

Schedule of responses

TVBC Cabinet – 7 June 2023

Infrastructure and Developer Contributions Supplementary Planning Document

Paragraph or section	Organisation	Summary of comment	Officer response	Nature of change to document	Change to document	Amended paragraph/s
15	Andover Ramblers	Reference to Public Rights of Way needs to be widened to beyond a transport related function as a means of getting from A to B, but also recognise they provide a health and well-being benefits. Reference should be made to mitigation in context of new development e.g. creation of new PROWs in keeping with TVBC adopted LP para. 9.12.	The Local Plan 2040 will consider the wide ranging role of Public Rights of Way in playing a leisure, health & well-being and commuting function. Consideration will be given to referencing the multi-functional roles of PROW in other relevant sections of the draft SPD as well as providing clarity on the delivery and improvement of PROW which are outside of the red line boundary of a site and that the precise details of mitigation are considered on a site by site basis as detailed in HCC draft Planning Obligations and Developer Contributions document.	Minor. Additional wording provided for clarity and context	They may also incorporate new or existing Public Rights of way, providing opportunities for informal recreation, health and well-being, and also active travel. The Borough Council will work with Hampshire County Council, having regard to their requirements, to secure enhancements to the Public Rights of Way network as part of any informal recreation areas.	11.15
	Coal Authority	TVBC lies outside of the defined coalfield, therefore the Coal Authority has no specific comments to raise. Note that the Coal Authority do not need to be informed of future drafts of SPDs or emerging plans.	Noted. No comment			

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	Natural England	Note that the SPD refers to emerging requirements of biodiversity net gain, nutrient mitigation and strategic solutions for recreational impacts in addition to how green infrastructure will be funded and secured.	Noted. No comment			
	Natural England	NE recommend that the New Forest SPD should be a priority to support neighbouring authorities and TVBC's ambition in delivering a co-ordinated and comprehensive approach to mitigation for the New Forest designations. NE is committed to working with TVBC to develop a cross boundary strategic approach to addressing recreational impacts.	Noted. TVBC supports working with Natural England.			
	Natural England	NPPF states that local planning authorities should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure and PPG on Green Infrastructure provides more information on this.	The SPD does provide further guidance on this in Section 16. A strategic approach to maintaining and enhancing biodiversity and ecological networks is enshrined in the adopted Local Plan policies under the Environment chapter. The emerging Local Plan 2040 threads through these principles in strategic policies for Climate	Minor. Additional wording provided for clarity and context	The Green Infrastructure network is an important component for enhancing biodiversity, protecting the character of the landscape and providing spaces for recreation such as the network of Public Rights of Way,	11.42

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		<p>Urban green space provides multi-functional benefits contributing to coherent and resilient ecological networks allowing species to move around. Urban GI can help manage environmental and well-being issues such as reduction in flooding, heat island effects and improving public health and quality of life. retrofitting GI through green roofs, green walls and additional planting/alternative land management can provide opportunities.</p>	<p>Change, Delivering Healthy, Well-designed Development, Delivering High Quality Development in Town Centres and Delivering Infrastructure. With the support of evidence base documents such as a Landscape Character Assessment, consideration will be given to the approach to more detailed policies on these matters, notwithstanding national policy and guidance such as the Biodiversity Net Gain metric and emerging national guidance such as the Environmental Outcomes assessment.</p>		<p>important for leisure, health and well-being.</p>	
	<p>Natural England</p>	<p>SPD should consider incorporating features beneficial to wildlife, such as bat roost or bird boxes in line with paragraph 118 of the NPPF. See Exeter Residential Design Guide.</p>	<p>A strategic approach to maintaining and enhancing biodiversity and ecological networks is enshrined in the adopted Local Plan policies under the Environment chapter. The emerging Local Plan 2040 will consider these issues alongside national policies and forthcoming legislative requirements.</p>			

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	Natural England	SPD could provide opportunities to enhance local character and distinctiveness of natural and built environment through tools such as townscape and landscape character assessments, to enable development to make a positive contribution to the landscape. e.g. through careful selection, management and succession planning of trees.	A strategic approach to maintaining and enhancing biodiversity and ecological networks is enshrined in the adopted Local Plan policies under the Environment chapter. The emerging Local Plan 2040 will consider these issues alongside national policies and forthcoming legislative requirements.			
	Natural England	Acknowledge SPD unlikely to give rise to significant effects on European sites. Consult NE in line with PPG if SPD requires SEA/HRA	Noted. A screening assessment will be undertaken to determine if a Strategic Environmental Assessment (SEA) is required in accordance with the European Union Directive 2001/42/EC (SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations).			
13	NHS Hampshire & IOW Integrated Care Board	Support reference to mitigation for healthcare facilities to include extension to existing facilities rather than a preference towards building new facilities. Support methodology for calculating developer	Noted. No comment			

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		contributions for health infrastructure, using the national formulaic method.				
	<p>NHS Hampshire & IOW Integrated Care Board</p>	<p>Level of growth unsustainable to deliver services without significant capital investment and ICB support reference made in SPD to impact of development and population growth.</p>	<p>It is acknowledged that growth in population will require additional investment to deliver health services and associated infrastructure. The approach set out in the draft Developer Contributions SPD which is based on the use of NHS Health Building Note 11-01 which is a tool setting out how impact on existing services is assessed and additional capacity is identified and calculated to come up with a quantity of space. In addition, TVBC works in partnership with the ICB to develop a robust evidence base to support securing planning obligations, in addition to securing funding and estate opportunities to deliver modern and resilient health services as part of transformational plans. Consideration will be given to how health infrastructure requirements could be incorporated into policies in the emerging Local Plan 2040.</p>			

	<p>NHS Hampshire & IOW Integrated Care Board</p>	<p>Limited capital funding available from ICB across whole of Hampshire and IOW which is significantly oversubscribed. Limitations on self-funding and landlord-funded improvements to deliver services safely.</p>	<p>It is acknowledged that growth in population will require additional investment to deliver health services and associated infrastructure. The approach set out in the draft Developer Contributions SPD which is based on the use of NHS Health Building Note 11-01 which is a tool setting out how impact on existing services is assessed and additional capacity is identified and calculated to come up with a quantity of space. In addition, TVBC works in partnership with the ICB to develop a robust evidence base to support securing planning obligations, in addition to securing funding and estate opportunities to deliver modern and resilient health services as part of transformational plans. Consideration will be given to how health infrastructure requirements could be incorporated into policies in the emerging Local Plan 2040.</p>			
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	<p>NHS Hampshire & IOW Integrated Care Board</p>	<p>Acknowledge TVBC has housing need and must deliver appropriate levels of housing. ICB advocates continuation of working collaboratively to ensure health services can grow and remain resilient.</p>	<p>TVBC support the continuation of working in partnership with the ICB. It is acknowledged that growth in population will require additional investment to deliver health services and associated infrastructure. The approach set out in the draft Developer Contributions SPD which is based on the use of NHS Health Building Note 11-01 which is a tool setting out how impact on existing services is assessed and additional capacity is identified and calculated to come up with a quantity of space. In addition, TVBC works in partnership with the ICB to develop a robust evidence base to support securing planning obligations, in addition to securing funding and estate opportunities to deliver modern and resilient health services as part of transformational plans. Consideration will be given to how health infrastructure requirements could be incorporated into policies in the emerging Local Plan 2040.</p>			
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13	NHS Property Services	<p>NHS Property Services support NHS Commissioners to deliver a local health and public estate and includes identifying opportunities to reconfigure the estate, optimise land use and deliver health services from modern facilities. Planning policies should support this and it is important that NHS continues to receive developer contributions to mitigate growth and deliver transformational plans.</p>	<p>It is acknowledged that growth in population will require additional investment to deliver health services and associated infrastructure. The approach set out in the draft Developer Contributions SPD which is based on the use of NHS Health Building Note 11-01 which is a tool setting out how impact on existing services is assessed and additional capacity is identified and calculated to come up with a quantity of space. In addition, TVBC works in partnership with the ICB to develop a robust evidence base to support securing planning obligations, in addition to securing funding and estate opportunities to deliver modern and resilient health services as part of transformational plans. Consideration will be given to how health infrastructure requirements could be incorporated into policies in the emerging Local Plan 2040.</p>			
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13.3	NHS Property Services	NHSPS note that extension to existing facilities is one potential solution to mitigating the impact of development on healthcare. Large residential developments can have significant impacts. NHS should have flexibility to seek the provision of new on-site healthcare infrastructure and/or secure free land and infrastructure/property to meet the relevant healthcare needs arising from developments.	It is acknowledged that growth in population will require additional investment to deliver health services and associated infrastructure. The approach set out in the draft Developer Contributions SPD which is based on the use of NHS Health Building Note 11-01 which is a tool setting out how impact on existing services is assessed and additional capacity is identified and calculated to come up with a quantity of space. In addition, TVBC works in partnership with the ICB to develop a robust evidence base to support securing planning obligations, in addition to securing funding and estate opportunities to deliver modern and resilient health services as part of transformational plans. Consideration will be given to how health infrastructure requirements could be incorporated into policies in the emerging Local Plan 2040.			
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13.6	NHS Property Services	NHSPS supports approach to using national formulaic approach to establishing means of mitigation and working alongside the ICB to establish appropriate contributions.	It is acknowledged that growth in population will require additional investment to deliver health services and associated infrastructure. The approach set out in the draft Developer Contributions SPD which is based on the use of NHS Health Building Note 11-01 which is a tool setting out how impact on existing services is assessed and additional capacity is identified and calculated to come up with a quantity of space. In addition, TVBC works in partnership with the ICB to develop a robust evidence base to support securing planning obligations, in addition to securing funding and estate opportunities to deliver modern and resilient health services as part of transformational plans. Consideration will be given to how health infrastructure requirements could be incorporated into policies in the emerging Local Plan 2040.			
	NHS Property Services	Advocates continued partnership working to deliver appropriate infrastructure through updated Infrastructure Delivery Plans and allocation of capital such as CIL, to support healthcare infrastructure.	Noted. TVBC support the continuation of working together.			

