



# **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](mailto: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 3<sup>rd</sup> 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 9<sup>th</sup> 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 24<sup>th</sup> March 12 noon deadline. The council received an email from English Heritage in the afternoon of the 24<sup>th</sup> 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 1<sup>st</sup> April.