



Eastleigh Borough Local Plan 2016-2036



# Eastleigh Borough Local Plan 2016-2036

---

## Schedule of Main Modifications to the Submitted Eastleigh Borough Local Plan

---

July 2019





## **Schedule of Main Modifications to the Submitted Eastleigh Borough Local Plan (2016-2036) proposed by Eastleigh Borough Council (July 2019)**

The schedule in this document sets out the Council's proposed main modifications to the submitted Eastleigh Borough Local Plan (2016-2036) (October 2018). They are a reflection of the Council's positive response to a number of representations received during the Regulation 19 consultation and additional site notices consultation. They are designed to demonstrate where the Council would support changes and include a number of suggested wording changes, for example; where further clarity on policy wording or supporting text has been sought or where this has benefitted from more up-to-date information. The main modifications proposed by the Council in the schedule below include an "MM" numbered reference for the purpose of the examination.

These main modifications are put forward for the Inspector and along with the statements of common ground and supporting evidence, will help to determine the issues and matters that the Inspector wishes to consider. It is anticipated that there are likely to be further modifications proposed and consulted upon as part of the examination process at the post examination stage.

The main modifications proposed by the Council in the schedule below are set out in plan order for ease of reference and can also be viewed in the **Submitted Eastleigh Borough Local Plan (2016-2036) – track change version showing initial proposed modifications July 2019**. However, for the purposes of cross-referencing where changes have been made, please note that the page number references in the schedule below correspond with those in the **submitted Eastleigh Borough Local Plan (2016-2036) (October 2018)**.

All policy text in the main modifications schedule below is typed in bold font. Text relating to supporting text paragraphs, tables, footnotes, etc. is typed in regular non-bold font, apart from the odd exception where bold font has been incorporated in the non policy related text.

Modifications are also proposed by the Council with regards to changes shown on the Local Plan Policies Map and inset maps included within the plan. These are displayed with a “PM” and “IM” numbered reference and follow in separate schedules at the end of this document.

The main modifications proposed by the Council in the schedule below may include changes to policies or paragraphs which do not appear in individual statements of common ground. In these cases this is because the modification is being proposed to address different issues to those being considered by a statement of common ground.

It is also advised that the proposed modifications included in each of the individual statements of common ground are cross-referenced against the main modifications schedule in this document. This is because some of the agreed wording changes included in the statements of common ground and subsequently included in the main modifications schedule below have arisen further to the initial representations received or have been further agreed to by a separate organisation / or organisations to those initially proposing them as noted in the reason for change column.

Please note that this document is supplemented by a schedule of additional modifications proposed by the Council. This separate document constitutes the minor non-material changes proposed to the plan such as text corrections, updates, cross-referencing and consistency changes. Whilst some of the additional modifications are captured within the main modifications in the schedule below, the additional modifications schedule should be used as the main reference point for these.

Please also note that paragraph numbers, policy numbers and referencing will be updated at the post examination stage.



<b><u>Contents</u></b>	<b><u>Page Number</u></b>
Foreword	5 (no proposed main modifications)
Chapter 1: Introduction	5 (no proposed main modifications)
Chapter 2: Eastleigh Borough – characteristics and issues	5 (no proposed main modifications)
Chapter 3: Vision, Objectives and Strategy for new development	5 (no proposed main modifications)
Chapter 4: Strategic Policies	6 – 25
Chapter 5: Development Management policies	25 - 44
Chapter 6: Local areas – parish by parish policies and proposals	45 - 69
Chapter 7: Monitoring and Review	69 (no proposed main modifications)
Policies Map – NB. map changes shown in separate document	70 – 72
Inset Maps – NB. map changes shown in separate document	73

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
<b>Foreword</b>				
No main modifications currently proposed for the Foreword section				
<b>Chapter 1: Introduction</b>				
No main modifications currently proposed for Chapter 1				
<b>Chapter 2: Eastleigh Borough – characteristics and issues</b>				
No main modifications currently proposed for Chapter 2				
<b>Chapter 3: Vision, Objectives and Strategy for new development</b>				
No main modifications currently proposed for Chapter 3				

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
<b>Chapter 4: Strategic policies</b>				
33	MM1	Strategic policy S1, Delivering sustainable development, criterion iv.	To amend as follows:  <b>iv. have regard to the potential impacts of climate change, and the need to limit greenhouse gas emissions <u>including through carbon sequestration and</u> by promoting measures to design buildings and <del>Spaces</del> <u>spaces</u> which are adaptable to predicted climate change, and restrict development in areas at risk from flooding, minimise energy use and encourage the generation of renewable energy, and by minimising emissions from motorised transport, industrial activity and domestic uses;</b>	In response to the representation received from Hampshire County Council (Countryside Access & Public Rights of Way)
33	MM2	Strategic policy S1, Delivering sustainable development, criterion v.	To amend as follows:  <b>v. minimise the need to travel <u>long-distances</u> and where travel is necessary, <del>provide access to</del> <u>prioritise more sustainable forms of transport, such as active travel, other alternatives to car use, or a combination of active travel and other alternatives</u> car use;</b>	To strengthen the policy on active travel related matters in response to representation received from Hampshire County Council (Countryside Access & Public Rights of Way and Public Health)
33	MM3	Strategic policy S1, Delivering sustainable development, new criterion after ix. and footnote	To insert new text:  <b><u>x. have regard to the purposes of the South Downs National Park, including regarding its status as an International Dark Night Skies reserve; and</u></b>  Add in footnote to explain the purposes; <u>The National Park purposes are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.</u>	In response to representation received from the South Downs National Park Authority to give appropriate protection to the national park
33	MM4	Strategic policy S1, Delivering sustainable development, criterion x.	To insert new text:  <b>x. maintain, enhance, extend and connect the natural habitats within and landscape value of the Borough, extending natural habitats into new and existing development <u>to achieve an environmental net gain.</u></b>	To strengthen the policy on natural habitat related matters in response to the representation received from Natural England
33	MM5	Strategic policy S1, Delivering sustainable development, new paragraph after criterion x.	To insert new text:  <b><u>Applicants are encouraged to undertake pre-application consultation with the relevant statutory and non-statutory consultees.</u></b>	In response to the representation received from Natural England
35	MM6	Strategic policy S2, Approach to new development, full re-write and re-	<b>The Council will promote the delivery, <del>2016-2018-2036</del>, of a minimum of:</b>  <b>i <del>14,580</del> <u>13,166</u> new dwellings <del>2016-2036</del>;</b>  <b>The pattern of delivery is expected to involve (approximately):</b>	To reflect an update of the housing trajectory to a 1 <sup>st</sup> April 2018 base date and to ensure greater clarity and consistency in the presentation of housing supply

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
		formatting of the first half of the policy	<p>a. <del>7,570</del> <u>6,790</u> dwellings with planning permission or resolution to grant permission</p> <p>b. <del>1,210</del> <u>1,070</u> dwellings on carried forward proposed allocations (from the previously submitted Local Plan)</p> <p>c. <del>4,050</del> <u>3,350</u> dwellings on <del>new sites</del> <u>a Strategic Growth Option</u></p> <p>d. <del>1,860</del> <u>1,530</u> allowance for windfall development</p> <p><u>e. 740 dwellings on new sites allocated in this plan</u></p>	information
35	MM7	Strategic policy S2, Approach to new development, criterion ii.	<p>To insert new text:</p> <p>ii. <u>144,050sq.m. (net) of new employment development (of which 42,710sq.m. to be B1a office development);</u></p>	Additional text to clarify B1a office floorspace to be developed
36	MM8	Strategic policy S3, Location of new housing, full re-write / update	<p>To amend as follows:</p> <p><b>The Borough Council will focus as much new housing development as possible within the existing urban areas, with the remainder on greenfield sites in the form of one strategic growth area, strategic sites and urban extensions and a number of smaller sites to meet more local needs. The Council proposes:</b></p> <p><del>i. The development of approximately 605 dwellings on identified sites within existing urban areas (see Chapter 6);</del></p> <p>ii. <u>i The development of approximately 5,300 dwellings (3,350 within the plan period) on a strategic growth option north of Bishopstoke and north and east of Fair Oak (strategic policy S5);</u></p> <p><u>ii The development of approximately 1,500 dwellings on the strategic site on Land West of Horton Heath (policy HH1)</u></p> <p><u>iii. The development of approximately 4,460 5,680 dwellings on permitted strategic sites at:</u></p> <p>a. <u>South of Chestnut Avenue, Eastleigh at Stoneham Park (4,400 1,150 dwellings) – including local centre, primary school, nursery, community buildings, public open space, extension to Lakeside Country Park, new cycleway/footway, care home, new strategic links, retail and employment uses;</u></p> <p><del>b. West of Horton Heath (950 dwellings);</del></p>	<p>Modifications proposed to reflect an update of the housing trajectory to a 1st April 2018 base date and in response to representations received which requested greater clarity and consistency in the presentation of housing supply information and the Council taking ownership of a strategic site at Fair Oak / Horton Heath</p> <p>Modifications also reflect granting of council resolutions for land west of Woodhouse Lane and land north and east of Botley (Uplands Farm) and incorporate feedback on housing numbers</p>

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p><b><u>b.</u></b> West of Woodhouse Lane, Hedge End (<del>605</del> <b>650</b> dwellings);</p> <p><b><u>c.</u></b> <u>Land North East of Winchester Street (Uplands Farm) (375 dwellings)</u></p> <p><b><u>d.</u></b> <u>Land north and east of Boorley Green and Botley (1,700 <del>1,400</del> dwellings) – including new local centre with shops and employment uses, primary school, community building, sports and public open space facilities;</u></p> <p><b><del>c.</del></b> <del>Land at Fir Tree Farm, Fair Oak (450 dwellings); and</del></p> <p><b><u>e.f</u></b> <u>Land north-east of Hedge End Station (680 dwellings) – including new local centre, primary school and public open space;</u></p> <p><b><u>f.</u></b> <u>Land at Pembers Hill Farm (250 dwellings) – including public open space.</u></p> <p><b><del>iiiv.</del> <u>iv.</u></b> <u>The development of approximately <del>1,570</del> <b>4,400</b> dwellings on smaller sites which already have planning permission or a Council resolution to grant permission, carried forward allocations or identified sites within the urban edge;</u></p> <p><b><u>iv</u></b> <u>An allowance for <del>or will come forward as</del> unidentified windfalls of <b>1,530</b> dwellings;</u></p> <p><b><u>vi.</u></b> <u>Provision for approximately <del>610</del> <b>740</b> dwellings on new smaller greenfield sites adjoining the settlements of Allbrook, Bishopstoke, Bursledon, Fair Oak, Hedge End, Netley and West End.</u></p> <p><b>The Council anticipates that the new housing development identified in this policy will be delivered in accordance with the housing trajectory.</b></p>	
36 & 37	MM9	Paragraph 4.9	<p>To amend as follows:</p> <p>The development proposed, including development within the existing urban areas and the new greenfield allocations split into parishes and Eastleigh, is shown in the key diagram. A housing trajectory has been produced to illustrate the anticipated delivery of housing over the plan period. The trajectory total for the Borough exceeds the required <del>44,580</del> <b>13,166</b> dwellings <del>2016-2018-2036</del> by a small amount, providing some margin for variation in the development achieved on individual sites. The site policies in chapter 6 provide an indicative number of dwellings for each site, based on planning permissions, discussions with developers and landowners and development capacity assessments. When determining planning applications, the Council will consider developments with higher dwelling numbers if this can be justified following more detailed work and where the proposed development is in accordance with other policies in the Plan. <u>The housing trajectory is summarised below:</u></p> <p><b><u>EBLP Housing Trajectory 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2036</u></b></p>	<p>Modifications proposed to reflect an update of the housing trajectory to a 1st April 2018 base date and in response to representations received which requested greater clarity and consistency in the presentation of housing supply information</p>

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change																												
			<p><b>Requirement:</b></p> <table border="0"> <tr> <td>Housing Requirement 1.4.2011 to 31.3.2036</td> <td style="text-align: right;"><b>16,250</b></td> </tr> <tr> <td>Completions 1.4.2011 to 31.3.2018</td> <td style="text-align: right;">3,084</td> </tr> <tr> <td>Residual Requirement 1.4.2018 to 31.3.2036</td> <td style="text-align: right;"><b>13,166</b></td> </tr> </table> <p><b>Supply:</b></p> <table border="0"> <tr> <td>Discounted (5%) Large Site Commitment (&amp; Permissions post 1.4.2018)</td> <td style="text-align: right;">6,771</td> </tr> <tr> <td>Discounted (10%) Resolutions post 1.4.2018</td> <td style="text-align: right;">18</td> </tr> <tr> <td>Discounted (20%) former Plan Allocations</td> <td style="text-align: right;">1,071</td> </tr> <tr> <td>Discounted (30%) Small Site Allowance at 39pa 1.4.2018 to 31.3.2036</td> <td style="text-align: right;">702</td> </tr> <tr> <td>Discounted (10%) Windfall Allowance at 104pa 1.4.2028 to 31.3.2036</td> <td style="text-align: right;">832</td> </tr> <tr> <td>SGO Delivery Within Plan Period</td> <td style="text-align: right;">3,350</td> </tr> <tr> <td><b>Total Discounted Supply</b></td> <td style="text-align: right;"><b>12,744</b></td> </tr> <tr> <td><b>Shortfall (Supply minus Requirement):</b></td> <td style="text-align: right;"><b>-422</b></td> </tr> <tr> <td><b>Allocated in local plan (including 10% discount)</b></td> <td style="text-align: right;"><b>742</b></td> </tr> <tr> <td><b>Overall plan provision (shortfall plus allocated)</b></td> <td style="text-align: right;"><b>+320</b></td> </tr> <tr> <td><b>Total Supply 1.4.2018 to 31.3.2036</b></td> <td style="text-align: right;"><b>13,486</b></td> </tr> </table>	Housing Requirement 1.4.2011 to 31.3.2036	<b>16,250</b>	Completions 1.4.2011 to 31.3.2018	3,084	Residual Requirement 1.4.2018 to 31.3.2036	<b>13,166</b>	Discounted (5%) Large Site Commitment (& Permissions post 1.4.2018)	6,771	Discounted (10%) Resolutions post 1.4.2018	18	Discounted (20%) former Plan Allocations	1,071	Discounted (30%) Small Site Allowance at 39pa 1.4.2018 to 31.3.2036	702	Discounted (10%) Windfall Allowance at 104pa 1.4.2028 to 31.3.2036	832	SGO Delivery Within Plan Period	3,350	<b>Total Discounted Supply</b>	<b>12,744</b>	<b>Shortfall (Supply minus Requirement):</b>	<b>-422</b>	<b>Allocated in local plan (including 10% discount)</b>	<b>742</b>	<b>Overall plan provision (shortfall plus allocated)</b>	<b>+320</b>	<b>Total Supply 1.4.2018 to 31.3.2036</b>	<b>13,486</b>	
Housing Requirement 1.4.2011 to 31.3.2036	<b>16,250</b>																															
Completions 1.4.2011 to 31.3.2018	3,084																															
Residual Requirement 1.4.2018 to 31.3.2036	<b>13,166</b>																															
Discounted (5%) Large Site Commitment (& Permissions post 1.4.2018)	6,771																															
Discounted (10%) Resolutions post 1.4.2018	18																															
Discounted (20%) former Plan Allocations	1,071																															
Discounted (30%) Small Site Allowance at 39pa 1.4.2018 to 31.3.2036	702																															
Discounted (10%) Windfall Allowance at 104pa 1.4.2028 to 31.3.2036	832																															
SGO Delivery Within Plan Period	3,350																															
<b>Total Discounted Supply</b>	<b>12,744</b>																															
<b>Shortfall (Supply minus Requirement):</b>	<b>-422</b>																															
<b>Allocated in local plan (including 10% discount)</b>	<b>742</b>																															
<b>Overall plan provision (shortfall plus allocated)</b>	<b>+320</b>																															
<b>Total Supply 1.4.2018 to 31.3.2036</b>	<b>13,486</b>																															
41	MM10	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, second sentence of first paragraph	<p>To insert new text:</p> <p><b><u>“... Development will be in accordance with the principles of development set out in this policy; and also in accordance with the North of Bishopstoke and Fair Oak Supplementary Planning Document and a detailed masterplan to be approved by the Council, both of which will be prepared in close consultation with all relevant parties...”</u></b></p>	To ensure consultation with all relevant parties, including the South Downs National Park Authority																												
41	MM11	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, paragraphs preceding criterion 1.	<p>To amend as follows:</p> <p><b>To ensure a comprehensive development:</b></p> <p><b><u>One outline planning application will be submitted for the whole area within the SGO policy boundary. The area covered by each outline/full planning application will be sufficiently large to ensure each phase contributes to the effective ‘place making’ of the overall Strategic Growth Option (SGO).</u></b></p> <p><b>The first <u>outline</u> planning application will be subject to the approval by the Borough Council of a</b></p>	To ensure a comprehensive approach to design and infrastructure planning, in response to representation from Winchester City Council																												

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p><b>detailed masterplan (including design codes) for the whole area covered by this policy. This will also include a 'section 106 legal agreement' and an infrastructure delivery and phasing plan <u>both of which will set out the appropriate timing of the provision of the infrastructure, facilities and measures specified below, alongside phases of the development.</u></b></p>	
41	MM12	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, paragraph preceding criterion 1.	<p>To amend as follows:</p> <p><b>The development will meet <u>all of the following principles (dwelling development quantum should be treated as minima and will be tested further through the SPD in respect of these principles)</u>:</b></p>	<p>To clarify that whilst the development quantum are minima, any increase from the minima will need to be justified against all the principles (including heritage points), in response to representation received from Historic England</p> <p>Council proposal to clarify that the dwelling quantum are minima, aligning with the June and October 2018 Masterplans (SGO005/006)</p>
41	MM13	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 1.	<p>To amend as follows:</p> <p><b>1. <del>Two distinct and separate communities will be created, separated by a countryside gap as defined on the policies map:</del></b></p>	<p>To clarify that whilst there will be a countryside gap, the two communities should still be designed to encourage linkages</p>
42	MM14	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 1. b.	<p>To amend as follows:</p> <p><b>b. A new community to the north and east of Fair Oak will provide approximately <del>4,200</del> <u>4,300</u> dwellings, most of the employment land, a district centre, 1 secondary and 2 primary schools and open spaces.</b></p>	<p>Change made for consistency with regards to references to 5,300 dwellings included elsewhere within the plan (note that criterion 1.a. refers to 1,000 dwellings)</p>
42	MM15	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, insert new text at end of criterion 2.	<p>To insert new text:</p> <p><b><u>"...and for existing residents to access the new facilities. Vehicular access from within the development will be on to the new link road or to existing B-roads, and not via existing unclassified residential streets."</u></b></p>	<p>To respond to public concerns (for example to clarify that any access to the north of Bishopstoke development via Sewall Drive would only be for pedestrians and cyclists)</p>