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	Individual	The draft paper presents a reasonable and full assessment of the method for contributions for residential development and it would be interesting to see if the method has resulted in a reduction in the amount of housing being built.	Noted. No comment			
4	Individual	Are the schemes/projects that the CIL contributions help fund disclosed to developers or site owners? It would be positive if it was disclosed how the projects funded by CIL payments complement the developers scheme	The Borough Council's CIL Spending Protocol sets out how the Borough Council prioritises expenditure of CIL receipts.			

10.1	Individual	<p>The method for calculating off site financial contributions for schemes between 6 and 9 dwellings needs clarification as its not clear if this is optional or alternative to the method applied for bigger schemes and does not seem to allow for exceptional development costs.</p>	<p>The calculation methodology set out in Annex 1 of the adopted Affordable Housing SPD states it applies to schemes for between 6 - 9 dwellings on the basis that Policy COM7 (Affordable Housing) requires a financial contribution equivalent of up to 20% of dwellings to be affordable. Policy COM7 enables the economics of provision to be taken into consideration, including the requirement for financial contribution for off-site provision in lieu. The Borough Council will comply with Regulation 122 of the CIL Regulations when securing planning obligations. Developers are not encouraged to agree to S106 obligations and financial contributions that they cannot afford.</p>			
	Individual	<p>It would be fairer if developers of schemes between 6-9 dwellings were given a choice as to which method they use to calculate the off site financial contributions, the formula or the method used in bigger schemes, in order to factor in exceptional development costs that may occur.</p>	<p>The calculation methodology set out in Annex 1 of the adopted Affordable Housing SPD states it applies to schemes for between 6 - 9 dwellings on the basis that Policy COM7 (Affordable Housing) requires a financial contribution equivalent of up to 20% of dwellings to be affordable. Policy COM7 enables the economics of provision to be taken into consideration, including the requirement for financial</p>			

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			contribution for off-site provision in lieu. The Borough Council will comply with Regulation 122 of the CIL Regulations when securing planning obligations. Developers are not encouraged to agree to S106 obligations and financial contributions that they cannot afford.			
	Individual	If planning consent is given and the S106 contribution is too high there is a risk of the site being incapable of reasonably beneficial use and this might cause the developer to move on to another project forcing the council to purchase the site. In case of appeals the council could face high costs from inspectors.	The calculation methodology set out in Annex 1 of the adopted Affordable Housing SPD states it applies to schemes for between 6 - 9 dwellings on the basis that Policy COM7 (Affordable Housing) requires a financial contribution equivalent of up to 20% of dwellings to be affordable. Policy COM7 enables the economics of provision to be taken into consideration, including the requirement for financial contribution for off-site provision in lieu. The Borough Council will comply with Regulation 122 of the CIL Regulations when securing planning obligations. Developers are not encouraged to agree to S106 obligations and financial contributions that they cannot afford.			
	National Highways	No comments	Noted. No comment			

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11.37	Southern Water	Southern Water would fully support any requirement for SuDS in new developments of any scale as surface water in the foul and combined network is a known problem that can cause sewer flooding	Noted. No comment			
	Chilworth Parish Council	Chilworth parish council is in support of developers contributions and requests the need for a cycle lane and a pavement along the local gap between Chilworth village and the golf club.	The desire for a new cycle path is noted. TVBC work with Hampshire County Council as Highway Authority to identify opportunities for cycling and walking and would welcome further detail to assess the feasibility and potential delivery mechanisms of this route.			

<p>11.1</p>	<p>Romsey and District Society</p>	<p>All developments must be considered against a strategy that establishes and maintains green connections to protect biodiversity and create pleasant and well connected walking routes.</p>	<p>The Local Plan 2016 contains policies to ensure biodiversity and green infrastructure is taken into account and appropriate mitigation is secured. This is supported by NPPF para. 194 which requires that development minimises the impact on and provides biodiversity net gain. The Borough Council will work with partners and stakeholders to support the delivery of green infrastructure that serves to enhance and protect biodiversity, health & well-being and landscape character alongside the public rights of way network for recreation and active travel. This is set out in sections 11 and 15 of the SPD. Maintenance of public open space is set out in the SPD but each site will require a site specific management plan.</p>			
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11.1	Romsey and District Society	Supplementary Planning guidance could be provided before developers put proposals forward to identify areas for green connections and corridors	The Local Plan 2016 contains policies to ensure biodiversity and green infrastructure is taken into account and appropriate mitigation is secured. This is supported by NPPF para. 194 which requires that development minimises the impact on and provides biodiversity net gain. The Borough Council will work with partners and stakeholders to support the delivery of green infrastructure that serves to enhance and protect biodiversity, health & well-being and landscape character alongside the public rights of way network for recreation and active travel. This is set out in sections 11 and 15 of the SPD. Maintenance of public open space is set out in the SPD but each site will require a site specific management plan.			
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11.4	Romsey and District Society	In designing open spaces, selection of species and any subsequent maintenance regimes, TVBC should consider how they contribute to biodiversity and how opportunities for recreation can be provided. Abbotswood is a good example of how this can be done.	The Local Plan 2016 contains policies to ensure biodiversity and green infrastructure is taken into account and appropriate mitigation is secured. This is supported by NPPF para. 194 which requires that development minimises the impact on and provides biodiversity net gain. The Borough Council will work with partners and stakeholders to support the delivery of green infrastructure that serves to enhance and protect biodiversity, health & well-being and landscape character alongside the public rights of way network for recreation and active travel. This is set out in sections 11 and 15 of the SPD. Maintenance of public open space is set out in the SPD but each site will require a site specific management plan.			
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11.10-11.17	Romsey and District Society	Planning guidance should be provided to ensure that plans take into account sustainability, biodiversity and the goal of carbon zero emissions, proximity of residential development should be encouraged.	The Local Plan 2016 contains policies to ensure biodiversity and green infrastructure is taken into account and appropriate mitigation is secured. This is supported by NPPF para. 194 which requires that development minimises the impact on and provides biodiversity net gain. The Borough Council will work with partners and stakeholders to support the delivery of green infrastructure that serves to enhance and protect biodiversity, health & well-being and landscape character alongside the public rights of way network for recreation and active travel. This is set out in sections 11 and 15 of the SPD. Maintenance of public open space is set out in the SPD but each site will require a site specific management plan.			
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11.20-11.22	Romsey and District Society	TVBC should provide Planning guidance to avoid inheriting large areas of mown grass with no biodiversity value. The use of mown paths through natural grassland should be preferred and management must ensure space for nature and planting of more trees.	The Local Plan 2016 contains policies to ensure biodiversity and green infrastructure is taken into account and appropriate mitigation is secured. This is supported by NPPF para. 194 which requires that development minimises the impact on and provides biodiversity net gain. The Borough Council will work with partners and stakeholders to support the delivery of green infrastructure that serves to enhance and protect biodiversity, health & well-being and landscape character alongside the public rights of way network for recreation and active travel. This is set out in sections 11 and 15 of the SPD. Maintenance of public open space is set out in the SPD but each site will require a site specific management plan.			
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11.23-11.34	Romsey and District Society	It is equally important to maintain good links between sites by protecting areas that can form links to them, protected species will forage in the wider landscape beyond the protected area so a suitable network needs to be established to enable movement for dispersal to other sites and to aid recolonisation.	The Local Plan 2016 contains policies to ensure biodiversity and green infrastructure is taken into account and appropriate mitigation is secured. This is supported by NPPF para. 194 which requires that development minimises the impact on and provides biodiversity net gain. The Borough Council will work with partners and stakeholders to support the delivery of green infrastructure that serves to enhance and protect biodiversity, health & well-being and landscape character alongside the public rights of way network for recreation and active travel. This is set out in sections 11 and 15 of the SPD. Maintenance of public open space is set out in the SPD but each site will require a site specific management plan.			
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11.40-	Romsey and District Society	There is no mention of biodiversity in this section and the opportunities within SuDS schemes for accommodating wetland species of insects and birds such as house martins	The Local Plan 2016 contains policies to ensure biodiversity and green infrastructure is taken into account and appropriate mitigation is secured. This is supported by NPPF para. 194 which requires that development minimises the impact on and provides biodiversity net gain. The Borough Council will work with partners and stakeholders to support the delivery of green infrastructure that serves to enhance and protect biodiversity, health & well-being and landscape character alongside the public rights of way network for recreation and active travel. This is set out in sections 11 and 15 of the SPD. Maintenance of public open space is set out in the SPD but each site will require a site specific management plan.			
11.41-44	Romsey and District Society	We fully support the broad policy statements	Noted. No comment			

