

Combined minor changes to the City Centre Action Plan and Core Strategy Partial Review plans for adoption

Changes are in two tables:

1. Minor changes proposed since the consultation in June 2014 (both changes arising from comments and further changes proposed by the council)
2. Minor modifications consulted on in June 2014 (including Main Modifications reclassified by the Inspector as minor modifications)

1. Further minor changes proposed to the Core Strategy Partial Review and the City Centre Action Plan Proposed Submission versions post June 2014 (in response to comments received in the consultation or other changes identified by the council)

Ref.	Paragraph number (Proposed Submission)	Source	Type of change	Comment
1	CSPR Front page	Further change proposed by council	Update	Change title, delete 'Post Hearing 'Tracked Changes' Version June 2014 add in Adopted 2015
2	CSPR 2nd page of text	Further change proposed by council	Update	Delete text apart from final 2 paragraphs (Section 1... and Section 2...). This discusses how to make representations on the plan. Update references to page numbers. Amend reference to specific proposed changes
3	CSPR Para 1.2	Further change proposed by council	Update	Delete paragraph. This explains the changes since the Proposed Submission CSPR.
4	CSPR Section 2	Further change proposed by council	Update	Amend title to 'Changes to the Core Strategy' (was Proposed Changes to the Core Strategy)
5	CSPR Section 2	Further change proposed by council	Update	Amend paragraph to state 'This section sets out the proposed specific changes to the adopted Core Strategy (2010), as tracked changes. Representations at this stage can only be made on the tracked changes in bold and either underlined (for additions) or struck through (for deletions). It should be read in conjunction with the adopted Core Strategy.
6	CSPR Page 6 Table after Table 1	Further change proposed by council	Correction	Delete second struck through table - this was proposed and then not taken forward (the table is now in the CCAP)
7	CSPR Para. 4.4.14	Consultation comments	Update	For consistency, replace 'PPS6' with 'national guidance'

Ref.	Paragraph number (Proposed Submission)	Source	Type of change	Comment
8	CSPR 4.4.14 & 4.4.15	Further change proposed by council	Update	Update reference to 'City Centre Action Plan Table X' now 'City Centre Action Plan Table 4'
9	CSPR 4.5.12	Further change proposed by council	Update	Delete references to PPS6 and 'the evidence referred to within Table 1 on page 29' (table now deleted). First sentence now reads: This policy will be applied in accordance with Government guidance, currently PPS6 Planning for Town Centres (2005); and the evidence referred to within Table 1 on page 31.
10	CSPR Policy CS 22	Further change proposed by council	Formatting	Formatting change to reinstate numbered bullet points 3 - 5 (3. Safeguarding... 4. Ensuring that development retains.... 5. Ensuring development seeks...)
11	CSPR Table 3 Delivery and Monitoring Framework	Further change proposed by council	Update	Delete reference to previous proposed targets; leaving only the final CSPR and Core Strategy targets (i.e. retail 36,000, 54,900 sq m)
12	CSPR Throughout	Further change proposed by council	Formatting	Unbolden changes made after the examination
13	CCAP Throughout	Further change proposed by council	Formatting	Update cross references to policies and paragraphs, ensure consistent policy and section names, undertake minor formatting changes and corrections
14	CCAP Throughout	Further change proposed by council	Formatting	Amend footer 'Southampton City Council, City Centre Action Plan – Adopted version March 2015'
15	CCAP Throughout - particularly in Office and Western Gateway sections	Consultation comments	Correction	Ensure references are to 'City Industrial Park' instead of 'City Industrial Estate'
16	CCAP Throughout - maps (& Policies	Consultation comments	Update	Ensure consistent city centre boundary to reflect extension in the Station Quarter

Ref.	Paragraph number (Proposed Submission)	Source	Type of change	Comment
	Map)			
17	Title page	Further change proposed by council	Formatting	Add in new title page to clearly state when plan will be adopted, the Head of Culture and Planning's details and where to get further information
18	Second page	Further change proposed by council	Formatting	Add in new page setting out information about how the CCAP promotes equality and complies with Section 149 of the Equality Act (2010)
19	1.2 & others	Further change proposed by council	Correction	Update date of CSPR for consistency - currently 2013, change to 2015
20	Para 3.11	Consultation comments	Clarification	Para 3.11. Amend AM18 last sentence to readindividual developments will include measures to manage "foul water and "flood risk".....
21	Table Xa - now Table 1 (beneath 4.8)	Further change proposed by council	Tidy up	Rename 'New office delivery'
22	Map 3 (offices)	Consultation comments	Correction	Redo map 3 (there is a formatting issue in the list of sites)
23	4.23	Further change proposed by council	Previous change not made	Deletion left off schedule of minor modifications in error: 'The Policies Map defines the extent of this safeguarding' (reference to Policies Map is now in the amended paragraph).
24	4.27	Consultation comments	Correction	MM27 should also have included reference to Dock Gate 5 - 'The road access to the Eastern Docks (Dock Gate 4 and Dock Gate 5)...'
25	Page 26, footnote (Minerals)	Further change proposed by council	Correction	Correct date of Minerals and Waste Plan to 2013
26	Map 4 (retail)	Consultation comments	Clarification	Add information to map to show sites likely to deliver retail floorspace in the PSA from table X (after para. 4.50)
27	New table, page 34	Consultation comments	Correction	Table of Retail floorspace likely to be delivered in the existing PSA (previously CSPR Table 1) - reference to Above Bar St / Pound Tree Lane should be corrected to 'Above Bar St / Pound Tree Road'

Ref.	Paragraph number (Proposed Submission)	Source	Type of change	Comment
28	4.86	Further change proposed by council	Correction	Word missing in second sentence. Add in 'but states that in high density areas...'
29	New table	Further change proposed by council	Tidy up	AM32 introduced a new table showing the components of housing supply in the city centre. These figures are now rounded to the nearest 5 for clarity.
30	Policies to be replaced / retained after 4.91	Further change proposed by council	Correction	Correction and for consistency with appendix on superseded LPR policies. Delete reference to policies 'H13 (part) New Student Accommodation' and 'H14 (part) Retention of Student Accommodation' – included in error
31	4.92	Further change proposed by council	Update	Update to note that proposals in primary school review have been progressed. Currently states 'This has resulted in proposals to double the number of places...'). Amend sentence to; 'This has resulted in the doubling of places...'
32	4.94 (and 6.32)	Further change proposed by council	Update	Update re. City College Studio School. Para 4.94 Replace 'A new vocational studio school is opening on the City College site in 2013.' with 'A new vocational studio school, the Inspire Enterprise Academy opened on the City College site in 2013.' 6.32 Replace 'City College are opening a Studio School...' with 'City College opened a Studio School...'
33	Table of policies to be replaced / retained after 4.98	Further change proposed by council	Clarification	Amend reference to L7 (part) The University of Southampton (<u>designation shown on Policies Map</u>)
34	Page 50, list under A Greener Centre	Further change proposed by council	Correction	Change to 'Water' as not consistent with section heading. Add reference to 'International Ecology Designations' to the list
35	Table 5, page 56	Further change proposed by council	Tidy up	Update policy numbers
36	Map 10, Policies Map	Consultation comments	Correction	Amend boundary as the flood risk maps still include some Port land
37	4.139	Further change proposed by council	Update	Separate map to be produced to ease updating. Add sentence after first sentence and amend text as follows: 'The policy criteria 3 - 5 apply to development which is or will fall within flood risk zone 2