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
42	MM16	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 3 c.	To amend as follows:  <b>c. promote higher densities close to the district and local centres and public transport routes <del>and to support bus operational needs;</del></b>	Replaced by new policy criterion
42 & 43	MM17	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 6. (please also see paragraph 4.28 for relating changes below)	To amend as follows:  <b>6. The employment land will total approximately 30,000sq.m. (gross) of floorspace, consist <del>predominately</del> of light industrial and office uses (B1 use class) and will be designed, operated and incorporated into the overall layout of the new communities to protect residential amenity. Major office development (greater than 1,000-sq.-m. gross) will only be supported if there are no suitable, available or viable alternative sites in or on the edge of Eastleigh town centre and it will not lead to exceeding the Borough wide office target (<del>policy S4</del> <u>strategic policy S2</u>).</b>	To align with the position regarding the Allbrook rail bridge and change policy cross reference from policy S4 to strategic policy S2
43	MM18	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, insert new criterion before criterion 9.	To insert new text:  <b><u>The development will be designed to support high quality and attractive new and extended bus services to connect key destinations both within the development and the wider area, including routes within the development which support bus operational needs and high quality passenger infrastructure.</u></b>	New policy criterion in response to representation received from HCC (Highways and Traffic) to better reflect public transport aims
43	MM19	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 9.	To amend as follows:  <b>9. Development will support and not prejudice the delivery of the full link road as set out in <u>strategic policy S6</u>. All phases of development will make a proportionate financial contribution to the link road. No development will be permitted until the link road (or at least phases 1-34 as defined by <u>strategic policy S6</u>) has full planning permission; all the land is in the control of the developers <u>or the highway authority</u>; and there is at least a strong likelihood that the full road will be funded. Phases of development will not be occupied until phases of the link road are completed, as determined by the <u>'section 106' legal agreement and the infrastructure delivery phasing plan, to ensure that the link road is provided at an early stage in the delivery of the development as a critical part of the overall concept for the new communities.</u></b>	To reflect changes to strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
43	MM20	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 10. a.	To insert new text: “...and within the South Downs National Park, <u>having regard for ‘Roads in the South Downs’;</u> ”	To give appropriate protection to the South Downs National Park Authority
43	MM21	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 11.	To amend as follows: <b>11. “Development will provide new utilities in accordance with <del>policy</del> <u>policies DM-9 and DM10...</u>”</b>	Further reference to water and waste water and text changes
43 & 44	MM22	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 12.	To amend as follows: <b>12. Development will not be permitted unless it is demonstrated through project-level Appropriate Assessment (Habitat Regulations Assessment) that it (either alone or in combination with other plans and projects, and subject only to imperative reasons of overriding public interest in the absence of alternative solutions) will not adversely affect the integrity of the River Itchen Special Area of Conservation or any other European Site. <u>Any mitigation measures required to ensure no adverse impact on the SAC or other European sites (including those identified in the supporting text to policy DM11) must be implemented in accordance with policy DM11. Development will be required to protect ecosystems and hydrological flows and preserve the flood zone around Bow Lake. Buffers will be required in accordance with DM6. A contribution towards strategic mitigation measures for any adverse effect on the southern damselfly as set out in policy DM11 will be required.</u></b>	Further clarification on the implementation of the Habitats Regulation Assessment (HRA)
44	MM23	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 13.	To amend as follows: <del><b>13. Development will not adversely affect the ecological functioning of the Sites of Importance for Nature Conservation and priority habitats such as ancient woodland/hedgerow complex or the protected and priority species that use them. An appropriate area of land will remain undeveloped around the headwaters and tributaries of the River Itchen, the Sites of Importance for Nature Conservations (SINCs) and ancient woodland, and other measures provided as required, including a visitor management plan for the woodland.</b></del> <b>13. Development will not adversely affect and will enhance the Sites of Importance for Nature Conservation (SINCs), including the areas of ancient woodland, and the ecological connections between them. A positive, comprehensive and effective strategy will be implemented to conserve and achieve a net gain in the biodiversity of these areas, and maximise multifunctional benefits by contributing to open space, recreation, active travel, countryside</b>	In response to representations from these organisations  The reference to undeveloped land around headwaters is removed because it is already covered by criterion 12 in strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p><u>gap, design, landscape and flood risk management objectives. This strategy will include:</u></p> <p><u>a. Provision of new green infrastructure which:</u></p> <ul style="list-style-type: none"> <li><u>i. Is attractive to wildlife and people, includes significant tree planting and other habitat creation, and can include informal open spaces and other informal features (e.g. paths, sustainable drainage, ponds);</u></li> <li><u>ii. Creates appropriate open buffers between the development and the designated SINCs (as shown on the policies map). These open buffers will have an overall width of at least 50 metres. They will be consistent with the uses in criterion i and will ensure that, of the 50 metre width, a minimum of the 15 metres closest to the woodland is used solely for habitat creation of high ecological value;</u></li> <li><u>iii. Strengthens or creates significant new ecological connections between woodland SINCs, including measures to address the link road;</u></li> <li><u>iv. Includes countryside gaps and environmental mitigation areas as identified on the policies map with a mix of new habitats (i.e. new native woodland, parkland, scrub and grassland, local wet woodland), part or all of which will form a nature park, between Upperbarn Copse and Crowdhill Copse / Stoke Park Woods, and between Upperbarn Copse / Hill Copse and Brick Kiln Copse, with no development except the link road and associated pedestrian / cycleway;</u></li> <li><u>v. Creates alternative green spaces, including high quality civic open spaces and nature parks;</u></li> </ul> <p><u>b. Retention of mature trees and hedgerow networks wherever possible, or else the replacement of such features;</u></p> <p><u>c. Restoration / enhancement of existing woodland, particularly to ensure no adverse effect from the development;</u></p> <p><u>d. Careful design, orientation and layout of development;</u></p> <p><u>e. Measures to minimise noise and light pollution;</u></p> <p><u>f. A visitor management plan, to include a visitor warden, access measures (for example all abilities tracks, signage and interpretation);</u></p> <p><u>g. Long term funding for maintenance of new habitat, nature parks and the visitor management plan.</u></p>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
44	MM24	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 14.	To amend as follows:  <b>14. Development will appropriately manage the risk of flooding to the new communities and not increase the risk of flooding to existing communities. <u>Where possible and practicable, opportunities to reduce the causes and impacts of flooding should be implemented (through the use of natural flood management techniques where appropriate).</u> Development will include sustainable drainage systems which are appropriate to the overall design of the new communities, and preserve the water quality and flows in the Itchen and its tributaries and other flood risk management measures as required.</b>	Greater clarification on flood management
44	MM25	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 15.	To amend as follows:  <b>“...provide suitable alternative natural green space (SANGs), <u>and manage flood risk and protect the fish farm business.</u> Where possible, green infrastructure will be designed and located to meet multiple aims. Green infrastructure will be designed to create, <u>maintain and enhance ecological networks, and attractive green routes and public rights of way through the development to key destinations including the wider countryside and South Downs National Park for pedestrians, cyclists and horse riders, and to incorporate landscape and visual mitigation measures to reinforce the local landscape character and setting to address any potential visual impacts.</u>”</b>	In response to representations received from Hampshire County Council and the South Downs National Park Authority
44	MM26	Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, criterion 15.	delete the last sentence: “... <del>Mature trees and wherever possible hedgerow networks will be retained</del> ”	To avoid duplication (now included in the proposed modification for criterion 13 in strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak)
44 & 45	MM27	Paragraph 4.20	To amend as follows:  “The development may come forward in a number of phases <del>and planning applications.</del> However to ensure the development <u>and associated infrastructure</u> is planned on a comprehensive basis the policy requires: first that <u>one outline planning application each individual outline / full planning application</u> is submitted for the <u>whole a sufficiently large phase of the Strategic Growth Option (SGO) (the link road can be the subject of a separate planning application)</u> to avoid small piecemeal development; and second, that in addition to the Local Plan, planning applications <u>(both the overall outline and subsequent reserved matters applications for individual phases)</u> will be determined in accordance with two documents...”	To ensure a comprehensive approach to design and infrastructure planning, in response to representation received from Winchester City Council

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
45	MM28	Paragraph 4.24	<p>To insert new text:</p> <p>The layout and design of development will create a distinctive and varied sense of place, and an attractive network of streets and routes for pedestrians, cyclists, buses and other vehicles to move through the development and to surrounding destinations. <u>Vehicular access from the SGO will be on to the new link road or existing B roads, and not via existing unclassified residential streets in surrounding communities. Any access from the SGO via existing unclassified residential streets will only be for pedestrians and cyclists.</u></p>	To respond to public concerns (for example to clarify that any access to the north of Bishopstoke development via Sewall Drive would only be for pedestrians and cyclists)
45	MM29	Paragraph 4.25	<p>To amend as follows:</p> <p><u>“...The Council’s initial masterplan (June 2018) identified capacity for at least 5,300 dwellings across the two communities, and the plan sets this as a minimum. The masterplan addendum (October 2018) identified capacity for 5,500 dwellings whilst also strengthening biodiversity connections, and at this stage the Council considers this to be a more robust dwelling figure. view is that the two communities should deliver a combined total of approximately 5,300 dwellings.</u>– This will be refined in the light of the North of Bishopstoke and Fair Oak SPD masterplan...”</p>	Council proposal to align with the June and October 2018 Masterplans (SGO005/006)
45	MM30	Insert new paragraph after paragraph 4.25	<p>To insert new text:</p> <p><u>The North of Bishopstoke and Fair Oak SPD, and the more detailed masterplan, will accord with the principles set out in strategic policy S5, and will meet environmental, social, economic and design objectives. They will be prepared in consultation with all relevant parties. These will include Winchester City Council, the South Downs National Park Authority, Bishopstoke Parish Council, Fair Oak and Horton Heath Parish Council, other Parish Councils in the wider affected area, local communities and groups, environmental / woodland organisations, the highway authorities, transport operators, education and health authorities, utility providers, other local service providers, businesses, the developers and landowners, and any other relevant parties as set out within the Council’s Statement of Community Involvement.</u></p> <p><u>The South Downs National Park boundary lies approximately 1 kilometres to the east of the SGO boundary. In accordance with its statutory duty the Council will have regard to the need to conserve and enhance the natural beauty, wildlife and cultural heritage of the area, and promote opportunities for the understanding and enjoyment of the special qualities of the national park by the public. The design of the development, green infrastructure and traffic management measures, as set out in the SPD and detailed masterplan, will have regard to these objectives, to the South Downs Green Infrastructure Framework, the Council’s SGO landscape sensitivity background paper, the Landscape and Visual Baseline Report, and be informed by a detailed landscape impact assessment. Traffic issues are set out in paragraph 4.30 below.</u></p>	<p>To ensure consultation with all relevant parties, including the South Downs National Park Authority</p> <p>To set out the key issues and give appropriate protection for the South Downs National Park Authority</p>
46	MM31	Paragraph 4.28 (also see criterion 6. in strategic policy S5 for relating changes above)	<p>To amend as follows:</p> <p><u>“...Given the nature of the area and surrounding road network, the employment will predominately be for light industry or offices (B1 use class). A small element of general industrial (B2) or warehouse (B8) uses may be suitable but will require careful justification...”</u></p>	To align with the position regarding the Allbrook rail bridge

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
46	MM32	Paragraph 4.29	<p>To amend as follows:</p> <p>The provision of the new Allbrook Hill, Bishopstoke and Fair Oak link road, as set out in <u>strategic</u> policy S6, is a critical part of the overall concept for the new communities. <u>The principle of locating the development in this area is based in part on the provision of the link road, which ensures that any additional traffic congestion is minimised.</u> <del>If the link road were not provided This is because, without the link road,</del> the scale of the full development proposal would generate significantly more traffic congestion across the Borough's road network <del>and the link road will provide relief to this congestion.</del> <u>The Council will work with partners to provide the link road before the development commences, for example by seeking advanced funding for the road. Criterion 9 sets out the approach the Council will take acting purely in its role as the local planning authority, to ensure as much certainty as possible through these powers that the road will be delivered.</u> The first stage of development <del>should</del> <u>will</u> not be permitted until it is clear that phases 1 to <del>4</del> <u>3</u> of the link road as defined by <u>strategic</u> policy S6 can be completed. This means that full planning permission has been granted for the road (phases 1-4) within Eastleigh and Winchester districts, <u>(or in the case of phase 1, the necessary highways consents granted)</u> to fully demonstrate that all environmental, <u>transport</u> and other planning issues have been addressed; that the <u>section 106 legal agreement and the infrastructure, delivery and phasing plan (IDPP)</u> has been agreed between the Council and all developers within the SGO; that all the land required is within the control of the SGO developers <u>or the highway authority</u>; and there is clear evidence that the road will be funded by the developers (and partially with additional public funding if needed). The clear evidence regarding developer funding will include a detailed viability assessment based on the cost of the road which has received full planning permission; the detailed masterplan for the whole SGO including costings for other developer contributions. Where partial public funding is required there will be as much confidence as reasonably possible at that stage that this will be forthcoming. Each phase of development will make a financial contribution to the link road which is proportionate to the scale of built development within that phase, as set out in the approved infrastructure and delivery phasing plan <u>and the section 106 legal agreement.</u> The completion and occupation of dwellings <del>can</del> <u>will</u> be phased so that they are only completed alongside individual phases of the link road, according to a programme to be determined <del>by a detailed transport assessment and set out</del> in the approved <u>section 106 agreement and the infrastructure and delivery phasing plan.</u> <u>This will take account of a detailed transport assessment.</u> However given the critical importance of the link road it will also follow the <u>plan led concept for the link road to be provided as an integral part of the new communities at an early stage in the development</u> <del>Any revision to this phasing will be determined by subsequent detailed Transport Assessments associated with a revision of the infrastructure delivery and phasing plan (IDDP) for the whole of the SGO.</del></p>	<p>To be consistent with criterion 9 in strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak, in response to representation received from an individual</p> <p>Changes also made to reflect modifications to strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road</p>
47	MM33	Paragraph 4.29 last sentence	<p>To amend as follows:</p> <p><del>“...However no</del> <u>No</u> significant development to the north of Bishopstoke will be completed until phases <del>4</del> <u>2</u>, <del>2</del> <u>3</u> and <del>3</del> <u>4</u> of the link road is complete.”</p>	<p>To reflect changes to strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road</p>
47	MM34	Add to start of paragraph 4.30	<p>To insert new text:</p> <p><u>“The Local Plan has been informed by a Transport Assessment. In addition to the ‘do something’ transport measures to be provided with the new Local Plan development, this has set out (in agreement with the relevant highway authority), the committed transport interventions which are anticipated to be delivered anyway. The likely deliverability of these measures should be reviewed in the Transport</u></p>	<p>To ensure the assumptions in the Local Plan transport assessment are kept under review</p>

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			Assessment for the planning application. In addition to the link road....”	
47	MM35	Paragraph 4.30, insert text at end	<p>To insert new text:</p> <p><u>“...will be informed by a Transport Assessment. Where this assessment predicts a material increase in traffic within the South Downs National Park, funding for measures will be provided by the development specifically to mitigate the predicted volume increase in traffic movements having regard to the purposes of the National Park. This will be based on a specific mitigation scheme within the infrastructure and delivery plan to be considered as part of the outline planning application. It will be necessary to conserve and enhance the rural character of the roads, discourage the use of minor roads as through routes, and ensure the cohesiveness of communities. Measures will have regard to the South Downs National Park Authority’s ‘Roads in the South Downs’ document, which is a material consideration for decision-making purposes in the National Park given it is referred to in South Downs Local Plan Policy SD21.”</u></p> <p>Add a footnote to state: <u>“Roads in the South Downs – Enhancing the safety and quality of roads and places in the National Park (Hamilton-Baillie Associates, 2015)”</u></p>	In response to representation received from the South Downs National Park Authority and to give appropriate protection to the South Downs National Park
47	MM36	Paragraph 4.31	<p>To amend as follows:</p> <p>The developer will provide the land at nil cost for and make an appropriate financial contribution towards the provision of the new <u>primary and secondary</u> schools. <del>The secondary school, and the primary schools combined, will provide capacity for 12 forms of entry.</del> The health infrastructure could be provided either within the site or by an appropriate financial contribution for the expansion of an existing surgery close to the development, as agreed by the Council and Clinical Commissioning Group.</p>	To align with latest projection and ensure appropriate flexibility and to address concern that the deletion of the final sentence meant that the criteria was too vague
47 & 48	MM37	Paragraph 4.33	<p>To amend as follows:</p> <p>The development lies close to important environmental designations and species. <u>Watercourses from within the SGO flow into, and the link road crosses, the River Itchen Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). The SGO and immediate surrounds include a number of Sites of Importance for Nature Conservation (SINCs), which are also ancient woodlands, classed as irreplaceable habitats. These include Upper Barn Copse, Hill Copse, Stoke Park Woods, Crowdhill Copse, Hall Lands Copse and Tippers Copse. It also includes Park Hill Woods (a SINC and partially ancient woodland). Therefore the development and link road will need to be carefully designed and provide additional measures, as specified in criteria 12 and 13. The masterplans and visitor management plan will set out the detailed design and measures, and will require engagement with, amongst others, Natural England, Environment Agency, the Forestry Commission, Forestry England and the Woodland Trust (who both own some of the woods), and take account of “Keepers of Time” and “Managing Ancient and Native Woodlands” (Defra and Forestry Commission) and any subsequent guidance.</u> It is important that the layout and design of development does not adversely affect these designations. An Environmental Impact Assessment and further Appropriate Assessment (Habitat Regulations) will be required at the planning application stage. <u>A list of potential mitigation measures is set out in paragraph XX (i.e. supporting text to policy DM11).</u> However it is likely that the following</p>	In response to representations received from these organisations (i.e. Natural England, Environment Agency and Woodland Trust)

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p>measures will be required <u>to protect national and local designations:</u></p> <ul style="list-style-type: none"> <li>• buffers left free of development around important features:</li> </ul> <p>(Measures will be put in place to mitigate any adverse effects on Southern Damselfly populations <u>and other qualifying features</u> so as to ensure no adverse effect on the integrity of the River Itchen SAC)</p> <ul style="list-style-type: none"> <li>- <del>{20 metres}</del>* around headwaters and watercourses;</li> <li>- <del>{30—50 metres}</del>* 50 metres around ancient woodland Sites of Importance for Nature Conservation, <u>as defined by criterion 13 and</u>; the precise buffer <del>within that range</del> will be determined by the further assessment and detailed design <u>(the link road is key infrastructure and where it passes the narrowest point between Upper Barn and Crowdhill Copses a minor reduction to the 50 metre buffers will be supported where necessary, for example to accommodate cycle ways / footpaths, with careful design to avoid an adverse effect);</u></li> <li>- Large enough to preserve the root zones of trees and tree lines of value;</li> <li>-5 metres around hedgerows that are retained (with like for like replacement of any species rich hedgerows which are lost);</li> </ul> <p><del>(Distances are indicative and will be refined by more detailed studies)</del>  <u>(These buffers will exclude buildings and other development and uses which would have an adverse effect on the ecological feature, so will exclude formal sports pitches. Subject to this they can include informal features such as open spaces, paths and sustainable drainage).</u></p> <ul style="list-style-type: none"> <li>• retain semi improved and marshy grassland where possible or else ensure it is replaced;</li> <li>• Great Crested Newt habitats on the eastern edge of the site are appropriately protected;</li> <li>• <u>the creation of environmental mitigation areas to create a mix of new habitats (which can also form part of the 50 metre buffers specified in criterion 13 [a ii] of the policy);</u></li> <li>• the creation of green infrastructure to provide interlinking foraging and commuting habitats, including vegetated crossing of roads. <u>The strengthening or creation of significant new ecological connections across the link road will require the careful design of effective measures, which may include a green bridge, interlocking trees and animal tunnels.</u></li> <li>• sustainable drainage measures;</li> <li>• a woodland-<del>visitor</del> management plan <u>including visitor management;</u></li> </ul>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<ul style="list-style-type: none"> <li>any other measures which are required to ensure there is no adverse impact.</li> </ul> <p>The new green infrastructure should be designed to meet multi-functional aims provided these support rather than undermine the biodiversity of surrounding designations. This will include helping to meet the needs for landscape / design / countryside gap protection and enhancement, appropriate informal recreation, green routes for pedestrians and cyclists, and sustainable drainage. The buffers are required to address the effects of light, noise and air pollution, and to help provide alternative recreation space. The creation of mixed habitats will facilitate foraging and connectivity for fauna. With respect of the green infrastructure designed to protect the woodland (i.e. buffers / environmental mitigation areas / nature parks), a proportion may also be used as 'suitable alternative natural green space' (SANGs) to help divert trips from and protect international designations, provided that that space meets SANG criteria. However it should also not conflict with protecting / enhancing the woodland and in this regard a proportion of space should not be treated as SANGs and activities such as dog walking should be carefully managed. Other green infrastructure associated with the development can also be used as SANGs.</p>	
48	MM38	Paragraph 4.35	<p>To insert new text:</p> <p>"Green infrastructure is connected 'networks' of multi-functional areas of green space and other environmental features. It includes all types of open space and playing pitches, hedgerows, trees, woodland streams and wetland. <u>The green infrastructure required to protect ancient woodland will protect and enhance the SINCs so will exclude formal recreation such as sports pitches...</u>"</p>	To provide added clarity
48 & 49	MM39	Strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road, text preceding criterion 1.	<p>To amend as follows:</p> <p><b>A new link road is supported from the <u>M3 and Allbrook Link Road to the B3037 east of Fair Oak, as defined on the policies map, serving the housing allocation at Allbrook Hill (policy AL1) and the new communities north of Bishopstoke and Fair Oak (strategic policy S5). This link road has <u>45</u> phases:</u></b></p> <ul style="list-style-type: none"> <li><b>Phase <u>1</u>: <u>M3 junction 12 and A335 Allbrook Way improvement.</u></b></li> <li><b>Phase <u>12</u>: from the Allbrook Link Road to the junction of Allbrook Hill and Pitmore Lane.</b></li> <li><b>Phase <u>23</u>*: the existing B3335 Highbridge Road. This will include a realignment of the road to improve the traverse of the Allbrook rail bridge for larger vehicles. It will also include more signs as needed warning of the rail bridge within this phase and across the wider network.</b></li> <li><b>Phase <u>34</u>*: from the B3335 through the new community north of Bishopstoke to the B3354 Winchester Road north of Fair Oak. <u>This phase should not be completed until phases 2 and 3 are completed.</u></b></li> <li><b>Phase <u>45</u>: from the B3354 through the new community north and east of Fair Oak to the B3037.</b></li> </ul> <p>* Parts of phases <u>23</u> and <u>34</u> are within Winchester City Council's area.</p>	To reflect evidence base and respond to representation received from Highways England to set out the need to improve the M3 junction 12; and in response to representation received from Hampshire County Council (Highways and Traffic) to provide appropriate sequencing of the link road phases
49	MM40	Strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link	<p>To insert new text:</p> <p><b>1. include an appropriate design of the highway, junctions and crossings for vehicles, cyclists, pedestrians and where appropriate horse riders, including where existing public</b></p>	In response to representations received from Hampshire County Council (Countryside Access & Public Rights of