11.41-44	Romsey and District Society	The documents referenced do not provide the necessary vision and guidance needed to achieve the policy aims, for example the 2008 Local Biodiversity plan doesn't seem to be in active use and there is no information relating to what progress has been made and the document hasn't referenced Fishlake Meadows in Romsey what has happened there?	The purpose of the SPD is to set out the mechanism to securing infrastructure and financial contributions based on the aims and objectives of policies in the Local Plan 2016. The Biodiversity Action Plan sets out steps for implementation and monitoring which is reported in the Authority's Monitoring Report (AMR) which is on the Council's website.			
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11.41-44	Romsey and District Society	The document has also referenced the Green Infrastructure Strategy 2014 which contained broad policy objectives with no action plans and there's no reference to a review of this strategy	The Green Infrastructure Strategy sets out how other plans such as the Biodiversity Action Plan and Town Access Plans can achieve the aims and objectives of the GI Strategy. These documents and action plans are monitored and reported on in the Authority's Monitoring Report (AMR). The Borough Council works with Hampshire County Council and other organisation such as wildlife trusts to deliver, manage and monitor green infrastructure, nature reserves and green open spaces. New requirements for Biodiversity Net Gain are secured through new development and the Borough Council will work with other organisations to secure and deliver emerging requirements around Local Nature Recovery Networks as part of an integrated strategy for maintaining, protecting and enhancing green infrastructure and biodiversity.			
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11.44	Romsey and District Society	The table states that green infrastructure will be achieved through the planning process by securing open space but the importance of these being part of a strategic plan to create green corridors is not mentioned.	The Green Infrastructure Strategy sets out how other plans such as the Biodiversity Action Plan and Town Access Plans can achieve the aims and objectives of the GI Strategy. These documents and action plans are monitored and reported on in the Authority's Monitoring Report (AMR). The Borough Council works with Hampshire County Council and other organisation such as wildlife trusts to deliver, manage and monitor green infrastructure, nature reserves and green open spaces. New requirements for Biodiversity Net Gain are secured through new development and the Borough Council will work with other organisations to secure and deliver emerging requirements around Local Nature Recovery Networks as part of an integrated strategy for maintaining, protecting and enhancing green infrastructure and biodiversity.			
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11.44	Romsey and District Society	There needs to be a concerted effort to identify, enhance and expand green infrastructure by a working group similar to the group working on the Romsey Waterways Strategy	The Borough Council seeks to support volunteer groups and other organisations that help identify opportunities to manage and improve green infrastructure and enhancing the Borough's unique biodiversity and recreational spaces. This is reflected in the Council's Corporate Plan 2023 - 2027 in particular supporting the ambitions of TVBC communities and investing in and nurturing the natural environment.			
18.3	Kings Somborne Parish Council	TVBC should clarify the measure for determining abnormal or exceptional development costs and how they will be decided.	Section 17 of the SPD sets out the approach the Council will take where viability is an issue. Abnormal development costs are additional or unusual costs faced by a developer when developing a site such as ground conditions that may require additional structural engineering. Details around review mechanisms and trigger for review will be set out in the S106 Legal Agreement. Reasons for development that departs from planning policies will be set out in officer reports. With the exception of some types of infrastructure such as ecological mitigation which are required prior to occupation, triggers set out in S106 Legal Agreements are bespoke to each development. The timeframe for expenditure of each financial			

			contribution secured through a S106 Legal Agreement is set out within each agreement.			
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18.9	Kings Somborne Parish Council	TVBC should clarify who will undertake a review and how in cases where permission is granted for a scheme that departs from the policies in the LP	Section 17 of the SPD sets out the approach the Council will take where viability is an issue. Abnormal development costs are additional or unusual costs faced by a developer when developing a site such as ground conditions that may require additional structural engineering. Details around review mechanisms and trigger for review will be set out in the S106 Legal Agreement. Reasons for development that departs from planning policies will be set out in officer reports. With the exception of some types of infrastructure such as ecological mitigation which are required prior to occupation, triggers set out in S106 Legal Agreements are bespoke to each development. The timeframe for expenditure of each financial contribution secured through a S106 Legal Agreement is set out within each agreement.			
18.21	Kings Somborne Parish Council	TVBC should clarify what the 'relevant trigger' will be to result in the council raising an invoice to be monitored by the council	With the exception of some types of infrastructure such as ecological mitigation which are required prior to occupation, triggers set out in S106 Legal Agreements are bespoke to each development. The timeframe for expenditure of each financial contribution secured through a S106 Legal Agreement is set out within each agreement.			

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18.28	Kings Somborne Parish Council	TVBC should clarify what a 'reasonable timeframe' is in which LA's are expected to use all of the funding received by way of planning obligation.	With the exception of some types of infrastructure such as ecological mitigation which are required prior to occupation, triggers set out in S106 Legal Agreements are bespoke to each development. The timeframe for expenditure of each financial contribution secured through a S106 Legal Agreement is set out within each agreement.			
11	Sport England	SE supportive of overall approach to deliver sport and recreation. Important that any new or improvements to facilities are designed in accordance with SE and/or national governing body guidance.	The Sports Facility Strategy and Playing Pitch Strategy sets out the need to work with Sport England and the relevant sport's governing body to ensure design of fit for purpose sports facilities. This is also set out in paragraph 11.7 of the draft SPD.			
11	Sport England	PPS is robust evidence base for justifying new provision or improving existing facilities. Should be reviewed annually and updated where necessary.	The Sports Facilities Strategy and Playing Pitch Strategy aims to be reviewed annually and updated where relevant. The most recent update for both strategies was published in February 2022.			
11	Sport England	Welcome provision of infrastructure in line with phasing of development. Important to provide access from the beginning to establish physical activity and a healthy lifestyle	Paragraph 11.3 of the draft SPD sets out the requirement to secure public open space, which includes sports facilities, as early in the development as possible to enable access by residents as soon as they move in.			

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11	Sport England	Welcome requirements for effective maintenance and management arrangements. Particularly important in first 12 months where natural turf is in place to ensure it becomes well established.	Noted. The draft SPD sets out maintenance of public open space in paragraphs 11.20 to 11.22.			
	Carney Sweeney (on behalf of the Ashfield Partnership)	Comments made in the context of Whitenap, strategic allocation in Local Plan 2016 (Policies COM3 and LE3). Supports provision of SPD and flexibility to address mitigation through direct provision or financial contributions. Suggest greater cross reference to standards or multipliers such as requirements in LHW1, possibly as an appendix to SPD.	Policy LHW1 is referred to in Section 16 of the SPD.			
11.1	Carney Sweeney	Welcomes site by site basis approach with either on-site provision or off-site financial contribution.	Noted. No comment			

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11.5	Carney Sweeney	Suggest referring to transfer of public open space to include 'appropriate body' e.g. wildlife organisation.	Noted. The Borough Council's preference is for public open space to be transferred to it, although paragraph 11.21 does give the option to appoint management companies which can include other appropriate bodies.	Minor. Additional wording provided to provide flexibility in types of organisation appropriate to manage public open space.	Or other appropriate body such as a wildlife trust	paragraph 11.21
11.11	Carney Sweeney	Question requirement for pedestrian and cycle paths through parks and gardens to be well-lit as may conflict with ecology corridors or dark sky objectives. Wording should enable greater flexibility to consider other policy requirements	Noted. Document amended to reflect requirements to consider the balance of providing well-lit routes and ecology corridors and dark sky objectives.	Minor. Additional wording provided for clarity	Lighting should take account of ecological corridors and impact on the landscape.	paragraph 11.12
11.18	Carney Sweeney	Concern over wording that infers that it is mandatory that allotments are handed over the parish or town council. Suggests flexibility to enable retention by landowner/developer and made available through, for example, a management company	Noted. The Borough Council's preference is for public open space to be transferred to it, although this does not preclude transfer to other appropriate bodies and organisations such as a local wildlife trust or retained by the developer for long term management.	Minor. Additional wording provided to provide flexibility	In some cases, the developer may wish to retain and manage the provision and allocation of allotments.	Paragraph 11.19

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12.5	Carney Sweeney	Request wording to make clear community centres are to meet local need, not wider need, as may have implications for other infrastructure such as parking and to ensure these facilities don't compete with others.	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure.			
12.8	Carney Sweeney	If community facility delivered early, should not be a need for a temporary community facility.	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations .			

