

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
MM1	Policy 2: Protection of the countryside, Cranborne Chase AONB, and the adjoining New Forest National Park	<p>Amend Policy 2 as follows:</p> <p>Development should not have an unacceptable impact on the special qualities and purposes of the Cranborne Chase Area of Outstanding Natural Beauty, or on the adjoining New Forest National Park and their settings. In the determination and implementation of development proposals including planned growth, very significant great weight will be given to ensuring that the character, quality and scenic beauty of the landscape and coastline of the Plan Area Cranborne Chase Area of Outstanding Natural Beauty and adjoining New Forest National Park is are protected and enhanced.</p>
MM2	Policy 3: The strategy for locating new development	<p>Amend the second para of Policy 3 as follows:</p> <p>Investment and development in town centres and villages that is in accordance with the settlement hierarchy will be supported on environmentally appropriate sites provided that the development achieves a high standard of design that maintains and enhances local character and amenity and delivers a net environmental gain.</p>
MM3	Policy 5: Meeting our housing needs Figure 4.1	<p>Amend Policy 5 as follows:</p> <p>The target is to provide around 10,500 at least 10,420 additional homes in the Plan Area for the Plan Period 2016-2036, phased as follows:</p> <ul style="list-style-type: none"> • 4,150 Approximately 1,500 homes (averaging 230 300 homes per annum) 2016-17 to 2020-21²¹ • 2,250 Approximately 2,000 homes (averaging 450 400 homes per annum) 2021-22 to 2025- 26 • 7,100 Approximately 7,000 homes (averaging 740 700 homes per annum) 2026-27 to 2035- 36 <p>Provision will comprise:</p> <p>i. Around 1,380 homes on the former Fawley Power Station site, as part of a cross-boundary mixed use development of 1,500 homes to be jointly coordinated by Strategic Site Allocation Policy SS.4 and Policy SP25 of the New Forest National Park Local Plan.</p> <p>ii. i. At least 4,620 6,000 homes on the other Strategic Site Allocations set out in Figure 4.1, in accordance</p>

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		<p>with Strategic Site Allocation Policies SS.1 – SS.18.</p> <p>iii. ii. At least 800 homes on sites of 10 or more homes to be identified within or adjoining the defined towns and large villages and allocated in the Local Plan Part Two or in Neighbourhood Plans, which may include sites of 100 or more homes provided that they are within the settlement boundary, to include:</p> <ul style="list-style-type: none"> a. Around 200 homes on sites to be identified in Lymington and Pennington; b. Around 200 homes on sites to be identified in New Milton Neighbourhood; and c. Around 400 homes on sites to be identified in other towns and large villages. <p>iv. iii. Existing commitments of 2,700 <u>approximately 2,755</u> homes, including saved site allocation policies²² from the previous Local Plan Part 2; and</p> <p>v. Around 1,000 <u>iv. An estimated 924</u> homes on small developments of 1-9 homes reflecting past trends, and developments on affordable housing exception sites in suitable locations in the smaller villages to meet local need for affordable and low cost housing for local people in accordance with Policy 20 Rural Housing Exceptions Sites and Community Led Housing Schemes.</p> <p>Amend the following rows in figure 4.1:</p> <p>Land to the north of Totton. SS 1 900 <u>1,000</u></p> <p>Land south of Bury Road, Marchwood. SS 2 860 <u>700</u></p> <p>Land at Burgate, Fordingbridge. SS 18 350 <u>400</u></p>

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MM4	Policy 6: Sustainable economic growth	<p>Amend Policy 6 as follows:</p> <p>The Council strategy for sustainable economic growth is to maintain and enable a vibrant and prosperous local economy offering a diverse range of local employment opportunities, where existing businesses continue to thrive and new businesses have sufficient and suitable opportunities to form and grow in appropriate locations. This will be achieved by:</p> <ul style="list-style-type: none"> i. <u>The provision of sufficient land to meet the identified need for 126,000sqm of employment floorspace. This will comprise of:</u> <ul style="list-style-type: none"> a. <u>18 hectares of employment land (for around 70,000sqm floorspace) allocated within residential-led mixed-use Strategic Site Allocations at Totton (SS.1), Fawley (SS.4) and Ringwood (SS.14)</u> b. <u>10 hectares of employment land (for around 40,000sqm floorspace) allocated by saved policies from the Local Plan Part 2 (2014)</u> c. <u>Around 10,000 sqm of employment floorspace completions 2016- 2018, and around 30,000sqm on sites with extant planning permission.</u> ii Safeguarding opportunities for future businesses by retaining employment sites and site allocations that are suitable and viable for continued employment use; iii Provision of around 18 hectares of employment land within residential-led mixed-use Strategic Site Allocations at Totton (SS.1), Fawley (SS.4) and Ringwood (SS.14); <p>[Existing clauses iii. – vii. of Policy 6 unchanged]</p>
MM5	Policy 7: Strategic transport priorities	<p>Amend Policy 7 as follows:</p> <p>The Council will support and facilitate major projects that <u>improve accessibility for pedestrians and cyclists,</u> improve public transport services, reduce traffic congestion or <u>and</u> improve accessibility or road safety, provided that they can be achieved without an unacceptable impact on the local environment and local communities.</p>

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MM6	New Policy 8b at the end of Chapter 4: Development on land within a Minerals Safeguarding Area or Minerals Consultation Area	<p>Insert new Policy 8b and supporting text paras 4.41 and 4.42 at the end of Chapter 4:</p> <p><u>Development on land within a Minerals Safeguarding Area or Minerals Consultation Area</u></p> <p><u>i. Viable mineral resources should not needlessly be sterilised by development. Development proposals on land within a Minerals Safeguarding Area or Minerals Consultation Area as defined in the Hampshire Minerals and Waste Plan should be phased around the appropriate prior extraction of minerals.</u></p> <p><u>ii. Appropriate extraction will depend on:</u></p> <p><u>a. The scale and quality of mineral resource;</u></p> <p><u>b. Ground water levels if they would adversely impact on future re-use of the land;</u></p> <p><u>c. Amenity, environmental and other relevant considerations; and</u></p> <p><u>d. The need to ensure the timely provision of new homes and other development.</u></p> <p><u>iii. Where there is a viable resource, minerals re-use on-site for construction is encouraged.</u></p> <p><u>Supporting text</u></p> <p><u>4.40b Where land proposed for development is within a Minerals Safeguarding Area or Minerals Consultation Area, site promoters should undertake a minerals assessment to assess the viability and practicability of prior extraction of the minerals resource in consultation with the Minerals Planning Authority, having regard to the Hampshire Minerals and Waste Local Plan and any relevant supplementary planning guidance.</u></p> <p><u>4.40c Where prior or incidental minerals extraction takes place before housing development, particular care should be taken to protect features of landscape and biodiversity interest within the site to ensure that development including minerals extraction can achieve a net environmental gain compared to the original state of the land.</u></p>

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MM7	<p>Introductory text Para 5.6</p> <p>Policy 10: Mitigating the impact of development on International Nature Conservation Sites</p> <p>Supporting text New paras after para 5.19</p> <p>Para 5.27</p>	<p>Amend the last sentence of para 5.6 as follows:</p> <p>These include potential effects on plants and species due to traffic emissions on roads through the New Forest, water quality impacts to the River Avon from increased discharge of <u>phosphorus or nitrogen to the River Avon or to the Solent and Southampton Water respectively</u>, and recreational disturbance in the Solent and New Forest arising from an increased population.</p> <p>Amend Policy 10 as follows:</p> <p>1. Except as provided for in the first paragraph of Policy 9 (Saved Policy DM2): Nature Conservation, Biodiversity and Geodiversity, development will only be permitted where the Council is satisfied that any necessary mitigation, management or monitoring measures are included <u>secured in perpetuity</u> as part of the proposal and will be implemented in a timely manner, such that, in combination with other plans and development proposals, there will not be adverse effects on the integrity of any of the following International Nature Conservation sites:</p> <ul style="list-style-type: none"> • the New Forest SAC, the New Forest SPA and the New Forest Ramsar site; • the Solent Maritime SAC, Solent and Isle of Wight Lagoons SAC, the Solent and Southampton Water SPA, and the Solent and Southampton Water Ramsar site; • the River Avon SAC, Avon Valley SPA and Ramsar site; and • The River Itchen SAC. <p>2. For residential development <u>and the provision of overnight visitor accommodation</u> adverse effects can be adequately mitigated by implementing approved measures relevant to the site location, including as set out in the Mitigation for Recreational Impacts SPD and in the Solent Recreation Mitigation Strategy¹, and to be set out in the forthcoming <u>nutrient management strategies for the Solent and Southampton Water, and for the River Avon Nutrient Management Plan (2019 Update)</u>³⁵.</p> <p>3. For non-residential developments, the requirement for mitigation will be considered on case-by-case basis with regard to the nature, scale and location of the proposed use.</p> <p>4. The approved mitigation measures for residential developments currently include:</p>