Ref.	Paragraph number (Proposed Submission)	Source	Type of change	Comment
				(medium risk) and flood risk zone 3 (high risk). <u>The Environment Agency's latest 'Flood Maps for Planning' show the current flood zones; and the SFRA2 (or any update) shows the additional areas which will be within the flood zones by 2110.</u> The flood zones and levels applied will be determined <u>in detail by the development's flood risk assessment by the CFERM, SFRA2 or any update,</u> and will relate to the end of the development's expected lifetime. The Policies Map indicates the predicted flood zones at 2110, based on the <u>CFERM.'</u>
38	4.144	Further change proposed by council	Update	Update re. SUDS approval body changes: <u>'The use of sustainable drainage systems (SuDS) should be prioritised for all developments to reduce the rate of discharge and, where possible, the volume of surface water runoff from sites to decrease the burden on existing off-site drainage infrastructure and contribute towards reducing flood risk in the local area.</u> Where surface water runoff currently discharges into foul water sewers, the introduction of SuDS may reduce these discharges and so create extra capacity within existing sewers. This may mean a developer does not have to upgrade the sewer capacity. SuDs may also minimise flood risk and can also deliver other have environmental benefits, but to achieve maximum functionality of the system the design of SuDS needs to be considered and incorporated from the outset of any development proposals. In line with the Water Framework Directive, development must not lead to a deterioration in, and where possible contribute to 'good status' for, water quality. This will be <u>particularly</u> relevant for the design of SuDs and waterfront sites. It is anticipated that statutory requirements will shortly be introduced with respect to SuDs, with the Council becoming the approval body.'
39	4.178	Further change proposed by council	Update	Amend second sentence; <u>'Transport for South Hampshire (TfSH), now known as Solent Transport, has have developed a strategic transport model which will be-has been used to comprehensively assess the wider transport impact of the revised city centre development proposals and identify the necessary supporting transport interventions.'</u>

Ref.	Paragraph number (Proposed Submission)	Source	Type of change	Comment
40	4.178 & others	Further change proposed by council	Update	Update references to Transport for South Hampshire. Add in 'now known as Solent Transport' after reference to 'Transport for South Hampshire (TfSH)'
41	4.188	Further change proposed by council	Update	Update reference to microsimulation work: 'Microsimulation modelling work of highway capacity produced preliminary results in 2012 and further work is currently underway.'
42	4.199	Further change proposed by council	Update	Update reference to the Parking Strategy in second sentence: 'The 2008 Parking Strategy is superseded by this Plan, and by a partial review of the Parking Strategy to be completed in 2013'.
43	Table of policies to be replaced / retained after 5.16, 5.29, 5.43,	Further change proposed by council	Consistency	Amend reference to 'Local Plan Review (until superseded in the Southampton Development Plan)'. The next plan to be adopted (the title of which is not yet decided) will update the CCAP and therefore these references are not needed.
44	5.21	Further change proposed by council	Update	Update reference to improvements to Central Station north as follows. 'Improvements to the entrances of the Central Station were completed in 2012. In the medium term, improvements to both the bus interchange and the public realm on the north side of the station are <u>under construction</u> proposed as part of Transport for South Hampshire Solent Transport's 'Better Connected South Hampshire Fund'.
45	Para 5.30	Consultation comments	Correction	Para 5.30, 6th line, replace 'separated from the waterfront by a narrow strip of land' with 'separated from the waterfront by a relatively narrow strip of land'...

Ref.	Paragraph number (Proposed Submission)	Source	Type of change	Comment
46	Key connections after 5.48	Consultation comments	Update	Delete final bullet point 'Improve traffic management and access across the site to the cruise terminals with the general dock access including berth 101 relocated (providing an acceptable replacement can be found)'. The loss of Herbert Walker Avenue and relocation of the access to berth 101 is no longer proposed (and other policies which promote waterfront access and improved linkages will apply).
47	5.52	Further change proposed by council	Correction	Mistake noted in Major Modification MM 90. This proposed adding in text including the phrase 'or creating an attractive waterfront and mixed use attractive frontages.' This is a drafting error and is inconsistent with the track change version produced. It should state 'or creating an attractive waterfront and mixed use active frontages.'
48	5.56	Further change proposed by council	Correction	Amend 4th sentence (missing word) - 'It is one of the few parades of this date and construction...'
49	5.65	Further change proposed by council	Correction	Mistake noted in Minor Modification AM 56. This proposed the following amendment - 'The target for comparison retail growth in the city centre is 90,000 400,000 -sq m (gross), with 53,810 64,000 sq m proposed 2012 - 2016.' The time period should be 2013 - 2026.
50	Policy AP 27	Further change proposed by council	Correction	Mistake noted in Major Modification MM 99. This proposed adding in text including the phrase 'or retail development (A1) or which meet policies CS 3, AP 6 or AP 7'. This is a drafting error (an extra 'or' was added by mistake and policy AP 6 does not apply). It should state 'or retail development (A1) which meet policies CS 3, AP 6 or AP 7'.
51	Para 5.98, Key connections after para 5.142	Consultation comments	Clarification	Holyrood / Queens Pk key connections and para. 5.98, add reference to AP19 Green Mile
52	Table of policies to be replaced / retained after 5.115, 5.124, 5.137,	Further change proposed by council	Correction	Amend reference to 'CS 2 Major Development <u>Quarter Zone</u> '
53	5.117 & 5.118 & 6.11	Further change proposed by council	Update	Update reference to 'new Council offices' in One Guildhall Square to state 'new offices'

Ref.	Paragraph number (Proposed Submission)	Source	Type of change	Comment
54	5.121	Further change proposed by council	Update	Update re. completion of Mayflower Halls. Replace: 'The Mayflower Halls area will see a mixed use development potentially for residential, office and/or hotel uses. The ground floor uses could include restaurants and cafes and similar uses that help to stimulate street activity'. with 'The new Mayflower Halls development includes student accommodation and a retail unit.'
55	Table of policies to be replaced/ retained after 5.124	Further change proposed by council	Consistency	Local Plan Review policy MSA 5 will be replaced. This is stated in Appendix 4 but was omitted in error in this table.
56	Design Guidance after para 5.142, last bullet point (Holyrood/Queens Park quarter)	Consultation comments	Correction	For consistency, amend AM10 to delete 'access' and therefore read 'Where relevant, development and key connections should accord with policy AP4 (the Port)'
57	5.174	Further change proposed by council	Correction	The last but one sentence refers to 'the southern part of the quarter and Carlton Terrace', this should refer to 'the southern part of the quarter and Carlton Crescent'
58	6.7	Further change proposed by council	Update	Update re. progress of CCAP. This currently states - '6.7 The Action Plan and Master Plan have evolved in the light of public consultation in January – March 2012. The Action Plan is now the subject of formal consultation.'. Replace with: 'The Action Plan and Master Plan have evolved in the light of ongoing public consultation and engagement'.
59	6.10 viii	Further change proposed by council	Update	City Deal - the Government has announced that Southampton and Portsmouth <u>were awarded funding</u> are in the 2nd wave of City Deals. The Councils will negotiated plans to get more powers
60	6.11	Further change proposed by council	Update	Update re. OGS, Central Station north improvements and Mayflower Halls: OGS - replace 'major new Council / public sector offices' with 'major new offices' Central Station - replace 'construction will shortly commence' with 'construction has commenced'; Mayflower Halls - replace 'Mayflower Halls (for students, under construction)'. 'Mayflower Halls (for students, completed)'
61	Table 7	Further change proposed by	Update	Update re. rail ('The council has...') and ferry (re. RGF): Rail, 2. Station north side transport interchange / public realm improvements - 'The first phase of enhancements will

