

Appendix – Main Modifications

The modifications below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in italics.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Mod Ref	Paragraph/ Policy/ Criterion	Page No	Change proposed (underlined = additional text, strikethrough = deleted text)
MM1	Insert new text at the end of paragraph 2.11	10	<p><u>In July 2018, the Government published a new NPPF. The NPPF (2018) sets out, at paragraph 214, that the NPPF (2012) will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019. In accordance with these arrangements, the Rushmoor Local Plan has been developed in accordance with and examined against the NPPF (2012).</u></p>
MM2	Insert new paragraph after paragraph 3.7	13	<p><u>In addition, in 2018, a permanent building to provide an exhibition facility opened at the Farnborough International site, comprising over 20,000 sq m of exhibition space and supporting infrastructure. This was conceived as primarily supporting the biennial Farnborough International Airshow, but is also available for other non-Airshow events throughout the year in accordance with conditions attached to the planning permission for its construction, offering exhibition space to the wider locality, and bringing with it direct and indirect benefits to the local economy. The future resilience of the Exhibition and Conference Centre offer on the site will be supported through the policy framework in this Local Plan, which is predicated on protecting the site for the purpose of supporting the biennial International Airshow in the first instance. Any changes to the exhibition offer, including supporting infrastructure and compatibility with the local transport network, will be considered in this context, given the desire to support the sustainable provision of exhibition facilities in this location.</u></p>

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MM3	3.8	13	<p>The SEP has <u>identified significant variation in the performance of towns and growing extremes between more and less affluent localities in the LEP area. On the one hand, four ‘Growth Towns’ in the LEP area (including Farnborough) are currently among the best 100 performing localities in the UK and their continued success is fundamental to the economic growth of the whole LEP area. On the other hand, ‘Step-Up Towns’ (including Aldershot) face significant challenges, including an urgent requirement for the regeneration of town centres and significant investment in transport-related infrastructure to help link them with more prosperous towns. The LEP is providing significant investment for these towns through its Local Growth Deal Funding, which is awarded by the Government. In January 2017, Enterprise M3 was awarded £71.1m in the third allocation of Growth Deal Funding, which now totals £219.1m across the Enterprise M3 area.</u></p> <p><u>To support the designations of</u> identifies Aldershot as a ‘Step-Up Town’ and Farnborough as a ‘Growth Town’, To support these designations, the LEP is proposing <u>funding growth packages for both towns, the details of which are set out below.</u></p>
MM4	Section 3.2: Key Challenges (to be added after The Natural Environment)	27	<p><i>Insert new Key Challenge as follows:</i></p> <p><u>Health and Well-Being</u></p> <p><u>Context</u></p> <p><u>The relationship between planning and health is well established. As well as helping to create environments that enhance people’s health and well-being, planning can promote healthy behaviours, environmental health, mental and physical well-being, and greater equity in health.</u></p> <p>According to the Hampshire Health and Well-Being Board, psychiatric disorders were the main disabling condition for which people in Rushmoor received the Personal Independence Payment in January 2015. <u>The 2018 Health Profile for Rushmoor, produced by Public Health England, also observes that the rate of hospital stays for self-harm in the Borough was higher in 2016/17 (293 stays per 100,000 people) than in England (185.3), the South East (197.3) and Hampshire (223.1).</u></p> <p><u>Public Health England observes that the percentage of physically active adults (aged 19+) in Rushmoor in 2016/17 (65.9%) was comparable to the England average (66%) but below the South East (68.9%) and Hampshire averages (69.9%). The proportion of overweight or obese adults (aged 18+) within the Borough in 2016/17 (65.7%) was also above the England (61.3%), South East (59.7%) and Hampshire (61.6%) averages. The percentage of obese children in Year 6 (age 10-11) in Rushmoor in 2016/17 (19.8%) was comparable to the England average (20%) but above the South East (16.9%) and</u></p>

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			<p><u>Hampshire (15.8%) averages.</u></p> <p><u>The Hampshire Health and Well-Being Board highlights that injury rates from falls in people aged 65 and over in Rushmoor were higher in 2016/17 (2,831 per 100,000 of the population) than in England (2,114), the South East (2,135) and Hampshire (2,054). However, rates of hip fracture amongst people aged 65 and over were lower in Rushmoor (482 per 100,000 of the population) than in England (575), the South East (560) and Hampshire (499).*</u></p> <p><u>Sustainability Appraisal Objective</u> Objective 2: <u>To facilitate the improved health and well-being of the population and reduce inequalities in health.</u></p> <p><u>Key Challenge 11</u> <u>To contribute to the enhancement of the physical health and mental well-being of Rushmoor’s residents.</u></p> <p><u>Role of the Local Plan</u> <u>As a cross-cutting theme, through the interaction of a number of policies:</u> <u>To promote healthy living and to facilitate good physical and mental health.</u> <u>To reduce health inequalities.</u> <u>To support locally accessible, high-quality health care.</u></p> <p><u>* Hampshire County Council (2015) ‘Joint Strategic Needs Assessment 2015: Rushmoor District’, available at http://www3.hants.gov.uk/jsna (accessed 24th August 2017); Public Health England (2018) ‘Rushmoor District Health Profile 2018’; ‘Hampshire County Health Profile 2018’, available at http://fingertips.phe.org.uk/profile/health-profiles (accessed 1st November 2018).</u></p>
MM5	Vision 2032	29	<p><u>New development optimises the use of previously developed land and is designed and built in a sustainable way (easy to get around), protecting and enhancing historic and environmental assets in the Borough and promoting local identity, particularly that relating to the Borough’s military and aviation history (great places to go, lots to do).</u> It is also designed and built in a sustainable way which meets the challenges of climate change, minimising carbon dioxide emissions and maximising energy efficiency and the use of alternative energy technologies.</p> <p><u>The Borough’s historic and environmental assets are conserved and enhanced, helping to promote local identity, particularly that relating to the Borough’s military and aviation history (great places to go, lots to do).</u></p>
MM6	Strategic Objectives F, G, H, I	32-33	Add reference to Key Challenge 11 in the relevant columns of the table.

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MM7	Strategic Objective I	33	"To conserve and enhance the Borough's built, <u>historic</u> and natural environment..."
MM8	Paragraph 6.17	37	Using a base date of 31st March 2016 <u>1st April 2017</u> , the SHELAA identifies potential capacity for the delivery of 7,800 <u>7,739</u> dwellings up to 2032 from sites with planning permission where development has not yet started and other sites identified as having potential for housing development. In addition, 472 <u>836</u> homes have been built since 2014, and the SHELAA identifies a windfall allowance of 450 <u>420</u> homes for sites which are not covered by site-specific identification in the SHELAA because they are too small to be identified.
MM9	Table at 6.18	37-38	In total, these sources identify potential capacity in the Borough of about 8,700 <u>8,900</u> new dwellings between 2014 and 2032. This is based on: Completions - 472 <u>836</u> Sites with planning permission - 5,059 <u>4,784</u> Other sites identified in the SHELAA as deliverable/developable (not including sites identified below) - 812 <u>897</u> <u>709</u> Windfall allowance - 450 <u>420</u> The Galleries (Policy SP1.4) - 500 Union Street East (Policy SP1.5) – 130 <u>140</u> Hippodrome House (Policy SP1.6) - <u>70</u> Aldershot Railway Station and surrounds <u>Surrounds</u> (Policy SP1.8) - 30 <u>32</u> <u>30</u> Civic Quarter (Policy SP2.3) - 700 The Crescent (Policy SP6) – 159 <u>150</u> Meudon House / 115-117 Pinehurst (Policy SP7) - 300 <u>387</u> <u>380</u> Blandford House and Malta Barracks (Policy SP10) – 150 <u>165</u> Total 8,762 <u>8,995</u> <u>8,884</u>
MM10	Paragraph 6.19	38	The estimated capacity for housing which can be delivered up to 2032 of about 8,700 <u>about 8,900</u> dwellings is sufficient to meet the objectively assessed need for 7,848 dwellings identified in the SHMA..... The estimated capacity of about 8,700 <u>about 8,900</u> dwellings, when set against the identified need...
MM11	A new paragraph to be added between paragraphs 6.19 and 6.20	38	<u>The adequacy of housing delivery, in terms of a five-year supply of housing and meeting planned housing delivery targets over the full plan period, will be assessed regularly in accordance with a housing implementation strategy. This strategy will monitor and manage delivery of this supply of housing land through annual reviews of the SHELAA, an assessment of the risks to delivery, including monitoring the availability of Suitable Alternative Natural Greenspace (SANG), and setting out actions to facilitate delivery, including proactive working with partners and developers. Progress will be reported through the Council's Authority Monitoring Report.</u>