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		<ul style="list-style-type: none"> i. For developments providing 49 or fewer net additional units of residential accommodation, financial contributions towards the provision of recreational mitigation measures as set out below and in the Mitigation for Recreational Impacts SPD: <ul style="list-style-type: none"> (a) Projects for the provision of alternative natural recreational green spaces and recreational routes: new or improved open space and recreational routes of a quality and type suitable to attract residents of new development within the Plan Area who might otherwise visit the International Nature Conservation sites for recreation; and (b) Access and Visitor Management: measures to manage the number of recreational visits to the New Forest and Solent Coast International Nature Conservation sites; and to modify visitor behaviour within those sites so as to reduce the potential for harmful recreational impacts; and (c) Monitoring of the impacts of new development on the International Nature Conservation sites and establishing a better evidence base: to reduce uncertainty and inform future refinement of mitigation measures. ii. For developments of 50 or more net additional residential dwellings: <ul style="list-style-type: none"> (a) Direct provision by the developer of at least 8 hectares of natural recreational greenspace per 1,000 population located on the development site or directly adjoining and well connected to it; and (b) A financial contribution towards Access and Visitor Management and Monitoring as set out above at i(b) and i(c). iii. Additionally, for all residential developments within 5.6km of the Solent and Southampton Water SPA, as shown on Figure 5.1, a financial contribution is required towards a Solent-wide programme of visitor management, monitoring and development mitigation projects. iv. Additionally, for residential developments <u>and the provision of overnight visitor accommodation draining or discharging wastewater</u> to within the catchment of <u>the River Avon in relation to phosphate neutrality or to the Solent and Southampton Water in relation to nitrogen neutrality,</u> a financial contribution or other appropriate mechanisms to achieve phosphorus <u>nutrient</u>-neutral development.

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		<p>v. Additionally, for all residential developments, a financial contribution towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site.</p> <p>Insert additional supporting text after para 5.19 as follows:</p> <p><u>5.19a On all sites likely to contain 50 or more homes when fully implemented, alternative natural recreational greenspace (ANRG) must be available for use at the point of dwelling occupation, in proportion to the number of residents likely to occupy the homes completed.</u></p> <p><u>5.19b Off-site contributions are not an acceptable alternative to the provision of on-site alternative natural recreational greenspace (ANRG) for development phases on sites likely to contain 50 or more homes, even if that phase is for less than 50 dwellings. Provided that there is an appropriate design solution and enforceable landowner agreements are in place relating to the quantum, location and timing of provision, ANRG provision need not be on the planning application development parcel itself and may be located elsewhere within the wider development. If pro-rata areas of ANRG are proposed on smaller individual sites within a larger development, these will only be acceptable provided that they accord with either the Strategic Sites Masterplanning SPD, or are part of a suitable pre-agreed alternative masterplanning approach, and where delivery of the ANRG is concurrent with housing delivery. This is to ensure that appropriate mitigation measures for the full proposal are properly considered at the outset in both quantitative and design terms.</u></p> <p>Delete para 5.27 and replace with:</p> <p><u>5.27 There is potential for new development on land adjacent to or in close proximity to Solent waders and Brent Goose sites to impact on the ecological function of the Solent and Southampton Water SPA network. Proposals for development on terrestrial waders and Brent Goose sites located on land identified in the <i>Solent Waders and Brent Goose Strategy</i> should have due regard to the mitigation measures set out in that strategy.</u></p>

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MM8	<p>Policy 12: The South West Hampshire Green Belt</p> <p>Supporting text para 5.44</p>	<p>Amend Policy 12 as follows:</p> <p>The openness and permanence of the South West Hampshire Green Belt will be preserved with particular regard to its stated purposes and those of national policy for the Green Belt.</p> <p>Development proposals in the Green Belt will be determined in accordance with national planning policy. Substantial negative weight will be given to any proposal which would cause harm to the Green Belt, and harmful impacts on the openness, landscape quality and visual amenity of the Green Belt must be avoided where possible.</p> <p>Exceptionally, when considering proposals that would not normally be appropriate development in the Green Belt, the Council will take into account whether it addresses a significant local need that could not otherwise be met. Where exceptional circumstances justify development in the Green Belt, proposals must minimise the impact of the proposed development on the openness of the Green Belt, and additional compensatory improvements to the landscape, recreational or habitat value of the adjoining Green Belt will be required to effect a substantial improvement in the local area.</p> <p>Amend para 5.44 as follows:</p> <p>5.44. National policy is that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The construction of new buildings is generally regarded as inappropriate development in Green Belt, with a limited range of exceptions⁴⁸. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. <u>can only be considered in very special circumstances where the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</u></p>

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MM9	<p>Policy 14: Landscape character and quality</p> <p>Supporting text para 5.56</p>	<p>Amend Policy 14 as follows:</p> <p>Where development is proposed there is a requirement to retain and/or enhance the following landscape features and characteristics through sensitive design, mitigation and enhancement measures, to successfully integrate new development into the local landscape context:</p> <ul style="list-style-type: none"> i. Features that contribute to a green infrastructure and distinctive character within settlements including the locally distinctive pattern and species composition of natural and historic features such as trees, hedgerows, woodlands, meadows, field boundaries, coastal margins, water courses and water bodies; ii. Features that screen existing development that would otherwise have an unacceptable visual impact; iii. Existing or potential wildlife corridors, footpath connections and other links that do, or could, connect the site to form part of an integrated green infrastructure network; iv. The landscape setting of the settlement and the transition between the settlement fringe and open countryside; and or coast; v. Important or locally distinctive views, topographical features and skylines; and <u>vi. Areas of tranquillity and areas of intrinsically dark skies.</u> <p>Amend para 5.56 as follows:</p> <p>5.56. The Policies Map identifies some features of local landscape value relevant to the application of Policy 14 that were identified by Saved Policy DW- E12 of the New Forest District Local Plan First Alteration (2005). This policy is saved for this purpose and is reproduced in Appendix B.</p>
MM10	<p>Introductory text</p> <p>Policy 16: Housing type, size and choice</p> <p>Supporting text</p>	<p>Introductory text paras 6.4 to 6.7 amended and moved to follow Policy 16 wording.</p> <p>Amend Policy 16 as follows:</p> <p>The strategy is to ensure that all residential development helps to addresses the diversity of housing needs of local people at all stages of life by providing a mix and choice of homes by type, size, tenure and cost in general accordance with Figure 6.1, with each development contributing appropriately to achieve this.</p> <p><u>The policy objectives are to improve the diversity of housing choice, and to achieve an overall balance of housing provision in general accordance with housing needs evidence. Each development should</u></p>

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contribute appropriately to improving housing diversity wherever possible, taking into account the location, size and characteristics of the site, the form of development proposed and the viability of the scheme.

	1-2 bed	3 bed	4+ bed
Affordable rental homes	60-70%	25-30%	5-10%
Affordable home ownership	55-65%	30-35%	5-10%
Market homes	30-40%	40-45%	20-25%

Figure 6.1: Indicative need for different sizes of home⁵⁷

Strategic Site Allocations and other developments of 100 or more homes must include:

- i. A mix of homes by size, including a mix of affordable homes, to ensure that the overall provision of new homes on the site is in general accordance with Figure 6.1; and
- ii. A diversity of housing types, to include provision of at least three of the following types of home:
 - Entry level housing including around 5% of market provision in the form of discounted starter homes
 - Undeveloped, serviced plots made available individually for purchase by self-builders
 - Homes specifically developed for private rent
 - Homes for downsizing older households in the form of bungalows, or sheltered or extra care housing.

Amend supporting text as follows:

6.4 Policy 16 seeks the provision of a greater range and quantity of the following types and tenures of home in appropriate locations:

- **Entry level and other lower cost forms of market housing, including flats and smaller houses, to buy or for private rent**

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- Accommodation suitable for households requiring enhanced accessibility standards
- Homes which provide specialised care on-site including sheltered and extra care housing
- Homes attractive to active older households and down-sizers, including bungalows and smaller homes with higher accessibility and space standards
- Plots for self- and custom-build housing, including for travellers
- Affordable housing in accordance with Policy 17.