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<p>12.9 - 12.11</p>	<p>Carney Sweeney</p>	<p>A community development worker can help with making things work where there are volume housebuilders who generally seek to exit a development at the earliest opportunity. However, the Ashfield Partnership will be taking a different approach with the creation of an Estate and Community Manager role. The CDW function may sit better with an existing local community group through additional funding. Ashfield Partnership do not agree with the mandatory provision of a CDW and seeks flexibility for an alternative approach.</p>	<p>The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations.</p>	<p>Minor. Additional wording to reflect flexibility in how the CDW role is provided.</p>	<p>Where a CDW is proposed to be employed directly by the developer, the Council will work with the developer to ensure the principles as set out in paragraph 12.9 are reflected.</p>	<p>table below paragraph 12.11</p>
<p>12.12 - 12.15</p>	<p>Carney Sweeney</p>	<p>SPD makes no reference to when a school is required on site. This section needs more detail on costs, who is responsible for delivery and future management arrangements.</p>	<p>The SPD does not seek to replicate existing guidance and requirements of other statutory infrastructure providers. Please see Hampshire County Council's guidance on planning for school places and developer contributions for education facilities available on their website.</p>			

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13	Carney Sweeney	Recognises importance of supporting healthcare infrastructure but provision should be informed on a case by case basis and justified by evidence through engagement with local health providers, with flexibility on how these facilities are delivered.	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations.			
16.1 - 16.7	Carney Sweeney	Recognises role public art can play and flexibility on how it can be delivered. Identified costings raise concerns and should not be at expense of other social infrastructure. A more flexible approach is required for large scale developments.	Where viability considerations arise, contributions may be prioritised or reduced where robustly demonstrated.			
18.1	Carney Sweeney	Accepts requirement to cover Council's costs for S106	Noted. No comments			

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		Suggest wording in SPD is amended. 'The disabled' should be changed to 'people with disabilities'. 'The elderly' should be changed to 'older people'. Document should make explicit reference to minority groups, particularly in relation to their needs within context of community facilities. SPD should seek to address provision for those with hidden disabilities such as level access in addition to specifying gender neutral facilities.	Noted. Document amended to reflect reference to 'people with disabilities' and 'older people'. Detailed requirements will be taken into consideration at the design stage of a community facility.	Minor. Additional wording provided for accuracy	people with disabilities and older people	12.5
	Individual	Renewable energy should be used for lighting of sports facilities and signage should be suitable for people with disabilities. Dog litter bins should be referred to deal with dog waste.	Policies around renewable energy will be considered as part of the emerging Local Plan 2040. detailed design requirements, such as signage and litter bins are incorporated into the design of public open space which is set out in the SPD.			
Footnote 5, page 5	Individual	Hyperlink to footnote 5 is missing.	Noted.	Minor. Updated footnote	Footnote updated	

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14.3	Individual	Does not recognise there is a climate emergency. Suggests para. 14.3 should be deleted	The Borough Council declared a climate emergency in September 2019 and committed to identify steps to achieve carbon neutrality as soon as possible. Please see the Council's Climate Emergency Action Plan June 2020 and subsequent updates.			
18.28	Individual	Suggest wording is clear to ensure financial contributions only seek to address deficiencies arising directly from the development. The requirement for financial contributions is deducted off the price of the land by the developer. Suggest wording is amended to clarify that unspent contributions would go to the landowner, not the developer.	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations.			
	Individual	SPD refers to RPI or CPI. Suggest including reference to other appropriate indices.	Noted. SPD amended to reference other appropriate indexes.	Minor. Additional wording provided for clarity	or other appropriate index	19.9

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11.37	Individual	SPD recognises need for mitigating flooding. Suggest provide wording that requires mitigation against drought and reduce harm to the Test and Itchen river levels as a result of development.	Noted. Consideration will be given to addressing the effects of climate change in the emerging Local Plan 2040.			
	Individual	No specific comments on the content of the SPD	Noted. No comments			
	Pegasus Group (on behalf of Peel L&P Investments (North) Limited (Peel))	Site promoter for Bere Hill south east of Andover, a 52.6 Ha site being promoted for 700+ residential units through the Local Plan 2040 (SHELAA site 247). A site of this scale has potential to deliver a range of infrastructure, such as public open space, pedestrian and cycle networks etc, both on an off-site which will also benefit the wider town.	Noted. Sites promoted through the SHELAA will be considered as part of the Local Plan 2040.			
	Pegasus Group	Acknowledge need to update existing Developer Contributions SPD based on adopted Local Plan 2016 but raises questions for emerging Local Plan 2040 which will need to	Noted.			

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		be addressed as the process evolves.				
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18	Pegasus Group	<p>National policy around viability has changed since Local Plan 2016 was adopted. Reference made to paragraphs 34 and 58 of NPPF that viability should occur at plan-making stage. Concern that references to new formulaic approaches in SPD is not in line with NPPG (specifically paragraph 10-002-20190509 as they have not been subject to examination. Recognise that standard formula is helpful for developer to gauge costs, the SPD must make clear that each application will be determined on a case by case basis. Acknowledge fact that SPD recognises viability challenges and there is scope for flexibility in prioritising requirements. Since the UK has left the EU, labour and material costs have risen considerably, compounded by 12 new taxes, levies and regulations, contributing</p>	<p>The SPD clarifies the approach taken to securing financial contributions for Skills and Training which is set out in the adopted Local Plan Policy ST1. The SPD also sets out the approach taken by the local health authority (Hampshire and Isle of Wight Integrated Care Board) for identifying the impact on local health infrastructure and calculating the local requirement through Health Building Note 1 1 - 01 which assists in considering whether a financial contribution to mitigate the impact of development is required. Health Building Notes was first published in 2013 and is used by the NHS and local health authority are used nationally. TVBC had successfully delivered public art projects and programmes through historic S106 agreements, and highlighting the importance that TVBC places on the role of public art in place-making as set out in the supporting text in Policy E1, High Quality Development in the Borough. It also indicates the direction of travel through the emerging Local Plan 2040. Given that there is no specific adopted planning policy for public art to enable financial contributions to be secured, this section has been</p>	<p>Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions. Section 13 covering Healthcare includes additional detail on the healthcare estate position and the purpose</p>	<p>Various - see specific paragraph references</p>	<p>Public Art - 16.1, deleted table. Healthcare - 13.1, 13.2, 13.6. Employment and skills - 14.9</p>
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		<p>to an additional £22,000 in costs per home. The level of contributions required by the draft SPD should be carefully considered against backdrop of rising prices and the additional burden this places of developers in the context of housing delivery.</p>	<p>amended from the draft SPD to reflect the adopted Local Plan. However, there is an opportunity for public art to be integrated into the policies of the emerging Local Plan 2040.</p>	<p>of Health Building Note 11 - 01. In section 14 an additional paragraph has been added to justify the financial contribution of £200 per job.</p>		
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18.16	Pegasus Group	In light of recent significant inflation, this could have implications on the viability of recently approved development and urge the Council to be aware of this when considering revised schemes or requests to alter legal agreements. Seek flexibility in respect of long-term maintenance costs for nutrient related mitigation schemes. While viability is acknowledge in section 18 of the SPD, would be helpful for the Council to set out a hierarchy of obligations.	Where viability considerations arise, contributions may be prioritised or reduced where robustly demonstrated.			
	Pegasus Group	If national policy changes further or requirements in SPD potentially restrict the emerging plan from certain preferred sites or spatial options, then SPD may need reviewing or updating soon after the adoption of the emerging Local Plan 2040 and be aligned with emerging strategy and proposed allocations.	The SPD will be updated when required subject to adoption of the emerging Local Plan 2040.			

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	Pegasus Group	Suggest updating CIL Charging Schedule to confirm which types of infrastructure will be captured by CIL and S106 and avoid any double counting.	The Borough Council has an adopted CIL Charging Schedule and CIL Spending Protocol which sets out how the Borough Council prioritises expenditure of CIL receipts.			
10	Pegasus Group	Welcome flexibility that site specific economics will be considered	Noted. No comments.			
11.20 - 11.22	Pegasus Group	Recognise preference for public open space to be transferred to the Council but seek reassurance that the Council can demonstrate they had experience, resource and track record to manage it, in light of mix of requirements, such as Biodiversity Net Gain, Sustainable Drainage Systems and nutrient neutrality schemes, on large sites like Bere Hill which may require a specialist approach.	Noted. The Borough Council's preference is for public open space to be transferred to it, although this does not preclude transfer to other appropriate bodies and organisations such as a local wildlife trust or retained by the developer for long term management.			
11.25	Pegasus Group	Reserve right to make further comment subject to further details in Environment Act 2021. DEFRA Biodiversity metric referred to in SPD is version 3.1 which has been since updated	Noted. The draft SPD has been updated to refer to the Biodiversity Metric including a weblink rather than the metric version.	Minor. Footnote removed and additional wording provided for clarity	The metric to be used will be set out in forthcoming legislation.	11.26

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		twice. The SPD should address this.				
11.32 - 11.34	Pegasus Group	Aware of scale of issue in context of Bere Hill but given evolving requirements for nutrient neutrality, seek flexibility with the SPD to recognise this.	The approach to mitigating the eutrophication impacts of development are set out on Test Valley Borough Council's website and will be updated in line with government guidance.			
16	Pegasus Group	Preferred approach is to have a defined and costed public art strategy for sites around Andover rather than a pro-rata figure applied to each development. Potential for sites to deliver own pieces of public art to integrate with local surroundings and history.	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations.			

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18	Turley (On behalf of St. Modwen Logistics)	No evidence that an updated viability study has been undertaken to support either the new or existing local plan. Query the validity of the SPD as the contributions have not been identified through an up to date IDP or included in a recent viability study.	The SPD clarifies the approach taken to securing financial contributions for Skills and Training which is set out in the adopted Local Plan Policy ST1. The SPD also sets out the approach taken by the local health authority (Hampshire and Isle of Wight Integrated Care Board) for identifying the impact on local health infrastructure and calculating the local requirement through Health Building Note 11 - 01 which assists in considering whether a financial contribution to mitigate the impact of development is required. Health Building Notes was first published in 2013 and is used by the NHS and local health authority are used nationally. TVBC had successfully delivered public art projects and programmes through historic S106 agreements, and highlighting the importance that TVBC places on the role of public art in place-making as set out in the supporting text in Policy E1, High Quality Development in the Borough. It also indicates the direction of travel through the emerging Local Plan 2040. Given that there is no specific adopted planning policy for public art to enable financial contributions to be secured, this section has been	Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions. Section 13 covering Healthcare includes additional detail on the healthcare estate position and the purpose	Various - see specific paragraph references	Public Art - 16.1, deleted table. Healthcare - 13.1, 13.2, 13.6. Employment and skills - 14.9
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amended from the draft SPD to reflect the adopted Local Plan. However, there is an opportunity for public art to be integrated into the policies of the emerging Local Plan 2040.

of Health Building Note 11 - 01. In section 14 an additional paragraph has been added to justify the financial contribution of £200 per job.