Ref.	Paragraph number (Proposed Submission)	Source	Type of change	Comment
		council		commenced in 2013.'Ferry - • Has <u>secured</u> submitted a bid for Regional Growth Fund money to relocate the ferry terminal.D62
62	6.29	Further change proposed by council	Update	Delete final bullet: 'Make arrangements to become a SuDS Approving Body in April 2014 once confirmed by Government'
63	Table 8	Further change proposed by council	Update	Update sites; Tyrrell & Green - 'Tyrrell and Green site <u>is under construction</u> has been cleared ready for development ' North of Central Station - '(Phase 1 is funded and will commenced in 2013)'. South of Central Station - The Council will 'Bid for funding in 2013 for public realm improvements. 'Secure <u>Investigate</u> partnering arrangements and a landowners' agreement'. Secure a developer <u>Test the development potential</u> with a view to the phased delivery of a scheme'. WWQ - update '• Development <u>to commence</u> completion is expected by 2016 . East Street SC - update '• Development completion expected during 2014 ' Solent Uni - update 'Planning <u>permission granted</u> application expected in 2013 Itchen Riverside – delete 'Current Scheme: A regional leisure facility including indoor snow, and a mix of other uses'
64	Table 10	Further change proposed by council	Correction	Correct error under 'Outcomes' monitored for AP 12 Green Infrastructure and Open Space; 'Increase in the quality <u>quantity</u> and improve quality and accessibility of protected open space'
65	New appendix - Development targets	Consultation comments	Update	Minor amendments to CCAP development target appendix, as sent to Inspector on June 28th. Amendments to 2nd paragraph under 2.8, 2. para 2.10, 2.11, 2.12, 2.13 and 2.14. Points are for clarification and formatting changes.
66	App 1, diagram	Further change proposed by council	Update	Update TfSH following name change. Add in 'now Solent Transport' after reference to Transport for South Hampshire (TfSH)
67	App 2, 2.1	Further change proposed by council	Tidy up / correction	Delete final sentence with the link to SA online: 'The report is available to view at http://www.southampton.gov.uk/s-environment/policy/developmentframework/actionplan '. The link is wrong and it is council policy not to include links as they will become out of date.

Ref.	Paragraph number (Proposed Submission)	Source	Type of change	Comment
68	App 2, 2.23	Further change proposed by council	Clarification	Add short explanation of 'Coastal dog management project' - '(to encourage responsible dog walking and direct dog walkers to less sensitive parts of the coast)'
69	Appendix 4	Further change proposed by council	Correction	Table of Existing LPR policies replaced by the CCAP; reference to part of MSA 14 omitted in error. Note that it is replaced by ' <u>AP 21 MDZ – Station Quarter. This applies to the part relating to the Norman Offer site (the remainder of this site is outside the city centre boundary)</u> '.
70	Appendix 4	Further change proposed by council	Correction	Table of Existing LPR policies which no longer apply to the city centre; reference to LPR Appendix 1, CLT 7 Provision of New Public Open Space and CLT 9 Sites for Indoor Sport omitted in error. Note that although Table 8 replaces Appendix 1 policy SDP 5 will still apply. Note with reference to CLT 9 being replaced by AP 33 that 'Proposals for a Healthy Living Centre are not being progressed - this part of the policy is no longer required'.
71	Appendix 4	Further change proposed by council	Correction	LPR policy L7 The University of Southampton was included in error - this policy applies to the University Development Area which is outside the city centre and therefore will not be replaced by CCAP policy AP 11 as stated.
72	Policies Map	Consultation comments	Clarification	Add HSE / MoD consultation zones
	Policies Map	Further change proposed by council	Confirmation	AM 9 noted that the council was also considering an additional modification prior to adoption to indicate Health and Safety Executive consultation zones across the city. The council will make this change to add the zones to the Policies Map.

2. Minor modifications to Core Strategy Partial Review and City Centre Action Plan Proposed Submission versions – consulted on in June 2014 (including Main Modifications the Inspector decided were minor changes only)

(AM = Minor, additional, modifications, MM = Main modifications)

Ref	Section/Para/Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
CSPR			
AM 1	Table 1	6-7	<p>Delete Table 1. (An updated replacement is placed in the City Centre Action Plan). As a result, the following consequential amendments are required:</p> <p>Policy CS1, point 2: delete “Table 1”</p> <p>Para. 4.4.14, 2nd sentence: “However Table 1 the City Centre Action Plan Table X illustrates that it is likely that insufficient sites will be available within the existing primary shopping area to accommodate the total need for retail development set out in policy CS1”.</p> <p>Para 4.4.15, 1st sentence: “The figures in Table 1 the City Centre Action Plan Table X are broad guidelines (for comparison retailing) derived from the retail studies which with monitoring will be used to inform the preparation of the City Centre Action Plan and determination of planning applications. [2nd, 3rd, 4th sentence unchanged]. 5th sentence: “<u>If the assumptions have not changed significantly, then Table 1 the City Centre Action Plan Table X will provide a clear and important guide. [Remainder of para. unchanged].</u>”</p> <p>Para 4.4.16: “The City Centre Action Plan will also consider whether other individual sites outside the existing primary shopping area not covered by policy CS2 are suitable for retail development, taking account of Table 1, PPS6 and other planning considerations. also sets out how retail uses will be considered on other sites in the city centre.”</p> <p>Para 4.4.17: Delete “PPS6” and replace with “<u>national planning guidance</u>”</p>
AM 2	Policy CS 3 and para. 4.5.12	(Not previously included in CSPR)	<p>CS 3; Delete: PPS 6 and replace with ‘<u>national guidance</u>’</p> <p>4.5.12; Delete: PPS 6 Planning for Town Centres (2005) and replace with ‘<u>national guidance</u>’</p>
AM 3	Para 4.6.4	8	<p>Amend the following sentences:</p> <p>“...PUSH’s South Hampshire Strategy (2012) reduces Southampton’s office target to a minimum of 106,000 sq m with the aim to achieve 162,000 sq m. The Council’s latest estimate is that at least a net addition of 110,000 sq m of offices (gross) (2006 – 2026) will be delivered. <u>This is lower than the South Hampshire Strategy target. (The City Centre Action Plan para. X and Appendix X sets out a comparison of the different targets).</u> This <u>However it still represents major office growth...</u>”</p>
AM 4	Policy CS 8	9	<p>Delete: PPS 6 and replace with ‘<u>Government guidance</u>’</p>