6.5 ~~6.4~~ Evidence of housing need in the Plan area will be updated over time and development proposals will be assessed in light of the most robust and up-to-date information. ~~Our~~ Current evidence⁵³ summarised in figure 6.1 suggests a need for a greater proportion of new stock to be smaller-to-medium-sized homes. Larger homes continue to form part of future new home supply, but the existing housing stock of the Plan Area is predominantly 3 and 4-bedroom homes, and turnover within the existing stock will continue to be the main source of supply for meeting future demand for larger homes.

	<u>1-2 bed</u>	<u>3 bed</u>	<u>4+ bed</u>
<u>Affordable rental homes</u>	<u>60-70%</u>	<u>25-30%</u>	<u>5-10%</u>
<u>Affordable home ownership</u>	<u>55-65%</u>	<u>30-35%</u>	<u>5-10%</u>
<u>Market homes</u>	<u>30-40%</u>	<u>40-45%</u>	<u>20-25%</u>

Figure 6.1: Indicative need for different sizes and tenures of home^{54,7}

6.6 ~~6.5~~ Provision of more, smaller homes will help to meet the needs of newly forming households, including those not eligible for affordable housing. Smaller homes should be designed to be affordable and to meet the needs of newly forming households, or to be attractive to ‘down-sizers’ when they no longer need their family home (see Policy 18: Residential accommodation for older people). Provision of smaller homes could also include homes designed for private rent in appropriate locations, as private rented homes play an important role in meeting needs for lower cost market housing for lower income residents who are unlikely to qualify for affordable housing and are unable to purchase a home^{55,4}.

6.7 ~~6.6~~ Based on demographic evidence there is an element of need for one-bedroom homes. One-bedroom homes are considered more likely to meet both need and occupier preferences where they are

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		<p>provided either as private rental accommodation, or as low-cost or affordable extra-care accommodation⁵⁶⁵. For home buyers and providers of affordable housing, two-bedroom homes offer much more flexibility for changing needs.</p> <p>6.8— In applying this policy it is expected that each site will contribute meaningfully towards achieving a suitable housing mix for the Plan Area as a whole.</p> <p>6.9— Figure 6.1 sets out the evidence on need for different sizes of homes in different tenures, and is the starting point for considering provision on individual sites. The size, nature and location of the site, and form of housing proposed, will be taken into account to secure a housing mix that both contributes to achieving a suitable Plan Area mix, and that is contextually appropriate for the proposed location.</p> <p>6.8 6.10 Strategic housing site allocations are large enough to accommodate areas of different character and density within them, and are expected to include a broad mix of new homes more closely corresponding to Figure 6.1. Large new developments of predominantly 3-4 bedroom homes would not meet the requirements of this policy.</p> <p>6.9 6.14 The viability of housing sites of 100 or more homes has been tested on the basis that the requirement for housing diversification would be met alongside and in addition to the provision of affordable housing⁵⁷⁸. Viability testing included that around 5% of the market housing would be provided in the form of a modest 2-bedroom entry level or starter homes offered at a 20-25% discount to open market value.</p> <p>6.10 6.12 Viability testing also included the provision of smaller bungalows. On the rural edge of settlements where lower densities may be necessary for reasons of contextual appropriateness or landscape sensitivity, bungalows and self-build plots are a form of development that may be especially suitable.</p> <p>6.11 6.7 There is an element of demand⁵⁸⁶ for self and custom-build housing opportunities in the Plan Area. This is a form of housing provision National policy seeks to encourage to help diversify housing supply. However the challenges in meeting the general housing needs of the local population are such that the Local Plan cannot respond to all self-build aspirations, and the development industry already offers home buyers some scope for home customisation or custom build. The particular aim of this part of the policy is therefore to address the lack of supply of moderately priced, serviced land parcels sufficient for local people wishing to build an average family home, either by self-build or by contracting their own</p>

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		<p>independent builder.</p> <p>6.12 6.13 Where serviced self-build plots are provided, legal agreements or other appropriate mechanisms will be put in place to ensure that for a reasonable period, the first opportunity to purchase is offered to persons already on the New Forest District Self-Build and Custom Housebuilding Register⁵⁹ who can demonstrate a local connection to New Forest District (including the New Forest National Park).</p> <p><u>Footnotes</u></p> <p>⁵³ SHMA 2014, Objectively Assessed Housing Need (JGC 2017)</p> <p>⁵⁴⁷ Source: Housing Affordability, JGC 2017, figure 4.9, updating and broadly consistent with the New Forest Strategic Housing Market Assessment 2014 (Table 2)</p> <p>⁵⁵⁴ Housing Affordability (JGC 2017 eg Fig 3.5 – Fig 3.7).</p> <p>⁵⁶⁵ To help meet the needs of an expected increase in single older person households (SHMA 2014 para 8.14).</p> <p>⁵⁷⁸ New Forest District Council Economic Viability Assessment 2018 - Whole Plan Review Viability Assessment (Three Dragons)</p> <p>⁵⁸⁶ New Forest District (outside the National Park) Self-Build and Custom Housebuilding Register.</p> <p>⁵⁹ http://www.newforest.gov.uk/article/16869/Self-Build-and-Custom-Housebuilding-Register</p>

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MM11	<p>Policy 17: Affordable housing</p> <p>Supporting text para 6.21</p>	<p>Amend Policy 17 as follows:</p> <p>There is a requirement for all new developments of 11 or more dwellings, or of more than 1,000 sqm gross internal area of residential floorspace, to provide affordable housing as follows:</p> <ol style="list-style-type: none"> i. In Totton and the Waterside area, the requirement target is for 35% of new homes to be affordable housing. ii. In the rest of the Plan Area, the requirement target is for 50% of new homes to be affordable housing. iii. The tenure mix requirement target is to provide 70% of affordable homes for rent, split equally between social and affordable rent, and 30% intermediate or affordable home ownership tenures including shared ownership. iv. Affordable housing provided should be indistinguishable in appearance from the market housing on site, and distributed evenly across the site. <p>The viability of development will be taken into account in applying this policy as set out in Policy 34: Developer Contributions.</p> <p>Amend para 6.21 as follows:</p> <p>6.21. Whilst the affordable housing target will be viable in most circumstances, especially on previously undeveloped land, variations to the affordable housing tenure mix or affordable housing target will be supported where it is demonstrated to be necessary. to achieve the full affordable housing percentage requirement. Variations are more likely to be demonstrably justifiable on previously developed land, and in some circumstances on smaller green field sites in lower value areas. It is also recognised that the estimated costs of necessary infrastructure or facilities may change or, exceptionally, unforeseen circumstances may arise which make delivery of the full affordable housing requirement unviable. <u>Where there are no other mechanisms available to improve the viability of a housing development to a fair profit level, the Council will consider varying the affordable housing tenure mix, and if necessary the timing of delivery, before considering whether a reduced level of affordable housing provision would be acceptable. In exceptional circumstances, consideration may be given to alternative mechanisms to secure the equivalent delivery of affordable housing off-site.</u></p>

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MM12	<p>Policy 18: Residential accommodation for older people</p> <p>Supporting text para 6.27</p>	<p>Delete second/penultimate paragraph of Policy 18 entirely:</p> <p>The Strategic Site Allocations should include the provision of self-contained homes designed to meet the needs of older people, including both sheltered and extra-care housing on the larger sites.</p> <p>Delete Para 6.27:</p> <p>6.27. —The Strategic Site Allocations should incorporate a proportion of homes specifically designed for older people. The larger site allocations offer opportunities to include larger retirement community developments (for example SS.1 North Totton, SS.2 West Marchwood, SS.13 South Ringwood, and SS.18 North Fordingbridge).</p>

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MM13	<p>Policy 25: Retail development and other main town centre uses</p> <p>Supporting text para 7.39</p>	<p>Amend clause (ii) of Policy 25 as follows:</p> <p>ii. Other than as set out in Policy 28: Rural economy or in the Site Allocation Policies, development proposals for Main Town Centre Uses will only be supported in more peripheral locations within or outside defined built-up area boundaries where supported by robust evidence submitted at planning application stage to demonstrate that:</p> <ul style="list-style-type: none"> a. There is a local need and no suitable town centre or edge-of-town centre sites that are available to address that need; and b. The location is, or will be made, accessible by a choice of transport modes including safe and convenient pedestrian and cycle access; and <p>And for retail and leisure developments exceeding 1,000 square metres gross internal area:</p> <ul style="list-style-type: none"> c. That there would be no significant adverse impact on the vitality and viability of town centres and large villages <p>Split para 7.39 into two paragraphs, replacing the text of second part:</p> <p>7.39. As set out in this policy, proposals for new retail and other main town centre uses should satisfy the requirements of the sequential test where necessary. The sequential test applies to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan⁸⁰. Applications for main town centre uses (other than smaller scale facilities meeting rural or localised needs) should be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.</p> <p><u>7.39a Outside of town centre boundaries, retail development proposals of over 1,000sqm GIA will be subject to an impact assessment. In the villages and in locations outside of the defined built-up areas, retail development proposals of over 500sqm GIA will be subject to an impact assessment.</u> The previous Local Plan Part 2: Sites and Development Management (2014) set a local floorspace threshold of 1,000sqm⁸¹, above which all proposals for retail development outside town centres that are not in accordance with the Local Plan should also be accompanied by an impact assessment. This threshold is retained.</p>

