason	Action
		by those with local knowledge.	
Policy BAS 12 - Business and Industry	Recommended 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".	Policy BAS 12 makes a general statement but would be better re-phrased so that it could be applied more effectively to development proposals.	Alternative wording has been agreed between the Council and the Bassett Neighbourhood Forum which 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	Change required so that the normal	Amendment made as suggested

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
	Housing Land Availability Assessment 2013 (SHLAA) and to "SHLAA" should be reversed.	convention of identifying the full 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	For clarity	Footnotes added where appropriate as suggested

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
	provide a brief explanation in a footnote, especially as 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

Section of Plan (Publication Version)	Examiners Suggestion	Reason	Action
Page 19	In Policy BAS 7, "Criteria 7" should be "Criterion 7" (assuming this is a singular criterion).	Grammatical correction	Grammatical correction made as suggested
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 <u>and individual areas</u> ”.	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 Avenue 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

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph 6.7	Replace comma with full stop at the end of the first sentence.	Grammatical correction	Amendment made
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

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph 11.4	Replace “in” with “of” in last sentence	Grammatical correction	Amendment made
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

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph 19.1	Replace NW with northwest	For clarity	Amendment made
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

Section of Plan (Publication Version)	Suggested Change	Reason	Action
Paragraph A2.17	Insert full stop at end of sentence	Grammatical correction	Amendment made
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