Ref	Section/Para/Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
AM 5	Para 4.6.11	10	<p>Delete the following sentence: "...It assumes that approximately 160,000 sq m (gross) of new offices will be developed, and that 50,000 sq m (gross) of existing offices will be lost through redevelopment..."</p> <p>(The recognition of a loss of offices, and the approach to managing this, is more relevant to the City Centre Action Plan and is now referenced there).</p>
AM 6	CS 1 Para 7.2.5	11	<p>Update CS 1, 3rd bullet point: 'At least 110,000 322,000-square metres (gross) of <u>additional office</u> floorspace (see Table 1 and Policy CS 2);'</p> <p>Update paragraph to reflect revised targets:</p> <p><u>'An additional gain of At least 110,000 322,000 sq m of office development will be delivered between 2006 and 2026, focused on the city centre. This relates to approximately 160,000 sq m of new office development: an estimated 55,000 165,000 sq m is likely to be has been delivered by 2016 2013 with a further 105,000 157,000 sq m expected 2016 2013 – 2026'.</u></p>
AM 7	Para 7.2.8	11	<p>Update paragraph to reflect revised targets and completions:</p> <p><u>'Approximately 130,000 90,000 sq m of comparison retail floorspace will be delivered between 2006 and 2026, focused on the city centre. An estimated 55,000 38,000 36,000 sq m is likely to be has been delivered by 2016 2013 with a further 75,000 62,000 54,000 sq m expected 2016 2013 – 2026'.</u></p>
AM 8	Table 3, Key Indicators	14	<p>Update first bullet point to reflect revised targets and completions: 'Delivery of approximately 130,000 90,000 sq m of <u>comparison</u> retail floorspace and at least 110,000 322,000 sq m office floorspace (BD4) Retail: 2006 – 2016 2013: <u>36,000 38,000 54,900</u> sq m; 2016 2013 – 2026: <u>54,000 62,000 77,000</u> sq m; For key assumptions see policy CS 2 Office: 2006 – 2016 2013: <u>45,000 55,000 165,000</u> sq m; 2016 2013 – 2026: <u>60,000 105,000 157,000</u> sq m (<u>160,000 sq m of new office development or 110,000 sq m of net additional office space</u>);</p>
AM 9	Map	(Not previously included in CSPR)	<p>The council is also considering whether to make an additional modification prior to adoption to add an addendum to the Policies Map to indicate Health and Safety Executive consultation zones across the city. (For consistency with CCAP and based on saved Local Plan Review policy SDP 18 and table 2.1).</p>

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
CCAP General and Part A – context, vision and development framework			
MM 7	Throughout	Throughout	<i>(No longer a main modification as related to maps)</i> Amend city centre boundary to include additional area next to the Station Quarter and reduce the quarter and site boundary at Royal Pier Waterfront which is currently in the River Itchen. See 'Changes to Maps' document.
AM 10	All cross references to Port	Throughout	The following cross references to the Port (generally added in the Council's proposed amendments at submission – CD10) to be amended in line with the Council's proposal as part of the revised policy AP 4 (Port) paper tabled at the Port session: AP 21, 24, 36 " <u>Where relevant, development should accord with policy AP 4 (the Port)</u> " AP 18: " <u>Where relevant, the above measures should accord with policy AP 4 (the Port)</u> " AP 19: " <u>Where relevant, the detailed design of these strategic links should accord with policy AP 4 (the Port)</u> " AP 23: "Residential and hotel development will be promoted if they are designed to: ...[criterion 1 re flood risk as before]... accord with policy AP 4 (the Port) avoid negative impacts on the Port unless outweighed by positive benefits to the city centre, as set out in policy AP 4; creating an appropriate level of amenity for the occupants. The layout will ensure the main aspect of residential uses are screened from or do not face the Port. This is more likely to be achieved as a comprehensive redevelopment of all or a significant part of the Quarter". Design Guidance, Station Quarter, Heart of the City: " <u>Development close to West Quay Road and where relevant key connections should accord with policy AP 4 (the Port)</u> ". Design Guidance, Western Gateway, Royal Pier Waterfront: " <u>Development and where relevant key connections should accord with policy AP 4 (the Port)</u> ". Design Guidance, Old Town Quarter, Ocean Village: " <u>Where relevant development and key connections should accord with policy AP 4 (the Port)</u> " Design Guidance, Solent University Quarter, Holyrood / Queens Park, St Marys: " <u>Where relevant, development access and key connections should accord with policy AP 4 (the Port)</u> "
AM 11	All references to policies AP 21 - 37	Throughout	Amend policies numbers throughout to reflect combining of MDZ policies AP 20 & 21
AM 12	All references in policies AP 21-37	Throughout	Add <u>(A1)</u> after retail in the list of appropriate uses

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
AM 13	Footer throughout	All	Amend: Southampton City Centre Action Plan – Proposed Submission, September 2013 <u>Adopted version</u>
AM 14	Throughout	All	Change from 'Town Depot' to 'Chapel Riverside'
AM 15	Throughout	All	Change references to the Central Parks to 'Grade II* listed' (instead of registered) i.e. amend text in AP 32 e. 'Development respects and enhances the setting of the registered <u>Grade II* listed</u> Parks'. This change is no longer being taken forward.
AM 16	Bullet point before para. 1.1	2	Update text in 4 th bullet on this page: 'home to around 44,400 <u>16,000</u> people with a wide range of different cultures and ethnic backgrounds'
AM 17	Submission process 1.10- 1.14	4-5	Delete section

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
AM 18	Para. 3.11	10 / 11	<p>Replace existing paragraph 3.11 under 'Infrastructure' heading with:</p> <p><u>'The development proposed in the city centre depends on a range of facilities and infrastructure including transport, flood defences, education, energy, water, community and health facilities. There is already a range of good provision in many of these areas and this will be kept under review. In terms of successfully delivering future development and economic growth across the city centre as a whole, and the key areas of change set out below, the main additional needs currently identified are:</u></p> <ul style="list-style-type: none"> • <u>Transport and Movement: Measures to achieve a shift from car trips to public transport, walking and cycling, to minimise congestion, promote economic growth and support the environment; and to maintain appropriate access to support Port growth. (For example: enhancements to the Central Station transport interchange; to pedestrian / cycle routes, spaces and the public realm; bus facilities; the ferry terminal; road remodelling; and other measures to support change such as travel plans, smart ticketing, travel campaigns, and car clubs).</u> • <u>Flood defences: A strategic shoreline flood defence to provide longer term protection for the city centre and wider area as sea levels rise.</u> • <u>Education: Additional secondary school places.</u> • <u>Energy: Extensions to the district energy network and appropriate provision of renewable and low carbon energy plants.</u> <p><u>The Council will work with developers, the Solent LEP, Government and other organisations to deliver this infrastructure.</u></p> <p><u>There will be additional localised needs. For example, individual developments will include measures to manage flood risk, including sustainable drainage measures, which can reduce the need for additional foul water infrastructure and have environmental benefits'.</u></p> <p>Delete para 3.11: All types of development need supporting infrastructure ranging from transport improvements and water services, to community, health and education facilities. Improvements to transport infrastructure and services will deliver alternatives to the car to ensure that most of the growth in trips comes from public transport, walking and cycling. etc</p>
AM 19	Map 2 and all maps showing city centre boundary	12 & throughout	See Changes to Maps document - extend city centre boundary to include all of the Station Quarter development site