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MM12	Paragraph 6.20	38	The whole of Rushmoor Borough lies within five kilometres of the Thames Basin Heaths Special Protection Area (SPA), and all net new dwellings therefore need mitigation in the form of Suitable Alternative Natural Greenspace (SANG) .
MM13	Paragraph 6.26	39	<u>At Wellesley, Policy SP5 sets out that a local neighbourhood centre will be provided. This is to comprise community uses and small-scale local retail, service, and food and drink facilities within a mix of small units within Use Classes A1, A2, A3, A4 and A5.</u>
MM14	New section added after paragraph 6.27	39	<u>“Viability</u> <u>The Local Plan and Community Infrastructure Levy Economic Viability Study (2017) has considered the effect of the requirements in the Local Plan to ensure that the combined total impact of such requirements does not threaten the viability of the sites and scale of development identified in the development plan. Where schemes do not meet the policy requirements for potential viability reasons, the Council will require applicants to submit an open book viability assessment as part of the planning application submission, and this will be made available in the public domain. In such cases, the Council will commission an independent review of the viability assessment, the cost of which should be met by the applicant. Proposals will only be acceptable where the viability case is supported by the independent review and accepted by the Council.”</u>
MM15	Policy SS2	40	Rushmoor’s hierarchy of town centres, district centre, <u>local neighbourhood centre</u> and local neighbourhood facilities will be maintained and enhanced by encouraging a range of uses, consistent with the scale and function of the centres...
MM16	Paragraph 7.10	43	The Council is taking a proactive approach to regeneration in Aldershot Town Centre by working in partnership to facilitate the redevelopment of key sites. This Plan supports that approach through the allocation of key sites for redevelopment, <u>in particular (Policies SP1.4 (The Galleries) and SP1.5 (Union Street East) and SP1.6)</u> . The Council has also invested in environmental improvement schemes in the Town Centre, <u>as part of the Activation Aldershot Programme.</u>

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MM17	Policy SP1	44	<p>e. To accommodate future retail growth, which improves the health, vitality and viability of the Town Centre, prioritising the reuse and redevelopment of vacant floor space;</p> <p>f. <u>To prioritise the redevelopment of The Galleries and Union Street East to support town centre regeneration and to provide a mix of floorspace comprising retail uses, taking account of the available retail capacity, alongside other active town centre uses.</u></p> <p>g. To work proactively in partnership to help to reduce the number of vacant units;</p> <p><u>h. To retain and enhance Aldershot’s market and to encourage initiatives to support an attractive and competitive market;</u></p> <p><u>g.i. To encourage linked trips...</u></p>
MM18	Paragraph 7.16	45	<p>The percentage threshold for the number of non-A1 uses is set at 25% <u>30%</u> for the Wellington Centre and 30% for the areas of Union Street and Wellington Street within the primary shopping frontage. This reflects the high concentration of retail units within these frontages. and more particularly within the Wellington Centre, whilst allowing for some flexibility for further changes of use. <u>In recognition of the challenging retail environment in Aldershot, the policy allows for more flexibility where the retail use is considered to be no longer viable and where there is evidence of effective marketing. For clarification, this includes situations where the percentage threshold is or would be exceeded. The Council will expect information on marketing of a retail unit to include:</u></p> <ul style="list-style-type: none"> <u>• Details of the person/company who carried out the marketing exercise;</u> <u>• Evidence that the marketing has been undertaken for a minimum period of 12 months immediately prior to the application to change the use;</u> <u>• Information explaining how the unit has been marketed (for example, for sale/rent signboard, advertisements); and</u> <u>• Details of all approaches and offers, together with full reasons as to why any offer has not been accepted.</u>
MM19	A new paragraph to be added between paragraphs 7.16 and 7.17	45	<p><u>Whilst in Wellington Street the percentage threshold is currently breached, over the plan period, the Council supports strengthening the retail function of the Wellington Street primary shopping frontage by supporting retail uses, in line with the 30% threshold. However, in the short term (2019-2024), the Council recognises the challenging retail environment, and allows for a change of use from A1, where A1 use is considered to be no longer viable and there is evidence of effective marketing for a period of at least 12 months. This area of Wellington Street forms part of the main shopping circuit around Aldershot and is a key gateway into the town centre from the High Street Multi-Storey Car Park and from the</u></p>

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			<u>Wellesley development. To deliver improvements, the Council is focusing significant regeneration work within this area of the town centre and is keen to promote a vibrant and active gateway entrance into the town centre.</u>
MM20	Paragraph 7.18	45	An assessment of the impact of the development on the appearance of the premises will be made having regard to <u>Policy DE1</u> and the content of the 'Shop Front Design Guide' supplementary planning document (SPD). <u>An assessment of the impact on the amenities of nearby residential uses will also be made having regard to Policy DE1.</u>
MM21	Policy SP1.1	46	<p>Within the primary shopping frontages in Aldershot Town Centre, development will be permitted that satisfies the following criteria:</p> <ol style="list-style-type: none"> 1. It maintains or enhances the Centre's vitality and viability; 2. It is for a use falling within Class A1, A2, A3, A4 or A5 and retains an active frontage; 3. In each frontage, a change of use from A1 will not result in the number of non-A1 units exceeding <u>30%, 25% in the Wellington Centre, and 30% in Union Street and Wellington Street, unless A1 use is considered to be no longer viable and there is evidence of effective marketing for a period of at least 12 months; and</u> 4. It would not result in the loss of an A1 frontage on a visually prominent site. 5. There would be no material adverse impact on the appearance of the premises; and 6. There would be no material adverse impact upon the amenities of nearby residential uses.
MM22	Paragraph 7.22	47	An assessment of the impact of the development on the appearance of the premises will be made having regard to <u>Policy DE1</u> and the content of the 'Shop Front Design Guide' SPD. <u>An assessment of the impact on the amenities of nearby residential uses will also be made having regard to Policy DE1.</u>
MM23	Policy SP1.2	47	<ol style="list-style-type: none"> 4. It would not result in the loss of an A1 unit frontage on a visually prominent site; <u>and</u> 5. In each frontage, no more than 5% of the units will be betting shops and no betting shop is located within 400 m of the proposed site. 6. There would be no material adverse impact upon the appearance of the premises; and

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			7. There would be no material adverse impact upon the amenities of nearby residential uses.
MM24	Paragraph 7.24	48	By identifying these areas now, however, their redevelopment potential is highlighted, providing guidance as necessary for the consideration of future proposals. <u>The Council will work proactively with developers to bring forward development of these site allocations.</u> An indication of the likely phasing...
MM25	Paragraph 7.25	49	Amend paragraph wording as follows: 7.25 The Galleries site allocation comprises a purpose-built retail development, which has experienced high levels of vacancy in recent years, and extends to incorporate the High Street Multi-Storey Car Park to the north and the Arcade to the south. It is considered that the Galleries site presents an excellent opportunity to provide a residential-led mixed-use regeneration scheme in a key Town Centre location. <u>Given the expansive footprint of the site and the anticipated demolition of a number of buildings, it presents the opportunity to consider a more flexible approach to building heights and building lines that will not appear incongruous within an established street scene. In particular, the redevelopment of Phase 2 should seek to reflect the gateway opportunity presented by the Naafi roundabout as an arrival point from the east into the town centre.</u> The site is likely to come forward as a phased development, with the first phases in the short term (next five years) and the later phase in the medium term (five to ten years).
MM26	Policy SP1.4	49	Phase 1 – The Galleries (short-term): Proposals will <u>be granted planning permission where they:</u> a. Enhance retail provision along Wellington Street (primary frontage) and High Street (secondary frontage) and provide new frontage on to a public space focused on the area currently known as Little Wellington Street, <u>comprising a mix of active town centre uses;</u> b-c... d. Provide residential development in the form of a mix of 1/2/3 <u>1- and 2-bedroom units (subject to viability)</u> on upper floors, seeking to make best use of the south-facing elevation; e-f Phase 2 - High Street Multi-Storey Car Park (short term): Proposals will <u>be granted planning permission where they: ...</u> a. Provide residential development in the form of a mix of 1/2/3 <u>1- and 2-bedroom units (subject to viability)</u> and should seek to make best use of the south-facing elevation; b-d

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			Phase 3 – The Arcade (medium term): Proposals will <u>be granted planning permission where they:</u> a-b c. Provide residential development in the form of a mix of 1/2/3 1- and 2-bedroom units (subject to viability).
MM27	Policy SP1.5	52	Proposals will <u>be granted planning permissions where they:</u> ... 1. deliver at least 130 <u>140</u> residential units on the upper floors of the development; ... 4. retain and reconfigure existing buildings of architectural value on the site to bring forward positive Town Centre <u>active town centre</u> uses; ...
MM28	Paragraph 7.29	53	Amend paragraph wording: The Hippodrome House site allocation comprises Hippodrome House <u>and adjacent units fronting the frontage to Birchett Road and the surface car park area which are understood to be in the same ownership.</u> It is located within the defined 'Town Centre', and a number of ground floor uses in the current building are therefore retail in nature. Hippodrome House fronts a prominent corner location, forming a key view from the arrival point of Aldershot Railway Station.
MM29	Paragraph 7.30	53	Amend paragraph wording: It is considered that an element of active frontage can be created onto Birchett Road with limited infill residential development, retaining but screening the car park to improve the street scene. With regard to Hippodrome House, Options could include refurbishment and re-cladding would have in order to improve the existing space and to enhance the visual appearance of the arrival to the Town Centre from the station. The site has the potential to come forward in the short to medium term (next five to ten years).
MM30	Policy SP1.6	54	The Council will support <u>either</u> a comprehensive <u>redevelopment or</u> refurbishment scheme that improves significantly the external appearance of Hippodrome House, a prominent <u>building in gateway into</u> Aldershot Town Centre. Ground floor uses should continue to reflect the town centre designation, with an active mix of retail, restaurants and other A-class uses. Upper floors have the potential to provide residential accommodation in a sustainable town centre location, <u>and it is considered that the allocation can accommodate at least 70 dwellings, subject to detailed design.</u> Development proposals along the frontage of Birchett Road should respect the scale