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
		road, criterion 1.	<b><u>rights of way cross the link road. The highway will be designed to act as a through road: a main road outside of the development areas, and to form a through street within the development areas to integrate with the new communities. Traffic management measures should be provided on surrounding roads where required;</u></b>	Way) and from individuals
49	MM41	Strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road, criterion 3.	To insert new text: <b><u>3. not adversely affect Sites of Special Scientific Interest or Sites of Importance for Nature Conservation (including the measures to protect ancient woodland as set out in strategic policy S5 and paragraph 4.33);</u></b>	To clarify the link road should not adversely affect the SSSI or ancient woodland
49	MM42	Strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road, criterion 5. a.	To insert new text: <b><u>5. be designed to manage and mitigate its: a. visual effect on the landscape and heritage assets;</u></b>	To ensure heritage assets along the link road are considered
49	MM43	Strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road, new criterion 7.	To insert new text: <b><u>7. Integrate into the Allbrook community</u></b>	In response to representations received from the local community
49	MM44	Paragraph 4.39	To insert new text before first bullet point:  <ul style="list-style-type: none"> <li>● <b><u>Phase 1 is an upgrade to the existing M3 junction 12 and A335 Allbrook Way. This is needed to ensure the M3 junction 12 continues to operate safely.</u></b></li> </ul> (all other subsequent phases referred to in paragraph 4.39 to be renumbered accordingly)	To reflect changes to strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road
49 & 50	MM45	Paragraph 4.39	To amend as follows:  <b><u>Phase 12 connects the existing Allbrook link road (and hence junction 12 of the M3) with the B3335. This phase of the road relies on land in separate ownership to that in the new communities to the north of Bishopstoke and Fair Oak. However it is understood that the land will be released for the road in conjunction with development at Allbrook (policies AL1 and AL2). The design of the link road will, so far as practicable, ensure the Allbrook community remains connected, for example with the appropriate use of pedestrian crossings and speed limits and appropriate 'downgrading' of the existing Allbrook Hill.</u></b>	In response to representations received from the local community
50	MM46	Paragraph 4.40	To insert new text:  The design and chronological phasing of the road will be informed by a Transport Assessment for the	To reflect changes to strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			new development to ensure it appropriately accommodates all road users. <u>Phase 4 will create a new route to enable more traffic to reach the B3335 and therefore should not be completed until phases 2 and 3 are completed.</u> The link road will be designed to encourage traffic to use it as a through route, to reduce congestion whilst appropriately managing traffic on the new route, particularly as it passes through new residential areas.	
50	MM47	Paragraph 4.42	To amend as follows:  The road will also avoid the buffers around the woodlands as set out in <u>strategic policy S5 S6 and will ensure that the operation of the Allbrook and Highbridge gauging stations are protected.</u>	In response to representation received from the Environment Agency
50	MM48	Paragraph 4.43	To amend as follows:  The road will require a project level flood risk assessment. Where the road is realigned and a new road is created, <u>compensatory storage areas that are hydrologically linked to the floodplain</u> will be provided elsewhere.	In response to representation received from Natural England
54	MM49	Strategic policy S7, New development in the countryside, criterion a.	To insert new text:  <b>a. avoid adverse impacts on the rural, woodland, riparian or coastal character, the intrinsic character of the landscape including the avoidance of adverse landscape impacts on areas adjoining national parks and their settings, <u>the significance of heritage assets</u> and on the biodiversity of the area;</b>	In response to representation received from Historic England for reference to the significance of heritage assets
54	MM50	Strategic policy S7, New development in the countryside, newly proposed criteria	To insert new text:  <b><u>d. safeguard the best and most versatile agricultural land unless the benefit of the development clearly outweighs the loss; and</u></b>  <b><u>e. protect soils during construction wherever possible in line with the 'Defra code of practice for the sustainable use of soils on construction sites'.</u></b>	In response to representation received from Natural England
56	MM51	Paragraph 4.58	Insert new text at the end of paragraph 4.58:  “...A mitigation strategy for PUSH local authorities is in place. <u>The Solent Waders and Brent Goose Strategy will be applicable to developments affecting SPA functional land (high tide roosts used by birds for which the SPA is designated).</u> ”	In response to representation received from Natural England
57	MM52	Strategic policy S9, The coast, criterion iii.	To amend as follows:  <b>iii. Enable the provision of infrastructure related to <del>recreational</del> sailing within the developed frontages of the river, subject to the River Hamble Harbour Authority Strategic Plan and Strategic Vision, whilst protecting more sensitive locations (see policy DM20, Chapter 5);</b>	In response to representation received from Hamble Parish Council and greater clarification on the implementation of the policy

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change										
57	MM53	New section on Historic Environment after paragraph 4.64	<p>Copy introductory text from Heritage Assets section:</p> <p><b>Historic Environment</b></p> <p><b>Relevant Issues and objectives</b></p> <p><b>Issues (Chapter 2): G1, G7</b></p> <p><b>Objectives (Chapter 3): iv, v</b></p> <p><b>Related local and national strategies/policies (see Appendix B)</b></p> <table border="1" data-bbox="798 737 1783 1310"> <thead> <tr> <th>Source</th> <th>Reference / title</th> </tr> </thead> <tbody> <tr> <td>Eastleigh Borough Council</td> <td>Supplementary Planning Documents<sup>1</sup>: - Urban Character Area Appraisals - Conservation Area Appraisals</td> </tr> <tr> <td>PUSH</td> <td>Sustainability policy framework<sup>2</sup>, And Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy<sup>3</sup></td> </tr> <tr> <td>Hampshire County Council</td> <td>Historic Environment Record<sup>4</sup></td> </tr> <tr> <td>NPPF</td> <td>Paragraphs 17, 126 – 141, 156 – 157</td> </tr> </tbody> </table>	Source	Reference / title	Eastleigh Borough Council	Supplementary Planning Documents <sup>1</sup> : - Urban Character Area Appraisals - Conservation Area Appraisals	PUSH	Sustainability policy framework <sup>2</sup> , And Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy <sup>3</sup>	Hampshire County Council	Historic Environment Record <sup>4</sup>	NPPF	Paragraphs 17, 126 – 141, 156 – 157	In response to representation received from Historic England about the need for a strategic policy in the plan
Source	Reference / title													
Eastleigh Borough Council	Supplementary Planning Documents <sup>1</sup> : - Urban Character Area Appraisals - Conservation Area Appraisals													
PUSH	Sustainability policy framework <sup>2</sup> , And Quality Places initiative which includes a Quality Places Charter and a Cultural Strategy <sup>3</sup>													
Hampshire County Council	Historic Environment Record <sup>4</sup>													
NPPF	Paragraphs 17, 126 – 141, 156 – 157													
57	MM54	New section on Historic Environment after paragraph 4.64	<p>Move paragraph 5.75 to follow the table of related strategies and policies:</p> <p>The NPPF defines ‘heritage assets’ as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”. They include:</p> <ul style="list-style-type: none"> <li>The conservation areas of Bishopstoke, Botley, Bursledon (Old Bursledon and Bursledon Windmill), West End (Gaters Mill, Romill Close and Orchards Way), Hamble-le-Rice and Netley, as shown on the policies map;</li> </ul>	In response to representation received from Historic England about the need for a strategic policy in the plan										

1 <http://www.eastleigh.gov.uk/supplementaryplanningdocuments>

2 <http://www.push.gov.uk/pjc-080318-r03-abi.pdf>

3 <http://www.push.gov.uk/work/qualityplaces.htm>

4 <http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-buildings-register.htm>

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<ul style="list-style-type: none"> <li>• Listed buildings;</li> <li>• Locally listed buildings;</li> <li>• Historic parks, gardens and landscapes;</li> <li>• Scheduled monuments, nationally important ancient monuments and archaeological sites, and their settings;</li> <li>• protected wreck sites; and</li> <li>• Marine, rail and aviation heritage assets.</li> </ul>	
57	MM55	New Strategic policy on the Historic Environment	<p>To insert new text:</p> <p><b><u>Policy XX Historic Environment</u></b></p> <p><b><u>The Borough Council will continue to conserve and /or enhance the Boroughs heritage assets in a manner appropriate to their significance. This includes all heritage assets including listed buildings and structures, Conservation Areas, landscapes and archaeology. This will be through the preparation of Conservation Area Appraisals and Management Plans and other strategies and in the determination of planning applications for new development (see policy DM12). This will involve:</u></b></p> <p><b><u>i. Identifying the assets by means of an on-going programme of survey and review;</u></b></p> <p><b><u>ii. Identifying their key features and measures to manage and enhance these, e.g. through Conservation Area Appraisals;</u></b></p> <p><b><u>iii. Restricting development likely to harm them or their settings through management of development proposals; and</u></b></p> <p><b><u>iv. Encouraging development that enhances them, ensures their long-term management and maintenance and where possible, enables public enjoyment and the interpretation of the asset.</u></b></p>	In response to representation received from Historic England about the need for a strategic policy in the plan
57	MM56	New paragraph following new Historic Environment policy (before paragraph 4.65)	<p>To insert new text:</p> <p><u>In accordance with the NPPF, policy XX sets out the strategic approach to conserving and enhancing the borough's historic environment. This strategic approach does not affect the principle of development at the Strategic Growth Option or other site allocations in the Local Plan but may affect their layout and detailed design. Development proposals will be assessed against the detailed development management policy DM12. In addition, Chapter 6 includes site-specific requirements for heritage assets and their settings for development allocations. Policy BO7 sets out criteria for any future development at the Grade II listed Botley Mill and includes retaining the character and setting of the Mill.</u></p>	In response to representation received from Historic England about the need for a strategic policy in the plan

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
58	MM57	Paragraph 4.67	To amend as follows:  “...These could include providing safe green links between community facilities such as GPs, schools, places of work and local shopping centres, encouraging active lifestyles by providing leisure spaces within walking distance of people’s homes, improving physical and mental wellbeing through exercise, <u>and physical activity</u> . As well as complying with the Council’s policies and strategies, this would also help to meet the vision, strategic aims and objectives of the Hampshire County Council Physical Activity Strategy 2018-21. These could also help with providing opportunities for local food production, flood alleviation, mitigating climate change, safeguarding and linking valued habitats and providing safe routes through the urban environment for biodiversity...”	In response to representation received from Hampshire County Council (Public Health) on strategic policy S10, Green infrastructure. It is also felt the reference to the Hampshire County Council Physical Activity Strategy 2018-21 can be appropriately addressed in paragraph 5.143 which precedes policy DM34, Protection of recreation and open space facilities.
59	MM58	Strategic policy S10, Green infrastructure, criterion vi.	To insert new text:  <b><u>vi. connected habitats linking the network of designated sites and existing priority habitats, taking account of the Hampshire ecological network map (see policy DM11, Chapter 5);</u></b>	In response to representation received from Natural England about network mapping
60	MM59	Strategic policy S11, Community facilities, first paragraph	To amend as follows:  <b>The Borough Council will work with Hampshire County Council, the health authorities, emergency services, town and parish Councils, <del>churches</del> <u>faith groups</u> and voluntary groups to ensure the adequate provision of facilities to serve the Borough’s communities. In association with new residential development the Borough Council will seek the provision of:</b>	To replace “churches” with “faith groups” in response to representation received from Hamble Parish Council
64	MM60	Strategic policy S12, Transport infrastructure, criterion vi. insert new sub criterion f.	To insert new text:  <b><u>f. West End (as set out in Chapter 6 section 6.5)</u></b>	To reflect proposals for junction changes
64	MM61	Strategic policy S12, Transport infrastructure, insert new criterion before criterion x.	To insert new text:  <b><u>bus and cycle priority measures to facilities high quality services and routes to the SGO</u></b>	New policy criterion in response to representation received from Hampshire County Council to better reflect public transport aims
66	MM62	Strategic policy S13, Strategic footpath, cycleway and bridleway links, first paragraph	To amend first sentence as follows:  “ <b>The Borough Council in partnership with the highway authority will seek to create new, and improve existing, footpath, cycle and bridleway links throughout the Borough, <u>connecting key destinations</u> including <del>connecting</del> the country parks,...</b> ”	Greater clarification about the aims of the policy

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
67	MM63	Paragraph 4.91 add at end	To insert new text:  Details of the costs and timing of these proposals will be included in updates to the Council's Infrastructure Delivery Plan. <u>The precise line of a route can be altered as an integral part of the design of development provided its function is still served.</u>	To provide appropriate protection to the South Downs National Park
<b>Chapter 5: Development Management policies</b>				
70	MM64	Policy DM1, General criteria for new development, criterion i. b.	To amend as follows:  <b>b. biodiversity <u>(avoiding significant adverse impacts)</u>; and</b>	In response to representation received from the Hampshire and Isle of Wight Wildlife Trust
70	MM65	Policy DM1, General criteria for new development, criterion i. c.	To amend as follows:  <b>c. <u>the significance of heritage assets</u>;</b>	In response to representation received from Historic England to refer to the significance of heritage assets
71	MM66	Policy DM1, General criteria for new development, criterion iv.	To amend as follows:  <b>iv. not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, <u>(recognising that some species and habitats may be irreplaceable)</u>;</b>	In response to representation received from the Hampshire and Isle of Wight Wildlife Trust
71	MM67	Policy DM1, General criteria for new development, criterion vi.	To amend as follows:  <b>vi. <u>protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network</u></b>	In response to representation received from Natural England
71	MM68	Policy DM1, General criteria for new development, criterion viii.	To amend as follows:  <b>viii. incorporate provision for <del>disabled</del> people <u>with disabilities and create accessible communities that cater for all</u>;</b>	In response to representation received from Hamble Parish Council

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
72	MM69	Paragraph 5.8	To amend as follows:  All developments that involve the provision of additional housing or employment and will lead to the loss of any green space or habitat should be accompanied by a Phase 1 Extended Habitat Survey. If recommendations are made for further species specific surveys these should be carried out before the application is submitted. <u>Biodiversity Mitigation and Enhancement Plan (BMEP), informed by a Phase 1 Extended Habitat Survey and any other up to date species specific survey as agreed with the Local Planning Authority. The BMEP must include details of the biodiversity features affected as well as details of proposed mitigation and enhancement measures. Pre-application engagement with the Council and Natural England is encouraged.</u>	In response to representation received from Natural England and the need to address biodiversity net gain
74	MM70	Paragraph 5.13	Insert last sentence:  “...Reduced water consumption can be a way for new development to achieve nutrient neutrality.”	Added to further explain the benefits of reducing water consumption
74	MM71	Policy DM2, Environmentally sustainable development, criterion a. ii.	To amend as follows:  <b>a. ii. a predicted mains internal water consumption of no more than 110 litres/person/day</b>	Amendment to comply with current Building Regulations (document G, section 2) and in response to representation received from the Environment Agency
74 & 75	MM72	Policy DM2, Environmentally sustainable development, criterion b. and sub-criterion i.	To insert new text and merge criterion b with i:  <b>b. all non-residential and multi-residential development above 500 sqm of floor space measured externally (including extensions and conversions to existing buildings) must achieve; i. BREEAM ‘excellent’ (or equivalent) or BREEAM ‘very good’ plus ‘passivhaus’ certification including a 15% improvement in predicted carbon emissions, compared with the building regulations current at the time, through low or zero carbon energy generation on site or in a Borough location agreed by the Council.</b>	For clarity on the application of criterion b.
75	MM73	Policy DM2, Environmentally sustainable development, criterion c.	To insert new text:  <b>c. All larger developments (above 150 dwellings or 10,000sq.m of floor space <u>for all new residential, non-residential and multi-residential development</u>) must:</b>	For clarity on the application of criterion c.
75	MM74	Policy DM2, Environmentally sustainable development, criterion c. i.	To amend as follows:  <b>c. i. address sustainable development issues at the masterplan stage through <u>for achieving a BREEAM Communities ‘excellent’ certification commencing at the masterplanning or outline planning stage in accordance with the latest BREEAM Communities Technical Manual or any subsequent legislation or technical guidance;</u> and</b>	Clarity changes with regards to how masterplanning is factored into the BREEAM Communities process in response to representation received from Hampshire County Council (Estates and Development Services)

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
75	MM75	Policy DM2, Environmentally sustainable development, paragraph after criterion c. ii.	To amend as follows:  <b>In addition to the above, all new residential development, and non-residential and multi-residential development above 500sq.m. of floorspace measured externally (including extensions and conversions to existing buildings) and external spaces <u>within the curtilage serving developments of this size</u> should where practical and viable:</b>	For clarity on the application of criterion d. to i.
75	MM76	Policy DM2, Environmentally sustainable development, criterion h.	<b>h. aim to achieve a predicted mains internal water consumption of no more than 90 litres/person/day</b>	In response to representation received from the Environment Agency
75	MM77	Policy DM3, Adaptation to climate change, criterion b. i.	To insert new text:  <b>b. i. cooling through generous green infrastructure <u>and trees</u></b>	EBC proposed modification whereby it's recognised that individual trees can play an important role, particularly in private gardens / smaller spaces (green infrastructure tends to relate to woodlands)
76	MM78	Policy DM3, Adaptation to climate change, criterion c. iv.	To insert new text:  <b>c. iv. Drought resistant landscape design <u>and planting</u></b>	In response to representation received from Hamble Parish Council
78	MM79	Paragraph 5.23	To insert new text:  “...The BREEAM Communities assessment scheme is designed to achieve a high standard of sustainable design <u>commencing at the masterplanning or outline planning stage</u> , offering a structured method of achieving a nationally recognised level of sustainable development. <u>The assessment must be factored in at the earliest stage possible of a development proposal so that an ‘interim assessment’ and ‘final post occupancy evaluation assessment’ can be undertaken as part of the assessment process<sup>1</sup>.</u> ”  <sup>1</sup> Please see the BREEAM Communities Manual 2012 for further information. The steps and the organisation of this manual aim to assist project managers in linking masterplanning with the assessment process and to ensure that issues are addressed at the appropriate time in the masterplanning process: <a href="https://www.breeam.com/communitiesmanual/content/resources/otherformats/output/bre_printoutput/breeam_communities.pdf">https://www.breeam.com/communitiesmanual/content/resources/otherformats/output/bre_printoutput/breeam_communities.pdf</a>	Clarity changes with regards to how masterplanning is factored into the BREEAM Communities process in response to representation received from Hampshire County Council (Estates and Development Services)
78	MM80	Policy DM4, Zero or low carbon energy, criterion a.	To insert new text:  <b>a. has no significant adverse impact on the landscape or landscape features, biodiversity or <u>the significance of heritage assets</u>;</b>	In response to representation received from Historic England

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
78	MM81	Policy DM4, Zero or low carbon energy, criteria c. and d.	To amend as follows: <b>c. does not involve the permanent loss of the best and most <u>versatile agricultural land (BMV)</u></b> <del><b>d. valuable agricultural land.</b></del>	In response to representation received from Natural England and other representations so that criteria c. and d. are merged into one single criterion
79	MM82	Policy DM5, Managing flood risk, criterion c.	To insert new text: <b>c. the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site <u>and where appropriate takes advantage of opportunities to utilise natural flood management techniques;</u></b>	In response to representations received and to provide greater clarification with regards to flood management
79	MM83	Policy DM6, Sustainable surface water management	To amend as follows: <b><u>New development (excluding extensions to dwellings and changes of use), will only be permitted if it incorporates Sustainable Drainage Systems (SuDS). Wherever feasible, naturalised filtration should be included within the treatment train as follows:</u></b> <ul style="list-style-type: none"><li>• <b><u>On sites of 1 hectare or more, or within 100 m of the River Itchen SAC or Solent Maritime SAC, SuDS schemes should include at least three forms of naturalised filtration;</u></b></li><li>• <b><u>On sites of between 0.5 hectares and 1 hectare, SuDS schemes should include two forms of naturalised filtration; and</u></b></li><li>• <b><u>On sites of less than 0.5 hectares non-naturalised SuDS e.g. permeable paving will be considered where justified.</u></b></li></ul> <del><b>New development in areas at risk of flooding or development of more than 10 dwellings or employment facilities with a site area of 0.5 hectares or more that drain into a waterway within the Itchen or Hamble catchment or drain directly to coastal waters will only be permitted if they include Sustainable Urban Drainage Systems (SuDS). Within smaller developments mechanised systems will be considered.</b></del>	To reflect change in approach/guidance regarding SuDS
79	MM84	Policy DM6, Sustainable surface water management, criterion i.	To amend as follows: <b>i. manage surface water runoff as close to its source as possible <u>and include at least three forms of naturalised filtration within the treatment train wherever feasible;</u></b>	To reflect change in approach/guidance regarding SuDS
79	MM85	Policy DM6, Sustainable surface water management, criterion ii.	To amend as follows: <b>ii. be designed in accordance with the CIRIA <del>C697</del> <u>C753</u> SuDS Manual or equivalent national or local guidance, <u>noting that all receiving waters in the Borough should be classified as protected waters;</u></b>	To reflect change in approach/guidance regarding SuDS