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MM14	<p>Policy 26: Primary, Secondary and Local Shopping Frontages</p> <p>Supporting text paras 9.5 and 9.6</p>	<p>Amend Policy 26 as follows:</p> <ul style="list-style-type: none"> i. Within the designated Primary Shopping Frontages, proposals for the change of use of ground floor shops (Class A1) and financial & professional services premises (Class A2) to other uses that require <u>planning permission or are subject to Prior Approval</u> will only be permitted supported where it will not create a concentration of non-shopping uses and result in an unacceptable change in the retail character of the shopping frontage as a whole. ii. Within the designated Secondary Shopping Frontages, proposals for changes of use of ground floor shops (Class A1) and financial & professional services premises (Class A2) to other uses other than those falling with Classes A1—A5 of the Use Classes Order which require <u>planning permission or are subject to Prior Approval</u> will only be permitted if supported provided that they would not have an adverse impact on the vitality and viability of the shopping frontage as a whole. iii. Within the designated Local Shopping Frontages <ul style="list-style-type: none"> a. Uses which provide for the day to day shopping and service needs of the area will be permitted. b. The loss of an occupied shop or service use (within Use Class A1) that provides for everyday community needs will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a minimum of 12 months prior to the submission of a planning application, which demonstrates the existing use is not commercially sustainable.
MM15	<p>Policy 34: Developer contributions</p> <p>Supporting text paras 9.5 and 9.6</p>	<p>Amend the third para of Policy 34 as follows:</p> <p>In exceptional circumstances where it is demonstrated in a robust and independently tested viability study that there are previously unidentified cost considerations that render development unviable, and the delivery of the development is strategically important to the implementation of this Local Plan, the Council <u>will work with the applicant to</u> explore options to restore viability in the following order of preference: The <u>starting from the position is</u> that there will be a commensurate percentage <u>proportionate</u> reduction in returns to the developer and land owner for any reduction in developer contributions agreed, <u>within acceptable margins of profitability* relative to development risk.</u></p>

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		<p>*New footnote: "<u>See PPGV paragraph 018 Reference ID 10-018-20190509</u>"</p> <p>Amend Policy 34 clause (iii) as follows:</p> <p>iii. <u>Vary</u>. Reduce or remove contributions that would have the least impact on the achievement of sustainable development.</p> <p>Amend Paras 9.5 and 9.6 as follows:</p> <p>9.5 In general terms, <u>The methods for collecting contributions from developers includes the Community Infrastructure Levy (CIL) (or future equivalent)</u>, Section 106 and Section 278 legal agreements will be used to address site-specific requirements or to fund a defined facility or project needed to mitigate a small number of developments in a particular location. <u>The Council will prepare an Infrastructure Funding Statement annually to set out how infrastructure projects will be funded in accordance with the CIL Regulations 2010 (as amended) or future equivalent.</u></p> <p><u>9.6 Where</u> Section 106 Legal agreements <u>are used, they</u> will be drafted by the Council (section 278 agreements are entered into <u>drafted</u> by Hampshire County Council <u>as Highways Authority</u>). The developer will be responsible for the costs resulting from administering the agreement. For developments that appear likely to take place over an extended period or to evolve over time, planning agreements will include formulae or other appropriate mechanisms to ensure flexibility for changing circumstances, so that the appropriate contribution will be made when the details of the development are finalised without the need to re-negotiate the agreement.</p> <p>9.6 The Community Infrastructure Levy (CIL) (or future equivalent) will be the primary mechanism for collecting contributions for facilities or projects where the need arises from more than five developments. The projects which will be funded by CIL are set out in the CIL Regulation 123 list (or future equivalent). The 123 list will be reviewed periodically (or as necessary) during the Plan Period to ensure it takes account of the latest infrastructure needs of the Plan Area.</p>

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
MM16	<p>Policy 35: Development Standards</p> <p>Supporting text para 9.16</p>	<p>Amend clause (i) of Policy 35 as follows:</p> <ul style="list-style-type: none"> i. Accessible and Adaptable Visible Dwellings standards of Part M4(12) of the Building Regulations except for: <ul style="list-style-type: none"> a. Sheltered and extra care homes which should be built to the Wheelchair Adaptable Dwelling standard of Part M4(3)2a of the Building Regulations; and. b. Extra care homes which should be built to the Wheelchair Dwelling standards of Part M4(3)2b of the Building Regulations <p>Amend para 9.16 as follows:</p> <p>9.16 Development should provide digital communications infrastructure, including superfast broadband, as an integral requirement for new homes and business premises. The Government recognises that, reliable broadband internet access is essential for homes throughout the country to benefit from online services, including future opportunities to provide remote social, health and care services may help to support independent living, as well as potentially reducing the need to travel for employment purposes (with air quality benefits). Appropriate, universal and future-proofed infrastructure should be installed and utilised. The Building Regulations already address telecommunications provision within new buildings, but there is a need to ensure that sites are provided with a high quality connection to an exchange with superfast broadband capacity <u>wherever practicable.</u></p>
MM17	<p>Strategic Site Allocations</p> <p>Para 9.28</p>	<p>Amend para 9.28 as follows:</p> <p>9.28 The Site Concept Masterplans <u>are illustrative rather than prescriptive requirements.</u> In informed by a landscape assessment and consideration of biodiversity potential, they they illustrate how development can fit its landscape (or townscape) context and deliver a net environmental gain (subject to appropriate detailing and implementation). The achievement of a net environmental gain is a national policy objective¹⁰² in its own right, and forms an important part of addressing Habitat Regulations requirements, and fulfilling the Council's legal Duty of Regard to the purposes and objectives of the New Forest National Park. <u>The layouts and details of development proposals will be subject to further consideration and discussion as sites come forward through the planning application process, including in pre-application discussions.</u></p>

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
MM18	<p>Site Policy SS1: Land to the north of Totton</p> <p>Supporting text Para 9.42</p> <p>Para 9.44</p> <p>New Para after 9.47</p> <p>Further new para after 9.47</p> <p>Concept Masterplan</p>	<p>Amend clause (i) of Policy SS1 as follows:</p> <p>i. Land to the north of Totton, as shown on the Policies Map is allocated for residential-led mixed use development and open space and will comprise the following:</p> <ul style="list-style-type: none"> • At least 900 1,000 homes, dependent on the form, size and mix of housing provided. • A commercial core west of Pauletts Lane including around 5 hectares of land for business and employment uses. • A community focal point in a prominent location including ground floor premises suitable for community use. • Contributions to educational provision to include two hectares of land to be reserved for a primary school. • On-site provision of formal public open space. <p>Amend clause (iii) of Policy SS1 as follows:</p> <p>iii. Site Specific Considerations to be addressed include:</p> <p>a. <u>A comprehensive Development Framework will be prepared for the site to ensure the e</u>Effective coordination between multiple land interests to deliver an integrated, whole-site approach to the provision of access, community facilities, open space and natural recreational greenspace for habitat mitigation.</p> <p>b. Design and other appropriate measures to mitigate potential noise and air quality impacts from the M27/A31, A36 and the A326.</p> <p>c. To assess the need for, and to provide where necessary, enhancements to the A326 <u>and A36</u> junctions to provide safe vehicular access for the development.</p> <p><u>d. The Grade II listed Building Broadmoor Cottage, Pauletts Lane, should be retained within an appropriate setting so that its significance can be appreciated.</u></p> <p><u>e. The preparation of a detailed site specific Flood Risk Assessment (FRA) will be required which should demonstrate that there will be no inappropriate development within FZ3b.</u></p> <p>Amend Para 9.42 as follows:</p>