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			and massing of the surrounding townscape, noting that Hippodrome House is an exception rather than a precedent for an appropriate scale of development.
MM31	Policy SP1.7	55	The Council will work proactively with developers of Westgate Phase II. to bring forward <u>The Council will grant planning permission for</u> a comprehensive redevelopment scheme that will reinforce the established evening economy role within this part of Aldershot.
MM32	Paragraph 7.34	56	It is understood that the Bus Station site is considered surplus to requirements and can be accommodated appropriately on an alternative site. As such, <u>Subject to the a satisfactory re-provision of the bus station,</u> it is anticipated that the existing Bus Station vacated site could come forward for residential development. The existing car park to the front of the station could be reconfigured to function better as a transport interchange for train/bus/taxi drop-off with stronger pedestrian linkages into the Town Centre. Penmark/Progress House has the potential to be redeveloped for residential use. The site has the potential to come forward in the short (Bus Station, five years) and medium term (Penmark/Progress House, five to fifteen years).
MM33	Policy SP2	60	e. To improve the evening economy by supporting new leisure uses, entertainment and cultural uses, together with family restaurants, cafes and bars, particularly within Kingsmead in support of the cinema; f. <u>To retain and enhance Farnborough's market and to encourage initiatives to support an attractive and competitive market.</u> f.g. To support the development of good-quality housing... <i>Renumber criterion g, h, i and j accordingly.</i>
MM34	Paragraph 7.50	60	The primary shopping frontages are defined as ground floor units in: Queensmead (61-71 and 6056-76) <u>and</u> The Meads, including the unit occupied by Sainsbury's; and Princes Mead and the unit occupied by Asda
MM35	Paragraph 7.54	61	An assessment of the impact of the development on the appearance of the premises will be made having regard to <u>Policy DE1</u> and the content of the 'Shop Front Design Guide' supplementary planning document (SPD). <u>An assessment of the</u>

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			<u>impact on the amenities of nearby residential uses will also be made having regard to Policy DE1.</u>
MM36	Policy SP2.1	61	Amend the criteria as follows: 1. It maintains or enhances the Centre's vitality or <u>and</u> viability 2.... 3. In each frontage, a change of use from A1 will not result in the number of non-A1 units exceeding 20%; <u>and</u> 4. It would not result in the loss of an A1 unit frontage on a visually prominent site. 5. There would be no material adverse impact upon the appearance of the premises; and 6. There would be no material adverse impact upon the amenities of nearby residential uses.
MM37	Paragraph 7.58	62	An assessment of the impact of the development on the appearance of the premises will be made having regard to <u>Policy DE1</u> and the content of the 'Shop Front Design Guide' SPD. <u>An assessment of the impact on the amenities of nearby residential uses will also be made having regard to Policy DE1.</u>
MM38	Policy SP2.2	62	Amend the criteria as follows: 1. It maintains or enhances the Town Centre's vitality or <u>and</u> viability 2-4.. 5. It would not result in the loss of an A1 unit frontage on a visually prominent site; <u>and</u> 6. In each frontage, no more than 5% of the units would be betting shops and no betting shop is located within 400 m of the proposed site. 7. There would be no material adverse impact upon the appearance of the premises; and 8. There would be no material adverse impact upon the amenities of nearby residential uses.
MM39	Paragraph 7.61	63	Add at end: <u>To deliver this comprehensive redevelopment, the Council is committed to working closely with other landowners, developers, transport operators and public sector agencies.</u>
MM40	Policy SP2.3	64	The Council will <u>grant planning permission for</u> work with landowners, developers, transport operators and public sector agencies to secure a comprehensive redevelopment of the Farnborough Civic Quarter. This, which will be achieved through the following principles: ...
MM41	Paragraph 7.69	65	An assessment of the impact of the development on the appearance of the premises will be made having regard to <u>Policy DE1</u> and the content of the 'Shop Front Design Guide' SPD. <u>An assessment of the impact on the amenities of nearby residential uses will also be made having regard to Policy DE1.</u>

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MM42	Policy SP3.1	66	<p>Within the primary shopping frontage in North Camp District Centre, development will be permitted that satisfies the following criteria:</p> <ol style="list-style-type: none"> 1. It maintains or enhances the Centre's vitality and viability; 2. It is for a change of use falling within A1, A2, A3, A4 or A5 and retains an active frontage; 3. A change of use from A1 will not result in the number of non-A1 units exceeding 40%; <u>and</u> 4. It would not result in the loss of an A1 unit frontage on a visually prominent site. 5. The proposal would maintain or enhance the appearance of the premises; and 6. There would be no material adverse impact upon the amenities of nearby residential uses.
MM43	Paragraph 7.71	66	<p>The percentage threshold for the number of non A1 uses is set at 50%, reflecting the objective of allowing for a more diverse mix of uses. Reflecting the role of the District Centre and very limited capacity for more retail floorspace, the objective is to allow for a more diverse mix of uses in the North Camp secondary shopping frontage. ...</p>
MM44	Paragraph 7.72	66	<p>An assessment of the impact of the development on the appearance of the premises will be made having regard to <u>Policy DE1 and the content of the 'Shop Front Design Guide' SPD. An assessment of the impact on the amenities of nearby residential uses will also be made having regard to Policy DE1.</u></p>
MM45	Policy SP3.2	66-67	<p>Within the secondary shopping frontage in North Camp District Centre, development will be permitted that satisfies the following criteria:</p> <ol style="list-style-type: none"> 1. It maintains or enhances the Centre's vitality or <u>and</u> viability; 2. It is for a change of use which retains an active frontage; <u>and</u> 3. In each frontage, a change of use from A1 will not result in the number of non-A1 units exceeding 50%; 3. 4. <u>It would not result in the loss of an A1 unit frontage on a visually prominent site.</u> 5. The proposal would maintain or enhance the appearance of the premises; and 6. There would be no material adverse impact upon the amenities of nearby residential uses.
MM46	Paragraph 7.75	67	<p>"Since 1948, the Airport has been home to the biennial Farnborough International Airshow, a globally renowned showpiece and marketing event for the aerospace and defence industry, <u>and the use of the site for the Airshow is therefore long established.</u> Because of its occasional nature, the Airshow is exempt from planning controls. Permanent buildings to accommodate exhibition and conference facilities on the site have been constructed with the primary purpose of providing a</p>

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			<u>first class offer to support the Airshow. Supplementary proposals to support the continuation of this offer will be considered against the policies in the Local Plan, weighing into consideration the policy support for business aviation and Airshow-related activities in this location.</u> Further background information on the Airport..."
MM47	New paragraph after 7.94	70	<u>TAG Farnborough Airport provides to the Council regular monitoring reports on aircraft noise, air quality and flight movements at the Airport. These reports are prepared as a condition of the planning permission for the Airport. They cover matters such as noise monitoring, aircraft movements, and air quality and odour monitoring. They can be viewed on the Council's website at: https://www.rushmoor.gov.uk/article/3287/Airport-monitoring.</u>
MM48	Paragraph 7.115	76	...newer generations of existing aircraft types in the 50 to 80 tonne <u>MTOW</u> category...
MM49	Paragraph 7.116	76	The maximum take-off weight has direct implications <u>The weight of aircraft is one of the factors that has implications for noise output and the possible extent of third-party risk contours.</u>
MM50	Paragraph 7.126	79	The Council will consult the Civil Aviation Authority and the Health and Safety Executive on any proposals to change the pattern, nature and/or number of business aviation movements, and <u>It will</u> require the applicant to submit an independent risk assessment <u>of the implications of the changes for the 1:10,000 and 1:100,000 individual risk contours against the baseline set in Policy SP4.4 in support of any such proposals. Modelling will be based on the best available information at the time of an application and undertaken using a recognised methodology in accordance with best practice.</u>
MM51	Policy SP5	85	Amend criterion 11 as follows: 11. Has regard to the character of <u>Conserves and enhances the Aldershot Military Town and Basingstoke Canal conservation areas, and provide[s] for the retention and improvement of heritage assets and their setting[s], including listed buildings and monuments, with priority to be given to the appropriate reuse of the Cambridge Military Hospital."</u>
MM52	Policy SP6	86	The Council will work with partners to grant planning permission for a comprehensive redevelopment which provides: ...