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
80	MM86	Paragraph 5.30	<p>To amend as follows:</p> <p>To ensure no pollution of the waterways during construction <del>the HRA specified that a Construction Environmental Management Strategy Plan (CEMP) should be provided before construction commences</del> detailing the safeguards in place to ensure the safe storage and use of fuels and chemicals and the design, management and maintenance of a separate construction drainage system with three forms of temporary filtration. <u>For schemes subject to HRA the CEMP should be submitted with the planning application.</u></p>	To reflect change in approach/guidance regarding SuDs
81	MM87	Paragraph 5.36	<p>To amend as follows:</p> <p>Development proposals should include an indicative drainage strategy to demonstrate how sustainable drainage will be incorporated into the development. This strategy should be proportionate to the site and the proposed development. The strategy should include sustainable drainage elements with attenuation, storage and treatment capacities incorporated as set out in the <del>CRIA SuDS Manual C697</del> <u>CIRIA SuDS Manual C753</u>, or equivalent and updated local or national design guidance where available. <u>If SuDS are proposed as part of the open space provision on a site, gradients should not exceed 1:4.</u></p>	To reflect change in approach/guidance regarding SuDS
81	MM88	Paragraph 5.37	<p>To insert new text:</p> <p>From April 2015, Local Planning Authorities have had the final decision about the suitability of SuDS provision on new development, while Hampshire County Council is a statutory consultee for major developments which have surface water implications. Proposals for sustainable drainage systems should include provisions for long term future maintenance of these systems, and developers should consult the Borough Council, Hampshire County Council and the Environment Agency as appropriate about such proposals. <u>The expectation is that SuDS will be adopted by a public body.</u></p>	To reflect change in approach/guidance regarding SuDS
81 & 82	MM89	Paragraph 5.39	<p>To insert new text:</p> <p>To avoid disputes over the maintenance of watercourses, to protect them from future interference and to ensure access is available for maintenance, the layout of major sites should be designed so that no gardens back on to the watercourse and there is no development within <u>a</u> distance of at least 8 metres from the top of the bank. Wider buffer strips may be appropriate for larger watercourses <u>and where needed to protect biodiversity interests</u>. Such buffer strips should form part of the landscape framework for the site, and arrangements should be made for their long-term management and maintenance.</p>	In response to representation received from Natural England and to provide greater clarification on buffers
83	MM90	Policy DM8, Pollution, criterion iv.	<p>To insert new text:</p> <p><b><u>iv. light intrusion, both generally and with respect to the South Downs National Park's status as an International Dark Night Skies reserve</u></b></p>	To provide appropriate protection to the South Downs National Park

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
85	MM91	Paragraph 5.48	<p>To amend as follows:</p> <p>In respect of the Solent and Southampton Water SPA and Ramsar sites <u>and supporting habitat</u>, construction noise <u>should be kept below 69dBA max (measured at the sensitive receptor which is the nearest point of the SPA/Ramsar or supporting habitat) during the bird overwintering period above 50 decibels on the SPA or Ramsar site either alone or in combination with other developments, or works timed so that they do not coincide with the wintering bird season. Natural England will provide advice on a case by case basis where construction noise exceeds 69dBA max will need to provide mitigation in the form of noise reduction measure or timing of construction.</u></p>	In response to representation received from Natural England
86	MM92	Paragraph 5.49	<p>To amend as follows:</p> <p>“Lighting can have a significant impact on people’s perception of their environment and the South Downs to the north east of the borough is specifically designated as a Dark Sky reserve due to its low levels of light pollution <u>(the areas of the National Park closest to the Borough are designated as Dark Sky Zone E1(b) Transition Zone in the South Downs Local Plan dark night skies policy).</u>...”</p> <p>“...<del>Lighting can be an important component of (for example) sport and recreation proposals and car parks, and the</del> <u>The Council will seek to ensure that it lighting from development does not cause unacceptable environmental or amenity impacts, whilst also providing appropriate illumination (for example in respect of highway and community safety or sporting facilities).</u>”</p>	<p>To provide appropriate protection to the South Downs National Park</p> <p>In response to representation received from Natural England on biodiversity and conformity to national policy</p>
88	MM93	Policy DM10, Water and Waste Water, full re-write	<p>To amend as follows:</p> <p><del><b>Policy DM10, Water and Waste Water</b></del></p> <p><del><b>Where required to meet the Habitats Regulations at ‘project level stage’ and to meet the Water Framework Directive requirement for no deterioration of the status of water bodies, major development will be phased alongside the completion of enhancements to the water supply or waste water infrastructure.</b></del></p> <p><u><b>Policy DM10, Water and Waste Water</b></u></p> <p><u><b>Where new water supply or waste water infrastructure is required or proposed in support of new development the development will be phased alongside the provision of the infrastructure to ensure:</b></u></p> <ul style="list-style-type: none"> <li>- <u><b>compliance with the Habitats Regulations;</b></u></li> <li>- <u><b>that there is no deterioration of the status of water bodies which might impact adversely on Water Framework Directive requirements; and</b></u></li> <li>- <u><b>the avoidance or mitigation of any other adverse impacts.</b></u></li> </ul> <p><u><b>Wherever possible the council would wish to see developers implement measures which would improve the water environment.</b></u></p>	In response to representation received from the Environment Agency

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
88 & 89	MM94	Paragraphs 5.54 & 5.55 and insert new paragraph before 5.54	<p>To amend as follows:</p> <p><u>5.54 Planning Practice Guidance notes that adequate water and wastewater infrastructure is needed to support sustainable development and that a healthy water environment can deliver multiple benefits such as helping to enhance the natural environment generally and adapting to climate change.</u></p> <p><del>5.54</del> <u>5.55</u> <del>PUSH</del> <u>and its constituent local authorities, including Eastleigh Borough Council</u> <del>has</del> <u>commissioned produced</u> <del>an</del> <u>Integrated Water Management Strategy (IWMS)</u> <del>which was endorsed by PUSH in June 2018 as part of the collective evidence base to inform the preparation of future local plans. The IWMS identifies this will identify</del> <u>at a strategic level any measures associated with water abstraction / supply and waste water treatment works and other appropriate measures such as nutrient neutral development to ensure no adverse impact on internationally important ecology designations protected by the Habitat Regulations (e.g. the River Itchen Special Area of Conservation [SAC] and the Solent maritime SAC and Solent and Southampton Water SPA and Ramsar); and to ensure compliance with the Water Framework Directive. PUSH is working closely with Natural England and the Environment Agency on the emerging IWMS and its constituent authorities have committed to continue to work together with key stakeholders including the Environment Agency, Natural England and the water companies to deliver the IWMS action plan and to ensure that it meets the requirements for the Local Plan ('programme level') habitats regulations assessment and to continue research where needed to ensure that longer term development remains compliant. Until the IWMS is adopted, proposals will be considered against policies DM2 and DM3 and relevant site specific policies.</u></p> <p><del>5.55</del> <u>5.56</u> <del>The Council will work with Southern Water</del> <u>The Council has also committed to work with Southern Water</u> <del>to ensure that any constraints at waste water treatment works can be addressed, there is sufficient capacity to ensure water supply and to improve utilities infrastructure to meet the needs of existing communities. Developers should contact utilities providers to establish requirements in respect of all the proposed site allocations. Development should include SUDS to reduce surface water entering the sewage system (see policy DM6 Sustainable surface water management and watercourse management).</del></p>	To reflect the re-write of Policy DM10, Water and Waste Water in response to representation received from the Environment Agency
90	MM95	Paragraph 5.56	<p>To amend as follows:</p> <p><del>“...The Council will contribute as required to the implementation of the SRMP’s proposals, and will also implement any measures identified as part of its own interim project proposals which are not incorporated into the wider SRMP scheme. The Council will also continue to work with partners on the forthcoming Solent Waders and Brent Goose Strategy. Where development may impact on high tide roosts used by birds for which the Solent and Southampton Water SPA is designated, mitigation may be required taking account of the Solent Waders and Brent Goose Strategy.”</del></p>	In response to representation received from Natural England
90	MM96	New paragraph after 5.59	<p>To insert new text:</p> <p><u>In relation to Local Plan site allocations, it is not necessary to consider alternative sites in an attempt to avoid adverse impacts, rather the requirement is to avoid on-site adverse impacts wherever possible at the detailed design stage.</u></p>	In response to representation received from Natural England

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
90 & 91	MM97	Policy DM11, Nature conservation, criterion iii.	To insert new text:  <b>iii. Protect, conserve and enhance networks of natural habitats and features, including the Priority Biodiversity Areas and Priority Biodiversity Links identified in the Eastleigh Borough Biodiversity Action Plan 2012 – 2022, and watercourses and wetland complexes, woodland trees, <u>trees</u> and hedgerows important to biodiversity and local character; and</b>	To recognise the biodiversity value of trees
91	MM98	Policy DM11, Nature conservation, criterion iv.	To amend as follows:  <del>iv. On new development sites seek enhancement</del> <b><u>Seek a net gain of biodiversity on all development sites (including sites for redevelopment)</u> through the protection, <u>enhancement</u> and connection of existing and provision of new habitats and features compatible with the native biodiversity characteristics of the Borough.</b>	In response to representation received from Natural England
91	MM99	Policy DM11, Nature conservation, criterion c.	To amend as follows:  <b>c. <u>protection of the River Itchen SAC in particular the maintenance and where appropriate restoration of habitats and species to favourable conservation status (as defined by article 1 of the Habitats Directive)</u> including <del>water quality and the southern damselfly from the impacts of nitrogen deposition;</del> and</b>	In response to representation received from Natural England
91 & 92	MM100	Policy DM11, Nature conservation, following criterion d.	Following from criterion d, to amend as follows:  <b>Development which is likely to adversely affect the integrity of an international or European nature conservation site will not be permitted. <u>Any mitigation measures required to ensure no adverse impact must be implemented. Development which is likely to have a direct or indirect adverse effect on a Site of Special Scientific Interest (SSSI) will not be permitted, unless the Borough Council is satisfied that there are no alternative solutions and the reasons for the development clearly outweigh the harm to the nature conservation value of the site.</u></b>  <b>Development will not be permitted if it is likely to have a direct or indirect adverse effect on a <u>Site of Special Scientific Interest (SSSI), Site of Importance for Nature Conservation (SINC) or Local Nature Reserve</u> as shown on the policies map (or on a more recent plan provided by the Hampshire Biodiversity Information Centre), <u>or on the local ecological network,</u> unless it can be demonstrated to the satisfaction of the Borough Council that:</b>  <del>i. the benefits of the development clearly outweigh the adverse effects on the nature conservation value of the site;</del> <b>i. the adverse impacts are unavoidable;</b> <del>ii. measures are taken to mitigate or, if this is not possible, compensate for the adverse effects, such that the development will result in at least no net loss in biodiversity; and</del> <b>iii. <u>the benefits of the development clearly outweigh the adverse effects on the nature conservation value of the site; and</u></b> <del>iv. buffers free from development are provided to locally designated sites within or adjacent to developments to alleviate recreational impact and impacts on edge habitats and to maintain dark skies.</del>	In response to representation received from Natural England

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change										
			<p>Impacts on priority habitats and protected and priority species will not be permitted unless the applicant can demonstrate that:</p> <ul style="list-style-type: none"> <li>• there has been thorough habitat and species surveys;</li> <li>• there is an overall biodiversity gain; and</li> <li>• <u>impacts protected species impacts have been that cannot be avoided, or have been mitigated, or as a last resort compensated for, and their needs of priority and protected species and priority habitats have been taken into consideration within the development design, including facilitating adaptation to climate change wherever possible;</u></li> <li>• the great crested newt strategic survey and strategy have been considered in all developments within 500m of a great crested newt pond;</li> <li>• the strategic bat trapping survey has been considered in all developments within the locality of a woodland surveyed or connected habitat networks;</li> </ul> <p><u>Development will not be permitted if it results in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees), unless there are wholly exceptional reasons and a suitable compensation strategy exists.</u></p> <p>...[as before]</p>											
92	MM101	To insert new paragraph and table prior to paragraph 5.60	<p>Insert new text and the following table:</p> <p><u>The Local Plan’s habitat regulations assessment has identified circumstances in which mitigation measures will be required to ensure there is no adverse effect on international designations. Such measures must be implemented with the development. The mitigation measures required are summarised in the following table. The Local Plan and subsequent project level habitat regulations assessment should be referred to for the detailed measures.</u></p> <table border="1" data-bbox="848 1352 1991 1883"> <thead> <tr> <th data-bbox="848 1352 997 1509"><u>HRA ref</u></th> <th data-bbox="1006 1352 1199 1509"><u>Issue</u></th> <th data-bbox="1207 1352 1400 1509"><u>Designation</u></th> <th data-bbox="1409 1352 1662 1509"><u>Development</u></th> <th data-bbox="1670 1352 1991 1509"><u>Examples of mitigation required</u> (See HRA for more detail)</th> </tr> </thead> <tbody> <tr> <td data-bbox="848 1516 997 1883">8.2</td> <td data-bbox="1006 1516 1199 1883"><u>Recreational disturbance: Strategic Impacts</u></td> <td data-bbox="1207 1516 1400 1883"><u>Solent and Southampton Water SPA; New Forest SPA</u></td> <td data-bbox="1409 1516 1662 1883"><u>Residential development within 5.6km of Solent or approximately 20km of New Forest</u></td> <td data-bbox="1670 1516 1991 1883"><u>Solent Recreation Mitigation Strategy; New Forest Mitigation Strategy (to be devised) The New Forest Mitigation Strategy will include the provision of SANGs within Eastleigh</u></td> </tr> </tbody> </table>	<u>HRA ref</u>	<u>Issue</u>	<u>Designation</u>	<u>Development</u>	<u>Examples of mitigation required</u> (See HRA for more detail)	8.2	<u>Recreational disturbance: Strategic Impacts</u>	<u>Solent and Southampton Water SPA; New Forest SPA</u>	<u>Residential development within 5.6km of Solent or approximately 20km of New Forest</u>	<u>Solent Recreation Mitigation Strategy; New Forest Mitigation Strategy (to be devised) The New Forest Mitigation Strategy will include the provision of SANGs within Eastleigh</u>	In response to representation received from Natural England
<u>HRA ref</u>	<u>Issue</u>	<u>Designation</u>	<u>Development</u>	<u>Examples of mitigation required</u> (See HRA for more detail)										
8.2	<u>Recreational disturbance: Strategic Impacts</u>	<u>Solent and Southampton Water SPA; New Forest SPA</u>	<u>Residential development within 5.6km of Solent or approximately 20km of New Forest</u>	<u>Solent Recreation Mitigation Strategy; New Forest Mitigation Strategy (to be devised) The New Forest Mitigation Strategy will include the provision of SANGs within Eastleigh</u>										

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined> and deleted (strike through) text					Reason for change
			<u>8.3</u>	<u>Noise and Vibration</u>	<u>River Itchen SAC</u>	<u>Development within 100 metres of River Itchen SAC or tributary</u>	<u>Construction Environmental Management Plans (CEMP), construction techniques / timing, noise attenuation, and others</u>	
					<u>Solent and Southampton Water SPA</u>	<u>HA2 Mercury Marina and windfall developments within 300 m of SPA or supporting habitat</u>	<u>As above</u>	
			<u>8.4</u>	<u>Hydrological Impacts: SGO</u>	<u>River Itchen SAC</u>	<u>SGO and link road</u>	<u>20 metre buffers to headwaters; maintenance of drainage pathways; sustainable drainage (with 3 forms of naturalised filtration); green infrastructure; clear span bridges with abutments set back; bridge levels above the 1 in 100 year plus climate change flood level; CEMP.</u>	
			<u>8.5</u>	<u>Impacts on Otter outside European Site Boundaries</u>	<u>River Itchen SAC</u>	<u>Development affecting otter dispersal corridors</u>	<u>Underbridge high water pathways for otter (particularly Tadburn stream, Monks Brook, Bow Lake stream, and new River Itchen crossing)</u>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new ( <u>underlined</u> ) and deleted ( <del>strike through</del> ) text					Reason for change
			8.6	<u>Non Native Species and Site Specific Hydrological Effects</u>	<u>River Itchen SAC; Solent Maritime SAC</u>	<u>Development within 100 metres of either SAC or their tributaries</u>	<u>CEMP; surface water drainage (naturalised forms of filtration); and (regarding River Itchen SAC) control of non-native species.</u>	
			8.7	<u>Water Abstraction</u>	<u>River Itchen SAC</u>	<u>All residential development</u>	<u>Joint statement from the Environment Agency and Southern Water, 26<sup>th</sup> March 2018; Residential development water efficiency (maximum of 110 litres per person per day improving to 90 litres per person per day)</u>	
			8.8	<u>Water Pollution</u>	<u>River Itchen SAC; Solent Maritime SAC; Solent and Southampton Water SPA / Ramsar</u>	<u>All overnight accommodation</u>	<u>Implementation of PUSH IWMS, including phasing development and upgrades/mitigation as required, need for nutrient neutral development from now onwards, water efficient development (maximum of 110 litres per person per day), mitigation measures within Southern Damsely Strategic Conservation Strategy (2018) for the River Itchen</u>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
94	MM102	To insert new paragraph after 5.70	To insert new text:  <u>The local ecological network comprises the international, national and locally designated sites of importance for biodiversity, functionally linked land, local nature reserves, ancient woodland and veteran trees, protected and notable species and their habitats, sites identified for habitat restoration, creation of compensatory measures for the adverse effects on biodiversity, appropriate buffer zones, and wildlife corridors that connect them (for example important hedgerows and watercourses).</u> <u>Planning applications should be supported by an adequate and proportionate assessment of their effect on the network, and by mitigation or compensation proposals as required.</u>	In response to representation received from Natural England
96	MM103	Paragraph 5.75	Paragraph deleted and moved to before the new strategic heritage policy	In response to representation received from Historic England about the need for a strategic policy in the plan
96	MM104	Policy DM12, General development criteria – transport, initial paragraphs	First paragraph and bullet points i – iv deleted as now incorporated into new strategic policy on the historic environment (see modifications for the new historic environment strategic policy included above)	In response to representation received from Historic England about the need for a strategic policy in the plan
97	MM105	Policy DM12, General development criteria – transport, insert new final paragraph	To insert new paragraph at end of policy:  <b><u>The Council will monitor buildings or other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk through discussions with owners and willingness to consider positively development schemes that would ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.</u></b>	In response to representation received from Historic England and need for a specific reference to heritage at risk in the plan
102	MM106	Policy DM14, Parking, first paragraph	To amend as follows:  <b><u>New residential development will be required to provide off-highway parking which is adequate in terms of highway safety / traffic management. Provision will take account of in accordance with the adopted Eastleigh Borough Council's Residential Parking Standards SPD which sets out minimum requirements for residential and commercial parking provision. Over provision relative to car ownership levels or which would create an ineffective use of space will be avoided.</u></b>	Greater clarification on the implementation of the policy with regards to determining planning applications  Correction also made through deleting reference to commercial parking standards as not currently set out
111	MM107	Policy DM21, New retail development, criterion b.	To amend as follows:  <b><u>b. not by itself or cumulatively with other proposals have a significant adverse impact on any existing or proposed centre. A retail impact assessment may will be required for proposals equal to or greater than 350sq.m<sub>2</sub> of net additional retail floor space</u></b>	To strengthen the policy on retail impact in response to representation received from Williams Gallagher on behalf of CCP III Shopping Eastleigh S.À.R.L. (CCP III) and Ellandi LLP (Ellandi) (owners of the Swan Centre)

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
112	MM108	Policy DM22, Changes of use in retail frontages in district centres	To amend policy title as follows: <b><u>Changes of use in retail frontages in Eastleigh town centre, district centres, local centres and neighbourhood parades</u></b>  (change to also apply to the policy title in the “List of proposed policies” included as part of the Appendices)	To strengthen the intentions of the policy so it also applies to local centres and neighbourhood parades due to their inclusion on the Policies Map
112	MM109	Policy DM22, Changes of use in retail frontages in district centres, first paragraph	To insert new text: <b><u>“Within the ground floor of the core shopping zone, primary and secondary frontages of Eastleigh town centre and the district centres and frontages of the local centres and neighbourhood parades, as defined on the policies map,…”</u></b>	To strengthen the intentions of the policy so it also applies to local centres and neighbourhood parades due to their inclusion on the Policies Map
112	MM110	Policy DM22, Changes of use in retail frontages in district centres, insert new criterion	Insert new criterion iii: <b><u>For Eastleigh town centre, the criteria in policy E3 are met; and</u></b>	To ensure policy E3, Eastleigh town centre is sufficiently covered for the purposes of applying policy DM22, Changes of use in retail frontages in district centres
112	MM111	Policy DM22, Changes of use in retail frontages in district centres, delete sentence following criterion c.	To delete the following sentence which follows criterion c: <b><del>“Note: Policies for shopping frontages in Eastleigh town centre are in Chapter 6, section 6.4.”</del></b>	Proposed deletion due to the sentence no longer being considered necessary in relation to the newly proposed criterion in the policy which states that for Eastleigh town centre, the criteria in policy E3, Eastleigh town centre are met
112	MM112	Paragraph 5.113	To insert new text:  “...The Borough Council has a long-standing commitment to maintaining a strong core of retail uses in <u>Eastleigh town centre</u> , the district centres, local centres and neighbourhood parades.”	Additional text reference to Eastleigh town centre proposed in relation to wider changes that are proposed for policy DM22, Changes of use in retail frontages in district centres
112	MM113	Paragraph 5.114	To insert new text:  “The primary and secondary frontages of <u>Eastleigh town centre and the district centres</u> ...”	Additional text reference to Eastleigh town centre proposed in relation to wider changes that are proposed for policy DM22, Changes of use in retail frontages in district centres