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		<p>9.42 The site is divided by Salisbury Road. Based on the minimum capacity requirement, <u>Based on indicative masterplanning of the main land parcels on a stand-alone basis,</u> land to the north can accommodate at least 260 homes. The land to the south is divided by Pauletts Lane, which will deliver at least 330 homes to the west and at least 230 homes to the east. Land south of Loperwood Road has outline planning permission for up to 80 homes, making up the balance of the <u>Through a coordinated approach the site is expected to achieve</u> 'at least' 900 <u>1,000</u> home total capacity.</p> <p>Delete the first bullet point following para 9.44 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application. Unless confirmed in writing to be unnecessary by Hampshire County Council, two hectares of land will be reserved on-site for a new primary school in a location that is conveniently walkable from both the development and the adjacent settlement.</u> <p>Add new subheading and paragraph after 9.47 as follows:</p> <p><u>Flood Risk Assessment (FRA)</u> <u>9.47a The FRA should be informed by the outputs of the SFRA2 and the latest Climate Change requirements to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development.</u></p> <p>Add further new subheading and paragraph after 9.47 as follows:</p> <p><u>Nutrient management</u> <u>9.47b Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p>

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
		<p>Modifications to the Concept Masterplan. <i>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "SS1: Land to the north of Totton" for the amended plan.</i></p>
MM19	<p>Site Policy SS2: Land south of Bury Road Marchwood</p> <p>Supporting text Para 9.51</p> <p>Waste Water Treatment Para</p> <p>New Paras after 9.55</p> <p>Concept Masterplan</p>	<p>Amend clauses (i) and (iii) of Policy SS2 as follows:</p> <p>i Land north-west of Marchwood as shown on the Policies Map is allocated for residential development and public open space and will comprise the following:</p> <ul style="list-style-type: none"> • At least 860 700 homes in <u>the Plan period</u> dependent on the form, size and mix of housing provided, <u>and around 300 additional homes in the future on land currently occupied by a solar array.</u> • A community focal point in a prominent location in the southern part of the site including ground floor premises suitable for community use. • Contributions to educational provision to include two hectares of land to be reserved for a primary school. • On-site provision of formal public open space. <p>[no change to clause (ii)]</p> <p>iii. Site Specific Considerations to be addressed include:</p> <ol style="list-style-type: none"> a. Phasing and Masterplanning of development to deliver a comprehensive and integrated development over time. b. To assess the need for, and to provide where necessary, enhancements to Bury Road, Marchwood Road and their connection to the A326, to ensure safe <u>and suitable</u> vehicular, cycle and pedestrian access for the development. c. Design or other appropriate measures if required, to mitigate potential odour impacts from Slowhill Copse Wastewater Treatment Works, in consultation with Southern Water. <u>d. Preparation of a detailed site specific flood risk assessment demonstrating that there will be no development within areas of Flood Zone 3b and how the proposed development will be made safe over its lifetime.</u> <u>e. Design or other appropriate measures in any new development to minimise and mitigate the</u>

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		<p><u>effects of potential noise and light impacts generated by the Port of Southampton on residential amenities.</u></p> <p>Delete the first 2 bullet points following para 9.51 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application. Unless confirmed in writing to be unnecessary by Hampshire County Council, two hectares of land will be reserved on-site for a new primary school in a location that is conveniently walkable from both the development and the adjacent settlement.</u> <p>Delete 'Waste Water Treatment' subheading and the un-numbered para after 9.55 and add new subheadings and supporting text paras:</p> <p><u>Flood Risk Assessment (FRA)</u> <u>9.55b The FRA will be required to show how improved flood and drainage management in the locality will ensure that there is no increased flood risk on or off the site.</u></p> <p><u>Port of Southampton</u> <u>9.55c Development should take into account that the Port of Southampton is an established use that operates 24 hours a day, and is likely to expand its operations in the future.</u></p> <p><u>The Solar Array area</u> <u>9.55d The solar array operator has a lease extending beyond the Plan period. Should this lease be surrendered early, around 300 additional homes may be possible in the Plan period. Site masterplanning at planning application stage should set out how the solar array area would be integrated in the future to create a comprehensive development, including how and where habitat mitigation and public open space would be provided for its future residents.</u></p>

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		<p><u>Nutrient management</u> <u>9.55e Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p> <p>Modifications to the Concept Masterplan, including to identify the solar array area. See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "Site Policy SS2: Land south of Bury Road Marchwood" for the amended plan.</p>
MM20	<p>Site Policy SS3: Land at Cork's Farm, Marchwood.</p> <p>Supporting text Para 9.58</p> <p>Para 9.59</p> <p>Para 9.60</p> <p>Para 9.62</p> <p>New Para after 9.62</p> <p>Concept Masterplan</p>	<p>Amend Policy SS3 clauses (ii) and (iii) as follows:</p> <p>ii. a. Providing a well-designed seaward frontage development that responds positively to the waterside location and provides protection from future sea level rise whilst also ensuring that the scale, form, siting and materials of the development conserve and enhance the heritage and setting of the Royal Naval Armaments Depot Conservation Area, including its listed buildings and walls.</p> <p>[clause (ii).b,c: no change]</p> <p>iii Site Specific Considerations to be addressed include:</p> <p>a. Design or other appropriate measures to mitigate potential odour impacts from Slowhill Copse Wastewater Treatment Works. An odour assessment will be required in consultation with Southern Water.</p> <p>b. To assess the need for, and to provide where necessary, enhancements to Bury Road, Marchwood Road and their connection to the A326, to ensure safe and suitable vehicular, cycle and pedestrian access for the development.</p> <p>c. Design or other appropriate measures in any new development to minimise and mitigate the effects of potential noise and light pollution impacts generated by from the Port of Southampton on residential amenities.</p> <p>d. Maintaining appropriate development setbacks from the pipelines and overhead powerlines that cross the site.</p> <p>e. Raising the ground level and other flood defence works to address future flood risks in a</p>

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
		<p>manner that does not exacerbate risks to other developments in the vicinity. <u>Wherever possible development should be directed to Flood Zone 1 and will only be considered within flood zones 2 or 3 where it is possible to mitigate flood risk. Preparation of a detailed site specific Flood Risk Assessment will be required to demonstrate how the proposed development will be made safe over its lifetime.</u></p> <p>Delete the first bullet point following paragraph 9.58 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Delete para 9.59 and replace with:</p> <p><u>Flood Risk Assessment (FRA)</u> <u>9.59 Mitigation measures such as ground raising and other flood defence works to address future flood risks must be undertaken in a manner that does not exacerbate risks to other developments or interests in the vicinity and seeks to address the future vulnerability of adjoining developed areas from flooding that might otherwise arise or flow through site SS3 under the higher climate change flood risk scenarios. It will need to be demonstrated that any mitigation measures proposed to make the development safe for its lifetime can be funded through the development scheme.</u></p> <p>Amend para 9.60 as follows:</p> <p>9.60 The site is within a Minerals Consultation Area and some parts are also within a Minerals Safeguarding Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, incidental minerals extraction may be appropriate as part of the development.</p> <p>Delete 'Waste water treatment sub-heading and para 9.62 and replace with:</p> <p><u>Nutrient management</u></p>

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		<p><u>9.62 Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p> <p>Add a new subheading and para after 9.62:</p> <p><u>Port of Southampton</u> <u>9.62a Development should take into account that the Port of Southampton is an established use that operates 24 hours a day, and is likely to expand its operations in the future.</u></p> <p>Modifications to the Concept Masterplan. See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "SS3: Land at Cork's Farm, Marchwood" for the amended plan.</p>
MM21	Site Policy SS4: The former Fawley Power Station Supporting text Para 9.64 Para 9.67 Waste Water Treatment para Concept Masterplan	Amend Policy SS4 clause (i) as follows: i. The site of the former Fawley power station will be comprehensively redeveloped for residential-led mixed use development scheme and public open space and will comprise the following: Amend Policy SS4 clause (ii)d. as follows: d. Integrating planting and design features that maximise the wildlife and habitat potential of buildings and the development area, and to avoid, or where necessary manage and minimise, the impacts of development on the Solent foreshore and other areas of habitat value. Amend Policy SS4 clause (iii) as follows: iii. Site Specific Considerations to be addressed include: a. Raising ground level and other flood defence works to manage risks of tidal and surface water flooding. <u>The outputs of the SFRA Level 2 will be considered in the preparation of a detailed site specific</u>