Ref	Section/Para/Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)																				
AM 20	Map 2	12	Amend map to add in MDZ boundary. See 'Changes to Map' document.																				
AM 21	Para 3.14	13	Add new paragraph before paragraph 3.15 and table: <u>'The separate Policies Map shows the exact boundaries of allocated sites and designations. These site boundaries are also illustrated by the maps at the beginning of each quarter section within the plan.'</u>																				
AM 22	Para 3.15	13	Update table to show targets from 2013: 3.15 The development targets from 2006 – 2026 are as follows: <table border="1" data-bbox="622 517 1599 860"> <thead> <tr> <th></th> <th>Completed 2006 - 2012</th> <th>Proposed 20123 – 2026</th> <th>Total 2006 – 2026</th> <th></th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>39,000 <u>36,190</u> sq m</td> <td>61,000 <u>53,810</u> sq m</td> <td>90,000 sq m</td> <td>Core Strategy Partial Review (2013)</td> </tr> <tr> <td>Office</td> <td>45,000 <u>44,700</u> sq m</td> <td>65,000 <u>60,300</u> sq m</td> <td>110,000 sq m</td> <td>Core Strategy Partial Review (2013)</td> </tr> <tr> <td>New Homes</td> <td>1,600 <u>970</u> dwellings</td> <td>3,850 <u>4,480</u> dwellings</td> <td>5,450 dwellings</td> <td>Core Strategy (2010) and SHLAA (2013)</td> </tr> </tbody> </table> Add to bottom of table: (Floorspace figures are additional gross sq m)		Completed 2006 - 2012	Proposed 20123 – 2026	Total 2006 – 2026		Retail	39,000 <u>36,190</u> sq m	61,000 <u>53,810</u> sq m	90,000 sq m	Core Strategy Partial Review (2013)	Office	45,000 <u>44,700</u> sq m	65,000 <u>60,300</u> sq m	110,000 sq m	Core Strategy Partial Review (2013)	New Homes	1,600 <u>970</u> dwellings	3,850 <u>4,480</u> dwellings	5,450 dwellings	Core Strategy (2010) and SHLAA (2013)
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Part B – topic policies																							
<i>A great place for business – office, industry and the Port</i>																							
MM 18	Map 3	20	<i>(No longer a main modification as related to maps)</i> Replace existing Map 3 with new map in 'Changes to maps' document to show designations in AP 1 (offices in a new business district and other new office sites) and AP 2 (existing office sites) with labels and a list for the new office sites																				
AM 23	Para 4.20	23	Amend first sentence (Proposed Submission and Revised changes): <u>'The Gasholder site has now been decommissioned and is currently being dismantled. is currently still in use for gas storage but may be decommissioned during the plan period'</u>																				

Ref	Section/Para/Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
AM 24	Para 4.32	26	Update reference to the Minerals and Waste Plan (underlined): 'The emerging Minerals and Waste Plan ¹ (adopted in 2013) will form part of the development plan for the city and generally safeguards these wharves for mineral use. The emerging Minerals & Waste Plan also supports appropriate investment in infrastructure and seeks to control nearby development to ensure the continued operation of these wharves is not constrained'
AM 25	Para 4.34	26	Amend text: 'Therefore the emerging Minerals and Waste Plan recognises the importance of safeguarding the wharves whilst maintaining some flexibility to adapt to changing circumstances and facilitate regeneration when and if appropriate.'
<i>A great place to visit – retail, leisure and night time economy</i>			
AM 26	Map 4	29	Correct legend: 'Primary Shopping Footage -Frontage'
MM 31	Map 4	29	(No longer a main modification as related to maps) Extend area of search for extension of the PSA to include the WestQuay Multi-storey car park. See 'Changes to maps' document.
AM 27	Para 4.40	30	Amend paragraph from third sentence onwards: 'The adopted Core Strategy <u>Partial Review</u> includes a target of approximately 400 90,000 90,000 sq m gross of additional comparison retail floorspace 2006 – 2026, based on a study undertaken by DTZ in 2006. The GVA Retail Study (2011) broadly supported this target however due to continuing low levels of expenditure growth since 2006 the target is reduced to 100,000 sq m in the Core Strategy Partial Review. This is based on Strategic Perspective's Retail Check (2014) to update the forecasts in the GVA Retail Study (2011). Taking into account completions 2006 - 2012, the outstanding target for comparison retail floorspace is 53,810 sq m (see paragraph 3.15). This target is subject to ongoing monitoring.
AM 28	Para. 4.53	34	Amend 4 th sentence: 'The area of search extends the PSA towards Central Station <u>and includes the WestQuay Shopping Centre's multi-storey car park.</u> '
AM 29	Para 4.58	35	Amend final sentence: 'Alongside the existing superstore in the west of the city centre, this will meet the <u>city centre convenience retail</u> needs identified in the Retail Study'.

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
MM 41	Map 6	38	<i>(No longer a main modification as related to maps)</i> Amend Map 6 Night time economy to extend the evening zone covering Royal Pier Waterfront south east to include 5-7 Town Quay. See 'Changes to maps' document.
MM 42	Para 4.68	39	Inspector decided now minor Add extra sentences to the end of paragraph: <u>'The Leisure World late night hub is located within the Western Gateway quarter which is allocated for mixed use development and expected to come forward in the medium / long term. If proposals come forward for the redevelopment of part or all the quarter which involve the loss of the late night hub, the council will assess whether their merits outweigh the benefits of the hub or alternatively if the uses can be relocated or reprovided elsewhere or are no longer needed.'</u>
AM 30	Table 3	39	Change footnote numbering by 'Southern end of Royal Pier': (04) (1)
<i>A great place to live – housing and education</i>			
AM 31	Para. 4.87	43	Amend text: Policy CS 1 of the Core Strategy indicates that about 5,450 dwellings will be built in the city centre up to 2026. <u>618 dwellings were completed April 2008 - March 2011. The requirement 2011-2026 is therefore 4,830 dwellings.</u> 618 770 dwellings were completed April 2008 – March 2012. A further 349 dwellings were completed 2011/12 – 2012/13. This leaves about 4,680 <u>4,480</u> dwellings to come forward on sites already under construction, allocations, other large sites (sites of 10 or more dwellings) currently not identified (possibly as part of mixed use development) and small sites, some of which have planning permission. Table 4 overleaf sets out the components of this supply

Ref	Section/Para/Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)																		
AM 32	Table 4	44	Update table 4: <table border="1" data-bbox="636 264 1615 676"> <thead> <tr> <th></th> <th>Number of units (rounded to the nearest 5)</th> </tr> </thead> <tbody> <tr> <td>Housing requirement 2008 - 2026</td> <td>5,450</td> </tr> <tr> <td>Completions 2008/09 – 2011/12 2010/11</td> <td>770 618</td> </tr> <tr> <td>Residual requirement 2012 – 2026 2011-2026</td> <td>4,680 4,832</td> </tr> <tr> <td>Completions 2011/12 – 2012/13</td> <td><u>349</u></td> </tr> <tr> <td>Sites with planning permission (1)</td> <td>1,690</td> </tr> <tr> <td>Sites identified in the SHLAA (without planning permission)</td> <td>2,720</td> </tr> <tr> <td>Estimated dwelling numbers delivered through conversion of office floorspace</td> <td>500</td> </tr> <tr> <td>Number of dwellings above requirement</td> <td>427 <u>230</u></td> </tr> </tbody> </table>		Number of units (rounded to the nearest 5)	Housing requirement 2008 - 2026	5,450	Completions 2008/09 – 2011/12 2010/11	770 618	Residual requirement 2012 – 2026 2011-2026	4,680 4,832	Completions 2011/12 – 2012/13	<u>349</u>	Sites with planning permission (1)	1,690	Sites identified in the SHLAA (without planning permission)	2,720	Estimated dwelling numbers delivered through conversion of office floorspace	500	Number of dwellings above requirement	427 <u>230</u>
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AM 33	Map 7	45	Move symbol showing 'Mixed use development including housing units' for Royal Pier waterfront from north west of Mayflower Park to near Royal Pier																		
<i>A greener centre - green infrastructure, open space, energy, flooding, water and air quality</i>																					
AM 34	Map 8	53	Add in Enkom Corner (top of Commercial Road) as a protected open space (see man modification on Appendix 5, Existing spaces)																		
MM 44	Policy AP 13	54	<i>(Inspector decided this was a minor change)</i> Amend text in third bullet point: 'Development will be expected to provide 'intensive green roof' open space where practical. If this is accessible to all occupiers it will count towards the standard in criterion 2.'																		
AM 35	Para 4.110	54	Amend text in second sentence: 'The Council will produce <u>is producing</u> a <u>Streets and Spaces Framework</u> which will provide design guidance to develop the public realm aspirations set out in the City Centre Master Plan. CIL contributions will also help to fund improvements to park spaces and the green links which connect them to alleviate pressure on open space in the city centre.																		