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
114	MM114	Paragraph 5.117	<p>Add to end of paragraph:</p> <p><u>“...a mix of housing should include considering the needs of people wishing to build their own homes. The Self-build and Custom Housebuilding Act 2015 and the Housing and Planning Act 2016 place a duty on the Borough Council to keep a register of individuals and associations of individuals, who are seeking to acquire serviced plots of land for self-build and custom housebuilding in the area as well as to have regard to the register when carrying out its planning functions. This policy represents a proportional and flexible response to the level of demand identified in the Register. The Borough Council recognises the need to make more land available at a range of sites to encourage growth in the self-build sector and is committed to actively raising awareness of this route to home ownership.”</u></p>	To add additional supporting text relating to the Council's commitment to promoting self-build/custom build housing
115	MM115	Paragraphs 5.119 & 5.120	<p>To amend as follows:</p> <p>5.119 Many of the dwellings required in Eastleigh Borough already benefit from planning permission or a Council resolution to permit (at a <del>2016</del> <u>2018</u> base date) <del>but dwellings have not been completed on these sites. Many of these lie within defined settlement boundaries where the NPPF establishes a presumption in favour of sustainable development. Many are also under construction. However, a number of these permissions involve greenfield sites which have either not-started or are far from substantially complete. Policies DM-24 and 25 below identifies these sites and aims to guide developers if these sites are not built out according to the permission granted and an alternative development is proposed. Where appropriate Policy policy DM24 also sets out key infrastructure to be provided as part of these sites. , for example Land west and south of Horton Heath including the provision of a local centre, community buildings and schools. Policy DM25 identifies a number of redevelopment sites within the urban area.</del></p> <p>5.120 Please note that Policy DM24 will be updated to reflect sites granted planning permission before the submission of the Local Plan.</p>	To reflect the update of the housing trajectory to a 1.4.2018 base date and development progress on sites identified in the policy as well as a revised approach to the policy in response to representations received
115, 116 & 117	MM116	Policy DM24, Housing sites and Mixed use sites including housing with Planning Permission	<p>To amend as follows:</p> <p><b>Policy DM24, <u>Existing Greenfield</u> Housing Sites, <del>and Mixed use sites including housing with Planning Permission</del></b></p> <p><b>The following <u>greenfield</u> sites, identified on the policies map, are allocated for residential development as they all benefit from either a valid planning permission or a current Council resolution to permit residential development (subject to the completion of legal agreements) on which development had <u>either not commenced or was not substantially complete at the as of 1<sup>st</sup> April 2018 base date of the Local Plan. It is anticipated that these sites will should be implemented in accordance with the requirements of their respective planning permission / resolution. Any permissions / resolutions which lapse will be re-considered against the relevant policies of this Local Plan:</u></b></p> <p><b>Allbrook</b></p> <p><b>1. <del>Penarth House, Otterbourne Hill (64 dwellings) – including a dementia care centre and supported apartments</del></b></p>	Update and clarify housing sites included in policy DM24, Housing Sites and Mixed use sites including housing with Planning Permission, including a mix of uses on site

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined> and deleted (strike through) text	Reason for change
			<p><b>Bishopstoke</b></p> <p><del>2. 1. Land at the Mount Hospital (260 dwellings) - including allotments</del></p> <p><del>3. Land at Bishopstoke Cemetery, Stoke Common Road (55 dwellings) – including cemetery extension</del></p> <p><del>4. Land between 77 Church Road and Recreation Ground (30 dwellings) – including public open space</del></p> <p><del>5. Land at Fair Oak Road (16 dwellings)</del></p> <p><b>Botley</b></p> <p><del>6. Land north and east of Boorley Green (1,400 dwellings) – including new local centre with shops and employment uses, primary school, community building, sports and public open space facilities</del></p> <p><del>7. Land east of Sovereign Drive and Precosa Road (103 dwellings) – including public open space</del></p> <p><del>8. 2. Crows Nest Lane, Boorley Green (50 dwellings) – including public open space</del></p> <p><del>9. 3. Maddoxford Lane, Boorley Green (50 dwellings) – including public open space</del></p> <p><del>10. 4. Land South of Long Garden Cottage (14 dwellings)</del></p> <p><del>11. Land north of Hedge End Station, Winchester Road (680 dwellings) – including new local centre, primary school, public open space and sports pitches</del></p> <p><b>Bursledon</b></p> <p><del>12. Land north of Bridge Road and west of Blundell Lane (100 dwellings) – including public open space</del></p> <p><del>13. Land east of Dodwell Lane and north of Pylands Lane (250 dwellings) – including public open space</del></p> <p><del>14. Land to the rear of Orchard Lodge, Windmill Lane (29 dwellings) – including public open space</del></p> <p><del>15. Land at Providence Hill (62 dwellings) – including public open space</del></p> <p><del>16. Long View, Bursledon Road (12 dwellings)</del></p> <p><b>Chandler’s Ford</b></p> <p><del>17. 59-61 Brownhill Road (11 dwellings)</del></p> <p><del>18. Draper Tools Ltd, Hursley Road (130 dwellings) – including public open space and a care</del></p>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined> and deleted (strike through) text	Reason for change
			<p><del>home</del></p> <p><del>Eastleigh</del></p> <p><del>19. Land south of Chestnut Avenue, Eastleigh (1,100 dwellings) – including local centre, primary school, nursery, community buildings, public open space, extension to Lakeside Country Park, new cycleway/footway, care home, new strategic links, retail and employment uses</del></p> <p><del>20. Eastleigh College Education Annexe (10 dwellings)</del></p> <p><del>21. Mitchell House, Southampton Road (67 dwellings)</del></p> <p><del>22. 10-12 Romsey Road (49 dwellings) – including charity offices with community uses</del></p> <p><del>23. Mallard Centre / Beatrice Royal Art Gallery (12 dwellings)</del></p> <p><del>Fair Oak and Horton Heath</del></p> <p><del>24. St Swithuns Church, Allington Lane (72 dwellings) – including public open space</del></p> <p><del>25. Land at Pembers Hill Farm (250 dwellings) – including public open space</del></p> <p><del>26. 5. Land to the west of Hammerley Farm (67 dwellings)</del></p> <p><del>27. Land at Hardings Lane / Crowdhill (330 dwellings) – including community building and public open space</del></p> <p><del>28. Land at Fir Tree Farm (450 dwellings) – including public open space</del></p> <p><del>Hedge End</del></p> <p><del>29. Land south of Foord Road and west of Dodwell Lane (125 dwellings) – including new link road and public open space</del></p> <p><del>30. 14 Hobb Lane (8 dwellings)</del></p> <p><del>31. 6. Home Farm, St John’s Road (14 dwellings) - including a light industrial unit</del></p> <p><del>Hound</del></p> <p><del>32. Land at Abbey Fruit Farm (93 dwellings) – including a footway over railway bridge and public open space</del></p> <p><del>33. Land to the north of Grange Road (89 dwellings) – including public open space</del></p> <p><del>34. Land at Jurd Way, west of Hamble Lane (150 dwellings) – including public open space</del></p> <p><del>35. 7. Land at Berry Farm, Hamble Lane (165 dwellings) – including public open space</del></p>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p><del>36. Land south of Bursledon Road (182 dwellings) – including public open space</del></p> <p><del>37. Land to the north of Cranbury Gardens (45 dwellings) – including public open space</del></p> <p><del>West End</del></p> <p><del>38. Land north of Botley Road (100 dwellings) – including public open space</del></p> <p><del>39. Land west and south of Horton Heath (950 dwellings) – including public open space, primary school, secondary school, village centre and a local centre including a community building and employment uses</del></p> <p><del>40. Land at Hatch Farm, North of Barbe Baker Avenue (98 dwellings) – including public open space</del></p>	
117	MM117	Policy DM25, Redevelopment of urban sites in unneighbourly use	<p>To amend policy title as follows:</p> <p><b>Policy DM25, Redevelopment of urban sites in unneighbourly use</b></p> <p>(change to also apply to the policy title in the “List of proposed policies” included as part of the Appendices)</p>	Amend policy title to better reflect the nature of the sites in question
118	MM118	Policy DM26, Creating a mix of housing, criterion b.	<p>To amend as follows:</p> <p><b>b. Where appropriate, demonstrate how the scheme contributes to the provision of properties suitable for entry-level homes suitable for example, first time buyers (or equivalent, for those looking to rent), or for example downsizers, unless the need for such homes is already being met locally and those in need of lower cost housing.</b></p>	Further clarification on delivery of market rental housing
118	MM119	Paragraph 5.121	<p>To insert new text:</p> <p>The Council has an aim of delivering a more diverse mix of housing and encouraging a mix of housing types, tenure and sizes through planning policies and partnership working. This will help meet the needs of people living in the borough now and in the future. <u>The provision of affordable housing as part of development proposals is addressed in policy DM30 and should be considered alongside policies DM26 and DM27.</u></p>	For clarification on the relationship between the application of policy DM30, Delivering affordable housing, alongside policy DM26, Creating a mix of housing and policy DM27, Delivering Older peoples housing

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
120	MM120	Policy DM28, Residential extensions and replacement dwellings in the countryside	<p>To amend as follows:</p> <p><b>Permission will not be given for:</b></p> <p><del>a. the extension of rural workers dwellings or replacement rural workers dwellings that exceed the original size; or the replacement of mobile homes with permanent dwellings.</del></p> <p><b>Residential institutions will be treated for the purposes of this policy in the same way as dwellings.</b></p> <p><b><u>Proposals to extend or to replace rural workers dwellings will be considered under Policy DM29.</u></b></p>	In response to representations received with regards to consistency issues between policy DM28, Residential extensions and replacement dwellings in the countryside and policy DM29, Rural workers' dwellings, and to clarify how extensions to and replacement rural workers dwellings will be dealt with
120	MM121	Paragraph 5.129	<p>To amend as follows:</p> <p>Rural workers dwellings are modest dwellings meeting the essential need identified in the National Planning Policy Framework (NPPF) for rural workers to live at or near their place of work in the countryside. They are permitted only in very particular and exceptional circumstances as set out in policy DM29 below. <del>It is necessary to limit extensions to, and the size of any replacement of these to ensure that their value remains below that of market housing. This will help ensure that they continue to be available for rural workers</del></p>	In response to representations received with regards to consistency issues between policy DM28, Residential extensions and replacement dwellings in the countryside and policy DM29, Rural workers' dwellings, and to clarify how extensions to and replacement rural workers dwellings will be dealt with
120 & 121	MM122	Policy DM29, Rural workers' dwellings, criterion vii. and insert new text paragraph at end of policy	<p>To amend as follows:</p> <p><b>vii. the internal floor area of the dwelling does not exceed 120sq.m. m<sup>2</sup> unless special justification is provided in terms of the operation of the agricultural enterprise.</b></p> <p><del>Extensions to or replacement of a rural worker's dwelling will not be permitted.</del></p> <p>Insert new text paragraph to follow criterion c:</p> <p><b><u>Permission will not normally be given for extensions to or replacement of rural workers dwellings which result in the internal floor area exceeding 120sq.m., unless special justification is provided.</u></b></p>	In response to representations received with regards to consistency issues between policy DM28, Residential extensions and replacement dwellings in the countryside and policy DM29, Rural workers' dwellings, and to clarify how extensions to and replacement rural workers dwellings will be dealt with
121	MM123	Policy DM30, Delivering affordable housing, criterion iii.	<p>To insert new text:</p> <p><b>iii. it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme, <u>and a reasonable lower proportion is justified by evidence.</u></b></p>	Greater clarification with regards to the percentage of affordable housing required in response to representations received

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
122	MM124	Paragraph 5.131	To insert new text:  There is a considerable need for affordable housing in the Borough, as demonstrated in the Affordable Housing Market Assessment (ORS 2017). This policy seeks to ensure that new residential development includes provision for affordable housing and this provision meets the identified needs in the Borough. <u>Recent changes to the National Planning Policy Framework (NPPF) have widened the affordable housing definitions to include lower cost rent and market sale housing. In implementing Policy DM30 applicants should consider the definitions in the NPPF February 2019 alongside the priority needs in the borough as set out in criteria c.</u>	Greater clarity on the affordable housing definition in response to representations received
122	MM125	Policy DM31, Dwellings with higher access standards, text after criterion ii.	To insert new text:  <del>iii. At at least 2 dwellings...</del> <b>“and for For major <u>new-build</u> development of 40 residential units and above, ii. should include</b>	In response to representation received from Hampshire County Council (Estates and Development Services) for greater clarification on the implementation of the policy  To further delete reference to criterion iii. and to merge this with the preceding paragraph for improved clarity on reading the policy
122	MM126	Policy DM31, Dwellings with higher access standards, criterion iii.	To insert new text:  <b>“...100% of all specialist housing for older people <u>and adults with disabilities</u> meet the Part M4(3) standard”</b>	In response to representation received from Hampshire County Council (Estates and Development Services) on extending the policy on specialist housing
123	MM127	Paragraph 5.134	Insert last sentence:  <u>“...This requirement applies to all tenures. In accordance with the Planning Practice Guidance, for affordable and social housing where the local authority is responsible for allocating or nominating a person to live in the dwelling, homes are required to meet the wheelchair accessible dwelling standard M4(3)(2)(b). Homes meeting this standard are suitable for wheelchair users on completion. Other new homes are required to meet the wheelchair adaptable standard M4(3)(2)(a). These homes can be easily adapted so they are suitable for a wheelchair user to live in in the future.”</u>	To clarify the policy for wheelchair user dwellings in response to representations received about requiring market homes to deliver higher standards of accessibility
127	MM128	Paragraph 5.143	Insert new text at the end of paragraph 5.143:  <u>“...The Council therefore considers the provision and protection of recreation and open space facilities to be an essential part of its vision and strategy for the communities of the Borough. This will also accord with the vision, strategic aims and objectives of the Hampshire County Council Physical Activity Strategy 2018-21...”</u>	In response to representation received from Hampshire County Council (Public Health) on strategic policy S10, Green infrastructure  However, it is also felt the reference to the Hampshire County Council Physical Activity Strategy 2018-21 can be appropriately addressed here

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
127	MM129	Paragraph 5.144	To insert new text: “...country parks to more formal sports pitches, courts, greens, athletics tracks etc. <u>It can also include rivers, canals, lakes and reservoirs.</u> With the exception of indoor facilities, many of these also fall within the broad definition of green infrastructure...”	To update the definition of recreational facilities and open space in response to representation received from an individual
127	MM130	Policy DM34, Protection of recreation and open space facilities, final paragraph	To insert new text: “... <b>Development ancillary to the recreational use may be permitted on recreation sites provided that it does not <u>adversely</u> affect land forming part of, a playing pitch/court/green.</b> ”	In response to representation received from Sport England
128	MM131	Policy DM35, Provision of recreation and open space facilities with new development, first paragraph	To amend as follows: “... <b>All new residential development <del>should</del> <u>shall</u> contribute to the achievement of...</b> ”	Strengthen policy wording in response to a representation received from an individual
129	MM132	Figure 8: Open space standards 2017	To insert new text: Play Areas for Children 0.052ha per 1000 population ( <u>for sites with a proposed net gain of 50 plus dwellings</u> ) Play Areas for Young People 0.022ha per 1000 population ( <u>for sites with a proposed net gain of 50 plus dwellings</u> )	For clarity on applying the policy
130	MM133	Paragraph 5.149	To insert new text: “...Details of the facilities required are set out in the Council’s Infrastructure Delivery Plan. <u>Further details on the open space requirements expected from new development will also be set out in a future update to the Planning Obligations SPD...</u> ”	In response to representation received from McCarthy and Stone

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
<b>Chapter 6: Local areas – parish by parish policies and proposals</b>				
144	MM134	Paragraph 6.1.20	To amend as follows: “...There will be significant new development as part of the strategic development option to the north of Bishopstoke and Fair Oak (policies S5 and S6) <u>and the strategic allocation to the west of Horton Heath (policy HH1).</u> <del>This</del> These developments will deliver new communities with their own identity to retain the distinct identities of existing settlements.”	Additional text added in relation to the addition of policy HH1, Land west of Horton Heath as a strategic allocation
146	MM135	Policy FO1, West of Durley Road, Fair Oak	To amend policy title as follows: <b>Policy FO1, West of Durley Road, <u>Horton Heath</u></b>  (change to also apply to the policy title in the “List of proposed policies” included as part of the Appendices)	Modification proposed to the policy title to better reflect where the site is located
147	MM136	Policy FO1, West of Durley Road, Fair Oak, criterion vii.	To amend as follows: <b>vii. <u>To preserve water quality and flows into Ford Lake details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission stage.</u></b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
147	MM137	Policy FO1, West of Durley Road, Fair Oak, criterion xii.	To delete as follows: <b><del>xii. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water.</del></b>	In response to representation received from Southern Water
148	MM138	Policy FO2, Land north of Mortimers Lane, criterion ii.	To amend as follows: <b><del>ii. a connection shall be provided to the sewerage system at the nearest point of adequate capacity as advised by Southern Water; and</del></b>  <b><u>ii. Occupation of the development is phased to align with the delivery of water and/or wastewater network reinforcement, in liaison with the service provider;</u></b>	In response to representation received from Southern Water
149	MM139	Policy FO3, East of Allington Lane, criterion vii.	To insert new text: <b>vii. <u>Provision and implementation of a great crested newt (GCN) strategy to provide a connected ecological network on site including:...</u></b>	In response to representation received from Natural England

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
149	MM140	Policy FO3, East of Allington Lane, criterion viii.	To amend as follows:  <b>viii. To preserve water quality and flows into The Lower Itchen details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage.</b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
150	MM141	Policy FO3, East of Allington Lane, criterion xii.	To amend as follows:  <del>xii. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water.</del>  <b>xii. Layout is planned to ensure future access to existing utilities infrastructure for maintenance and upsizing purposes.</b>	In response to representation received from Southern Water
151	MM142	Policy FO4, Lechlade, Burnetts Lane, Fair Oak	To amend policy title as follows:  <b>Policy FO4, Lechlade, Burnetts Lane, Fair Oak Horton Heath</b>  (change to also apply to the policy title in the “List of proposed policies” included as part of the Appendices)	Modification proposed to the policy title to better reflect where the site is located
151	MM143	Policy FO4, Lechlade, Burnetts Lane, Fair Oak, criterion vi.	To amend as follows:  <b>vi. To preserve water quality and flows into The Lower Itchen details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission stage;</b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
152 & 153	MM144	Inset map for Policy FO6, Foxholes Farm, Fair Oak, and supporting text paragraph 6.1.38	Delete inset map for policy FO6 and supporting text paragraph 6.1.38 as shown below:  <del>6.1.38—An area of approximately 1ha to the west of Horton Heath, south of Fir Tree Lane is allocated for housing development of approximately 45 dwellings. The land comprises Foxholes Farmhouse and associated buildings and curtilage and a paddock fronting Fir Tree Lane. To the east of the site is an area of informal open space owned by the borough council which should be retained and enhanced. Land to the north, west and south is in receipt of a council resolution to grant outline permission for up to 950 dwellings and associated development and infrastructure (Land west and south of Horton Heath). The site is adjacent to the planned local centre for the adjacent development and so is allocated for residential development of approximately 45 dwellings. For this reason, this development should not come forward in isolation but should be planned and brought forward in association with the adjacent development.</del>	Modification proposed due to this site being incorporated into proposed policy HH1, Land west of Horton Heath
153	MM145	Policy FO6, Foxholes Farm, Fair Oak	Delete policy (deletion to policy FO6 reference to also apply to the policy title in the “Site and policy reference” table included after paragraph 5.176 and the “List of proposed policies” included as part of the Appendices):	Modification proposed due to this site being incorporated into proposed policy HH1, Land west of Horton Heath