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		<p><u>Flood Risk Assessment demonstrating how the proposed development will be made safe over its lifetime.</u></p> <p>[no change clause (iii)b-c]</p> <p><u>d. The need to incorporate and facilitate appropriate measures to ensure the conservation and enhancement of the landscape and scenic beauty of the neighbouring New Forest National Park.</u></p> <p><u>e. To ensure redevelopment is bought forward in a coordinated manner and fully mitigates its impacts, the promoter will prepare a master plan and supporting technical assessments for the entire Fawley Power Station site, for submission as part of the planning application. Development will be phased as set out in an approved masterplan agreed with the local planning authorities.</u></p> <p>Amend para 9.64 as follows:</p> <p>9.64. The site of the former Fawley power station will be developed as part of a comprehensive and integrated approach with adjoining land in tandem with <u>scheme which includes adjoining land allocated in Policy SP25 SP26</u> of the New Forest National Park Local Plan. Policy SP25 <u>SP26</u> supports the effective use of the previously developed power station site. They <u>Proposals</u> include additional homes, land for a primary school if required and other measures that support a comprehensive redevelopment approach including the provision of extensive areas of natural recreational greenspace for habitat mitigation, restoration or enhancement, and the provision of other public open space.</p> <p>Delete the first 2 bullet points following para 9.66 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Delete para 9.67 and replace with:</p> <p><u>Flood Risk Assessment (FRA)</u></p>

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		<p><u>9.67 Mitigation measures such as ground raising and other flood defence works to address future flood risks must be undertaken in a manner that does not exacerbate risks to other developments in the vicinity. It will need to be demonstrated that any mitigation measures proposed to make the development safe for its lifetime can be funded through the development scheme. The site is within Flood Zone 3 but redevelopment is acceptable in principle on the basis that the site is a major regeneration opportunity on previously developed land.</u></p> <p>Delete the 'Waste Water Treatment' subheading and the un-numbered para and replace with:</p> <p><u>Nutrient management</u></p> <p><u>9.71a Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p> <p>Modifications to the Concept Masterplan. See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "SS4: The former Fawley Power Station" for the amended plan.</p>

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MM22	<p>Supporting text to Site Policy SS5: Land at Milford Road, Lymington:</p> <p>Para 9.74</p> <p>Para 9.75</p> <p>New para after 9.75</p> <p>Concept Masterplan</p>	<p>Delete the first 2 bullet points following para 9.74 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Amend para 9.75 as follows:</p> <p>9.75 The site is within a Minerals Consultation Area and some parts (primarily south of Milford Road) are also within a Minerals Safeguarding Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, incidental minerals extraction may be appropriate as part of the development.</p> <p>Add new subheading and para after 9.75 as follows:</p> <p><u>Nutrient management</u></p> <p><u>9.75a Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p> <p>Modifications to the Concept Masterplan. See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "SS5: Land at Milford Road, Lymington" for the amended plan.</p>
MM23	<p>Site Policy SS6: Land to the east of Lower Pennington Lane, Lymington.</p>	<p>Amend Policy SS6 clause (ii) as follows:</p> <p>ii.a. Create a well-designed extension to the settlement of Lymington with a character and density reflecting <u>that is respectful of</u> the low density and rural edge character of the locality and surrounding properties.</p>

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	<p>Supporting text Para 9.77</p> <p>Para 9.79</p> <p>New para after 9.79</p> <p>Further new para after 9.79</p> <p>Concept Masterplan</p>	<p>ii. e. Provide two points of vehicular access to the site from both Lower Pennington Lane and from Ridgeway Lane, connecting to provide a vehicular route through the site.</p> <p>Amend Policy SS6 clause (iii) Site Specific Considerations by adding new sections (c) and (d):</p> <p>iii. Site Specific Considerations to be addressed include:</p> <p>a. The southern site boundary is the edge of the New Forest National Park, and the proposed site access at the south east corner is within the National Park.</p> <p>b. Development and access arrangements must respect the tranquillity, privacy and security of the Oakhaven hospice.</p> <p><u>c. Provision of additional visitor car parking for the hospice.</u></p> <p><u>d. Maintaining the public right-of-way across the site as a dedicated footpath.</u></p> <p>Delete first 2 bullet points following para 9.77 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Amend para 9.79 as follows:</p> <p>9.79 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, limited and incidental minerals extraction for re-use on-site may be appropriate as part of the development</p> <p>Add new subheading and para after 9.79:</p> <p><u>Oakhaven hospice</u></p> <p><u>9.79a Development should be carried out in a manner that respects the tranquillity, privacy and security of the Oakhaven hospice, for example by inclusion of landscape buffers or equivalent arrangements.</u></p>

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		<p>Add further new subheading and para after 9.79:</p> <p><u>Nutrient management</u> <u>9.79b Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p> <p>Modifications to the Concept Masterplan, including to show indicative areas of additional visitor car parking for, and development buffering around, Oakhaven Hospice.</p> <p>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "Policy SS6: Land to the east of Lower Pennington Lane, Lymington" for the amended plan.</p>

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
MM24	<p>Supporting text to Site Policy SS7: Land north of Manor Road, Milford on Sea:</p> <p>Para 9.81</p> <p>New Para after 9.83</p> <p>Concept Masterplan</p>	<p>Delete first bullet point following paragraph 9.81 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Add new subheading and para after 9.83:</p> <p><u>Nutrient management</u></p> <p><u>9.83a Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p> <p>Modifications to the Concept Masterplan. <i>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "SS7: Land north of Manor Road, Milford on Sea" for the amended plan.</i></p>
MM25	<p>Supporting text to Site Policy SS8: Land at Hordle Lane, Hordle:</p> <p>Supporting text Para 9.86</p> <p>Para 9.89</p>	<p>Delete the first bullet point following para 9.86 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Amend Para 9.89 as follows:</p> <p>9.89 The development will define and make permanently open a pedestrian and greenspace corridor between the eastern and western parts of Hordle Village which remains Green Belt, along the stream on the western edge of the site connecting to the right of way to Everton Road. The precise alignment of the settlement</p>

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
	<p>New Para after 9.90</p> <p>Concept Masterplan</p>	<p>boundary in relation to the Green Belt will be determined at planning application stage, and will define a new the built-up area boundary for the eastern part of Hordle village.</p> <p>Add new subheading and para after 9.90:</p> <p><u>Nutrient management</u></p> <p><u>9.90a Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p> <p>Modifications to the Concept Masterplan, including:</p> <ul style="list-style-type: none"> • Exclude the recently build Nursery Close development and its consented allotments area from the site allocation boundary • Extend the site allocation boundary and adjust the Concept Masterplan to include new area of open space north of Stopples Lane (to remain within the Green Belt designation). • Amendments to the Concept Masterplan access routes in relation to the coal yard and covenanted land south of Hordle Lane. <p><i>See ‘Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans’: “Policy SS8: Land at Hordle Lane, Hordle” for the amended plan.</i></p> <p><i>Consequential changes to the Policies Map resulting from this Main Modification have been made separately and do not form part of the Main Modifications consultation (See document ‘Policies Map amendments to reflect the proposed Main Modifications’).</i></p>

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
MM26	<p>Supporting text to Site Policy SS9: Land east of Everton Road, Hordle:</p> <p>Para 9.92</p> <p>Para 9.93</p> <p>New Para after 9.95</p> <p>Concept Masterplan</p>	<p>Delete first bullet point following paragraph 9.92 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Amend paragraph 9.93 as follows:</p> <p>9.93 The development will define and make permanently open a pedestrian and greenspace corridor between the eastern and western parts of Hordle Village which remains Green Belt. The precise alignment of the settlement boundary in relation to the Green Belt will be determined at planning application stage, and will define a new the built-up area boundary for the eastern and western parts of Hordle village.</p> <p>Add new subheading and para after 9.95:</p> <p><u>Nutrient management</u> <u>9.95a Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p> <p>Modifications to the Concept Masterplan, including to adjust the site and settlement boundaries to exclude the back gardens of 91 Cottagers Lane and Little Holme Cottagers Lane, and the adjoining unpromoted paddock fronting Everton Road, retaining this land as Green Belt outside the settlement boundary. <i>See ‘Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans’: “Policy SS9: Land east of Everton Road, Hordle” for the amended plan.</i> <i>Consequential changes to the Policies Map resulting from this Main Modification have been made separately and do not form part of the Main Modifications consultation (See document ‘Policies Map amendments to reflect the proposed Main Modifications’).</i></p>