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
MM 45	Map 10	63	<i>(No longer a main modification as related to maps)</i> Amend flood defence search zone to move it outside Port land (NB not illustrated)
MM 47	'Water infrastructure' section	66	<i>(Inspector decided this was a minor change)</i> Amend title of section: ' Water infrastructure '
MM 48	Para 4.143	66	<i>(Inspector decided this was a minor change)</i> Add sentence to end of paragraph: <u>'If this demonstrates that existing capacity is insufficient, the development must upgrade that capacity or connect off-site at the nearest point of adequate capacity.'</u>
MM 49	Para 4.144	66	<i>(Inspector decided this was a minor change)</i> Delete final sentence and replace it with amended text (underlined): <u>'Where relevant, development should have regard to the Water Framework Directive, and SuDS may help achieve this. In line with the Water Framework Directive, development must not lead to a deterioration in, and where possible contribute to 'good status' for, water quality. This will be relevant for the design of SuDs and waterfront sites. It is anticipated that statutory requirements will shortly be introduced with respect to SuDs, with the Council becoming the approval body.'</u>
<i>Attractive and distinctive – design and tall buildings</i>			
AM 36	Para 4.161	69	Add in new sentence on end of paragraph: <u>'The Council is preparing a Streets and Spaces Framework to support the aspirations for public realm as set out in the City Centre Master Plan.'</u>

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
MM 55	Para 4.161	69	<p><i>(Inspector decided this was a minor change)</i></p> <p>Amend third sentence:</p> <p>'Where new streets <u>and spaces</u> are proposed these should enhance the legibility of the city centre by opening up new views of existing and new landmark structures, tall buildings, open spaces and the waterfront, and improving connections between urban quarters.'</p>
MM 57	Map 11	71	Amend map to extend arrow showing view from Arundel Tower to water, remove overlapping arrow that extends further
AM 37	Para 4.165	72	<p>Amend paragraph:</p> <p>'Further information on design including illustrations of these principles, background information on the specific quarters and materials and colour palettes can be found in the City Centre Master Plan, City Centre Characterisation Study, <u>Streets and Spaces Framework</u> and supplementary planning documents (such as the Streetscape Manual <u>Tool Kit 2013</u>).'</p>
MM 59	Para 4.169	73	<p>Delete text in first sentence:</p> <p>'Buildings in the Old Town should respect the storey heights of neighbouring historic buildings and generally be less than five storeys in height in accordance with the Old Town Development Strategy (2004)'</p>
<i>Easy to get about - transport, streets and spaces and car parking</i>			
AM 38	Policy AP 18	76 & 77	<p>Amend bullet point 5: Encourage the relocation or redevelopment and / or enhancement of the existing coach station to <u>increase its capacity and</u> provide closer links with the transport interchange at Central Station;</p> <p>Amend text in seventh numbered point, second bullet point: 'Does not significantly effect <u>affect</u> access to the Port of Southampton at Dock Gate 4'</p>

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
MM 64	Para 4.188	80	<i>(Inspector decided this was a minor change)</i> Add in new sentence before the final sentence: ' <u>Car clubs and car sharing will be encouraged.</u> Electric car charging points will be supported and encouraged using the guidance found in the Council's Parking Standards SPD.'
AM 39	Para 4.190	83	Add extra sentence after first sentence: The Plan seeks to enhance connections within the city centre to improve its cohesiveness and attractiveness; add to its open space; and encourage people to walk and cycle. <u>The Council is producing a streets and spaces framework to provide design guidance in support of the public realm aspirations set out in the City Centre Master Plan.</u>
MM 68	Para 4.192	83	<i>(Inspector decided this was a minor change)</i> Amend first sentence: ' <u>Provided the general alignment between key destinations is achieved,</u> the precise routes of links iv. And v., <u>within the MDZ,</u> which involve the creation of new street layouts within the MDZ, will be determined further through specific development scheme plans. Link i. from the Central Station to the northern end of the main shopping area will include enhancements from both the northern station entrance along Blechynden Terrace / Kingsbridge Lane; and the southern station entrance along Western Esplanade.'
Part C – quarter and site policies			
AM 40	Map 15 (maps 16, 17 & 21)	90	Amendments to City Centre Quarters – Amend quarter maps so roads on the boundaries are only in one quarter (i.e. boundaries are not down the middle of roads). Correct Western Gateway boundary to exclude Port land. Correct Royal Pier Waterfront boundary to reflect development site, Port land and include 5-7 Town Quay. Correct Ocean Village boundary to exclude Port land. (More detailed changes shown in individual maps in the separate 'Changes to maps' document).
<i>Major Development Zone</i>			
AM 41	Map 16	91	Amend Western Gateway quarter boundary to exclude Port land. Amend Western Gateway / Heart of the City quarter boundaries so West Quay Rd is entirely within Western Gateway quarter

Ref	Section/Para/Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
MM 69	Maps 16 and 17	91, 94	<p><i>(No longer a main modification as related to maps)</i></p> <p>Extend Major Development Zone boundary to include the Station Quarter areas now included in the city centre boundary. See 'Changes to maps' document.</p>
MM 70	Para 5.2	91	<p><i>(Inspector decided this was a minor change)</i></p> <p>Amend text in second sentence:</p> <p>'It has been renamed <u>to avoid any confusion</u> because it <u>the zone</u> covers a number of the 13 quarters.'</p>
AM 42	Para. 5.5 – 5.7	92	Add cross reference to policies on MDZ – Station Quarter, MDZ – Western Gateway and MDZ – North of West Quay Road (formerly AP 22, AP 23 and AP 26).
AM 43	Policies AP 20 and AP 21 (and ref to these policy numbers throughout)	92 – 95 (and all ref in plan)	<p>Merge policies AP 20 and AP 21 as follows. (No changes to wording except where indicated below):</p> <p><u>'Policy AP 20 Major Development Zone</u></p> <p><u>In line with Core Strategy policy CS 2 the MDZ will form a comprehensive high density mixed use development to enhance the city centre's regional commercial status.</u> Development within the MDZ as a whole, and within each phase of the MDZ, will follow a comprehensive planned approach which ensures that each phase integrates with surrounding phases of the MDZ and the wider area as follows:</p> <p>Development will be at a high density and create a high standard of design which has a good relationship with, and adds to, the positive features of Southampton's cityscape, incorporating the principles in policy AP 16 (Design) and policy AP 17 (Tall Buildings).</p> <p>High quality, clearly defined pedestrian and cycle friendly strategic links will be provided throughout the MDZ which connect to the wider area (see policy AP 19). This will create a high quality network which links to each of the following key destinations within and around the MDZ, the:</p> <ol style="list-style-type: none"> 1. Central Station 2. key bus set down points 3. main shopping area in each of the following three areas: <ol style="list-style-type: none"> a. Asda / the Marlands shopping centre / Civic Centre Road; b. WestQuay Shopping Centre; c. Watermark WestQuay / Bargate Street 4. Quays Swimming and Diving Complex 5. IKEA 6. waterfront at: Royal Pier / Mayflower Park; and the 'Leisure World' area 7. new destinations which are created (e.g. retail, leisure, office).