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p><del>An area of approximately 1ha to the west of Horton Heath, as defined on the policies map, is allocated for development to include approximately 45 dwellings. Planning permission will be granted provided that the detailed proposals comply with the development plan, and comply with an approved masterplan for the adjacent Land west and south of Horton Heath site which addresses the following specific requirements:-</del></p> <ul style="list-style-type: none"> <li><del>i. A range of housing types, sizes and tenure;</del></li> <li><del>ii. The provision of vehicular access from Fir Tree Lane;</del></li> <li><del>iii. The provision of contributions to, or delivery of, off-site highway improvements considered necessary to serve the development;</del></li> <li><del>iv. The provision of pedestrian and cycle links both within the site and to connect the site with the surrounding area and development permitted on adjacent sites, including the provision of access to the adjacent public open space adjacent to the east of the site;</del></li> <li><del>v. To preserve water quality and flows details of Sustainable Urban Drainage with three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline stage;</del></li> <li><del>vi. Ensure avoidance or mitigation of direct and indirect adverse impacts on habitats or species protected by legislation or identified as of principal importance within the NERC Act 2006 S41 lists and that there is a net gain in biodiversity;</del></li> <li><del>vii. The provision of a good quality landscape setting for the development (including buffer planting on the Fir Tree Lane frontage) and maintaining and reinforcing existing boundary hedgerows, compatible with planned adjoining uses;</del></li> <li><del>viii. Ensuring an acceptable noise environment for new homes through appropriate siting of development and the provision of suitable noise mitigation measures, in light of the agricultural uses to the south east; and</del></li> <li><del>ix. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water.</del></li> </ul>	
154	MM146	Policy FO7, Land at Costalot Stables, Blind Lane, Horton Heath, sub headings and paragraph 6.1.39	<p>Delete sub headings and paragraph 6.1.39 as shown below:</p> <p><del>Travelling Communities</del></p> <p><del>Land at Costalot Stables, Blind Lane, Horton Heath</del></p> <p><del>6.1.39 Costalot Stables is located on the north-western side of Blind Lane, to the south of Horton Heath. The site already has the benefit of a planning permission for a travelling communities pitch, granted on appeal in 2011 but the condition related to the relocation of an existing caravan within the site, closer to the northern boundary has not been complied with. If the condition is complied with on</del></p>	Site now has planning permission

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p><del>the existing permission prior to its expiry, no further action is required. The site is of irregular shape, with mature planting defining its south-eastern and western boundaries. The topography of the area around the site is relatively flat.</del></p>	
154	MM147	Policy FO7, Land at Costalot Stables, Blind Lane, Horton Heath	<p>Delete policy (deletion to policy FO7 reference to also apply to the “List of proposed policies” included as part of the Appendices):</p> <p><b><u>Land at Costalot Stables is allocated for 1 pitch subject to the provisions of policy DM33 and the following site specific requirements:</u></b></p> <p><b><u>1. That the existing caravan within the site is moved to a new location along the northern site boundary in accordance with the plans approved on appeal</u></b></p>	Site now has planning permission
156	MM148	Policy FO9, Junction improvements, Fair Oak	<p>To amend policy title as follows:</p> <p><b><u>Policy FO9, Junction Improvements, Fair Oak and Horton Heath</u></b></p> <p>(change to also apply to the policy title in the “List of proposed policies” included as part of the Appendices)</p>	Modification proposed to the policy title to better reflect where the site is located
156	MM149	New policy HH1, Land west of Horton Heath, and supporting text paragraphs (numbered 1 – 16 until final paragraph numbers are known at the post examination stage)	<p>To insert after policy FO9:</p> <ol style="list-style-type: none"> <li><u>1. A 100 hectare site to the west of Horton Heath was allocated in Policy WE1 of the non-adopted 2011-2029 Eastleigh Borough Local Plan as a strategic location for development to include up to 950 dwellings, 6ha of new employment provision, open space and associated facilities including a new village centre, community building, 8FE primary school, 3FE primary school and provision of a new road linking Bubb Lane to Allington Lane.</u></li> <li><u>2. The development would provide the community facilities, including a new primary school, that were acknowledged to be lacking in the area, particularly in Horton Heath village. The purpose of the new road link was to enable the intensification of the existing employment uses at Chalcroft Business Park and the development of more employment uses in this location.</u></li> <li><u>3. Outline planning permission for the development was granted in December 2017. However, a new proposed secondary school is currently being brought forward by Hampshire County Council as part of the delivery of its site West of Woodhouse Lane allocated at policy HE1 of the local plan and is no longer required West of Horton Heath.</u></li> <li><u>4. Outline planning permission was also granted in November 2017 for 450 dwellings on a 28 hectare site adjacent to the west of the WE1 site at Fir Tree Farm. The combination of the two developments now forms a single site of c125ha and provides the opportunity for the creation of a new road link between Bubb Lane and Allington Lane.</u></li> <li><u>5. The site now also includes the Foxholes Farm site which was previously allocated for the development of 45 dwellings in the draft version of the 2016-2036 Eastleigh Borough Local Plan.</u></li> </ol>	<p>Site is now in the Borough Council’s ownership and is being brought forward as a single strategic site</p> <p>The site comprised two individual sites previously listed in the submitted version of Policy DM24, Housing Sites and Mixed use sites including housing with Planning Permission (sites 28 &amp; 39)</p> <p>The proposed new policy is an updated version of Policy WE1 of the previously submitted 2011-2029 Local Plan</p>

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new ( <u>underlined</u> ) and deleted ( <del>strike through</del> ) text	Reason for change
			<p>6. <u>The Borough Council has purchased all three of these sites and is working with a ‘master-developer’ partner to bring forward a comprehensive development of the whole area identified on the policies map. The areas shown in white are excluded from the allocation and are to remain in private ownership and use. The central area shown as countryside is currently in use as a solar farm which has a temporary planning permission until 31<sup>st</sup> December 2037.</u></p> <p>7. <u>Previously, approximately half of the site lay within each of the administrative areas of Fair Oak &amp; Horton Heath Parish in the north and West End Parish in the south. A boundary review has now put the whole site within Fair Oak &amp; Horton Heath parish.</u></p> <p>8. <u>Given the unique history to the evolution of this site and the Council’s involvement in its delivery it is considered necessary to include a policy in the local plan to guide the future comprehensive development of this area which is likely to result in amendments to the individual currently consented schemes and a combined single development site west of Horton Heath.</u></p> <p>9. <u>Policy HH1 aims to provide that guidance. It is based on the previous Local Plan policy updated to reflect the permitted schemes and emerging master-planning of the whole area. The policy establishes the key principles and requirements for the development although the precise detail is likely to change as master-planning continues to evolve over the coming months. The dwelling figure of approximately 1,500 dwellings is consistent with the Local Plan’s borough wide transport and environmental evidence. Any increase in dwellings will need to be justified on its merits.</u></p> <p><b><u>Policy HH1, Land west of Horton Heath</u></b></p> <p><b><u>An area of approximately 125 hectares of land to the west of Horton Heath, east of Allington Lane and north of the railway line as defined on the Policies Map is allocated as a strategic location for development to include approximately 1,500 dwellings, 6ha of employment land, open space, retail and community facilities including a primary school and a new link road to Bubb Lane. Development will be subject to the approval by the Borough Council of a set design principles and a high-level design code including a masterplan which addresses the following requirements:</u></b></p> <ul style="list-style-type: none"> <li><b><u>i. the provision of a new road link between Bubb Lane and the Chalcroft Business Park entrance on Burnetts Lane, as indicated on the policies map, built to a standard capable of taking the HGV traffic generated by the Chalcroft Business Park and the proposed new employment site, and incorporating roundabout junctions on Burnett’s Lane and Bubb Lane. The link road will continue north from Burnetts Lane through the development to Allington Lane;</u></b></li> <li><b><u>ii. the provision of approximately 1,500 dwellings of a variety of sizes and tenures including provision to meet affordable and specific housing needs of groups within the local community in the form of a defined new neighbourhood or neighbourhoods to the west of Horton Heath;</u></b></li> <li><b><u>iii. the provision of approximately 6ha of employment land, to accommodate employment in use classes B1(b), B1(c), B2 and/or B8, having regard also to the possibility of a</u></b></li> </ul>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p><u>shared access with the Chalcroft Business Park;</u></p> <p>iv. <u>the provision of a new three-form-entry primary school and associated facilities;</u></p> <p>v. <u>the provision of community facilities to serve the new development and the existing settlement of Horton Heath, to include a new local centre, a new community building/hall, early years provision and local health facilities;</u></p> <p>vi. <u>a layout of residential development designed to maximise opportunities to create links to, and to integrate with the existing settlement;</u></p> <p>vii. <u>a layout of development within and around the Chalcroft Farm complex and Firtree Farmhouse that retains and enhances the heritage and architectural value of buildings and landscape features and does not prejudice the delivery of a transport link through to Allington Lane;</u></p> <p>viii. <u>the provision of vehicular access to the residential parts of the site from Burnetts Lane, Allington Lane, Fir Tree Lane and Anson Road;</u></p> <p>ix. <u>the provision of footpath, cycle and bridle routes through the site and that link the new developments with the wider existing and proposed footpath and cycleway networks, including those within Horton Heath, and a contribution towards the implementation of the proposed strategic footpath / cycleway route alongside the railway linking Hedge End to Eastleigh (see strategic policy S13v);</u></p> <p>x. <u>the provision of public open space, sports pitch provision and green infrastructure on site to provide a setting for the development and to meet the needs of the new and existing communities and related facilities with long term maintenance arrangements. Open space north of Fir Tree Lane shall be managed primarily for nature conservation interest and shall not be used for playing fields;</u></p> <p>xi. <u>ensuring no adverse impacts on adjacent Sites of Importance for Nature Conservation, with the provision of appropriate buffers in the region of 50m for ancient woodland and 20m for other SINC designations;</u></p> <p>xii. <u>the provision of a comprehensive landscape framework for the site that includes measures to ensure that there is no damage to, and enhancement of the Sites of Importance for Nature Conservation, and that retains as many as possible of the existing mature trees and hedgerows within the site, enhances biodiversity interest including that of the watercourses running through the site and provides a linked network of open spaces and green routes;</u></p> <p>xiii. <u>provision of appropriate and innovative sewerage, water supply systems and sustainable urban drainage systems; and</u></p> <p>xiv. <u>the achievement of BREEAM Communities excellent standard in accordance with</u></p>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p><b><u>policy DM2bi.</u></b></p> <p>10. In combination with other developments proposed, development on this site is likely to have <u>significant impacts on a number of local roads (local plan Transport Assessment) and the developers will be required to contribute towards measures to address these. The development is contingent on the provision of a new road link between Allington Lane and Bubb Lane.</u></p> <p>11. There are few existing links between the development site and the village, and it will be important to <u>take steps to integrate the new and existing developed areas, in particular though footpath and cycleway routes, and the careful location of new community facilities so that these are also accessible to the existing community. The new primary school should be designed and located to meet the needs of the existing as well as the new community.</u></p> <p>12. Footpath and cycle routes should be designed to link with existing routes and to assist with the <u>implementation of proposed routes as set out in this Local Plan. It will be important to ensure that these provide strong links across the area of open space between the Chalcroft Farm complex and the remainder of Horton Heath, and that they also link to public transport facilities, in particular Hedge End station.</u></p> <p>13. The proposals include more public open space than the minimum required under policy DM35, <u>because of measures to enhance biodiversity particularly along the watercourses and adjoining the Quobleigh Ponds and Wyvern Copse SINC's. The policy proposes appropriate buffers to protect ancient woodland and the SINC's and specifies that these should be in the region of 50m for ancient woodland and 20m the SINC's. These are based on the council's initial assessment and early advice from Natural England. The precise form and extent of buffers will be determined through more detailed site assessments and discussions with Natural England and others through the planning application process.</u></p> <p>14. The plan-level Habitats Regulations Assessment has determined that this site is capable of being <u>delivered without adverse effect on any European site. To ensure this, a site level Habitats Regulations Assessment will be required to demonstrate how this site will be delivered without adverse effect on any European site, with particular reference to the River Itchen SAC through impact on water quality, otters, disturbance and the introduction of invasive non-native species. Through impacts on the hydrological regime there may also be potential for an impact on the Solent and Southampton Water SPA. It is likely to be possible to mitigate these effects by means of sustainable drainage systems integrated with the landscape framework and the measures to enhance biodiversity. Advice on the provision of water supply and foul drainage should be sought from Southern Water.</u></p> <p>15. Any planning application should also include an assessment of the potential for previously <u>unidentified archaeological sites and the impact of the proposed development upon these in accordance with policy DM12.</u></p> <p>16. In the longer term, in any review of the local plan, consideration may need to be given to the long-term <u>use of the solar farm site.</u></p>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
160	MM150	Policy BU1, Land north of Providence Hill, criterion iv.	<b>To amend as follows:</b>  <b>iv. To preserve water quality and flows into the unnamed watercourse to the north of the site details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at <u>Greenfield rates will be required at the outline or full planning permission</u>; stage.</b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
160	MM151	Policy BU1, Land north of Providence Hill, criterion vi.	To insert new text:  <b>vi. the development provides a high quality landscaped setting which preserves or enhances the <u>special interest</u>, character and appearance of the adjoining Bursledon Windmill Conservation Area and safeguards the setting of the listed windmill; and</b>	In response to representation received from Historic England
161	MM152	Policy BU2, Heath House Farm, criterion vii.	To amend as follows:  <b>vii. A trapping and tracking survey within <u>Piland's Pylands Copse SINC</u> to assess Bechstein bat presence/absence and how they are using the area. A mitigation plan will be prepared if Bechstein's are present, including extensive dark corridors adjacent to the woodland and along any flight lines being accessed by the bats, and a lighting strategy to ensure the food species of the bats are not attracted by the development lighting and <u>adequate habitat that will support the Bechstein's food source (e.g. grassland habitats)</u>. Further mitigation may be required;</b>	In response to representation received from Natural England
161	MM153	Policy BU2, Heath House Farm, criterion ix.	To amend as follows:  <b>ix. To preserve water quality and flows into the Hoe Moor stream details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at <u>Greenfield rates will be required at the outline or full planning permission</u>; stage</b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
162	MM154	Policy BU2, Heath House Farm, criterion xiv.	To delete as follows:  <b><del>xiv. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water</del></b>	In response to representation received from Southern Water
163	MM155	Policy BU3, Land lying south east of Windmill Lane, criterion iii. c.	To amend as follows:  <b>c. details of Sustainable Urban Drainage shall be provided in accordance with <u>policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at <u>Greenfield rates will be required at the outline or full planning permission</u></u>; stage</b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
163	MM156	Policy BU3, Land lying south east of Windmill Lane, criterion iv.	To insert new text:  <b>iv. the development shall not have an adverse impact on the nature conservation interest of the adjoining Windmill Woods (<u>SINC</u>) or the adjoining reptile translocation site with suitable undeveloped buffers provided. Windmill Woods should be buffered by 20m.</b>	In response to representation received from Natural England

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
163	MM157	Policy BU3, Land lying south east of Windmill Lane, criterion v.	To amend as follows:  <del>v. the development provides a high quality landscaped setting which preserves or enhances the <u>special interest</u>, character and appearance of the adjoining Bursledon Windmill Conservation Area and safeguards the setting of the listed windmill.;</del>	In response to representation received from Historic England
164	MM158	Sub heading for policy BU6, Land adjacent to Woodleigh, Windmill Lane, Burdledon, and paragraph 6.2.24	Delete sub heading for policy BU6 and paragraph 6.2.24 as shown below:  <del>Land at Woodleigh (Oakdene), Windmill Lane, Bursledon</del>  <del>6.2.24 On the south-eastern side of Windmill Lane, and immediately adjacent to the M27 motorway, are two authorised pitches for travelling communities use. Between these two pitches and a vehicular access to the west is a further parcel of land which has also been laid out as a travelling community pitch but does not have the benefit of planning permission. The site is well enclosed on its boundaries would appear to be suitable for permission as a travelling communities pitch.</del>	Site already has planning permission
164	MM159	Policy BU6, Land adjacent to Woodleigh, Windmill Lane, Burdledon	Delete policy (deletion to policy BU6 reference to also apply to the “List of proposed policies” included as part of the Appendices):  <del>Land adjacent to Woodleigh, Windmill Lane, Bursledon is allocated for 1 Gypsy and Traveller pitch subject to the provisions of policy DM33</del>	Site already has planning permission
165 & 166	MM160	Paragraph 6.2.32	To amend as follows:  There has been a long identified need for a high quality hotel to be provided within the Hamble Peninsula. The site <del>adjoining s</del> of the Riverside Boatyard and the adjoining site to the north of Blundell Lane may have potential to accommodate such a use. The site is also suitable for other holiday accommodation occupied for holiday purposes only, excluding permanent caravans occupied as a sole or main residence and second homes. <del>They are on the shore of the River Hamble, immediately adjacent to coastal saltmarsh associated with the Solent Maritime Special Area of Conservation (SAC) and part of the site is already in use as a marina.</del>	Greater clarification on the sites designation
166, 167 & 168	MM161	Policy BU7, Riverside Boatyard, Blundell Lane, Bursledon (Special Policy Area)	To amend policy as follows:  <del>An area of land off Blundell Lane at adjoining the Riverside Boatyard, and the adjoining site to the north of Blundell Lane, as defined on the policies map, (in addition to the designated boatyard) is allocated for a marina, hotel, a range of other holiday accommodation and car parking/boat storage the expansion of the boatyard and/or a hotel or other holiday accommodation. Planning permission will be granted provided that the detailed proposals comply with the development plan, and Any application for planning permission on this site must be accompanied by a comply with an approved masterplan for the whole site which addresses the following specific requirements:-</del>  i. <del>The Any hotel shall</del> <u>or other holiday accommodation conserves or enhances the</u>	Greater protection given to the heritage site asset area in response to representation received from Historic England  Changes also made to be consistent with the supporting text re “other holiday accommodation” being added  Further re-ordering of the policy criteria for clarity reasons

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p><del>special interest, character and appearance of the adjacent Old Bursledon Conservation Area shall be of an outstanding design commensurate with its location close to or within the Old Bursledon Conservation Area and fronting the River Hamble;</del></p> <p>i. <del>The public footpath through the site is retained and enhanced;</del></p> <p>ii. <del>The site retains the marina;</del></p> <p>iv. <u>ii.</u> A flood risk sequential approach to allocating land uses is taken within the site, with the most vulnerable parts of the development located in the areas of lowest risk;</p> <p>v. <u>iii.</u> Ensuring an acceptable noise environment through appropriate siting of development and the provision of suitable noise mitigation measures, in light of the motorway;</p> <p>vi. <u>iv.</u> The provision of a good quality landscape setting for the development (including buffer planting to screen development from the motorway) and maintaining and reinforcing existing boundary hedgerows, tree belts and woodland;</p> <p>v. <u>Provision of SuDS, with three forms of naturalised filtration to preserve hydrological flows, the balance between fresh and salt water impacts and water quality of the Solent Maritime SAC and supporting SINC habitat adjacent to the site. Any SuDS must ensure that the water feed remains constant to the headwaters and the SINC and SAC and maintains the existing routes;</u></p> <p>vi. <u>Details of buffering required to protect the headwater system and associated waterway;</u></p> <p>vii. <u>Details of green infrastructure including a buffer of at least 100m of naturalised habitat between the SINC and any development, All species used within the landscaping must be indigenous and reflect the species present within the surrounding natural habitat;</u></p> <p>viii. <u>A habitat creation, restoration, management and monitoring plan of all natural habitats within the site, the SINC and the adjoining 500m of the SAC;</u></p> <p>ix. <u>A contribution to the Solent Recreation Mitigation Partnership for in-combination recreational impacts with further mitigation if recreational impact alone is found within the HRA.</u></p> <p>x. <u>A management plan for uses currently affecting the water frontage is agreed with the local planning authority, in order to improve the relationship of the site to the River Hamble and sites designated as being of nature conservation value;</u></p>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p><del>vii.xi.</del> A site level Habitats Regulations Assessment is prepared to demonstrate how this site will be delivered without adverse effect on any European site, with particular reference to the Solent Maritime SAC and the Solent and Southampton Water Special Protection Area (SPA) and Ramsar site, and disturbance and the introduction of invasive non-native species;</p> <p><del>viii.xii.</del> The applicant will be expected to provide the following detailed studies to support the HRA:</p> <ol style="list-style-type: none"> <li>a. A full Phase 2 botanical surveys of the site, the adjacent Brixedone Saltmarsh &amp; Mudflat Site of Importance for Nature Conservation (SINC) and within 500m of The Solent Maritime SAC immediately adjacent to the SINC to identify all habitats and species associated with the designated saltmarsh and mudflats or designated in their own right as part of the SAC or the Solent and Southampton Ramsar Site and any Invasive Non Native Species;</li> <li>b. A full Species level terrestrial and aquatic invertebrate survey of the site, the Brixedone Saltmarsh and Mudflat SINC and 500m of The Solent Maritime SAC immediately adjacent to the SINC to identify all species associated with the designated saltmarsh and mudflats or designated in their own right as part of the SAC or the Solent and Southampton Ramsar Site and any Invasive Non Native Species;</li> <li>c. A full contamination survey of the site including intrusive ground testing if required, No investigation can be left until the detailed planning stages;</li> <li>d. Full hydrological investigations including: <ul style="list-style-type: none"> <li>• a detailed study of hydrological flows, ground surface and perched water;</li> <li>• Investigation to identify the contributions and importance of freshwater inputs from the site to the SINC and SAC ecosystems;</li> <li>• Investigation to identify the balances within the designated ecosystem between saline and freshwater inputs;</li> <li>• The functioning of the headwaters and associated stream on site including identification of the nature of the water inputs, surface ground or perched water fed, the flushes or other sources of freshwater inputs present on site and a year's chemical and hydrological tests to establish the fluctuation in flows and the existing chemical structure and water quality of the headwaters and stream;</li> </ul> </li> <li>e. A full breeding and wintering bird survey of the site, SINC and SAC focusing on the species designated as part of the Solent Complex;</li> <li>f. An otter survey of the headwater ecosystem and any other likely foraging and commuting routes;</li> <li>g. Any further protected species surveys thought to be relevant.;</li> <li><del>h. Provision of SUDS, with three forms of naturalised filtration to preserve hydrological flows, the balance between fresh and salt water impacts and water quality of the Solent Maritime SAC and supporting SINC habitat adjacent to the site. Any Suds must ensure that the water feed remains constant to the headwaters and the SINC and SAC and maintains the existing routes;</del></li> <li><del>i. Details of buffering required to protect the headwater system and associated waterway;</del></li> <li><del>j. Details of a Green Infrastructure including a buffer of at least 100m of naturalised habitat between the SINC and any development, All species used within the landscaping</del></li> </ol>	