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18	Turley (On behalf of St. Modwen Logistics)	Formulaic approaches for public art and employment and skills plans. Reference made to Planning Practice Guidance that sets out that new formulaic approaches to planning obligations are not appropriate for SPDs. These new formulaic approaches don't allow testing at examination or for obligations to be reflected in the price of the land.	The SPD clarifies the approach taken to securing financial contributions for Skills and Training which is set out in the adopted Local Plan Policy ST1. The SPD also sets out the approach taken by the local health authority (Hampshire and Isle of Wight Integrated Care Board) for identifying the impact on local health infrastructure and calculating the local requirement through Health Building Note 1 1 - 01 which assists in considering whether a financial contribution to mitigate the impact of development is required. Health Building Notes was first published in 2013 and is used by the NHS and local health authority are used nationally. TVBC had successfully delivered public art projects and programmes through historic S106 agreements, and highlighting the importance that TVBC places on the role of public art in place-making as set out in the supporting text in Policy E1, High Quality Development in the Borough. It also indicates the direction of travel through the emerging Local Plan 2040. Given that there is no specific adopted planning policy for public art to enable financial contributions to be secured, this section has been	Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions. Section 13 covering Healthcare includes additional detail on the healthcare estate position and the purpose	Various - see specific paragraph references	Public Art - 16.1, deleted table. Healthcare - 13.1, 13.2, 13.6. Employment and skills - 14.9
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amended from the draft SPD to reflect the adopted Local Plan. However, there is an opportunity for public art to be integrated into the policies of the emerging Local Plan 2040.

of Health Building Note 11 - 01. In section 14 an additional paragraph has been added to justify the financial contribution of £200 per job.

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	<p>Turley (On behalf of St. Modwen Logistics)</p>	<p>Cost of £3.07 per square metre not justified</p>	<p>The SPD clarifies the approach taken to securing financial contributions for Skills and Training which is set out in the adopted Local Plan Policy ST1. The SPD also sets out the approach taken by the local health authority (Hampshire and Isle of Wight Integrated Care Board) for identifying the impact on local health infrastructure and calculating the local requirement through Health Building Note 11 - 01 which assists in considering whether a financial contribution to mitigate the impact of development is required. Health Building Notes was first published in 2013 and is used by the NHS and local health authority are used nationally. TVBC had successfully delivered public art projects and programmes through historic S106 agreements, and highlighting the importance that TVBC places on the role of public art in place-making as set out in the supporting text in Policy E1, High Quality Development in the Borough. It also indicates the direction of travel through the emerging Local Plan 2040. Given that there is no specific adopted planning policy for public art to enable financial contributions to be secured, this section has been</p>	<p>Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions. Section 13 covering Healthcare includes additional detail on the healthcare estate position and the purpose</p>	<p>Various - see specific paragraph references</p>	<p>Public Art - 16.1, deleted table. Healthcare - 13.1, 13.2, 13.6. Employment and skills - 14.9</p>
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amended from the draft SPD to reflect the adopted Local Plan. However, there is an opportunity for public art to be integrated into the policies of the emerging Local Plan 2040.

of Health Building Note 11 - 01. In section 14 an additional paragraph has been added to justify the financial contribution of £200 per job.

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	<p>Turley (On behalf of St. Modwen Logistics)</p>	<p>Considered that there no policy in the adopted Local Plan 2016 that requires public art to be delivered through developer contributions. The wording that seeks to encourage opportunities for public art are not part of any policy.</p>	<p>TVBC had successfully delivered public art projects and programmes through historic S106 agreements, and highlighting the importance that TVBC places on the role of public art in place-making as set out in the supporting text in Policy E1, High Quality Development in the Borough. It also indicates the direction of travel through the emerging Local Plan 2040. Given that there is no specific adopted planning policy for public art to enable financial contributions to be secured, this section has been amended from the draft SPD to reflect the adopted Local Plan. However, there is an opportunity for public art to be integrated into the policies of the emerging Local Plan 2040.</p>	<p>Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions.</p>	<p>The Council has been successful in delivering public art and community led public art projects which is an important part of place-making and community connections and inclusion in establishing new communities.</p>	<p>Public Art - 16.1, deleted table.</p>
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<p>16</p>	<p>Turley (On behalf of St. Modwen Logistics)</p>	<p>The strategy for how public art contributions will be spent are not clear and therefore not directly related to development. Suggest that Public Art contributions are removed from the SPD as it does not meet tests in Regulation 122.</p>	<p>TVBC had successfully delivered public art projects and programmes through historic S106 agreements, and highlighting the importance that TVBC places on the role of public art in place-making as set out in the supporting text in Policy E1, High Quality Development in the Borough. It also indicates the direction of travel through the emerging Local Plan 2040. Given that there is no specific adopted planning policy for public art to enable financial contributions to be secured, this section has been amended from the draft SPD to reflect the adopted Local Plan. However, there is an opportunity for public art to be integrated into the policies of the emerging Local Plan 2040.</p>	<p>Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions.</p>	<p>The Council has been successful in delivering public art and community led public art projects which is an important part of place-making and community connections and inclusion in establishing new communities.</p>	<p>Public Art - 16.1, deleted table.</p>
	<p>Turley (On behalf of St. Modwen Logistics)</p>	<p>Supports provision of employment and skills plan. Concern over financial contribution as it implies duplication of obligations. Suggest removal from SPD.</p>	<p>The SPD clarifies the approach taken to securing financial contributions for Skills and Training which is set out in the adopted Local Plan Policy ST1.</p>	<p>In section 14 for Employment and Skills, an additional paragraph has been added to justify the financial</p>	<p>The contribution required for £200 per job created multiplied by the employment density, is derived from the cost of a training intervention and applied to the employment potential of large scale</p>	<p>Employment and skills - 14.9</p>

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				contribution of £200 per job.	employment sites. Financial contributions will be held in a skills training fund and delivered locally to support the local labour market ensuring the availability of the breadth of skills to support local employers.	
14	Turley (On behalf of St. Modwen Logistics)	Seeks clarity on Council's definition of a tight labour market, the source used to determine this and whether labour market is only in relation to the type being delivered through proposed development. In addition, further clarity is sought on the scale of development that would have an impact on local labour markets.	A 'tight' labour market is commonly used to refer to periods of relatively high demand where unemployment will be low and there will be many unfilled job vacancies. The impact on local labour markets will not only depend on scale but nature and location of development as set out in Policy ST1.			
14	Turley (On behalf of St. Modwen Logistics)	Query how £200 per job has been derived and evidenced. Suggest methodology is set out in SPD. Needs to be explicit about whether contribution is applied to	The contribution set out in the appended SPD of £200 per job created multiplied by the employment density has been evidenced through previous planning applications for large scale employment development and is derived from the cost of a	In section 14 for Employment and Skills, an additional paragraph has been added to	The contribution required for £200 per job created multiplied by the employment density, is derived from the cost of a training intervention and applied	Employment and skills - 14.9

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		total direct jobs or net additional.	training intervention applied to the employment potential of sites.	justify the financial contribution of £200 per job.	to the employment potential of large scale employment sites. Financial contributions will be held in a skills training fund and delivered locally to support the local labour market ensuring the availability of the breadth of skills to support local employers.	
14	Turley (On behalf of St. Modwen Logistics)	To meet CIL Regulation 122 tests, it needs to be set out specific projects should be identified to which contributions will be spent. View expressed that financial contribution from non-residential development ignores contribution these types of development make to labour market and the potential for these costs to be prohibitive.	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations.			

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14	Turley (On behalf of St. Modwen Logistics)	Using Employment Density Guide is a reasonable approach. However, flexible approach advocated. Where end user or use class is unknown, employment densities should be agreed.	Noted. No comments.			
	Individual	I agree with the overall requirements of the SPD.	Noted. No response required			
10.2 Table	Individual	The wording in the table makes reference to a financial contribution to off-site provision of affordable housing, an assumption is made that land is available to build such housing and no timescale is given for when the off-site housing should be built.	Financial contributions are held in the Affordable Housing Capital Grant Programme. The monitoring and delivery of the financial contributions for off-site affordable housing is set out in the Affordable Housing SPD			
10.2 Table	Individual	A minimum of 50% of the affordable housing requirement should be built as part of the proposed development and only the remaining proportion eligible for financial contribution offset.	Policy COM7 (Affordable Housing) sets out the target amount of affordable housing to be delivered based on site thresholds. The policy enables the economics of provision to be taken into consideration.			

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12.16 Table	Individual	The allowance for contributions towards an off-site indoor sports facility is pointless if it is not located reasonably close to the residential development as will require additional travel and increased car usage.	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations.			
	Individual	There should be a time limit within which a sports facility must be built or be available from the proposed development and financial contributions should only be sought if expansion of a nearby sports facility is necessary	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations .			
15.8	Individual	The use of travel plans will need to be linked to employment opportunities in the area as limited local employment would lead to increased car use.	Travel to and from key facilities, services and places of employment are taken into consideration when assessing development proposals. The Borough Council works closely with Hampshire County Council as Highway Authority to address the travel requirements of individual developments and secure a Travel Plan through a S106 Legal Agreement.			