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MM53	Policy SP7	88	Land at Meudon House/ 115-117 Pinehurst in Farnborough is allocated for sustainable, residential development. The Council will work with partners to grant planning permission for a comprehensive redevelopment which provides: 1. Approximately <u>380</u> 300 residential units, subject to further analysis and more detailed feasibility work; 2-7
MM54	Paragraph 7.155	92	<u>Where planning permission is required, for development on MoD land, the Council will expect the MoD to address the policy requirements of the Local Plan, with the specific exception of the housing mix and affordable housing policies (as set out below). Where this is not feasible due to specific operational defence requirements for the use of military buildings and land, this will be a material consideration in applying the Local Plan policies and in the determination of planning applications. During the Plan period...</u>
MM55	Policy SP9	93	The Council will work with the Ministry of Defence and other partners <u>to support development at Aldershot Military Town,</u> as appropriate, to permit development subject, where relevant, to meeting the following: <u>Proposals for development will be acceptable subject to:</u>
MM56	Paragraph 7.160	93	The site is allocated for a sustainable residential development of approximately 150 <u>165</u> homes focused on the areas of previously developed land at Blandford House and Malta Barracks...
MM57	Paragraph 7.164	94	Delete sentence: " Furthermore, the proposed development should not result in any demolition of Buildings of Local Importance. "
MM58	Policy SP10	94	The Council will work with partners to deliver <u>grant planning permission</u> for development which meets the following criteria: ... a Development of approximately 150 <u>165</u> residential homes focused on areas of previously developed land at Blandford House and Malta Barracks, using design principles which respect, and mitigate the impact on, the site's countryside setting; b. Provision of about 14 hectares of SANG <u>to avoid and mitigate the impact of development in the Borough on the Thames Basin Heaths Special Protection Area.</u> f. Measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area, including the provision of SANG on adjacent land, and supporting Strategic Access Management and Monitoring

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			<p>measures.</p> <p><i>Renumber criterion g, h, and i accordingly to reflect deletion of criterion f.</i></p>
MM59	Paragraph 8.3	96	<p>Infrastructure includes:</p> <ul style="list-style-type: none"> • Transport: strategic and local road network, cycling and walking infrastructure, rail network, airports; • Education: further and higher education, secondary and primary education, nursery education; • Health: <u>primary care premises</u> , acute care and general hospitals, mental care hospitals, health centres, ambulance services; • Social Infrastructure: supported accommodation; facilities for groups, such as children and people with disabilities; other facilities, including community centres, cultural facilities, indoor sports facilities, open spaces, parks and play spaces; • Green Infrastructure: parks, outdoor sports facilities, waterways, residential gardens, amenity green space, allotments, natural and semi-natural green spaces; • <u>Suitable Alternative Natural Greenspace (SANG) in accordance with Policy NE1 (Thames Basin Heaths Special Protection Area)</u> • Public Services: waste management and disposal, libraries, cemeteries, emergency services, places of worship, prisons, public toilets, drug treatment centres; • Utility Services: gas supply; electricity supply; heat supply; water supply; waste water and sewerage treatment; telecommunications infrastructure, including the provision of high-speed broadband; waste and recycling facilities; • Flood Defences: informal and formal flood defences, including flood storage areas, embankments and river walls.
MM60	Paragraph 8.4	96	<p>The Council currently ensures that adequate infrastructure to help support new development is provided through the use of planning obligations (either provided directly or through pooled financial contributions). The Council may ask developers to <u>provide contributions for infrastructure in several ways. This may be through the use of planning obligations in the form of section 106 agreements and section 278 highway agreements. Developers will also have to comply with any conditions attached to their planning permission. However, a National</u> <u>planning policy does not enable the Council to ask for financial contributions from small developments (ten or fewer net dwellings) or to 'pool' contributions beyond five contributors from developments for infrastructure which cannot be provided solely by one development. An alternative way of funding infrastructure would be for the Council to charge a 'levy' on new development. In order to do this, the Council would need to adopt a Community Infrastructure Levy (CIL) Charging Schedule.</u></p>

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MM61	Paragraph 8.5	96	<p>"The Council remains undecided on whether <u>To date, the Council has decided not to introduce a Community Infrastructure Levy (CIL), which provides an alternative way of funding infrastructure to the use of pooled S106 contributions. The Council is mindful of the particular circumstances in the Borough whereby development is primarily on previously developed land (subject to vacant building credit), and payments are required in association with net new residential development to mitigate the impact on the Thames Basin Heaths SPA. The Council has prepared evidence on the anticipated infrastructure required and on whole plan viability to inform future progress on CIL or any future alternative infrastructure levy. The Council will report on the impact of pooling restrictions and progress on CIL or any future infrastructure levy in the Authority Monitoring Report."</u></p>
MM62	New Paragraphs to be added after Paragraph 8.5	97	<p><u>Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that are necessary to make the development acceptable in planning terms, are directly related to the development, and are fairly and reasonably related in scale and kind. The Local Plan and Community Infrastructure Levy Economic Viability Study (2017) has considered the effect of the requirements in the Local Plan to ensure that the combined total impact of such requirements does not threaten the viability of the sites and scale of development identified in the development plan. Based on this evidence and that obligations should only be sought where they are necessary to make the development acceptable in planning terms, there is limited scope for negotiation. It is also important to note that the Community Infrastructure Levy (CIL) is a non-negotiable charge.</u></p> <p><u>Under Policy NE1, new development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA), including all net new dwellings, is required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Currently, in order to meet this obligation, the provision of Suitable Alternative Natural Greenspace (SANG) is required, either through contributions towards the provision of SANG identified by the Borough Council, or through the delivery of on-site SANG, the principle of which must be agreed with Natural England. The provision of new SANG falls within the definition of infrastructure¹. Therefore, in order to meet the legal obligations, the provision of new SANG will be prioritised as an item of infrastructure and delivered in accordance with Policy NE1.</u></p>

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			¹ <u>The maintenance of existing SANG, along with contributions towards Strategic Access Management and Monitoring measures (SAMM), however fall outside that definition.</u>
MM63	Paragraph 8.6	97	The Rushmoor Infrastructure Plan (IP, 2016) sets out the anticipated infrastructure required to support new development in the Borough up to 2032. (83) The Infrastructure Plan identifies the anticipated timing and phasing of infrastructure provision, where known. Some projects identified may be in the process of being delivered or be programmed to be delivered in the short-term. The delivery plans of some infrastructure providers do not run for the length of the Local Plan. Through updates to the Infrastructure Plan, future infrastructure requirements will continue to be identified in conjunction with the providers. If a CIL Charging Schedule is introduced, this will be supported by a list setting out the infrastructure which will be funded through CIL. <u>The Infrastructure Plan shows that the key requirements for new infrastructure are associated with the development of new homes at Wellesley, as set out in Policy SP5.</u>
MM64	Paragraph 8.7	97	The Infrastructure Plan shows that the key requirements for new infrastructure are associated with the development of new homes at Wellesley, as set out in Policy SP5. A further key element of infrastructure required to support new housing development in the Borough is the provision of Suitable Alternative Natural Greenspace, as set out in Policy NE1 (Thames Basin Heaths Special Protection Area). The delivery of sufficient SANG will be ongoing over the life of the Plan and will be implemented through the Council's Thames Basin Heaths Avoidance and Mitigation Strategy.
MM65	Paragraph 8.8	97	The Council will encourage <u>early</u> dialogue between <u>applicants developers</u> and service providers, including the services provided by the Council itself, to ensure that <u>the</u> new infrastructure <u>required is provided and takes account of the</u> properly acknowledges opportunities and constraints of the specific development site and its surroundings. It is important that the provision of infrastructure is timed appropriately to support new development, and the Council, where necessary, will secure this through a legal agreement, following discussion with relevant partners. In some instances, infrastructure may need to be provided prior to the occupation of the development.
MM66	Paragraph 8.9	97	The Council will seek to ensure that there is adequate water supply, surface water, foul drainage and sewerage treatment capacity to serve all new developments. <u>Applicants</u> Developers will be required to demonstrate that there is adequate capacity both on and off the site to serve the development and that it would not lead to problems for existing users. This should form part of an adopted or adoptable water network. In some

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			<p>circumstances, this may make it necessary for <u>applicants</u> developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing infrastructure. Where there is a <u>potential</u> capacity problem and no improvements are programmed by the water company, the Council will require the developer to set out how the appropriate infrastructure improvements will be completed prior to occupation of the development. <u>the applicant should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required.</u> The <u>detailed drainage strategy should be submitted with the planning application.</u></p>
MM67	A new paragraph between paragraph 8.10 and 8.11.	97	<p><u>Where a development proposal could lead to the loss or reduction in capacity of an existing service/facility, the Council will expect there to be strong justification to demonstrate why the service/facility is no longer required and that suitable alternative uses have been considered. Applicants will be required to provide adequate evidence, including evidence to demonstrate that the appropriate service providers have been consulted.</u></p>
MM68	Policy IN1	98	<p>The Council will work with partners to ensure that infrastructure and community facilities, including those set out in the Rushmoor Infrastructure Plan, are provided in a timely and sustainable manner. <u>Where appropriate, the Council will expect applicants to provide evidence that early dialogue has taken place with relevant infrastructure providers.</u></p> <p>Development will be permitted provided the following criteria are met:</p> <p>1. Development includes the provision of, or makes reasonable contributions towards providing, <u>the infrastructure necessary</u> community facilities, open space, transport infrastructure and other infrastructure to address the needs arising from the proposal, including the cumulative impacts of development, <u>secured either as a requirement of planning conditions or by the payment of financial contributions through planning obligations, and/or the Community Infrastructure Levy;</u></p> <p><u>2. Major development schemes proposed to drain to Camberley Wastewater Treatment Works will be required to consult with the Environment Agency and Thames Water at an early stage to ensure that the development can be accommodated either within the limits of capacity at the Wastewater Treatment Works or by sufficient additional capacity being made available, and that the water quality requirements of the Water Framework Directive will not be compromised;</u></p> <p><u>It is demonstrated that applicants proposing major development schemes have consulted with the Environment Agency and Thames Water at an early stage to ensure that the development can be</u></p>