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined> and deleted (strike through) text	Reason for change
			<p><del>must be indigenous and reflect the species present within the surrounding natural habitat;</del></p> <p><del>k. A habitat creation, restoration, management and monitoring plan of all natural habitats within the site, the SINC and the adjoining 500m of the SAC.</del></p> <p><del>l. A contribution to the Solent Recreation Mitigation Partnership for in-combination recreational impacts with further mitigation if recreational impact alone is found within the HRA.</del></p> <p><del>ix. A management plan for uses currently affecting the water frontage is agreed with the local planning authority, in order to improve the relationship of the site to the River Hamble and sites designated as being of nature conservation value;</del></p> <p><b>In the event that the hotel development cannot be delivered without adverse effect on ecological designations, following the Habitats Regulations Assessment, the site shall be retained in its current use.</b></p>	
172	MM162	Paragraph 6.2.56	<p>To amend as follows:</p> <p>There has been a long identified need for a high quality hotel to be provided within the Hamble Peninsula, which could also provide leisure facilities for nearby residents. The <del>sites of the Mercury Marina and the adjoining Riverside camping and caravan park</del> <u>are</u> considered to be suitable to accommodate <del>for</del> such a use, as well as a range of other holiday accommodation to cater for a variety of holiday needs including both luxury and lower cost accommodation, excluding <del>permanent</del> <u>permanent</u> caravans occupied as a sole or main residence and second homes <del>They are on the shore of the River Hamble, and part of the site is already in use as a marina, with related sail and canoe training facilities, and holiday uses. The Mercury Marina site was formerly designated as a boatyard and marina, and to compensate for the potential loss of boatyard facilities arising from the hotel development, a site is allocated in Bursledon for the expansion of the Riverside Boatyard (see policy BU8).</del></p>	Amend text to reflect boundary change

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
172 & 173	MM163	Policy HA2, Mercury Marina and Riverside Camping and Caravan Park	<p>To amend as follows:</p> <p><b>Approximately <u>4.7 2.3</u> hectares of land at <del>the Mercury Marina</del> and the Riverside Camping and Caravan Park, Satchell Lane, Bursledon/ Hound (in addition to the boatyard identified on the policies map) is allocated for a <del>marina</del>, hotel, a range of other holiday accommodation and car parking/boat storage.</b></p> <p>Development will be subject to the approval by the Borough Council of a development brief including a masterplan which addresses the following requirements:</p> <ul style="list-style-type: none"> <li>i. <del>the hotel shall</del> <b><u>conserves or enhances the special interest, character and appearance of the Old Bursledon Conservation Area</u></b> <del>be of an outstanding design commensurate with its location close to or within the Old Bursledon Conservation Area and fronting the River Hamble;</del></li> <li>ii. <del>the site retains the marina and related uses including sail and canoe training, facilities for other water sports and visitor facilities;</del></li> <li>iii. <del>a public slipway to the River Hamble will be provided within the site for the use of the general public.</del></li> <li>iv. <del>ii.</del> <b><u>the site retains and, where feasible, enhances the existing amount and mix of holiday accommodation within the site;</u></b></li> <li>v. <del>the northernmost shores of the site are restored for nature conservation purposes, commensurate with the proximity of national and international nature conservation designations;</del></li> <li>vi. <del>iii.</del> <b><u>the Mound (the Mercury Marina Saltmarsh Site of Importance for Nature Conservation) adjoining the site is retained and managed to maintain and enhance its nature conservation interest, including the provision if possible of public access subject to there being no adverse impact on nature conservation interests;</u></b></li> <li>v. <del>iv.</del> <b><u>the development includes measures to protect the amenities of existing residential properties within the site and adjoining dwellings to the south at The Halyards, Fry Close and Kingfisher Close; and</u></b></li> <li>vi. <del>v.</del> <b><u>a flood risk sequential approach to allocating land uses is taken within the site, with the most vulnerable parts of the development located in the areas of lowest risk.</u></b></li> </ul> <p>A site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.</p> <p>A comprehensive scheme will be required for the site. In the event that no hotel is developed, the site shall be retained in <del>boatyard</del> <b><u>its current</u></b> <del>use, and covered by policy DM20, Chapter 5.</del></p>	In response to representation received from Historic England

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
173	MM164	Paragraph 6.2.57	To amend as follows:  It is considered important <del>to retain training facilities for sailing and canoeing and other water sports on the site. These are used and valued by the local community including the Ichen South Districts Scouts and Sea Scouts. It is also considered important</del> that the site provides for a range of holiday needs.	Amend text to reflect boundary change
173	MM165	Paragraph 6.2.60	To delete as follows:  <del>If the site is not developed for a hotel, it should remain in its current boatyard and marina use, as it remains important for the local marine economy.</del>	Amend text to reflect boundary change
178	MM166	Paragraph 6.3.7	Roads within the parish are well used as through-routes, particularly the links to junctions 12 and 13 of the M3 and junction 5 of the M27. <u>The M3 junction 12 needs an upgrade in relation to the SGO (strategic policy S5) and new link road (strategic policy S6).</u> There are concerns about the impact of development in Test Valley Borough and the implications this could have for traffic movements, particularly through Hiltingbury. <del>Traffic management measures are in place to limit its impact.</del> There is a local railway station in Chandler's Ford, successfully re-opened in recent years. There are frequent high quality bus services to Winchester and Southampton, but links to Eastleigh Town Centre have proven more difficult to maintain, especially from the Hiltingbury area.	Proposed clarifications
179	MM167	Paragraph 6.3.16	To amend as follows:  “...The need to ensure continued access and unhindered operation of the commercial business to the immediate south-east of the site is recognised. <del>The Borough Council has prepared a development brief for this site...</del> ”	To delete reference to the development brief prepared for this site in response to representation received from Williams Gallagher on behalf of CCP III Shopping Eastleigh S.À.R.L. (CCP III) and Ellandi LLP (Ellandi) (owners of the Swan Centre)
179	MM168	Policy CF1, Central Precinct, Chandler's Ford, first paragraph	To insert new text:  <b>An area of approximately 1.2 hectares of land at Central Precinct, Chandler's Ford, as defined on the policies map is allocated for redevelopment to accommodate approximately 85 dwellings and A1 shops, A2 financial and professional services, or A3 <u>restaurants and cafes</u>, A4 <u>drinking establishments</u>, A5 <u>hot food takeaways</u>, leisure / cultural and community uses subject to the following conditions:</b>	Clarification and updates on the use classes that will be permitted in response to representations received
179	MM169	Policy CF1, Central Precinct, Chandler's Ford, insert new criterion ii. after criterion i.	To insert new text:  <b><u>ii. The policy requirements and criteria in policy DM22 are applied where appropriate;</u></b>	To ensure policy DM22, Changes of use in retail frontages in district centres, is sufficiently covered for the purposes of applying policy CF1, Central Precinct, Chandler's Ford (criteria which follow newly proposed criterion ii. to be renumbered where required)

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
179	MM170	Policy CF1, Central Precinct, Chandler's Ford, criterion iv.	To delete as follows:  <del>iv. development shall take place in accordance with the Borough Council's development brief for the site; and</del>	To delete reference to the development brief prepared for this site in response to representation received from Williams Gallagher on behalf of CCP III Shopping Eastleigh S.À.R.L. (CCP III) and Ellandi LLP (Ellandi) (owners of the Swan Centre)
179	MM171	Policy CF1, Central Precinct, Chandler's Ford, criterion v.	To amend as follows:  <del>v. a connection shall be provided to the sewerage system at the nearest point of adequate capacity as advised by Southern Water occupation of the development is phased to align with the delivery of wastewater network reinforcement, in liaison with the service provider; and access to the existing sewerage infrastructure and water main shall be secured for future maintenance and upsizing purposes, or these shall be diverted to an accessible alternative route; and</del>	In response to representation received from Southern Water
181	MM172	Sub heading for policy CF3, Land south of the supermarket and east of Bournemouth Road, Chandler's Ford, and paragraph 6.3.20	To delete as follows:  <del>Land south of the supermarket and east of Bournemouth Road  6.3.20 A site in Chandler's Ford, off Bournemouth Road south of the supermarket has been identified as having potential for employment use. It is currently a field, bordered by trees and hedgerows. Although the surrounding area is the focus for significant out-of-centre office developments, new offices within use class B1(a) should instead be developed within Eastleigh town centre, the Eastleigh urban renaissance quarter and other district and local centres over the Local Plan period. An application has been submitted for a hotel on this site and is currently being considered by the Council.</del>	Site already has planning permission and development has commenced
181	MM173	Policy CF3, Land south of the supermarket and east of Bournemouth Road, Chandler's Ford	Delete policy (deletion to policy CF3 reference to also apply to the "List of proposed policies" included as part of the Appendices):  <del><b>Policy CF3, Land south of the supermarket and east of Bournemouth Road, Chandler's Ford</b>  — <b>An area of approximately 1.9 hectares of land south of the supermarket and east of Bournemouth Road, Chandler's Ford as defined on the policies map, is allocated for employment uses subject to the following conditions:</b>  <b>i. the site is developed for employment in use classes B1(b), B1(c), B2 or B8;</b> <b>ii. access to the site shall be from Bournemouth Road; and</b> <b>iii. financial contributions are made towards a new cycleway on Bournemouth Road linking Chandler's Ford and Chilworth.</b>  <b>Existing trees on the boundaries of the site shall be retained and reinforced with additional landscape planting. The mass and height of new buildings should take account of the site's prominence from areas to the north and east.</b></del>	Site already has planning permission and development has commenced

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined> and deleted (strike through) text	Reason for change
185	MM174	Sub heading for policy E2, Land at Woodside Avenue, Eastleigh, paragraphs 6.4.21 and 6.4.22	<p>Delete sub heading for policy E2 and paragraphs 6.4.21 and 6.4.22 as shown below:</p> <p><del>Land east of Woodside Avenue, Eastleigh</del></p> <p><del>6.4.21 Land to the east of Woodside Avenue was previously partly in use as a household waste recycling facility (now relocated to Stoneycroft Rise) and has until recently also been used for allotments and to accommodate community uses. To the north of the site is the Romsey– Eastleigh railway line, to the south residential properties and to the east Brookwood Road cemetery. Woodside Avenue currently provides vehicular access to the site from the west.</del></p> <p><del>6.4.22 The site is close to the town centre and its more intensive use would help to add vitality to the town centre. It is well located for housing and this development is now under construction.</del></p>	Update as development of the site is largely complete
185 & 186	MM175	Policy E2, Land at Woodside Avenue, Eastleigh	<p>Delete policy (deletion to policy E2 reference to also apply to the policy title in the “Site and policy reference” table included after paragraph 5.176 and the “List of proposed policies” included as part of the Appendices):</p> <p><del><b>Policy E2, Land at Woodside Avenue, Eastleigh</b></del></p> <p><del><b>An area of approximately 3.3 hectares off Woodside Avenue, Eastleigh, as defined on the policies map, is allocated for approximately 80-100 dwellings. Detailed development criteria for the site are set out in a development brief adopted by the Council in April 2009, as amended. Development proposals should be in accordance with the requirements of that brief unless it is subsequently revised and approved by the Council. Any development should address the following key requirements:</b></del></p> <ul style="list-style-type: none"> <li><del>i. vehicular access to the site is provided from Woodside Avenue only;</del></li> <li><del>ii. residential development is set back as far as necessary from Woodside Avenue in order to limit the impact of traffic noise and air pollution on residential amenity to acceptable levels restricted;</del></li> <li><del>iii. provision should be made for on-site public open space including a play area;</del></li> <li><del>iv. improvements to highway junctions including Leigh Road/Woodside Avenue;</del></li> <li><del>v. retention of trees protected by tree preservation orders;</del></li> <li><del>vi. measures to mitigate the biodiversity impact of development;</del></li> <li><del>vii. a need to take into account the amenities of adjoining residential occupiers to the south of the site and the proximity of the railway line to the north;</del></li> <li><del>and</del></li> <li><del>viii. provision of a footpath and cycleway links to improve the accessibility of the site to Eastleigh town centre.</del></li> </ul>	Update as development of the site is largely complete
186	MM176	Paragraph 6.4.25	<p>To amend as follows:</p> <p>The policies map <del>will identify</del> <u>identifies</u> a number of zones which have different characteristics and development management policies associated with them. This approach is taken to protect the key functions of the town centre whilst also promoting vitality, viability and variety. An example of this is <u>prioritising</u> the protection of retailing in the core and primary shopping zones whilst allowing a greater</p>	Updates and changes proposed in relation to wider changes proposed to policy E3, Eastleigh town centre

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			range of non-shopping uses <u>particularly</u> in the secondary zone, to allow the restaurant and café sector <u>and other town centre related uses</u> to develop further. The Council publishes a retail occupancy survey annually that sets out the proportion of non A1 uses for each shopping area.	
186 & 187	MM177	Policy E3, Eastleigh town centre, amended and new criteria	<p>To amend as follows:</p> <p><b>The Borough Council will support the regeneration of Eastleigh town centre as defined on the policies map. This will include:</b></p> <p>i. <b>strengthening the retail circuit through seeking:</b></p> <p>a. <b>development that strengthens the function of the town centre retail anchor to the north of Leigh Road; and</b></p> <p>b. <b>the redevelopment of the block east of Upper Market Street, where a range of town centre uses will be acceptable including retail, financial and professional services, public sector services, cafes/restaurants, public houses, hotels, leisure uses, non-residential institutions such as galleries and exhibition halls on the ground and lower floors, with residential uses, including student accommodation, acceptable on upper floors.</b></p> <p>ii. <b>promoting well designed, high density mixed-use development that delivers schemes suitable for modern retailing and other town centre uses subject to the following criteria:</b></p> <p><b>Swan Centre</b></p> <p>a. <b><u>within the ground floor of the core shopping zone as defined on the policies map a change of use or redevelopment which will result in the loss of A1 retail floor space will not be permitted for uses within A2 financial and professional services, leisure / cultural and community uses provided at least 65% of the frontage is retained in A1 retail use.</u></b></p> <p>b. <b>within the core leisure zone as defined on the policies map a maximum of 20% of the floor area may be used for A1 (retail) use. The following uses will also be permitted: (A3 restaurants and cafes); A4 (drinking establishments); and D2 (assembly and leisure).</b></p> <p><b>Primary shopping zone</b></p> <p>c. <b>within the primary shopping zone in Eastleigh town centre as defined on the policies map a change of use or redevelopment involving the loss of ground floor class A1 <u>floor space shops will only be permitted for uses within A2 financial and professional services; A3 restaurants and cafes; A4 drinking establishments; and leisure / cultural and community uses</u> where not less than <del>70</del><u>60</u>% of the total frontage is and would remain in A1 retail use.</b></p> <p><b>Secondary shopping zone</b></p> <p>iii. <b>within the secondary shopping zone in Eastleigh town centre as defined on the policies map a change of use or redevelopment involving the loss of ground floor class A1 <u>floor space shops will only be permitted where not less than 40</u><del>35</del>% of the total frontage is</b></p>	In response to representation received from Williams Gallagher on behalf of CCP III Shopping Eastleigh S.À.R.L. (CCP III) and Ellandi LLP (Ellandi) (owners of the Swan Centre) and for clarity and consistency with policies DM21, New retail development and DM22, Changes of use in retail frontages in district centres

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			<p>and would remain in A1 retail use. A2 (<del>financial and professional services</del>); A3 (<del>restaurants and cafes; /restaurants</del>) and (A4 drinking establishments) and <u>leisure/cultural and community uses</u> will be permitted within the remaining <del>60</del><u>65</u>% of the total ground floor frontage to promote diversity and the development of the evening economy. Other town centre uses such as A5 (hot food takeaways) uses and those that do not fall within any use class (such as beauticians) may also be permitted within the remaining <del>60</del><u>65</u>% of the total ground floor frontage, provided that their contribution to increased vitality in the town centre can be demonstrated.</p> <p>iv. <u>Within the core, leisure, primary and secondary shopping zones as defined on the policies map, a change of use or development will also need to meet policy DM22.</u></p>	
188	MM178	Policy E4, Urban Renaissance Quarter, Eastleigh, new paragraph	<p>Insert paragraph at the end of the policy:</p> <p><u>“All redevelopment proposals must retain the Grade II listed Church of the Resurrection and provide it with an appropriate setting so that its significance can be appreciated.”</u></p>	In response to representation received from Historic England
191	MM179	Policy E6, Eastleigh River Side, additional bullet point at end of criterion i.	<p>To insert new text:</p> <ul style="list-style-type: none"> <li><u>provision should be made for the retention or relocation to an appropriate site within the wider policy area, or elsewhere in the borough, of the existing bus depot facility.</u></li> </ul> <p>Development will be subject to the approval by the Borough Council of a development brief including a masterplan which addresses the foregoing requirements and the development criteria below.</p>	Greater clarification on the provision of public transport and in response to representation received
197	MM180	Policy E9, Southampton Airport, addition to end of policy	<p>To insert new text:</p> <p><u>A site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European Site.</u></p>	For greater consistency with policies E6, Eastleigh River Side and E7, Development opportunities adjoining Eastleigh River Side and in response to representation received from Natural England
198	MM181	Policy E11, Western extension to Lakeside Country Park, Eastleigh, new criterion ii following criterion i.	<p>To insert new text:</p> <p><u>ii. multi-user links are provided to bridleway 29 (Doncaster Grove) from the proposed extension</u></p>	In response to representation received from Hampshire County Council (Countryside Access & Public Rights of Way) (criteria which follow newly proposed criterion ii. to be renumbered)

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
198	MM182	Policy E11, Western extension to Lakeside Country Park, Eastleigh	Insert sentence at end of policy:  <b><u>The proposed open space that will constitute an extension to Lakeside Country Park will be delivered through the Stoneham Park development of 1,150 dwellings, as referred to in criterion iii. a. in strategic policy S3.</u></b>	Cross-reference to strategic policy S3, Location of new housing
200	MM183	Paragraph 6.4.70, last sentence	To amend as follows:  “The land is also required to provide <del>the first</del> <u>a</u> phase of a new link road...”	Proposed clarification
200	MM184	Policy AL1, Land east of Allbrook Way, criterion ii.	To insert new text:  <b><u>ii. adequate land across the site is safeguarded for phase 2 of the new link road identified by strategic policy S6, and before development of site AL1 commences, phase 2 of the link road should be delivered;</u></b>	Greater clarification on link between the policies and the SGO
201	MM185	Policy AL1, Land east of Allbrook Way, criterion vi.	To amend as follows:  <b><u>vi. to preserve water quality and flows into the Lower Itchen, details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission;-stage</u></b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
201	MM186	Policy AL1, Land east of Allbrook Way, new criterion xii. after criterion xi.	To insert new text:  <b><u>xii. occupation of the development shall be phased to align with the delivery of the wastewater network reinforcement, in liaison with the service provider; and the layout is planned to ensure future access to existing wastewater infrastructure for maintenance and upsizing purposes.</u></b>	In response to representation received from Southern Water
202	MM187	Paragraph 6.4.73	To insert new text:  ...Land may need to be safeguarded within the site to allow the construction of the new link road junction with Allbrook Way, <u>and a widening of the existing Allbrook Way. The precise land to be safeguarded will be determined by a planning permission or highways consent for a road junction and widening.</u>	Greater clarification on the junction widening
202	MM188	Policy AL2, Land west of Allbrook Way, criterion ii.	To amend as follows:  <b><u>ii. Appropriate land is safeguarded for the widening of Allbrook Way and the construction of a new junction with Allbrook Way for the SGO link road which will cross land allocated under policy AL1;</u></b>	Greater clarification on link between the policies and the SGO