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	Historic England	H.E agrees that the SPD is unlikely to have significant environmental effects and supports the council's decision not to assess the SPD under the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended)	Noted. No comments			
	Historic England	H.E asserts that given the importance of cultural infrastructure as identified in the NPPF, it would be reasonable to expect TVBC approach to aim at maintaining existing levels of cultural assets and making improvements to those assets secured as 'at risk' to secure their long term future.	Noted. The Borough Council will consider this as part of a culture strategy and the emerging Local Plan 2040. The Borough Council supports parish and town councils in the development of Village Design Statements and Neighbourhood Development Plans where there is the opportunity to identify and protect local historical assets.			
	Historic England	H.E strongly advises that conservation staff at TVBC are involved in discussions on infrastructure so they can advise on local historic environment issues and heritage dimensions of other themes such as flood risk or green infrastructure.	Noted. The emerging Local Plan 2040 includes comprehensive engagement with a range of statutory organisations and specialist disciplines in line with the planning legislation governing the development of local plans.			

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	Network Rail	Plans and policies should reflect aspirations of Network Rail and support future growth of both passenger and freight services. Railway is vital to deliver Governments sustainability agenda. New development should not put the railway at risk. Guidance from Network Rail's Asset Protection team has been provided.	The Infrastructure Delivery Plan which sets out the scale and location of infrastructure to support the emerging Local Plan 2040 will identify all relevant infrastructure, both at a strategic level and for site allocations.			
	Network Rail	Network Rail expect financial contributions towards new or enhanced railway infrastructure to mitigate impact of growth, such as enhancing user facilities and attractiveness of railway stations such as enhance cycle facilities to new footbridges to enable level crossings to be closed.	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations .			

11.7	TOR/Bellway Homes	The wording at paragraph 11.7 should be amended to state that <i>'The Council will have regard to the Green Flag assessment criteria to all green spaces...'</i> because the strict application of the Green Flag assessment criteria to all green spaces is not necessary to make all developments acceptable in planning terms.	It is not considered necessary to amend the document. Application of the Green Flag criteria for the design and implementation of green spaces is the Council's preferred approach but other standards will be considered.			
12.8	TOR/Bellway Homes	The provision of a temporary community facility during the construction process is not considered as necessary or reasonable in line with CIL regulation tests as could lead to practical difficulties e.g. developers trying to achieve health & safety requirements and would add new financial burdens of provision of temporary facilities and/or use of existing facilities further afield.	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations.			

12.8	TOR/Bellway Homes	A phased approach to delivering community facilities when required on a larger development would be suitable where there is a critical mass of new people in occupation, and subject to phased construction management that enables a safe space for construction and public access.	Phased delivery of on-site infrastructure will be considered on a site by site basis at the planning application stage.			
12.8	TOR/Bellway Homes	The obligation for a community facility should be agreed on a case-by-case basis and this is covered in paragraph 12.7, therefore for reasons suggested earlier and to ensure the obligation meets the CIL tests requirements, paragraph 12.8 should be removed.	The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations.			

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<p>14.4-14.8 & 16.4</p>	<p>TOR/Bellway Homes</p>	<p>Bellway would not object in principle to the obligations set out in the Employment Skills Plan and the public Art contributions but the new formulaic approach has not been tested at examinations as is required by the NPPG. The testing is important in case there are any potential viability implications including the cumulative cost of all relevant policies.</p>	<p>The SPD clarifies the approach taken to securing financial contributions for Skills and Training which is set out in the adopted Local Plan Policy ST1. The SPD also sets out the approach taken by the local health authority (Hampshire and Isle of Wight Integrated Care Board) for identifying the impact on local health infrastructure and calculating the local requirement through Health Building Note 11 - 01 which assists in considering whether a financial contribution to mitigate the impact of development is required. Health Building Notes was first published in 2013 and is used by the NHS and local health authority are used nationally. The section covering public art in the draft SPD will be amended to reflect the requirements in the adopted Local Plan 2016.</p>	<p>Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions. Section 13 covering Healthcare includes additional detail on the healthcare estate position and the purpose</p>	<p>Various - see specific paragraph references</p>	<p>Public Art - 16.1, deleted table. Healthcare - 13.1, 13.2, 13.6. Employment and skills - 14.9</p>
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				of Health Building Note 11 - 01. In section 14 an additional paragraph has been added to justify the financial contribution of £200 per job.		
	Taylor Wimpey	Strategic sites within Test Valley are nil rated for CIL so the provisions of any infrastructure/developer contributions SPD will be highly pertinent to such sites.	Noted. No comment			

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	<p>Taylor Wimpey</p>	<p>The changes between the draft SPD and the existing adopted 2009 SPD highlighted in the 26/10/22 cabinet report should continue to accord with policies set out in the development plan and not introduce additional burdens through the introduction of additional layers of policy within the SPD. the imposition of additional standards should continue to be based on an understanding of the viability implications for development sites.</p>	<p>The SPD clarifies the approach taken to securing financial contributions for Skills and Training which is set out in the adopted Local Plan Policy ST1. The SPD also sets out the approach taken by the local health authority (Hampshire and Isle of Wight Integrated Care Board) for identifying the impact on local health infrastructure and calculating the local requirement through Health Building Note 1 1 - 01 which assists in considering whether a financial contribution to mitigate the impact of development is required. Health Building Notes was first published in 2013 and is used by the NHS and local health authority are used nationally. The section covering public art in the draft SPD will be amended to reflect the requirements in the adopted Local Plan 2016.</p>	<p>Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions. Section 13 covering Healthcare includes additional detail on the healthcare estate position and the purpose</p>	<p>Various - see specific paragraph references</p>	<p>Public Art - 16.1, deleted table. Healthcare - 13.1, 13.2, 13.6. Employment and skills - 14.9</p>
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ANNEX 2

				of Health Building Note 11 - 01. In section 14 an additional paragraph has been added to justify the financial contribution of £200 per job.		
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	Taylor Wimpey	The changes although clearly sign posted in the Cabinet report of October 2022 are not referenced or identified within the draft SPD as new or updated requirements.	The SPD clarifies the approach taken to securing financial contributions for Skills and Training which is set out in the adopted Local Plan Policy ST1. The SPD also sets out the approach taken by the local health authority (Hampshire and Isle of Wight Integrated Care Board) for identifying the impact on local health infrastructure and calculating the local requirement through Health Building Note 11 - 01 which assists in considering whether a financial contribution to mitigate the impact of development is required. Health Building Notes was first published in 2013 and is used by the NHS and local health authority are used nationally. The section covering public art in the draft SPD will be amended to reflect the requirements in the adopted Local Plan 2016.	Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions. Section 13 covering Healthcare includes additional detail on the healthcare estate position and the purpose	Various - see specific paragraph references	Public Art - 16.1, deleted table. Healthcare - 13.1, 13.2, 13.6. Employment and skills - 14.9
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ANNEX 2

				of Health Building Note 11 - 01. In section 14 an additional paragraph has been added to justify the financial contribution of £200 per job.		
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	<p>Taylor Wimpey</p>	<p>The draft SPD will be of particular relevance where development is nil rated. In cases where in addition to CIL, site specific mitigations are required and secured through S106 agreements, it is essential that the evidence base and justification for site specific contributions are separate and distinct from improvements/mitigation requirements established through CIL to avoid situations where the same infrastructure contribution is duplicated through CIL and S106.</p>	<p>The Borough Council will secure infrastructure in line with the CIL Regulations (Regulation 122) as part of the objective of each site mitigating its impact on local infrastructure, informed by evidence and working with relevant infrastructure providers and statutory organisations.</p>			
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ANNEX 2

	<p>Taylor Wimpey</p>	<p>Through the LP 2040 review, strategic policy making authorities should have a clear understanding of the land available in their area and planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.</p>	<p>Noted. Through the development of the emerging Local Plan 2040, the Borough Council will undertake a thorough assessment of available land to support the identified housing and employment requirements in tandem with local plan viability considerations. The Borough Council will work with statutory infrastructure providers and partners to identify strategic and site specific infrastructure requirements including phasing which will be supported by an appropriate evidence base such as the Infrastructure Delivery Plan. The suite of existing Supplementary Planning documents will be reviewed upon adoption of the emerging Local Plan 2040.</p>			
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	<p>Taylor Wimpey</p>	<p>The evidence base of the merging LP should provide a transparent and comprehensive assessment of the viability implications associated with specific policies and/or infrastructure requirements contained within site specific policies.</p>	<p>Noted. Through the development of the emerging Local Plan 2040, the Borough Council will undertake a thorough assessment of available land to support the identified housing and employment requirements in tandem with local plan viability considerations. The Borough Council will work with statutory infrastructure providers and partners to identify strategic and site specific infrastructure requirements including phasing which will be supported by an appropriate evidence base such as the Infrastructure Delivery Plan. The suite of existing Supplementary Planning documents will be reviewed upon adoption of the emerging Local Plan 2040.</p>			
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ANNEX 2