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			<p><u>accommodated either within the limits of capacity at the Wastewater Treatment Works and wider sewerage network, or by sufficient additional capacity being made available, and that the water quality requirements of the Water Framework Directive will not be compromised as a result of the development proposals;</u>•</p> <p>3-8... The financial viability of developments will be considered when determining the extent and priority of infrastructure requirements.</p>
MM69	Paragraph 9.3	103	<p>Local planning authorities should have up-to-date evidence..... One of the The principal pieces of evidence base for the historic environment, <u>which underpins the policies in the Plan</u>, is the Historic Environment Record maintained by Hampshire County Council. <u>Other evidence that informs the Plan includes the National Heritage List for England, the Heritage at Risk Register and the list of Buildings of Local Importance, all of which are referenced below."</u> <i>Insert footnote with link to HCC Historic Environment Record.</i></p>
MM70	Paragraph 9.5	103	<p>The proposed site of the Wellesley development contains important military history, both through existing street patterns and planting and through buildings of historic interest, <u>as set out in the AUE Conservation Plan and Heritage Strategy 2012.</u> Development proposals will be expected to integrate this important historic fabric into the overall design. <i>Insert footnote with link to AUE Conservation Plan and Heritage Strategy 2012.</i></p>
MM71	Paragraph 9.7	104	<p>In January <u>September</u> 2017, Rushmoor Borough had a total of 94 <u>95</u> listed buildings^[1], including four Grade I and three Grade II*, which are the highest designations and therefore the most important listed buildings in the Borough. A total of three were 'at risk in 2015, according to Historic England Three assets were <u>included on Historic England's 2016 Heritage at Risk Register^[2], namely: [list].</u> It should be noted that <u>outside London, the Register does not include Grade II secular buildings nor Grade II listed places of worship used for worship less than six times a year and that these figures represent only a 'snapshot' in time, and the number of heritage assets which are designated and/or 'at risk' may change throughout the Plan period.</u> <i>Insert footnote with links to National Heritage List for England and the Heritage at Risk Register.</i></p>
MM72	Paragraph 9.8	104	<p>Rushmoor Borough Council also maintains <u>and updates regularly</u> a list of Buildings of Local Importance, also referred to as the Local List, <u>the criteria for which are set out in the Buildings of Local Importance SPD.</u> The Local List is a locally designated register of buildings in Rushmoor which will receive special consideration when planning proposals are submitted for approval to the Council. <u>In 2017, there were 156 buildings listed on the Local List, which is</u> The Local List is separate to the nationally designated Statutory List the latter being managed by</p>

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			Historic England. <u>It should be noted that these figures represent only a 'snapshot' in time, and the number of heritage assets which are locally designated may change throughout the Plan period.</u> <i>Insert footnote with links to the List of Buildings of Local Importance and the Buildings of Local Importance SPD.</i>
MM73	Paragraph 9.18	105	For non-designated assets (<u>including those listed as Buildings of Local Importance</u>), the Council will make a balanced judgement..."
MM74	Paragraph 9.19 Sub-heading	106	<i>Move subheading 'Heritage' to before para 9.16 on page 105.</i>
MM75	Paragraph 9.20 - 9.22	106	<i>Amend all five references in supporting text to "heritage <u>impact</u> statement"</i>
MM76	Policy HE1	106	<p><u>Proposals for development that affect heritage assets (designated and non-designated) should conserve and enhance the significance, special interest and character and appearance of the heritage asset and its setting, The Council will seek to conserve and enhance heritage assets particularly those that are recognised as having an intrinsic link to the military or aviation history of the Borough.</u></p> <p>Proposals will be assessed by reference to the significance of the asset. Substantial loss of, or harm to, nationally important sites, or military or aviation heritage assets, should only be considered in wholly exceptional circumstances.</p> <p>Proposals which affect, or have the potential to affect, heritage assets will provide a heritage <u>impact</u> statement which:</p> <p>a) Describes the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal: and</p> <p>b) Sets out the impact of the development on the heritage assets and a suggested mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and present heritage assets, as well as recording loss and advancing knowledge; and</p> <p><u>c) Demonstrates how the submitted proposals have taken into account the assessment of the impact on the significance of the asset and suggested mitigation measures.</u></p> <p><u>Proposals will be assessed by reference to the significance of the asset as detailed in the heritage impact statement. Substantial loss of, or harm to, nationally important structures, sites, or military or aviation heritage assets, should only be considered in wholly exceptional circumstances and where the loss and harm is outweighed by the public benefits of the proposals.</u></p>

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			<p>Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.</p> <p><u>The Council will support development proposals which do not adversely affect the significance, special interest and character or appearance of nationally and locally designated heritage assets including listed buildings, scheduled monuments and historic parks and gardens and their setting.</u></p> <p><u>Development proposals which affect a Listed Building or its setting will be expected to:</u></p> <p><u>a) conserve or enhance the special architectural or historic interest of the building's fabric, detailed features, appearance or character and setting;</u></p> <p><u>b) retain the special interest that justifies its designation through appropriate design that is sympathetic both to the Listed Building and its setting and that of any adjacent heritage assets in terms of its siting, size, scale, height, alignment, materials and finishes (including colour and texture), design and form; and</u></p> <p><u>c) respect the historic curtilage or context or its value within a group and/or its setting including its historic landscape or townscape context.</u></p> <p><u>When considering proposals that affect the significance of non-designated heritage assets, a balanced judgement will be made having regard to the significance of the asset, the scale of any harm and the public benefits of the development.</u></p>
MM77	Paragraph 9.23	107	<p><u>The demolition or partial demolition of a heritage asset will clearly have a harmful impact on the significance and historic fabric of the asset and its setting.</u> Any proposed demolition or partial demolition of a designated heritage asset, non-designated (local) heritage asset or structures associated with the asset will only be permitted where it is considered that the works will not have a detrimental impact on the significance or historic fabric of the Asset.</p>
MM78	Policy HE2	107	<p>The demolition or partial demolition of a heritage asset, particularly those with an intrinsic link to the aviation or military history of the Borough, will not be permitted unless every practical effort has been made to retain it, <u>the loss of the asset is necessary to achieve public benefits, those public benefits outweigh the loss, and it is demonstrated that the new development will proceed within a reasonable and agreed timescale.</u> The more significant the asset, the greater the weight applied <u>public benefits required</u>, and demolition of nationally important assets <u>of the highest significance</u> should be wholly exceptional. In particular the Council will consider:</p>

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			<p>a. The condition of the building/structure and the cost of repair and maintenance in relation to its importance and value derived from its continued use; b. The adequacy of efforts to retain the building/structure in use; and c. Whether demolition is necessary to achieve substantial public benefits.</p>
MM79	Paragraph 9.26	108	<p><u>The Council will review periodically the Borough's conservation areas and seek to develop Conservation area character appraisals/management plans to provide the analysis of what features make a is positive and or negative contribution to the significance of the conservation area, and identify so that opportunities for beneficial change or the need for additional protection and restraint including the implementation of Article 4 Directions may be identified.</u> The information in appraisals is also <u>can</u> be helpful to those considering investment in the area and can <u>also</u> be used to guide the form and content of new development.</p>
MM80	Paragraph 9.27	109	<p>New sites of archaeological remains are discovered all the time, most commonly in areas where there has been little previous archaeological investigation. <u>In cases where remains are identified but their extent and significance are unknown, the Council will require an archaeological impact assessment including field evaluation (intrusive or non-intrusive fieldwork) to determine their character, extent, quality and preservation, and to enable an assessment of their significance in a local, regional, national or international context as appropriate.</u></p>
MM81	Policy HE4	109	<p>If there is evidence....the Council will require developers to undertake an archaeological impact assessment, <u>including field evaluation.</u> Where it is subsequently identified that there are significant archaeological remains, these should normally be preserved in situ. <u>For scheduled monuments and non-designated heritage assets of archaeological interest that are demonstrably of equal significance to scheduled monuments, loss or substantial harm (through the removal of remains) should be wholly exceptional and any loss or harm only be outweighed by public benefits for the proposed scheme. If the Council concludes that this is the case, Where the Council concludes that preservation in situ is not justified it will seek, prior to the development, appropriate provision for the excavation, recording and public presentation of remains. The ability to record loss will not be a factor in deciding whether such loss should be permitted."</u></p>
MM82	New section to be added after paragraph 9.30 in	110	<p><u>Climate Change</u> <u>9.31 The 2012 NPPF requires local planning authorities to adopt</u></p>

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	supporting text for Policy D1		<p><u>“proactive strategies to mitigate and adapt to climate change” (paragraph 94) and have a “positive strategy to promote energy from renewable and low carbon sources” while “ensuring that adverse impacts are addressed satisfactorily” (paragraph 97). This includes supporting “community-led initiatives for renewable and low carbon energy” and identifying “opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers” (paragraph 97).</u></p> <p><u>9.32 The Council has adopted a Climate Change Strategy to help the Borough mitigate against and adapt to climate change and continues to support local initiatives to reduce energy use . The Local Plan as a whole promotes sustainable transport modes and the reduction of car use by directing development towards urban areas and away from the countryside. In respect of energy from renewable and low carbon sources, the Council will have regard to the North Hampshire Renewable Energy and Low Carbon Development Study 2010 , which assesses potential for these technologies across Rushmoor, Hart and Basingstoke and Deane. Given the Borough’s urban character, there is particular potential for:</u></p> <ul style="list-style-type: none"> <u>• district heating with combined heat and power (CHP), which could be powered by a local biomass supply; and</u> <u>• micro-generation, in particular solar water heating, photovoltaics and heat pumps, which could be used on new development or retrofitted to existing properties.</u> <p><u>9.33 Proposals for new and existing development should promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable and low energy at the appropriate scale, including micro-generation. The Council recognises that even small-scale projects can provide a valuable contribution to cutting greenhouse gas emissions and, in determining planning applications for renewable and low carbon development, will not require applicants to demonstrate the overall need for renewable or low carbon energy.</u></p>
MM83	Policy D1	110	<p><i>Amend title of Policy <u>DE1</u> and introduce a new criterion relating to amenity:</i></p> <p>New development will be required to make a positive contribution towards improving the quality of the built environment. It will, <u>where relevant to the proposal:</u></p>