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
			<p>The remodelling of Western Esplanade, West Quay Road, Civic Centre Road and any other road within the MDZ which is in accordance with policy AP 18 (Transport) <u>and policy AP 4 (Port)</u> will be supported where this enhances pedestrian and cycle movements and aids the successful development of the MDZ. For West Quay Road, policy AP 4 (the Port) will also apply.</p> <p>Routes will be provided to enable bus networks to effectively serve each of the areas within the MDZ, the Central Station and the wider city centre. New or improved high quality bus interchange 'super stops' will be provided for these areas in accordance with policy AP 18 (Transport and Movement).</p> <p>New high quality civic squares and green spaces will be created which integrate into the overall street pattern, destinations and strategic views. The Civic squares are set out in policy AP 13 (open space) and policies AP 22, AP 23, AP 26 and AP 30 for each quarter within the MDZ.</p> <p>Strategic views will be maintained or created from key public areas within the MDZ, in accordance with policy AP 16 (Design). Appropriate long views and local views of the waterfront, Port and cruise liners will be maintained or created. Local views will be maintained or created to the Town Walls; and the Solent Flour Mills.</p> <p>Development will be designed to avoid negative impacts on the Port unless outweighed by positive benefits to the city centre, in accordance with policy AP 4. Where relevant, development should accord with policy AP 4 (the Port)</p> <p>Development will achieve an appropriate degree of safety in respect of flood risk; and provide, or safeguard land for, a strategic shoreline defence as indicated on the Policies Map; in line with policy AP 15. Where appropriate and practical, development will facilitate safe access through to other phases of the MDZ.'</p>
AM 44	Map 17	94	Amend Western Gateway quarter boundary to exclude Port land. Amend Western Gateway / Heart of the City quarter boundaries so West Quay Rd is entirely within Western Gateway quarter (same changes as Map 16)
<i>Station Quarter</i>			
AM 45	Map 18 (and Policies Map, map 26)	96	See 'Changes to Maps' document – extend site boundary to the north and east to include whole area covered by Station Quarter (north) improvements
AM 46	Map 18	96	Amend map - zoom out to show all of quarter and quarter boundary

Ref	Section/Para/Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
MM 74	Design Guidance after para 5.22	98	<p><i>(Inspector decided this was a minor change)</i></p> <p>Add in extra bullet point after third bullet point:</p> <p><u>'The quarter is within two Local Areas of Archaeological Potential: LAAP 7 'Bannister's Park' and LAAP 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).'</u></p>
MM 76	Para 5.25	99	<p><i>(Inspector decided this was a minor change)</i></p> <p>Add extra sentence before final sentence:</p> <p><u>'Safe and secure cycle parking will be provided.</u> If the coach station wishes to relocate towards the Central Station, <u>to increase its capacity</u> and better integrate with local bus services, this will be supported.'</p>
<i>Western Gateway</i>			
AM 47	Map 19 (and Policies Map, map 27)	101	Amend quarter boundary to include all of West Quay Road and exclude Port land
MM 79	Design Guidance after para 5.35	102	<p><i>(Inspector decided this was a minor change)</i></p> <p>Add in extra bullet point after third bullet point:</p> <p><u>'The quarter is within Local Area of Archaeological Potential 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).'</u></p>
AM 48	Key connections after 5.35	103	<p>Amend text in third bullet point:</p> <p>'Remodelling West Quay Road to help create these links, by establishing a prestigious city street fronted by development which enhances pedestrian connections across and along the road, whilst remaining a key <u>strategic</u> vehicular access for the city centre and Port in line with policies AP 4 and AP 18.'</p>

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
AM 49	Para 5.37	104	Add in text: 'The Council will work with the key land interests in <u>and around</u> this area with the aim of preparing a more detailed master plan to secure the comprehensive redevelopment of the area (in phases) in line with this and the MDZ policy.'
MM 83	Para 5.41	105	<i>(Inspector decided this was a minor change)</i> Delete paragraph: 'West Quay Road is expected to remain a dual carriageway, but a selective or comprehensive narrowing of carriageways may be appropriate.'
<i>Royal Pier Waterfront</i>			
MM 84	Map 20	107	<i>(No longer a main modification as related to maps)</i> Amend boundary in the River Itchen to follow boundary agreed by ABP / Morgan Sindall. Amend map to include Town Quay itself and 5-7 Town Quay within quarter boundary (up to the operational port) but not in the site boundary. See 'Changes to maps' document.
AM 50	Para 5.49	110	Amend text in second sentence: 'A preferred developer has been chosen for the Royal Park Pier Waterfront site and is working with the Council to progress a comprehensive mixed use development scheme and a master plan for the site (as required in the Design Guidance).'
AM 51	Para 5.52	111	Add text in first sentence: 'Redevelopment should make best use of its waterfront setting and, in addition to open space, appropriate uses include leisure and cultural attractions (D2), supporting cafes, bars, restaurants (A3-A5) and speciality and local needs convenience retail (A1), business developments (B1), hotel (C1), housing consistent with policy AP 4 (the Port), <u>marina water basin</u> and large ship visitor moorings.'

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
<i>Heart of the City</i>			
AM 52	Map 21	112	Amend the Western Gateway / Heart of the City quarter boundary Heart of the City to ensure that West Quay Road is entirely within the Western Gateway quarter
MM 92	Design Guidance after para 5.59	114	<i>(Inspector decided this was a minor change)</i> Add in new bullet point after fifth bullet point ('Materials should be...'): <u>'The quarter is within Local Area of Archaeological Potential 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).'</u>
AM 53	Design guidance after para 5.59, final bullet point	114	The Royal Pier Waterfront quarter boundary has been amended to include the De Vere car park. Delete final bullet point which provides guidance for this part of the site: 'See policy AP 24 and paragraph 4.166 regarding the de Vere car park site and MoD's explosives consultation zone.'
AM 54	Policy AP 26	115	Amend bullet point e.: 'An enhancement <u>and increase in capacity</u> of the coach station, with improved pedestrian links to the local bus network will be supported'
AM 55	Policy AP 26	116	Amend bullet point f.: Development will meet the principles set out in policy ies AP 20 and AP 24 for the MDZ overall.
AM 56	Para 5.65	116	Amendments to the first sentence (from the Proposed Submission and revised table of changes): 'The target for comparison retail growth in the city centre is <u>90,000</u> 400,000 sq m (gross), <u>with 53,810</u> 64,000 sq m <u>proposed 2012 - 2016.</u> ' Update final sentence: 'Currently there is expected to be a longer term need for approximately <u>30,000</u> 40,000 -sq m (gross) of comparison retail development outside the existing PSA, and this will be kept under review'