	Taylor Wimpey	The evidence base of the emerging local plan should include the timing and phasing of infrastructure delivery so that it aligns with the build out of future developments, ensuring that any front loading of infrastructure is proportionate and necessary.	Noted. Through the development of the emerging Local Plan 2040, the Borough Council has undertaken a thorough assessment of available land to support the identified housing and employment requirements in tandem with local plan viability considerations. The Borough Council will work with statutory infrastructure providers and partners to identify strategic and site specific infrastructure requirements including phasing which will be supported by an appropriate evidence base such as the Infrastructure Delivery Plan. The suite of existing Supplementary Planning documents will be reviewed upon adoption of the emerging Local Plan 2040.			
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	<p>Taylor Wimpey</p>	<p>As part of the LP 2040 process, the potential implications and changes to be confirmed through the Levelling Up and Regeneration Bill related to the proposed new infrastructure Levy will need to be reflected in any future iteration of the SPD and the next local plan.</p>	<p>Noted. Through the development of the emerging Local Plan 2040, the Borough Council has undertaken a thorough assessment of available land to support the identified housing and employment requirements in tandem with local plan viability considerations. The Borough Council will work with statutory infrastructure providers and partners to identify strategic and site specific infrastructure requirements including phasing which will be supported by an appropriate evidence base such as the Infrastructure Delivery Plan. The suite of existing Supplementary Planning documents will be reviewed upon adoption of the emerging Local Plan 2040.</p>			
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	Taylor Wimpey	The proposed retention of S106 obligations to enable in-kind delivery on larger and more complex sites will also need to be addressed through the local plan and supporting SPD.	Noted. Through the development of the emerging Local Plan 2040, the Borough Council will undertake a thorough assessment of available land to support the identified housing and employment requirements in tandem with local plan viability considerations. The Borough Council will work with statutory infrastructure providers and partners to identify strategic and site specific infrastructure requirements including phasing which will be supported by an appropriate evidence base such as the Infrastructure Delivery Plan. The suite of existing Supplementary Planning documents will be reviewed upon adoption of the emerging Local Plan 2040.			
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18	Taylor Wimpey	In instances where due to viability considerations, all contributions sought cannot be provided if plan compliant development is to go ahead, the approach in the LP and the draft SPD allows for flexibility and ensures that contributions can be prioritised and/or reduced where robustly demonstrated. this approach is entirely appropriate and will provide a clear framework within which applicants can engage constructively with the planning authority where viability concerns occur.	Noted. No comment			
	Hampshire County Council	HCC supports TVBCs acknowledgement of HCCs emerging planning obligations guidance on securing planning obligations for HCC services and infrastructure where the impact on service or infrastructure created by new development is demonstrable.	Noted. No comment			

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	Hampshire County Council	HCC supports TVBC Infrastructure and Developers Contributions SPD as it is aligned with the principles set out in HCCs emerging guidance.	Noted. No comment			
	Hampshire County Council	Adults Extra Care is not directly cited in the draft SPD, it is referenced in a footnote to the TVBC affordable housing SPD (2020) which does not cover TVBCs approach to 'Types of Affordable Housing for Specialist Groups' including Older Persons, Specialist Housing, and Extra Care Housing.	Noted. Through the development of the emerging Local Plan 2040 and evidence base such as the Strategic Housing Market Assessment, the Borough Council will work with statutory infrastructure providers and partners to identify the strategic requirements for specialist housing for specific groups such as supported housing and extra care.			

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	<p>Hampshire County Council</p>	<p>There needs to be some consideration of waste management in the SPD which is currently absent suggesting that TVBC will not consider the issue when negotiating section 106 agreements. Including the topic of waste management will reflect HCCs position as a waste Disposal Authority enabling HCC to negotiate for contributions towards existing sub-standard Household Waste recycling Centres, case by case if evidence justifies that position.</p>	<p>Noted. Through the development of the emerging Local Plan 2040, the Borough Council will undertake a thorough assessment of available land to support the identified housing and employment requirements in tandem with local plan viability considerations. The Borough Council will work with statutory infrastructure providers and partners to identify strategic and site specific infrastructure requirements including phasing which will be supported by an appropriate evidence base such as the Infrastructure Delivery Plan. The suite of existing Supplementary Planning documents will be reviewed upon adoption of the emerging Local Plan 2040.</p>	<p>Minor. Additional wording to refer to HCC consultation on draft Guidance for Planning Obligations and Infrastructure</p>	<p>Hampshire County Council also have an Infrastructure and Planning Policy have also consulted on draft Guidance for Planning Obligations and Infrastructure in February and March 2023 document setting out its approach to seeking planning contributions and how it will engage with the planning process reflecting the services they provide. Regard should be had to the Hampshire County Council's guidance and policies.</p>	<p>Paragraph 3.4</p>
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	Hampshire County Council	Libraries & archive provision is not referenced directly in the SPD suggesting that TVBC will not consider this when negotiating section 106 agreements. HCC recommends in its emerging planning obligations guidance, that this is referenced because residential development will increase pressure on local libraries and HCC will seek contributions towards increasing & improving the stock and services on offer at local library facilities, discovery centres & local archives services if evidence is in place to justify that position.	Noted. Through the development of the emerging Local Plan 2040, the Borough Council has undertaken a thorough assessment of available land to support the identified housing and employment requirements in tandem with local plan viability considerations. The Borough Council will work with statutory infrastructure providers and partners to identify strategic and site specific infrastructure requirements including phasing which will be supported by an appropriate evidence base such as the Infrastructure Delivery Plan. The suite of existing Supplementary Planning documents will be reviewed upon adoption of the emerging Local Plan 2040.	Minor. Additional wording to refer to HCC consultation on draft Guidance for Planning Obligations and Infrastructure	Hampshire County Council have also consulted on draft Guidance for Planning Obligations and Infrastructure in February and March 2023 setting out its approach to seeking planning contributions and how it will engage with the planning process reflecting the services they provide. Regard should be had to the Hampshire County Council's guidance and policies.	Paragraph 3.4
6.1	Hampshire County Council	HCC recommends that p.6.1 should be amended to:"...or Hampshire County Council as the Local Highway Authority (for the local road and Public Rights of Way Network)" to reflect the HCC Countryside Service manages the PROW	Noted. The draft document will be updated to reflect HCC's arrangements for securing Public Rights of Way.	Minor. Additional wording added for clarity	or Hampshire County Council as the Local Highway Authority (for the local road and Public Rights of Way Network).	Paragraph 6.1

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		network and will occasionally use section 278 agreements to secure works.				
	Hampshire County Council	HCC recommends that p.6.3 should be amended to: "...An agreement under Section 38 of the Highways Act 1980 can be used when a developer proposes to construct a new estate road for residential, industrial or general purpose traffic, or a Public Right of Way, that may be offered to the Highway Authority for adoption as a public highway." to reflect that HCC may use section 38 to secure new public access rights.	Noted. The document has been amended to reflect reference to the Public Rights of Way network.	Minor. Additional wording added for clarity	or a Public Right of Way	Paragraph 6.3

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Section 16	Hampshire County Council	The PROW network is only referenced in section 15 but should be considered as a key component of Green Infrastructure in Section 16 of the SPD.	The Local Plan 2040 will consider the wide ranging role of Public Rights of Way in playing a leisure, health & well-being and commuting function. Consideration will be given to referencing the multi-functional roles of PROW in other relevant sections of the draft SPD as well as providing clarity on the delivery and improvement of PROW which are outside of the red line boundary of a site and that the precise details of mitigation are considered on a site by site basis as detailed in HCC draft Planning Obligations and Developer Contributions document.	Minor. Additional wording provided for clarity and context	The Green Infrastructure network is an important component for enhancing biodiversity, protecting the character of the landscape and providing spaces for recreation such as the network of Public Rights of Way, important for leisure, health and well-being.	paragraph 11.42
Section 16	Hampshire County Council	The PROW network could also be referenced in other parts of the document where there are clear linkages to the PROW network such as Section 16	The Local Plan 2040 will consider the wide ranging role of Public Rights of Way in playing a leisure, health & well-being and commuting function. Consideration will be given to referencing the multi-functional roles of PROW in other relevant sections of the draft SPD as well as providing clarity on the delivery and improvement of PROW which are outside of the red line boundary of a site and that the precise details of mitigation are considered on a site by site basis as detailed in HCC draft Planning Obligations and Developer Contributions document.	Minor. Additional wording provided for clarity and context	Informal recreation areas may also incorporate new or existing Public Rights of way, providing opportunities for informal recreation, health and well-being, and also active travel. The Borough Council will work with Hampshire County Council, having regard to their requirements, to secure enhancements to the Public Rights of Way network as part of any informal recreation areas.	paragraph 11.15

	Hampshire County Council	It is important to recognise that works to the PROW network outside of development 'red line' boundaries, including the creation of new public rights access rights, will be necessary in the event that most developments are given planning permission.	The Local Plan 2040 will consider the wide ranging role of Public Rights of Way in playing a leisure, health & well-being and commuting function. Consideration will be given to referencing the multi-functional roles of PROW in other relevant sections of the draft SPD as well as providing clarity on the delivery and improvement of PROW which are outside of the red line boundary of a site and that the precise details of mitigation are considered on a site by site basis as detailed in HCC draft Planning Obligations and Developer Contributions document.			
11.43	Hampshire County Council	HCC is pleased that p.11.43 recognises that in the context of Green Infrastructure, PROW users destinations will generally be outside a specific 'red line' boundary associated with a planning permission. The paragraph could be enhanced with a direct reference to the PROW network.	The Local Plan 2040 will consider the wide ranging role of Public Rights of Way in playing a leisure, health & well-being and commuting function. Consideration will be given to referencing the multi-functional roles of PROW in other relevant sections of the draft SPD as well as providing clarity on the delivery and improvement of PROW which are outside of the red line boundary of a site and that the precise details of mitigation are considered on a site by site basis as detailed in HCC draft Planning Obligations and Developer Contributions document.	Minor. Additional wording provided for clarity and context	Early consideration should be given to the existing network of GI assets, including the Public Rights of Way Network and potential opportunities to enhance the network of GI, including through connections to areas beyond the boundary of an application site.	paragraph 11.44

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11.3	Hampshire County Council	HCC supports the approach set out in p11.3 of the SPD to ensuring open green space is accessible to new occupants (should include accessibility to all residents) when they move in as this helps embed healthy behaviours from the outset of a new development.	Noted. No comment			
11.1	Hampshire County Council	How will a deficit be calculated in respect of Parks and Public gardens and informal recreation areas within Test Valleys geographic areas as there are different definitions available on how best to calculate this metric.	The deficit in each different type of public open space is calculated against the population at ward level using the metric set out in the adopted Local Plan policy LHW1 which is referred to in the SPD. the requirement, or financial contribution towards, are not sought in rural areas.			