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			<p>a. Include high-quality design that respects the character and appearance of the local area;</p> <p>b. Promote designs and layouts which take account of the need to adapt to and mitigate against the effects of climate change, including the use of renewable energy;</p> <p><u>c. Not cause harm to the proposed, existing and/or adjacent users by reason of:</u></p> <p style="padding-left: 40px;"><u>1. loss of light, privacy or outlook;</u></p> <p style="padding-left: 40px;"><u>2. noise, light pollution, vibration, smell, or air pollution;</u></p> <p>d. Respect established building lines;</p> <p>e. Take account of adjacent building heights, fenestration, roof and cornice lines;</p> <p>f. Use materials sympathetic to local character;</p> <p>g. Give consideration to the introduction of contemporary materials that respect or enhance existing built form;</p> <p>h. Include a level of architectural detail that gives the building visual interest for views both near and far;</p> <p>i. Make a positive contribution to the public realm – facing the street, animating it and ensuring that all open space within the curtilage of the site is positively used and managed;</p> <p>j. Where appropriate ensure <u>Ensure</u> that existing landscape features (for example, topography (the surface shape) and trees worthy of retention) are included within the overall design of the scheme from an early stage;</p> <p>k. Give appropriate consideration to the relationship between public and private space;</p> <p>l. Have regard to the relevant character appraisal if proposing development within a conservation area; and</p> <p>m. Demonstrate, through a supporting design and access statement, that the wider, existing context has been factored into the proposals through analysis of the following.....</p> <p>n. All development proposals will demonstrate how they incorporate sustainable construction standards and techniques. Major commercial developments over 1,000 sq m gross floorspace will be required to meet BREEAM 'very good' standard overall (or any future national equivalent) and BREEAM 'excellent' standard for water consumption (or any future national equivalent).</p>
MM84	Policy DE2	112	<p>Where planning permission is required, proposals for new residential (<u>Use Class C3</u>) units (including change of use or conversions) will ensure that the internal layout and size are suitable to serve the amenity requirements of future occupiers. The Council will assess <u>require</u> all <u>such</u> development proposals against to meet the following minimum standards:</p>
MM85	Policy DE3	115	<p>In exceptional circumstances, where site conditions make it impossible to provide private open space for all dwellings, additional internal living space equivalent to the private open space requirement will <u>may be</u> added to the minimum GIA of</p>

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			the dwelling, as outlined in Policy DE2.
MM86	Policy DE4	116	New non-residential development of 1,000 sq m gross external area (GEA) or more will provide evidence on completion, through the submission of a post-construction BREEAM certificate, of achievement of the BREEAM “excellent” standard for water consumption (or any future national equivalent).
MM87	Policy DE5	116	<p>Where planning permission is required for:</p> <p>a. Residential extensions, and / or</p> <p>b. Conversions, and/or</p> <p>c. Sub-division;</p> <p>Proposals will be required to:</p> <p>a. Respect and enhance the local, natural or historic character of the environment, paying particular regard to scale, materials, massing, bulk and density;</p> <p>b. Ensure that there is no detrimental impact on neighbouring properties in respect of residential amenity and access to daylight;</p> <p>c. Ensure that there is no detrimental impact on the amenity of occupants;</p> <p>d. Ensure that an appropriate level of amenity space is provided;</p> <p>e. Provide adequate off-street parking to serve the property; and</p> <p>f. Ensure no adverse effect on trees worthy of retention.</p> <p>The Council will seek to minimise the loss of homes in the Borough by resisting development that would involve the net loss of residential units, unless it can be demonstrated that the proposal will:</p> <p>a. Enable sub-standard units to be enlarged to meet residential space standards;</p> <p>b. Enable existing affordable homes to be adapted to address an identified shortfall in larger affordable dwelling sites;</p> <p>c. Be a more appropriate use because of existing environmental conditions;</p> <p>d. Ensure that a building of architectural or historic importance can be retained or renovated;</p> <p>e. Be incorporated in a comprehensive scheme of redevelopment where there is no net loss of residential units;</p> <p>or</p> <p>f. Provide an essential community facility which cannot be provided elsewhere.</p>

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MM88	Paragraph 9.56	118	Major areas of recreational space are shown on the Policies Map, but there are also other areas of open space which are used for sport or recreation, or have visual amenity. <u>Allotments are a form of open space, used for recreational activity, and existing allotments are identified on the Policies Map as open space.</u>
MM89	Paragraph 9.57	118	Any ancillary facilities should be of a scale and siting designed to minimise the impact on the open space. <u>Criterion 3 of Policy DE6 sets out that in accordance with national policy, existing open space should not be built on unless an assessment has been undertaken which has clearly shown the open space to be surplus to requirements, in meeting need in Rushmoor over the plan period. The Rushmoor Open Space, Sport and Recreation Study (2014) sets out the baseline assessment and concludes that there is a need to protect against the loss of existing open space.</u>
MM90	Paragraph 9.59	118-119	NEAPs - 1.16 sites per 1,000 head of population within 14 <u>15-19</u> age group LEAPs - 2.82 sites per 1,000 head of population within 8-14 <u>13</u> age group LAPs - 1.16 <u>4.86</u> sites per 1,000 head of population within 0-7 age group
MM91	Policy DE6	119	Development will not be permitted on areas of open space used for recreation or outdoor sport or having visual amenity unless: 1. Re-provision is made elsewhere of equivalent or better community benefit in terms of quality, quantity and accessibility; or 2. The Development is for sports and recreation provision, the need for which clearly outweighs the loss; <u>or</u> 3. <u>An assessment has been undertaken, which has clearly shown the open space to be surplus to requirements in meeting need in Rushmoor over the plan period.</u>
MM92	Paragraph 9.66	120	9.66 To demonstrate indoor and built sport and recreation facilities are no longer viable, the Council will require the submission of full financial evidence in the form of a commercial viability study. <u>The evidence should set out how retention of the facilities has been fully explored. This should include realistic, appropriate and genuine marketing of the facilities for its existing and alternative sport and recreation use, for a period of at least 12 months prior to the submission of a planning application. Evidence is also required to demonstrate that there is no longer a need for the existing facilities or an alternative indoor and built sport and recreation use.</u>
MM93	Policy DE8	121	To promote healthy lifestyles and encourage physical activity, (footnote 102) indoor and built sport and recreation facilities

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			<p>will be promoted by:</p> <ol style="list-style-type: none"> 1. Safeguarding the existing viable indoor and built sport and recreation facilities; 2. Supporting proposals for the refurbishment, replacement and extension of existing indoor and built sport and recreation facilities; and 3. Supporting development for new and improved indoor and built sport and recreation facilities in sustainable locations, for which there is a strategic need. <p><u>The loss of existing indoor and built sport and recreation facilities will be resisted unless replacement facilities of an equivalent or increased quantity and standard are proposed in a location accessible to the current catchment area or it is demonstrated that:</u></p> <ol style="list-style-type: none"> a. <u>The existing use is unviable; and</u> b. <u>There is no longer a need for the existing facilities or an alternative indoor and built sport and recreation use.</u>
MM94	Paragraph 10.3	130	<p>A mixed community requires a variety of housing to provide homes for different households. The Council recognises that a mix of types of home is required to promote sustainable communities. The Rushmoor Housing and Homelessness Strategy 2017-2022 (2017) aims to ensure that Rushmoor's residents have access to good quality homes that are affordable and appropriate to their needs. It identifies the need for housing for specific <u>different</u> groups and includes actions in relation to the delivery of specialist housing. <u>These groups include those leaving the Army and their families, who have priority status for home ownership schemes and 'local connection' status with any local authority to which they present as homeless, and the Nepali community, many of whom are former Gurkhas and their families who have settled in the Borough. The Council works in partnership with providers to meet the specialist needs of disabled veterans and the older population through the Housing and Homelessness Strategy and to address issues of access to housing.</u></p>
MM95	Paragraph 10.8	131	<p>To support self- and custom-build housing, the Council will require a minimum <u>target</u> of 5% of homes on sites of 20 or more dwellings...'</p>
MM96	Policy LN1	131	<p>b. The most up-to-date evidence on local housing needs, <u>as set out in the SHMA (2016) or any subsequent update;</u></p>
MM97	Insert new paragraph between 10.10 and 10.11	132	<p><u>Vacant Building Credit (VBC) [footnote: included in National Planning Practice Guidance in May 2016] is intended to incentivise brownfield development on sites with empty or redundant buildings. If applicable, the credit is applied when calculating affordable housing contributions on developments where a vacant building is either converted or demolished and is equivalent to the existing gross floorspace of relevant vacant</u></p>