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
MM27	<p>Site Policy SS10: Land to the east of Brockhills Lane, New Milton</p> <p>Supporting text Para 9.97</p> <p>Para 9.99</p> <p>New para after 9.99</p> <p>Concept Masterplan</p>	<p>Amend Policy SS10 clause (ii).b as follows:</p> <p>Providing vehicular access from Brockhills Lane and <u>assess whether there is a need for</u> improvements to the Brockhills Lane and Sway road junction, and providing pedestrian crossing points across Sway Road and Brockhills Lane to link to existing footpaths.</p> <p>Delete first bullet point following paragraph 9.97 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Amend para 9.99 as follows:</p> <p>9.99 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents and site ecology, incidental minerals extraction may be appropriate as part of the development, for re-use on-site.</p> <p>Add new subheading and para after 9.99:</p> <p><u>Nutrient management</u> <u>9.99a Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p> <p>Modifications to the Concept Masterplan. <i>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "SS10: Land to the east of Brockhills Lane, New Milton" for the amended plan.</i></p>

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
MM28	<p>Site Policy SS11: Land to the south of Gore Road, New Milton</p> <p>Supporting text Para 9.101</p> <p>Para 9.105</p> <p>Concept Masterplan</p>	<p>Amend Policy SS11 clauses (ii) and (iii) as follows:</p> <p>ii.a. Providing a positive frontage to Gore Road whilst retaining the better trees in the current frontage tree belt, maintaining a green gap between the development and the listed Milton Barn farm building <u>Barn at Former Gore Farm.</u></p> <p>iii.b. Respecting the setting of the listed building of Milton Barn <u>Barn at Former Gore Farm.</u></p> <p>Delete first bullet point following paragraph 9.101 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Delete subheading and para 9.105:</p> <p><i>Minerals</i></p> <p>9.105 The site is within a Minerals Safeguarding Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, incidental minerals extraction may be appropriate as part of the development.</p> <p>Add new subheading and para 9.105:</p> <p><u>Nutrient management</u></p> <p><u>9.105 Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international Nature Conservation sites.</u></p> <p>Modifications to the Concept Masterplan, including:</p> <ul style="list-style-type: none"> • To remove the access strip adjacent to the listed barn on the north east corner of the site, land not in

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
		<p>promoter control.</p> <ul style="list-style-type: none"> Amend reference from 'Milton Barn' to 'Barn at Former Gore Farm' <p><i>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "Policy SS11: Land to the south of Gore Road, New Milton" for the amended plan. Consequential changes to the Policies Map resulting from this Main Modification have been made separately and do not form part of the Main Modifications consultation (See document 'Policies Map amendments to reflect the proposed Main Modifications').</i></p>
MM29	<p>Site Policy SS12: Land to the south of Derritt Lane, Bransgore</p> <p>Supporting text Para 9.107</p> <p>Para 9.109</p> <p>Para 9.110</p> <p>Concept Masterplan</p>	<p>Amend Policy SS12 as follows:</p> <p>Delete clause (ii)b. entirely: b. Providing the primary site access opposite to the main entrance for Heatherstone Grange.</p> <p>Amend clause (iii)b. as follows:</p> <p>iii.b Preparation of a detailed strategic flood risk assessment to demonstrate how proposed development will be made safe and provide improved flood and drainage management in the locality, ensuring that there is no increased flood risk downstream. <u>The preparation of a detailed site specific Flood Risk Assessment (FRA) will be required which should demonstrate that there will be no inappropriate development within FZ3b.</u></p> <p>Amend clause (iii)c. as follows:</p> <p>iii.c. <u>Provide</u> additional sewer and pumping station capacity will need to be provided <u>if required.</u></p> <p>Add additional bullet point following paragraph 9.107 as follows:</p> <ul style="list-style-type: none"> <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u>

Main Modification Ref	Policy / Paragraph Ref	Proposed Main Modification
		<p>Delete para 9.109 and replace as follows:</p> <p><u>Flood Risk Assessment (FRA)</u> <u>9.109 The FRA should be informed by the outputs of the SFRA level 2, and Climate Change requirements (February 2016) to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development. Where, exceptionally, a reduction in flood storage or conveyance in areas outside of FZ3b is proposed it would need to be fully compensated for on a level-for-level / appropriate basis and supported with detailed hydraulic modelling for a development of this scale.</u></p> <p>Amend para 9.110 as follows:</p> <p>9.110 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, incidental minerals extraction may be appropriate as part of the development for re-use on-site.</p> <p>Modifications to the Concept Masterplan, including to remove illustrative vehicular access points. See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "Policy SS12: Land to the south of Derritt Lane, Bransgore" for the amended plan.</p>
MM30	<p>Site Policy SS13: Land at Moortown Lane, Ringwood</p> <p>Supporting text Para 9.114</p> <p>Para 9.117</p> <p>Para 9.118</p>	<p>Amend the Policy SS13 clauses (iii) and (iv) as follows:</p> <p>iii. b. Providing a hierarchy of connected streets that enable the through- movement of local traffic between the A338 B3347 Christchurch Road and Crow Lane, including a vehicular connection through Forest Gate Business Park to link though to the town centre area, and a new north-eastern access point from Crow Lane towards the A31.</p> <p>iv.a. Preparation of a detailed strategic flood risk assessment to demonstrate how proposed development will be made safe and provide improved flood and drainage management in the locality, ensuring that there is no increased flood risk downstream. <u>The preparation of a detailed site specific Flood Risk Assessment (FRA) will be required which should demonstrate that there will be no inappropriate</u></p>

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	<p>Concept Master Plan & Site Allocations Overview Plan</p>	<p><u>development within FZ3b.</u></p> <p>iv.c. Assess the need for enhancements to the Moortown Lane junctions with the A338 <u>B3347</u> Christchurch Road and with Crow Lane, and where necessary, to other parts of the local highways, pedestrian and cycle network.</p> <p>Delete second bullet point following para 9.114 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application. Unless confirmed in writing to be unnecessary by Hampshire County Council, two hectares of land will be reserved on-site for a new primary school in a location that is conveniently walkable from both the development and the adjacent settlement.</u> <p>Delete para 9.117 and replace with:</p> <p><u>9.117 The FRA should be informed by the outputs of the SFRA2 and Climate Change requirements (February 2016) to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development. Where, exceptionally, a reduction in flood storage or conveyance in areas outside of FZ3b is proposed it would need to be fully compensated for on a level-for-level / appropriate basis and supported with detailed hydraulic modelling for a development of this scale.</u></p> <p>Delete para 9.118 and replace with:</p> <p><u>Nutrient management</u></p> <p><u>9.118 Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation.</u></p>

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		<p>Modifications to the Concept Masterplan, including to reflect the revised SFRA Level 2 flood zones that affects the eastern edges of the site, removing the built development area from the flood zones with commensurate increases to the built development area on the western half of the site.</p> <p><i>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "Policy SS13: Land at Moortown Lane, Ringwood" for the amended plan.</i></p> <p>Modifications to the Concept Masterplan Site Allocations Overview Plan, including to reflect changes to SS13 and SS14 Concept Masterplans.</p> <p><i>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "Ringwood Site Allocations Overview Plan" for the amended plan.</i></p>
MM31	<p>Site Policy SS14: Land to the north of Hightown Road, Ringwood.</p> <p>Supporting text Para 9.122 Para 9.123 Para 9.124</p> <p>Concept Masterplan & Site Allocations Overview Plan</p>	<p>Amend Policy SS14 clauses (ii) and (iii) as follows:</p> <p>ii.b. Creating a north - south greenspace along the site's eastern eastern western boundary, providing flood attenuation attenuation and drainage features as part of a high quality landscape".</p> <p>iii.a. Preparation of a detailed Strategic Flood Risk Assessment to demonstrate how proposed development will be made safe and provide improved flood and drainage management in the locality, ensuring that there is no increased flood risk downstream. <u>Wherever possible development should be directed to Flood Zone 1 and will only be considered within flood zones 2 or 3 where it is possible to mitigate flood risk. Preparation of a detailed site specific Flood Risk Assessment demonstrating how the proposed development will be made safe over its lifetime will be required.</u></p> <p>Delete second bullet point following paragraph 9.122 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Amend para 9.123 as follows:</p>