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
203	MM189	Policy AL2, Land west of Allbrook Way, criterion vii.	To amend as follows:  <b>vii. To preserve water quality and flows into the Lower Itchen, details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage</b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
203	MM190	Policy AL2, Land west of Allbrook Way, new policy criterion ix. after criterion viii.	To insert new text:  <b><u>ix. The provision of an appropriate landscape scheme;</u></b>	Modification proposed to manage the effect of the elevated site (criteria which follow newly proposed criterion ix. to be renumbered)
203	MM191	Policy AL2, Land west of Allbrook Way, criterion xiii.	To amend as follows:  <del><b>xiii. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water</b></del>  <b><u>xiii. Occupation of the development shall be phased to align with the delivery of the wastewater network reinforcement, in liaison with the service provider; and the layout is planned to ensure future access to existing wastewater infrastructure for maintenance and upsizing purposes.</u></b>	In response to representation received from Southern Water
208	MM192	Policy HE1, Land west of Woodhouse Lane, Hedge End, criterion xii.	To amend as follows:  <b>xii. To preserve water quality and flows into Woodhouse Gully details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage</b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
209	MM193	Policy HE1, Land west of Woodhouse Lane, Hedge End, criterion xviii.	To amend as follows:  <del><b>xviii. Provision of a connection to the sewerage system at the nearest point of connection, as advised by Southern Water.</b></del>  <b><u>xviii. Occupation of the development is phased to align with the delivery of wastewater network reinforcement, in liaison with the service provider; and layout is planned to ensure future access to the existing water infrastructure for future maintenance and upsizing purposes.</u></b>	In response to representation received from Southern Water
210	MM194	Policy HE2, Land at Sundays Hill and Land north of Peewit Hill Close, criterion iii. c.	To amend as follows:  <del><b>c. details of Sustainable Urban Drainage with three forms of naturalised filtration and maintenance of runoff at greenfield rates shall be provided in accordance with policy DM6.</b></del>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
210	MM195	Policy HE2, Land at Sundays Hill and Land north of Peewit Hill Close, criterion ix.	To amend as follows:  <del>ix. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water.</del>  <u>ix. Occupation of the development is phased to align with the delivery of wastewater network reinforcement, in liaison with the service provider.</u>	In response to representation received from Southern Water
211	MM196	Policy HE3, Land at Home Farm, St John's Road, Hedge End, criterion v.	To amend as follows:  <u>v. To preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage</u>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
212	MM197	Policy HE4, Land off Peewit Hill Close and Dodwell Lane, first paragraph	To amend as follows:  <u>Approximately 3.6–2.3 hectares of land off Peewit Hill Close and Dodwell Lane, as defined on the policies map, is allocated for employment uses in use classes B1b, B1c and B8 subject to the following requirements:</u>	Amended policy text in response to boundary change following representation received from the landowner
212	MM198	Policy HE4, Land off Peewit Hill Close and Dodwell Lane, criterion iv.	To amend as follows:  <u>iv. appropriate a landscape screening screen is provided in the interests of maintaining visual amenity around the southern portion of the site which is currently visually exposed from the eastbound motorway off slip and junction 8;</u>	Amended policy text in response to boundary change following representation received from the landowner
212	MM199	Policy HE4, Land off Peewit Hill Close and Dodwell Lane, criterion v.	To amend as follows:  <u>v. the development is built to a high standard of design compatible with its location on the southern side of Hedge End at an within proximity to the entry point to the settlement; and</u>	Amended policy text in response to boundary change following representation received from the landowner
214	MM200	New policy HE6, Land adjoining the Botleigh Grange business park west of Woodhouse Lane, Hedge End	To insert new policy (to follow after paragraph 6.5.27):  <u>Policy HE6, Land adjoining the Botleigh Grange business park west of Woodhouse Lane, Hedge End</u>  <u>An area of approximately 1.9 hectares of land adjoining the Botleigh Grange business park west of Woodhouse Lane as defined on the policies map is allocated for employment use subject to the following conditions:</u>  <u>i. the site is developed for employment in use classes B1a, B1b or B1c that is compatible with adjoining office campus;</u> <u>ii. the development is of a high quality commensurate with that of the adjoining office campus and the location of the site within an historic landscape;</u>	To add policy as initially intended into the submitted Eastleigh Borough Local Plan (2016-2036)  Correction also required to the Policies Map so that the WE2 site allocation located to the south of HE1, Land west of Woodhouse Lane is relabelled as HE6  The boundary for this relabelled HE6 site allocation, Land adjoining Botleigh Grange business park west of Woodhouse Lane, Hedge End also requires amending as per

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
			iii. <u>access to the site shall be from Pavilion Way;</u> iv. <u>the footpath running through the site is retained and enhanced; and</u> v. <u>the development does not harm and if possible enhances the adjoining Bottom Copse/ Bushy Copse Site of Importance for Nature Conservation.</u>	the modifications listed in the “Modifications to the policies map” schedule below  The addition of this policy will also require existing references in the plan to the HE policies and supporting text paragraphs which follow to be renumbered  Policy renumbering and reordering where needed will be undertaken at the post-examination stage
214	MM201	New paragraph after new policy HE6, Land adjoining the Botleigh Grange business park west of Woodhouse Lane, Hedge End	To insert new text:  <u>Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development upon these in accordance with policy DM12.</u>	Additional supporting text paragraph to follow newly proposed policy HE6, Land adjoining the Botleigh Grange business park west of Woodhouse Lane, Hedge End
215	MM202	Paragraph 6.5.37	To delete as follows:  <b>Community facilities</b>  <del>6.5.37 Hedge End Town Council has also notified the Borough Council of a need for a new cemetery to serve the town.</del>	In response to representation received from Hedge End Town Council
215	MM203	Policy HE7, Land at Kanes Hill, Hedge End	Delete policy (deletion to policy HE7 reference to also apply in paragraph 6.5.14 and the “List of proposed policies” included as part of the Appendices):  <del><b>Cemetery provision on land to the east of Kanes Hill, Hedge End as identified on the policies map will be permitted subject to the provisions of policy DM39, Chapter 5. Landscape screening may be required to protect the amenity of surrounding uses and provide a suitable context for the development.</b></del>	In response to representation received from Hedge End Town Council

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
220	MM204	Policy WE4, Land at Ageas Bowl and Tennis Centre, Botley Road, West End, criterion iv.	To insert new text:  <b>iv. proposals for floodlighting on any part of the site (excluding cricket) must be of a scale, form, location and luminosity that would not affect the predominantly open character of the area <u>or the biodiversity interests of the adjacent SINC or protected/priority species.</u> The hours of use of any floodlighting may be limited in order to minimise its impact on nearby residential property;</b>	In response to representation received from Natural England
222 & 223	MM205	Paragraph 6.5.76	To amend as follows:  This site comprises land on the southern side of Maddoxford Lane and to the east of Crows Nest Lane, currently in agricultural use. The site is <del>split into three field parcels defined by mature tree and hedge planting. The site is bisected by underground gas and water pipelines and an overhead power line crosses the north western corner of the site.</del> Two <u>adjacent of the field parcels</u> have been the subject of recent outline planning applications and are allocated for residential development under Policy DM24 (Crows Nest Lane and Maddoxford Lane). <del>– the site closest to Crows Nest lane having recently been granted outline planning permission for up to 50 dwellings and the adjacent site having a resolution to grant outline permission for up to 50 dwellings, subject to additional ecology information and to the completion of a Section 106 legal agreement. The site as a whole is likely to be able to accommodate approximately 130 dwellings. This site is likely to be able to accommodate approximately 30 dwellings. A lower density than the adjacent consented sites for the eastern-most parcel is envisaged to allow a softer rounding off of the settlement.</del>	Greater clarification to reflect correct extent of the site
223	MM206	Policy BO1, Land south of Maddoxford Lane and east of Crows Nest Lane, criterion v.	To amend as follows:  <b>v. To preserve water quality and flows into Ford Lake details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission;</u> <del>stage</del></b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
223	MM207	Policy BO1, Land south of Maddoxford Lane and east of Crows Nest Lane, criterion ix.	To amend as follows:  <b><del>ix. provision of a connection to the sewerage system at the nearest point of adequate capacity as advised by Southern Water</del> <u>occupation of the development is phased to align with the delivery of the wastewater network reinforcement, in liaison with the service provider.</u></b>	In response to representation received from Southern Water
224	MM208	Paragraph 6.5.77	To amend as follows:  Second sentence: The site includes the listed farmhouse and buildings of Uplands Farm., <del>the existing dwelling at Uplands Nurseries and allotments in the south western corner.</del>  Final sentence: A <u>resolution to grant outline planning application is expected</u> <del>has been achieved</del> for this site in the summer.	Correction and clarification proposed on the extent of the site and additional update on the planning status

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
224	MM209	Policy BO2, Land west of Uplands Farm, Botley	To amend policy title as follows:  <b>Policy BO2, <u>Land North East of Winchester Street</u> <del>west of Uplands Farm, Botley</del></b>  (change to also apply to the policy title in the “Site and policy reference” table included after paragraph 5.176 and the “List of proposed policies” included as part of the Appendices)	Proposed renaming of site allocation
225	MM210	Policy BO2, Land west of Uplands Farm, Botley, criterion xi.	To amend as follows:  <b>xi. to preserve water quality and flows into the River Hamble details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission</u>; stage.</b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
225	MM211	Policy BO2, Land west of Uplands Farm, Botley, criterion xiii.	To delete as follows:  <del><b>xiii. the provision of naturalised SuDS with three forms of filtration, unless it is demonstrated that the ground conditions are unsuitable</b></del>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
226	MM212	Policy BO2, Land west of Uplands Farm, Botley, criterion xix.	To amend as follows:  <del><b>xix. provision of a connection to the sewerage system at the nearest point of adequate capacity as advised by Southern Water;</b></del>  <b><u>xix. occupation of the development is phased to align with the delivery of wastewater network reinforcement, in liaison with the service provider; and layout is planned to ensure future access to the existing wastewater infrastructure for future maintenance and upsizing purposes.</u></b>	In response to representation received from Southern Water
227	MM213	Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane, criterion x.	To amend as follows:  <b>x. To preserve water quality and flows into Hedge End stream details of Sustainable Urban Drainage <u>shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission</u>; stage</b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
227	MM214	Policy BO3, Land east of Kings Copse Avenue and east of Tanhouse Lane, criterion xvi.	To amend as follows:  <del><b>xvi. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water.</b></del>  <b><u>xvi. Occupation of the development is phased to align with the delivery of wastewater network reinforcement, in liaison with the service provider.</u></b>	In response to representation received from Southern Water

Local Plan page ref	Mod no.	Plan location	Proposed main modifications – new (underlined) and deleted (strike through) text	Reason for change
228	MM215	Policy BO4, Land north of Myrtle Cottage, Winchester Road, criterion v.	To amend as follows:  <b><u>v. To preserve water quality and flows details of Sustainable Urban Drainage shall be provided in accordance with policy DM6 as part of any application for three forms of naturalised filtration and maintenance of runoff at Greenfield rates will be required at the outline or full planning permission; stage</u></b>	For consistency with modifications proposed to policy DM6, Sustainable surface water management and watercourse management
229	MM216	Policy BO4, Land north of Myrtle Cottage, Winchester Road, criterion x.	To amend as follows:  <del><b>x. Provision of a connection to the sewerage system at the nearest point of connection as advised by Southern Water.</b></del>  <b><u>x. occupation of the development is phased to align with the delivery of wastewater network reinforcement, in liaison with the service provider, and layout is planned to ensure future access to the existing wastewater infrastructure for future maintenance and upsizing purposes.</u></b>	In response to representation received from Southern Water
230	MM217	BO5, Botley bypass, final sentence in last paragraph	To amend as follows:  <b><u>...In due course the Borough Council will promote traffic management calming measures within Botley village in association with the bypass.</u></b>	To broaden the range of potential measures
<b>Chapter 7: Monitoring and Review</b>				
No main modifications currently proposed for Chapter 7				

## Modifications to the Policies Map proposed by Eastleigh Borough Council

Please note that there will be a number of Policies Map changes as a result of changes to the Local Plan policy text and site allocations. These will be set out in the final modifications document produced after the hearing sessions. They will include changes to the urban edge and countryside within the Strategic Growth Option and elsewhere in the borough.

Mod no.	Plan location	Proposed modifications to the Policies Map	Reason for change
PM1	Policies Map – Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak	Changes to SGO boundary and site area: <ol style="list-style-type: none"> <li>1. Boundary extended at the northern edge (east of Upper Barn Copse)</li> <li>2. For SINC's within the SGO, draw an SGO policy boundary around them so they excluded from the SGO allocation</li> </ol>	Further changes in order to protect biodiversity and deliver environmental mitigation
PM2	Policies Map – Strategic policy S5, New communities, land north of Bishopstoke and land north and east of Fair Oak	Designate new “Environmental Mitigation Areas” on the: <ol style="list-style-type: none"> <li>1. revised boundary east of Upper Barn Copse (see PM1); and the</li> <li>2. extended countryside gap between Upper Barn Copse and Stoke Park Wood to the west.</li> </ol>	To facilitate implementation of environmental mitigation area. Subject to Statement of Common Ground with Natural England, Forestry Commission England, the Hampshire and Isle of Wight Wildlife Trust and Woodland Trust
PM3	Policies Map – Strategic policy S6, New Allbrook Hill, Bishopstoke and Fair Oak link road	Changes to Policies Map and key: add '- indicative route' to key, move line to reflect more likely route, moving away from the edges of the woodlands and revising the route north of Mortimers Lane.	Detailed changes to link road designation
PM4	Policies Map – Strategic policy S8, Protection of countryside gaps	Amend countryside gaps layer: <ol style="list-style-type: none"> <li>1. Extend the countryside gap between Upper Barn Copse and Stoke Park Wood to the west</li> <li>2. Reduce gap south of Horton Heath to delete land for the permitted access road off Burnetts Lane that will serve part of the west of Horton Heath development (road will be lit and is unsuitable for the gap)</li> <li>3. To amend the Hedge End and Botley gap within site allocation HE1</li> </ol>	Update map to reflect changes to the SGO environmental mitigation areas, representations and the site masterplan (for site policy HE1, Land west of Woodhouse Lane, Hedge End) and permitted road in Horton Heath
PM5	Policies Map – Strategic policy S13, Strategic footpath, cycleway and bridleway links and BO2, Land west of Upland Farm, Botley, criterion xiv	Amend the policies map so that the route of the cycleways/footpaths reflect the Botley bypass planning permission	Update map to reflect recently permitted road
PM6	Policies Map – Policy DM12, Heritage assets	Add two highway improvement asterisks relating to the new HH1 Land west of Horton Heath site and a third on Allington Lane to mark the approximate junction of the new road with Allington Lane	Clarifications on the highway improvement locations

<b>Mod no.</b>	<b>Plan location</b>	<b>Proposed modifications to the Policies Map</b>	<b>Reason for change</b>
PM7	Policies Map – Policy DM24, Housing Sites and Mixed use sites including housing with Planning Permission / redrawing urban edge	Amend boundary of the urban edge to include the land permitted and built at the eastern side of Knowle Lane, south of Mortimers Lane to include the development built at Pembers Hill Drive and the area of land allocated under Policy FO5 to be built on but excluding any landscape bunds and the eastern limb of planning application F/17/80640 which is to be retained as green (and blue) infrastructure / a SINC	In response to representation received
PM8	Policies Map – Policy DM24, Housing Sites and Mixed use sites including housing with Planning Permission, (19) – site boundary correction	Correction to include the south-west corner triangle of land within the urban edge and remove the countryside designation from the small area at the centre of the southern boundary	Correction of site boundary of the Stoneham Lane / Chestnut Avenue site (19 in policy DM24, Housing Sites and Mixed use sites including housing with Planning Permission)
PM9	Policies Map – Policy DM34, Protection of recreation and open space facilities & DM35, Provision of recreation and open space facilities with new development	Existing open space designation includes proposed new open space. Correct layers as required including land south of M27 junction 5 and west of Horton Heath.	Corrections to existing and proposed open space designations
PM10	Policies Map – Policy HH1, Land west of Horton Heath	New residential-led development designation for policy HH1 Land west of Horton Heath	Illustrate location of new development policy (pulling together existing allocations and sites with permission)
PM11	Policies Map – Policy BU7, Riverside Boatyard, Blundell Lane, Bursledon (Special Policy Area)	Amend BU7 site boundary to exclude land currently protected under Policy DM20 to allow for the expansion of the boatyard or a hotel on the Special Policy Area	Boundary change mainly due to EBC proposed modifications but also to address some objections received
PM12	Policies Map – Policy HA2, Mercury Marina and Riverside Camping and Caravan Park	Amend HA2 site boundary to exclude the land within boatyard use currently protected by Policy DM20 as well as the Mound on the northern peninsula	Boundary change mainly due to EBC proposed modifications but also to address some objections received
PM13	Policies Map – Policy E3, Eastleigh town centre	Amend Policies Map for the town centre to clearly illustrate the boundaries to the core shopping zone and core leisure zone	In response to representation received from Williams Gallagher on behalf of CCP III Shopping Eastleigh S.À.R.L. (CCP III) and Ellandi LLP (Ellandi) (owners of the Swan Centre)
PM14	Policies Map – Policy HE4, Land off Peewit Hill Close and Dodwell Lane	Amend HE4 site boundary to remove the southern part of the site from the proposed allocation located to the south of Peewit Hill Close	In response to representation received from landowner

Mod no.	Plan location	Proposed modifications to the Policies Map	Reason for change
PM15	Policies Map – new policy HE6, Land adjoining the Botleigh Grange business park west of Woodhouse Lane, Hedge End	Label site south of HE1 (currently labelled WE2) as new policy HE6 Land adjoining the Botleigh Grange business park west of Woodhouse Lane, Hedge End (subsequent policies to be renumbered).	Corrections as two areas are labelled WE2 on the Policies Map (the site next to Chalcroft Business Park is correctly labelled)
PM16	Policies Map – policy WE4, Land at Ageas Bowl and Tennis Centre, Botley Road, West End	Redraw boundary for Land at Ageas Bowl and Tennis Centre to cover larger area	In response to comments about the scope of the policy
PM17	Policies Map – policy BO2, Land west of Uplands Farm, Botley	Correction to BO2 site boundary to exclude Uplands Nurseries from red line	Correction to boundary
PM18	Policies Map – General	<p>Ensure all site allocations are shown on the Policies Map, correctly labelled and correspond with a policy including BU8 designation for open space (between Long Lane and Church Lane, east of Bursledon CofE Infant School), extension of Lakeside and Playing Fields (E10 and E11) and Barton Park / Deacons Industrial Estate in E6 layer and Stokewood Surgery Bi1. Update map to delete site allocations completed or no longer being taken forward.</p> <p>Ensure that the countryside and urban edge boundaries reflect the site allocations, including the SGO.</p>	Update policies map to reflect all sites and update the countryside layer and urban edge
PM19	Policies Map - General	Corrections to Policies Map key: Add designation for “Environmental Mitigation Area” (within SGO); rename as “Proposed New Road ( <u>Indicative Link Road Route</u> )”; correct “Junction Improvements <u>DM13 DM12</u> ”; “Eastleigh Town, District and Local Centres and Neighbourhood Parades <u>DM38 E3, DM21 &amp; DM22</u> ”; and “ <del>Travelling Showpeople &amp; Gypsy site</del> <u>Allocated Gypsy, Travellers and Travelling Showpeople Site and Gypsy Site DM33</u> ” (also update symbol to match HE5, BU4 designations and be consistent for both North and South maps)	Update policies maps to correct key and illustrate proposed policy changes

## Modification to the Local Plan inset maps proposed by Eastleigh Borough Council

Mod no.	Plan location	Proposed modifications to inset maps	Reason for change
IM1	Inset map – new policy HH1, Land west of Horton Heath	New inset map showing red line for Horton Heath development	Map required for new site allocation
IM2	Inset map – policy BO2, Land west of Uplands Farm, Botley	Amend red line to exclude Uplands Nurseries. Title of plan to be amended from “Land west of Uplands Farm, Botley” to “Land North East of Winchester Street”	Corrections - amendment to the red line and change in title
IM3	Inset map – new appendix for policies DM21, New retail development & DM22, Changes of use in retail frontages in district centres	Additional appendix in the Local Plan to include inset maps for the District Centres for the purposes of illustrating the primary and secondary shopping frontages	Greater clarity on the primary and secondary shopping frontages in the district centres
IM4	Inset maps - general	Add maps for all site allocations	For clarity
IM5	Inset maps – deleted sites	Delete inset maps for the policies proposed to be deleted (incl. site allocation policies E2, Land at Woodside Avenue, Eastleigh and FO7, Land at Costalot Stables, Blind Lane, Horton Heath)	Update following Local Plan changes

[www.eastleigh.gov.uk/localplan2016-2036](http://www.eastleigh.gov.uk/localplan2016-2036)