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			<u>buildings. The credit does not apply where the building has been abandoned. In considering VBC applications, the Council will have regard to the intention of national policy, which is to incentivise brownfield development and not simply to reduce the affordable housing requirement of schemes that would have come forward anyway.</u>
MM98	Paragraph 10.15	132	tenure mix is likely to be about 70% for rent and 30% for intermediate (home ownership), subject to local needs, the size of site, its location, <u>site-specific circumstances</u> and viability.
MM99	Policy LN3	136	The Council will safeguard existing sites for Travelling Showpeople. Where additional local need is demonstrated <u>Planning permission will be granted</u> for new sites for Gypsies and Travellers and Travelling Showpeople, including transit sites, planning permission will be granted, or sites identified to meet this need- provided that the following criteria are met:....
MM100	Policy LN4	140	Proposals for housing designed specifically to meet the identified needs of older people and others with a need for specialist housing, including specialist housing care, will be permitted where: 1. They meet a proven identified need; 2. 1. Sites are appropriately located in terms of access to facilities, services and public transport; and 3. 2. An appropriate tenure mix is provided. Where there is evidence of an identified unmet need in the local area, larger- <u>Larger</u> -scale new residential developments will be expected to consider the incorporation of specially designed housing/specialist accommodation, in line with the above criteria, to meet the needs of older people and people with support needs.
MM101	Paragraph 10.48 and add new paragraph	143	10.48 The policy recognises the need to provide flexibility <u>where an individual retail use is considered to be no longer viable</u> whilst protecting a core of retail facilities. Where permission is sought for a change of use from A1 uses, <u>and</u> where there is already a significant proportion of non-A1 uses or the facilities only include one or two units, the premises should have been appropriately marketed for an A1 use for a minimum period of twelve months. Applicants will need to demonstrate that the property has been marketed at a reasonable price, appropriate to the location, and condition and quality of floorspace. 10.49 As set out in Section 2... <u>10.50 Applicants should have regard to criterion c in Policy DE1 (Design in the Built Environment) in relation to impact on the amenities of proposed, existing and/or adjacent users.</u>

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MM102	Policy LN6	143	<p>Within Local Neighbourhood Facilities, development will be permitted that satisfies the following criteria:</p> <p>a) It would not undermine the dominant local retail and service function of the Local Neighbourhood Facility, and the proposed use would attract footfall from the local area;</p> <p>b) It creates an active frontage;</p> <p>c) A change of use from A1 will not result in an over-concentration of the number of non-A1 units to the detriment of the retail function of the Local Neighbourhood Facility, <u>unless the A1 use is considered to be no longer viable and there is evidence of appropriate marketing for a minimum period of twelve months; and</u></p> <p>d) There would be no material adverse impact upon the amenities of nearby residential uses.</p>
MM103	Paragraph 10.59	145	<p>Delete paragraph: Since April 2005, under permitted development, a pub (A4 use) can change into a shop (A1 use), a 'financial and professional service', such as an estate agent and building society (A2 use), or a café/restaurant (A3 use) without the need for planning permission. Whilst planning permission may be required for certain aspects of the development, such as external alterations, the principle of the change of use is considered permitted development, in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), unless the premises is identified as an 'Asset of Community Value'.</p>
MM104	Paragraph 10.61	146	<p>10.61 Proposals seeking the loss or re-use of a public house for alternative purposes will be required to show that the facility has been marketed appropriately <u>effectively</u>. The marketing should be realistic, appropriate and genuine. A record of all marketing should be submitted with the application proposal, <u>including the following:</u></p> <p>a) <u>Confirmation by a commercial property agent that the premises were marketed extensively for A4 use at a reasonable price in relation to use, condition, quality and location of floorspace and for a minimum period of 12 months prior to the submission of the application;</u></p> <p>b) <u>Evidence that contact information was posted in a prominent location on site, in the form of an advertising board (subject to advertising consent, if required) and that property details/particulars were made available to inquirers on request;</u></p> <p>c) <u>An enquiry log showing the number of enquiries, their nature, how they were followed up and why they were unsuccessful; and</u></p> <p>d) <u>A copy of all advertisements in the local press and relevant trade journals (spread at appropriate time intervals throughout the marketing period).</u></p>

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MM105	Policy LN8	146	<p>Development proposals resulting in the loss of a public house will be permitted where it can be proven that there is no longer-term need for the facility. In order to justify no longer-term need, the applicant will need to provide <u>the following evidence of effective marketing for A4 use for a period of at least twelve months.</u> that the premises have been marketed effectively <u>In determining such applications, the Council will have regard to the content of the 'Development affecting Public Houses' Supplementary Planning Document.</u></p> <p>a. Confirmation by a commercial property agent that the premises were appropriately and extensively marketed; b. Property marketed for the appropriate use or uses as defined by the relevant planning policy for a period of 12 months minimum prior to the submission of the application; c. Property marketed at a reasonable price, including in relation to use, condition, quality and location of floorspace; d. Contact information posted in a prominent location on site, in the form of an advertising board (subject to advertising consent, if required); e. Property details/particulars available to inquirers on request; f. An enquiry log showing the number of enquiries, their nature, how they were followed up and why they were unsuccessful; and g. A copy of all advertisements in the local press and relevant trade journals (spread at appropriate time intervals throughout the marketing period).</p>
MM106	Policy PC3	153	<p>c. The proposal would generate employment; and d. The proposal would not be detrimental to the function and operation of the wider site; and/or e. The site is not appropriate for the continuation of its present or any B-class employment use due to a significant detriment to the environment or amenity of the area.</p>
MM107	Policy PC4	154	<p>In considering the use of the wind tunnels, the Council will support proposals that enable these historic assets to be utilised whilst conserving the wind tunnels' original character <u>and significance.</u></p>
MM108	Policy PC5	156	<p>Delete criterion c)</p> <p>That the proposal would not have a harmful effect on the separation of Farnborough and Fleet.</p> <p><i>Renumber criterion d and e accordingly.</i></p>
MM109	Policy PC8	159	<p>Delete criterion a)</p> <p>Delivering improvements to primary and secondary schools, and further and higher education;</p>

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			<i>Renumber criterion b, c, d and e accordingly.</i>
MM110	Paragraph 12.7	162	All other applications for new development, including applications for non-residential development, will also need to be screened to assess, <u>in agreement with Natural England,</u> whether they will have a likely significant effect, and be subject to a habitats regulations <u>an appropriate</u> assessment where they are likely to have a significant adverse impact on the integrity of the SPA. ...
MM111	Policy NE1	163	Residential development that would result in a net gain of units will not be permitted within 400m of the SPA boundary unless, <u>in exceptional circumstances and in agreement with Natural England...</u>
MM112	Insert after Paragraph 12.14	164	<u>Where suitable, development proposals will be expected to contribute towards the improvement and enhancement of green infrastructure in accordance with the Green Infrastructure Strategy and associated standards, including those set out under Policy DE6 (Open Space, Sport and Recreation). The amount of Green Infrastructure that should be provided, along with its character and distribution, will depend on the site-specific circumstances and the type of development proposed.</u> <u>In accordance with Policy IN1, appropriate contributions may be sought towards strategic enhancement, restoration and creation projects. These projects will be set out in the latest version of the Infrastructure Plan. The size of contribution will be linked to the scale of the development and the resulting new green infrastructure should be located as close as possible to the development it is intended to serve. Each application received will be considered on its merits with respect to any contributions required for green infrastructure provision.</u>
MM113	Paragraph 12.17	164	The Council will look to strengthen these corridors, where opportunities arise, <u>for example through the use of Sustainable Drainage Systems (SuDS),</u> and will resist development which would weaken them.
MM114	Paragraph 12.18	164	Where there are developments adjacent to the river <u>a water body,</u> opportunities should be sought to maintain and enhance the river corridor and to contribute to the Borough's green infrastructure network. Such opportunities may include the provision of in-channel vegetation, especially along the margins, the creation or restoration of bank habitats and/or an undeveloped buffer zone adjacent to the river <u>water body.</u>
MM115	Insert after Paragraph 12.27	167	<u>The Government recognises that the country's prosperity, security and well-being depend on a healthy natural environment, including our landscapes, forests, air, fresh and marine waters and soils, and the habitats and wildlife they support (also known as our natural capital). The Government is working with the Natural Capital Committee, an independent</u>

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			<u>committee advising on the sustainable use of natural capital, to develop a comprehensive 25-year plan for the environment. As part of this work, practical approaches to enable people to value nature as part of decision making are being developed.</u>
MM116	Policy NE4	168-169	...clearly demonstrated that: 1. There will be no adverse effect on the conservation status of <u>key priority</u> species;...5. There will be no loss or deterioration of a <u>key priority</u> habitat type, including irreplaceable habitats; and 6. There will be no adverse effect to the integrity of linkages between designated sites and <u>key priority</u> habitats.
MM117	Replace Paragraph 12.41	171	<p>There may be a requirement for a sequential test/approach for new development proposed in Flood Zone 2 or Flood Zone 3, in accordance with national policy and guidance. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.</p> <p><u>The sequential approach should be followed for all development (i.e. locating development in the lowest risk flood areas within a site, taking account of all sources of flood risk). The Sequential Test is required for all development in Flood Zones 2 and 3 (subject to some exceptions listed in the National Planning Practice Guidance (NPPG)), and the Exception Test is required for some development in Flood Zones 2 and 3 as identified in the NPPG.</u></p>
MM118	Insert after Paragraph 12.42	171	<u>The Rushmoor Local Plan is supported by a Strategic Flood Risk Assessment which takes account of advice from the Environment Agency and other relevant flood risk management bodies, such as the lead local flood authority (Hampshire County Council) and drainage authorities. It looks at the risk from sources of flooding across the area and surrounding areas in the flood catchment. The risks examined include surface water, climate change, groundwater, sewers and flooding from reservoirs, canals and other artificial sources.</u>
MM119	Policy NE6	171	<p>New development will be directed to areas of lowest risk, giving highest priority to Flood Zone 1.</p> <p>Development with the highest vulnerability classification should be located within areas at lower flood risk, and thereafter, more vulnerable development should be considered, and then less vulnerable.</p> <p><u>Development proposals in Flood Zone 2 and Flood Zone 3 need to demonstrate that:</u></p> <p><u>1. The development provides wider sustainability benefits to the community that outweigh flood</u></p>