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		<p><u><i>Flood Risk Assessment (FRA)</i></u> 9.123 The SFRA prepared for the Local Plan included ‘level two’ flood risk assessment of land at north of Hightown Road, parts of which are in Flood Risk zones 2 and 3 and which is at higher risk of groundwater emergence. The SFRA confirmed in general terms that safe development could be achieved. Informed by advice in the SFRA116 the site developer will need to prepare a more detailed, site-specific flood risk assessment to demonstrate that their specific development proposals (including flood risk mitigation and drainage measures) will effectively manage identified flood risks to be safe for future occupiers and for surrounding and downstream properties now and in the future. <u>The FRA will be required to show how improved flood and drainage management in the locality will ensure that there is no increased flood risk on or off the site. It will need to be demonstrated that any mitigation measures proposed to make the development safe for its lifetime can be funded through the development scheme.</u></p> <p>Delete para 9.124 and replace with:</p> <p><u><i>Nutrient management</i></u> <u>9.124 Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation.</u></p> <p>Modifications to the Concept Masterplan, including to adjust the site allocation boundary on southern edge to exclude the property Oak Cottage (140 Hightown Road) and the small paddock immediately adjoining its eastern boundary (NB would still be included in amended settlement boundary). See ‘Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans’: “Site Policy SS14: Land to the north of Hightown Road, Ringwood” for the amended plan.</p> <p>Modifications to the Site Allocations Overview Plan, including to reflect changes to SS13 and SS14 Concept Masterplans. See ‘Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans’: “Ringwood Site Allocations Overview Plan” for the amended plan.</p>

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		<p><i>Consequential changes to the Policies Map resulting from this Main Modification have been made separately and do not form part of the Main Modifications consultation (See document 'Policies Map amendments to reflect the proposed Main Modifications').</i></p>
MM32	<p>Site Policy SS15: Land at Snails Lane, Ringwood.</p> <p>Supporting text Para 9.126</p> <p>New para after 9.126</p> <p>Para 9.127</p> <p>Concept Masterplan</p>	<p>Add new clause (iii)b. to Policy SS15:</p> <p><u>iii.b. The preparation of a detailed site-specific Flood Risk Assessment will be required which should demonstrate that there will be no inappropriate development within FZ3b.</u></p> <p>Delete first bullet point following paragraph 9.126 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Add new subsection and para after 9.126:</p> <p><u>Flood Risk Assessment (FRA)</u></p> <p><u>9.126a The FRA should be informed by the outputs of the SFRA level 2, and Climate Change requirements (February 2016) to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development. Where, exceptionally, a reduction in flood storage or conveyance in areas outside of FZ3b is proposed it would need to be fully compensated for on a level-for-level / appropriate basis and supported with detailed hydraulic modelling for a development of this scale.</u></p> <p>Delete para 9.127 and replace with:</p> <p><u>Nutrient management</u></p> <p><u>9.127 Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste</u></p>

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		<p><u>water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation.</u></p> <p>Modifications to the Concept Masterplan, including to reflect the revised SFRA Level 2 flood zones 3b & 2 that affects the eastern edge of the site, removing the built development area from the flood zones with commensurate increases to the built development area on the western half of the site.</p> <p>See 'Annex to the Schedule of Proposed Main Modifications – Illustrative Concept Masterplan and other Map Modifications': "Site Policy SS15: Land at Snails Lane, Ringwood" for the amended plan.</p>
MM33	<p>Site Policy SS16: Land to the north of Station Road, Ashford.</p> <p>Supporting text Para 9.130</p> <p>New para after 9.130</p> <p>Para 9.134</p> <p>Para 9.136</p> <p>Concept Masterplan & Site Allocations Overview Plan</p>	<p>Amend Policy SS16 clause (ii).b and add new clause (iii).d:</p> <p>ii.b. Provides most of the new homes on the higher ground on the western side of the site using the existing site access off Station Road and providing a secondary vehicular access from Ashford Close <u>with two points of vehicular access to the site from Station Road and a pedestrian/cycle access only from Ashford Close.</u></p> <p><u>iii.d. The preparation of a detailed site specific Flood Risk Assessment will be required which should demonstrate that there will be no inappropriate development within FZ3b.</u></p> <p>Delete the first bullet point following paragraph 9.130 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Add new subsection after para 9.130:</p> <p><u>Flood Risk Assessment (FRA)</u></p> <p><u>9.130a The FRA should be informed by the outputs of the SFRA level 2, and Climate Change requirements (February 2016) to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development. Where, exceptionally, a reduction in flood storage or conveyance in areas outside of FZ3b is proposed it would need to be fully compensated for on a level-</u></p>

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		<p><u>for-level / appropriate basis and supported with detailed hydraulic modelling for a development of this scale.</u></p> <p>Delete para 9.134 and replace with:</p> <p><u>Nutrient management</u></p> <p><u>9.134 Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation.</u></p> <p>Amend para 9.136 as follows:</p> <p>9.136 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, limited and incidental minerals extraction for re-use on-site may be appropriate as part of the development.</p> <p>Modifications to the Concept Masterplan, including in relation to access points. <i>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "Policy SS16: Land to the north of Station Road, Ashford" for the amended plan.</i></p> <p>Modifications to the Fordingbridge Site Allocations Overview Plan, including to reflect changes to SS16 – SS18 Concept Masterplans. <i>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "Fordingbridge Site Allocations Overview Plan" for the amended plan.</i></p>
MM34	Site Policy SS17: Land at Whitsbury Road, Fordingbridge	<p>Amend Policy SS17 to add new clause (iii)e.</p> <p><u>iii.e. The preparation of a detailed site specific Flood Risk Assessment will be required which should demonstrate that there will be no inappropriate development within FZ3b.</u></p>

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	<p>Supporting text Para 9.141</p> <p>New para after 9.141</p> <p>Para 9.145</p> <p>Para 9.146</p> <p>Concept Masterplan & Site Allocations Overview Plan</p>	<p>Delete first bullet point following paragraph 9.141 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Insert new subheading and para after 9.141:</p> <p><u>Flood Risk Assessment (FRA)</u></p> <p><u>9.141a The FRA should be informed by the outputs of the SFRA level 2, and Climate Change requirements (February 2016) to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development. Where, exceptionally, a reduction in flood storage or conveyance in areas outside of FZ3b is proposed it would need to be fully compensated for on a level-for-level / appropriate basis and supported with detailed hydraulic modelling for a development of this scale.</u></p> <p>Delete para 9.145 and replace with:</p> <p><u>Nutrient management</u></p> <p><u>9.145 Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation.</u></p> <p>Amend para 9.146 as follows:</p> <p>9.146 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents and areas of ecological sensitivity, limited and incidental minerals extraction for re-use on-site may be appropriate as part of the development.</p>

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		<p>Modifications to the Concept Masterplan. <i>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "SS17: Land at Whitsbury Road, Fordingbridge" for the amended plan.</i></p> <p>Modifications to the Fordingbridge Site Allocations Overview Plan, including to reflect changes to SS16 – SS18 Concept Masterplans. <i>See 'Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans': "Fordingbridge Site Allocations Overview Plan" for the amended plan.</i></p>
MM35	<p>Site Policy SS18: Land at Burgate, Fordingbridge</p> <p>Supporting text Para 9.149</p> <p>Para 9.152</p> <p>Para 9.156</p> <p>Concept Masterplan & Site Allocations Overview Plan</p>	<p>Amend the first bullet point of Policy 18 clause (i) as follows:</p> <ul style="list-style-type: none"> • Residential development of at least 350 400 homes and public open space, dependent on the form, size and mix of housing provided <p>Add a new site-specific considerations to clause (iii):</p> <p><u>iii.c: Retain the Grade II listed Lower Burgate Farmhouse within the development area to provide an appropriate setting so that its significance can be appreciated</u></p> <p><u>iii.d: The developers of Strategic Site 16: Land to the north of Station Road, Strategic Site 17: Land at Whitsbury Road, and Strategic Site 18: Land at Burgate will be required to work cooperatively with each other and with Wessex Water to deliver a suitable foul sewer connection to the Fordingbridge treatment works</u></p> <p>Delete sixth bullet point following para 9.149 and replace with:</p> <ul style="list-style-type: none"> • <u>Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.</u> <p>Delete para 9.152 and replace with:</p>

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		<p><u>Nutrient management</u></p> <p><u>9.152 Preparation of a development specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation.</u></p> <p>Amend para 9.156 as follows:</p> <p>9.156 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource, potential impact on groundwater and safeguarding the amenity of nearby residents, minerals extraction for re-use on-site may be appropriate as part of the development.</p> <p>Modifications to the Concept Masterplan. <i>See ‘Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans’: “SS18: Land at Burgate, Fordingbridge” for the amended plan.</i></p> <p>Modifications to the Fordingbridge Site Allocations Overview Plan, including to reflect changes to SS16 – SS18 Concept Masterplans. <i>See ‘Annex A to the Schedule of Proposed Main Modifications – Modifications to Illustrative Strategic Site Concept Masterplans’: “Fordingbridge Site Allocations Overview Plan” for the amended plan.</i></p>