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12.1	Hampshire County Council	TVBC to consider food retail outlets that use locally-produced, freshly prepared ingredients within the definition of the 'Facilities within New Communities Commercial Facilities' and consider measures that could potentially limit proliferation of hot food takeaways. This along with empowering communities to make health promoting choices around food and alcohol should be an issue of consideration by TVBC	This issue is beyond the purpose of the SPD. However, consideration will be given to this issues as part of the evidence base to support the emerging Local Plan 2040.			
12.1	Hampshire County Council	HCC supports the statement that community centres should be designed to be suited to all members of the community, which should include residents with dementia, learning disabilities and autism as well as young children and elderly users.	Noted. No comment.			

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	Gladman Developments	Gladman supports the preparation of the SPD as it provides additional clarity beyond the policy wording in the adopted Local Plan, some elements of the document require further refinement.	Noted. No comment			
	Gladman Developments	Requests for contributions should be done as early as practicable during the planning application process to make the determination process efficient and allow time for negotiation within the statutory requirements and supported by clear evidence in accordance with p 56 and 57 of the NPPF.	Noted. Early engagement with the Local Planning Authority is encouraged as set out in section 4 of the SPD document.			
	Gladman Developments	Planning obligations should be applied flexibly to prevent planned development from being stalled and TVBC should take into account changes in marketing conditions and any cost requirements for development should provide competitive returns to landowners	Where viability considerations arise, contributions may be prioritised or reduced where robustly demonstrated as referred to in Section 17 of the SPD.			

		and developers so development proposals are viable and deliverable.				
16	Gladman Developments	Gladman finds the approach to Public Art and developer contributions in Section 16 of the SPD concerning	Noted. The Council has taken into consideration the issues raised about the inclusion of the requirement for public art and a formulaic approach to financial contributions. TVBC had successfully delivered public art projects and programmes through historic S106 agreements, and highlighting the importance that TVBC places on the role of public art in place-making as set out in the supporting text in Policy E1, High Quality Development in the Borough. It also indicates the direction of travel through the emerging Local Plan 2040. Given that there is no specific adopted planning policy for public art to enable financial contributions to be secured, this section has been amended from the draft SPD to reflect the adopted Local Plan.	Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold	The Council has been successful in delivering public art and community led public art projects which is an important part of place-making and community connections and inclusion in establishing new communities.	Public Art - 16.1, deleted table.

			<p>However, there is an opportunity for public art to be integrated into the policies of the emerging Local Plan 2040.</p>			
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16	Gladman Developments	There is no reference to public art within the policy or in the supporting text, additionally in the adopted CIL the reference to public art and developer contributions or planning obligations is missing.	Noted. The Council has taken into consideration the issues raised about the inclusion of the requirement for public art and a formulaic approach to financial contributions. TVBC had successfully delivered public art projects and programmes through historic S106 agreements, and highlighting the importance that TVBC places on the role of public art in place-making as set out in the supporting text in Policy E1, High Quality Development in the Borough. It also indicates the direction of travel through the emerging Local Plan 2040. Given that there is no specific adopted planning policy for public art to enable financial contributions to be secured, this section has been amended from the draft SPD to reflect the adopted Local Plan. However, there is an opportunity for public art to be integrated into the policies of the emerging Local Plan 2040.	Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold	The Council has been successful in delivering public art and community led public art projects which is an important part of place-making and community connections and inclusion in establishing new communities.	Public Art - 16.1, deleted table.
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	<p>Gladman Developments</p>	<p>The proposed public art contribution does not seem to have been tested within the viability assessment of the SPD, adopted LP or the adopted CIL and therefore it is not possible to understand the implications on development viability.</p>	<p>Noted. The Council has taken into consideration the issues raised about the inclusion of the requirement for public art and a formulaic approach to financial contributions. TVBC had successfully delivered public art projects and programmes through historic S106 agreements, and highlighting the importance that TVBC places on the role of public art in place-making as set out in the supporting text in Policy E1, High Quality Development in the Borough. It also indicates the direction of travel through the emerging Local Plan 2040. Given that there is no specific adopted planning policy for public art to enable financial contributions to be secured, this section has been amended from the draft SPD to reflect the adopted Local Plan. However, there is an opportunity for public art to be integrated into the policies of the emerging Local Plan 2040.</p>	<p>Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold</p>	<p>The Council has been successful in delivering public art and community led public art projects which is an important part of place-making and community connections and inclusion in establishing new communities.</p>	<p>Public Art - 16.1, deleted table.</p>
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	<p>Gladman Developments</p>	<p>TVBC has not justified or evidenced the rationale behind setting the financial contribution levels for developments above 1000sqm or residential developments of 300 dwellings or more for public art.</p>	<p>Noted. The Council has taken into consideration the issues raised about the inclusion of the requirement for public art and a formulaic approach to financial contributions. TVBC had successfully delivered public art projects and programmes through historic S106 agreements, and highlighting the importance that TVBC places on the role of public art in place-making as set out in the supporting text in Policy E1, High Quality Development in the Borough. It also indicates the direction of travel through the emerging Local Plan 2040. Given that there is no specific adopted planning policy for public art to enable financial contributions to be secured, this section has been amended from the draft SPD to reflect the adopted Local Plan. However, there is an opportunity for public art to be integrated into the policies of the emerging Local Plan 2040.</p>	<p>Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold</p>	<p>The Council has been successful in delivering public art and community led public art projects which is an important part of place-making and community connections and inclusion in establishing new communities.</p>	<p>Public Art - 16.1, deleted table.</p>
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	<p>Gladman Developments</p>	<p>TVBC should not be using the SPD as a means to rewrite LP policies but to provide further guidance to existing policies and should not introduce planning obligations without understanding the implications on development viability.</p>	<p>The SPD clarifies the approach taken to securing financial contributions for Skills and Training which is set out in the adopted Local Plan Policy ST1. The SPD also sets out the approach taken by the local health authority (Hampshire and Isle of Wight Integrated Care Board) for identifying the impact on local health infrastructure and calculating the local requirement through Health Building Note 11 - 01 which assists in considering whether a financial contribution to mitigate the impact of development is required. Health Building Notes was first published in 2013 and is used by the NHS and local health authority are used nationally. The section covering public art in the draft SPD will be amended to reflect the requirements in the adopted Local Plan 2016.</p>	<p>Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions. Section 13 covering Healthcare includes additional detail on the healthcare estate position and the purpose</p>	<p>Various - see specific paragraph references</p>	<p>Public Art - 16.1, deleted table. Healthcare - 13.1, 13.2, 13.6. Employment and skills - 14.9</p>
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ANNEX 2

				of Health Building Note 11 - 01. In section 14 an additional paragraph has been added to justify the financial contribution of £200 per job.		
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	<p>Gladman Developments</p>	<p>It would be appropriate for TVBC to delete the part of the SPD that references the minimum contributions sought and include a policy through the emerging LP and corresponding SPDs, justified with evidence.</p>	<p>The SPD clarifies the approach taken to securing financial contributions for Skills and Training which is set out in the adopted Local Plan Policy ST1. The SPD also sets out the approach taken by the local health authority (Hampshire and Isle of Wight Integrated Care Board) for identifying the impact on local health infrastructure and calculating the local requirement through Health Building Note 11 - 01 which assists in considering whether a financial contribution to mitigate the impact of development is required. Health Building Notes was first published in 2013 and is used by the NHS and local health authority are used nationally. The section covering public art in the draft SPD will be amended to reflect the requirements in the adopted Local Plan 2016.</p>	<p>Medium. A number of amendments have been made in the document in response to the issues raised through public consultation. Section 16 for Public Art has been amended to recognise the value of public art in place-making but removed the formula and threshold for financial contributions. Section 13 covering Healthcare includes additional detail on the healthcare estate position and the purpose</p>	<p>Various - see specific paragraph references</p>	<p>Public Art - 16.1, deleted table. Healthcare - 13.1, 13.2, 13.6. Employment and skills - 14.9</p>
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ANNEX 2

				of Health Building Note 11 - 01. In section 14 an additional paragraph has been added to justify the financial contribution of £200 per job.		
18.10 to 18.15	Gladman Developments	Gladman supports that the fees will be based on the actual costs of monitoring and preparing legal agreements in line with the guidance in the PPG. TVBC should consider setting a cap to the fees to ensure costs are not excessive.	Noted			