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			<p>risk; and 2. The development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere. There may be a requirement to undertake a sequential test subject to the type of development proposed.</p> <p><u>Development proposals in areas at risk of flooding as identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) will be permitted provided that:</u></p> <p><u>(a) the vulnerability of the proposed use is appropriate for the level of flood risk on the site;</u> <u>(b) the proposal passes the sequential and exception test (where required) as outlined in national policy and guidance</u></p> <p>Development proposals within Flood Zone 2 and Flood Zone 3 will be appropriately flood resilient and resistant, including safe access and escape routes where required, and ensure that any residual risk can be safely managed.</p> <p><u>With the exception of the provision of essential infrastructure, 'undeveloped' Flood Zone 3b will be safeguarded for flood management purposes.</u></p> <p><u>Developments proposed within the flood plain should include an assessment of the impact of climate change using appropriate climate change allowances over the lifetime of the development so that future flood risk is taken into account</u></p>
MM120	Replace Paragraph 12.43 to 12.48	172	<p>12.43 In 2009, the Department for Environment, Food and Rural Affairs (Defra) produced a 'National Rank Order of Settlements Susceptible to Surface Water Flooding', ranked by estimated number of properties susceptible to surface water flooding resulting from severe rainfall.</p> <p>12.44 This ranked list of settlements was developed using the Environment Agency's 'Areas Susceptible to Surface Water Flooding' maps. These maps categorise areas within three bandings: less, intermediate and more susceptible.</p> <p>12.45 Priority locations within Hampshire were identified by Defra where evidence indicating the risk and potential impact of surface water flooding could be highest, and where surface water management plans (SWMPs) would be most effective to understand and manage flooding. Using this assessment as well</p>

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			<p>as historic flooding information, Defra identified a need for SWMPs to be protected for three priority areas: Rushmoor, Basingstoke and the central Hampshire chalk catchment (groundwater flooding).</p> <p>12.46 The Rushmoor Surface Water Management Plan (2012) was drafted by Hampshire County Council and describes the significant features which can impact on surface water flood risk in the Borough. This data was described and assessed on a ward by ward basis, looking at each area's susceptibility to flooding based on information from past flood events and the likelihood of future flooding based on national modelling data.</p> <p>12.47 This allowed a hierarchy of flood risk in the Borough to be identified, along with surface water flooding 'hotspots' where further, more detailed work was required into the causes of, and possible responses to, flood risk. Whilst the SWMP was never formally adopted, the findings of the document were endorsed by the Strategic Flood Risk Assessment.</p> <p>12.48 Eleven sites have a significantly higher 'risk index' of surface water flooding than other parts of the Borough. These areas are identified on the Policies Map. Within these defined areas, any new development will need to incorporate flood resilient measures that can satisfactorily address/manage the direct impacts associated with flood events. Such management options may include the raising of floor levels (typically 600 millimetres above ground level) or, where not possible, raising floor levels as high as possible and providing flood resilient measures to 600 millimetres above ground level.</p> <p><u>12.43 The Rushmoor Borough Council Level 1 Strategic Flood Risk Assessment (2015) considers flood risk from surface water and all other sources. It has taken into account and endorsed the findings of Hampshire County Council's draft Rushmoor Surface Water Management Plan (2012) (147). The assessment identifies eleven sites that have a significantly higher 'risk index' of surface water flooding than other parts of the Borough. These areas are identified on the Policies Map (148). Within these defined areas, any new development will need to incorporate flood resilient measures that can satisfactorily address/manage the direct impacts associated with flood events. Such management options may include the raising of floor levels (typically 600 millimetres above ground level) or, where not possible, raising floor levels as high as possible and providing flood resilient measures to 600 millimetres above ground level.</u></p>

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MM121	Replace Paragraph 12.49	172	<p>Since April 2015, lead local flood authorities have had the responsibility of managing surface water flood risk and commenting on surface water flood risk for planning applications.</p> <p><u>Since April 2015, Lead Local Flood Authorities who have responsibility for managing the risk of flooding from surface water have become a statutory consultee on surface water drainage on planning applications for major developments.</u></p>
MM122	Amend Policy NE8	174	<p>The implementation of integrated and maintainable SuDS (<u>using the SuDS management train principles</u>) in all flood zones for both brownfield and greenfield sites is required. Infiltration techniques should be investigated in the first instance as this mimics the natural hydrological process. In areas where infiltration is considered to be inappropriate (for example, contaminated land), other SuDS techniques will be considered. For greenfield developments, the peak run-off rate/volume from the development to any drain, sewer or surface water body for the 1-in-1-year and 1-in-100-year rainfall event must not exceed the greenfield run-off rate for the same event. For brownfield developments, the peak run-off rate/volume from the development to any drain, sewer or surface water body for the 1-in-1-year and 1-in-100-year rainfall event must be as close as reasonably practical to the greenfield run-off rate from the development for the same rainfall event, but should never exceed the rate of discharge from the existing development on site.</p>
MM123	Amend Policy NE9	175	<p>All development proposals within the Farnborough Airport Planning Policy Boundary will incorporate a site-specific flood risk assessment <u>with measures to ensure that pollutants are contained</u> and that ensures a greenfield discharge rate or better is achieved in order to not further exacerbate surface water flooding problems downstream.</p>
MM124	Indicator I4	191	<p>Delete reference to 'Heritage England' in 'Delivery Partners' column and replace with '<u>Historic England</u>'.</p> <p>Amend I4 as follows: <u>'Number and status of listed buildings heritage assets'</u></p> <p>Amend Base figures as follows: <u>95 listed buildings, 3 scheduled monuments, one registered historic park and garden included in National Heritage List for England; 3 heritage assets on national Heritage at Risk Register; 156 heritage assets on list of Buildings of Local Importance; 8 Conservation Areas.</u></p> <p>Amend Annual Monitoring Target as follows: <u>Net gain/loss and</u></p>

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			Number of buildings <u>assets</u> at risk
MM125	Indicator I6	192	<p>Changes proposed under following columns in the table: "<u>I6. Air quality monitoring on the SPA/SAC and nitrogen deposition on European Sites.</u>" "<u>As set out in the HRA, NOx deposition: Thames Basin Heaths SPA: 15.58 Kg N/ha/yr. Thursley, Ash, Pirbright and Chobham SAC: 16.38 Kg N/ha/yr. Actual Nitrogen Deposition (Kg N/ha/yr) on habitats within European Sites, as set out in the HRA (sourced from UK Air Pollution Information System)</u>" "<u>Within the critical threshold load for the relevant habitat</u>" "<u>The Council will work with partners to consider the best way to monitor changes in air quality and nitrogen deposition across the Borough and on European Sites.</u>"</p>
MM126	Glossary	197	<p><i>Add:</i> <u>Other Aviation Activity: the use of the Airport by the MOD, diplomatic flights, the DERA (Defence Evaluation and Research Agency) flying club (up to 2,500 recreational movements per year) and flying at, or associated with, the Farnborough International Airshow.</u></p>
MM127	Glossary	197	<p><i>Add:</i> <u>Active Town Centre Use</u> <u>A use that generates footfall by attracting visiting members of the public and which provides an active frontage. Defined as a use falling within Class A (A1, A2, A3, A4, A5), Class D (D1, D2) or a similar sui generis use which attracts visiting members of the public.</u></p>
MM128	Glossary	198	<p><i>Add:</i> <u>Article 4 Direction</u> <u>A direction made by a local planning authority or the Secretary of State under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which withdraws specified permitted development rights across a defined area. An Article 4 direction does not prevent the development to which it applies but instead requires that planning permission is obtained from the local planning authority for that development.</u></p>
MM129	Glossary	203	<p><i>Add :</i> <u>Heritage Impact Statement</u> <u>A document which:</u> <u>a) Describes the significance of the heritage asset (see above) and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential</u></p>

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			<p><u>impact of the proposal: and</u> <u>b) Sets out the impact of the development on the heritage assets and a suggested mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and present heritage assets, as well as recording loss and advancing knowledge; and</u> <u>c) Demonstrates how the submitted proposals have taken into account the assessment of the impact on the significance of the asset and suggested mitigation measures.</u></p>
MM130	Glossary	210	<p><i>Add:</i> <u>Secular</u> <u>Not connected with religious or spiritual matters. Examples of secular buildings include museums, town halls, university buildings and railway stations.</u></p>
MM131	Housing Trajectory Table	217	Update housing trajectory table, as below
MM132	Housing Trajectory Graph	218	Update housing trajectory graph, as below

Monitoring Year	Annual Requirement	Cumulative Requirement	Annual Projected Completions	Cumulative Projected Completions
2014/15	436	436	299	299
2015/16	436	872	173	472
2016/17	436	1308	364	836
2017/18	436	1744	516	1352
2018/19	436	2180	740	2092
2019/20	436	2616	976	3068
2020/21	436	3052	864	3932
2021/22	436	3488	777	4709
2022/23	436	3924	479	5188
2023/24	436	4360	479	5667
2024/25	436	4796	479	6146
2025/26	436	5232	479	6625
2026/27	436	5668	479	7104
2027/28	436	6104	356	7460
2028/29	436	6540	356	7816
2029/30	436	6976	356	8172
2030/31	436	7412	356	8528
2031/32	436	7848	356	8884

Housing Trajectory Table

Housing Trajectory Graph