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
<i>Itchen Riverside</i>			
MM 96	Design guidance after para 5.75	121	<p><i>(Inspector decided this was a minor change)</i></p> <p>Amend fifth bullet point ('New development will need to ...'):</p> <p><u>'New development will need to recognise the importance of the below-ground archaeology in the area. The quarter is within the Local Area of Archaeological Potential 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area, which includes Saxon and Medieval cemeteries and associated occupation, in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).'</u></p>
<i>Old Town quarter</i>			
AM 57	Maps 23 and 26	125, 145	Redo map to clearly show the whole Fruit and Vegetable Market development site (which crosses quarter boundaries). See 'Changes to Maps' document.
MM 102	Design Guidance after para 5.94	127	<p><i>(Inspector decided this was a minor change)</i></p> <p>Add in extra bullet point after first bullet point:</p> <p><u>'The quarter is within the Local Area of Archaeological Potential 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).'</u></p>
MM 106	Policy AP 30	132	<p><i>(Inspector decided this was a minor change)</i></p> <p>Amend text in second paragraph, second and third sentences:</p> <p>'Development should <u>will</u> be small scale, have no negative impact on the Town Walls or their setting; and retain views looking into and out from this part of the Old Town. If development cannot be achieved which meets these criteria, Castle Way car park should <u>will</u> provide new public open space.'</p>

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
MM 107	Policy AP 31	133	<p><i>(Inspector decided this was a minor change)</i></p> <p>Amend text in first paragraph:</p> <p>'The land fronted by 144-166 High Street is allocated for a retail led mixed use redevelopment including retail <u>(A1)</u>, food and drink, offices and residential. Further uses for tourism are appropriate including hotel. Development at ground floor level should <u>will</u> provide active frontages with residential and offices confined to the upper floors.'</p>
<i>Cultural Quarter</i>			
MM 108	Design Guidance after para 5.121	136	<p><i>(Inspector decided this was a minor change)</i></p> <p>Add extra bullet point after first paragraph:</p> <p><u>'The quarter is within two Local Areas of Archaeological Potential; LAAP 7 'Bannister's Park' and LAAP 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).'</u></p>
<i>Solent University Quarter</i>			
MM 111	Design Guidance after para 5.128	140	<p><i>(Inspector decided this was a minor change)</i></p> <p>Add in extra bullet point after fourth bullet point (Accessibility and connectivity...):</p> <p><u>'The quarter is within the Local Area of Archaeological Potential 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).'</u></p>
<i>Holyrood / Queens Park quarter</i>			
AM 58	Map 26	145	Amend southern boundary of quarter to exclude Port land. See 'Changes to maps' document.

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
AM 59	Para 5.140	145	Add in new sentence after first sentence: 'Outside the conservation area, the Holyrood Estate consists of mainly four-storey flat roof blocks of flats from the 1950s and 1960s. <u>There are a number of warehouses, industrial and associated buildings around Brunswick Square and Orchard Place.</u> There is a cluster of tall buildings of up to 17 storeys around Dukes Keep and Mercury Point.'
AM 60	Para 5.142	146	Add text to final sentence: 'The Fruit & Vegetable Market site is also partly within this quarter <u>around Brunswick Square and Orchard Place</u> (see Old Town section and policy AP 28).
MM 115	Design Guidance after para 5.142	147	<i>(Inspector decided this was a minor change)</i> Add in extra bullet point after second bullet point (Development should respect the character and setting of buildings...): ' <u>The quarter is within the Local Area of Archaeological Potential 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).</u> '
AM 61	Site Policies After para. 5.142	147	Add reference to extra policy: "Policy AP 28 Fruit and Vegetable Market (NB. Site also in Old Town Quarter)
<i>Ocean Village quarter</i>			
MM 117	Map 27	149	<i>(No longer a main modification as related to maps)</i> Amend map to exclude Port land. Change development site to only cover Promontory site i.e. to exclude Cineworld (where there are no plans for redevelopment) and Admirals Quay site (under construction) and label as Promontory Quay. See 'Changes to maps' document.

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
MM 118	Design Guidance after para 5.152	150	<p><i>(Inspector decided this was a minor change)</i></p> <p>Add in extra bullet point after second bullet point (Development should respect the setting...):</p> <p><u>'The quarter is within the Local Area of Archaeological Potential 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).'</u></p>
AM 62	Policy AP 36	151	<p>Amend first paragraph: Development <u>in this quarter</u> will be supported which enhances Ocean Village as a high quality waterfront destination by promoting a mix of uses for employment, residential and leisure development which can include all or some of the following uses: offices; food and drink; leisure; hotel; water based recreation; residential; appropriate small-scale retail (less than 750 sq m gross) ancillary to development or retail development (A1) which meets policies CS 3, AP 5, AP 6 or AP 7.</p>
MM 120	Para 5.157	152	<p><i>(Inspector decided this was a minor change)</i></p> <p>Add sentence to end of paragraph:</p> <p><u>'Any loss of offices should be in accordance with Policy AP 2.'</u></p>
<i>St Marys quarter</i>			
AM 63	Map 28	154	Amend map to show whole quarter and include quarter boundary. See 'Changes to maps' document.
AM 64	Design Guidance after para. 5.164 (and Policies Map)	156	<p>Proposed change deleted reference to the gas holder site in error. Amend proposed submission plan:</p> <p><u>"Whilst the site is still designated by the Health and Safety Executive, they must be consulted on relevant developments within 300 metres of the Transco PLC Southampton Holder Station on Britannia Road".</u></p> <p>Show Hazardous Installations on the Policies Map</p> <p>(Whilst the gasholders are no longer used, the HSE have confirmed that the Hazardous Substance Consent is still in place and until this is revoked consultation is still required).</p>

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
MM 123	Design Guidance after para 5.164	155	<p>(Inspector decided this was a minor change)</p> <p>Add in extra bullet point after second bullet point:</p> <p><u>'The quarter is within the Local Area of Archaeological Potential 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).'</u></p>
AM 65	Policy AP 37	156	<p>Add text (amended in proposed changes) to end of bullet point (i):</p> <p><u>'Respecting the character of the area including its historic buildings and the fine grain, scale and height of buildings. Tall buildings of 5 storeys or greater will not be permitted except of up to 5 storeys on St Mary's Place in order to provide a comprehensive approach to development'</u></p>
<i>Bedford Place quarter</i>			
MM 125	Design Guidance after para 5.174	161	<p>(Inspector decided this was a minor change)</p> <p>Add in extra bullet point after first bullet point:</p> <p><u>'The quarter is within two Local Areas of Archaeological Potential; LAAP 7 'Bannister's Park' and LAAP 8 'City Centre and Itchen Ferry'. Development should respect and reflect the underlying archaeology of the area in accordance with policy CS 14 in the Core Strategy and Local Plan Review policy HE 6 (see Archaeological Background Paper for information on this quarter).'</u></p>
<i>Central Parks</i>			
AM 66	Para 5.178	163	<p>Add in extra text in second sentence:</p> <p><u>'The parks are protected from development through being registered as Common Land and by virtue of being Grade II* registered.'</u></p>
AM 67	Para 5.179	163	<p>Add in extra text to end of paragraph:</p> <p><u>'The Central Parks will continue to function as a highly valued amenity space for the City and incorporates a number of leisure uses, with continued use as a place for lunchtime breaks and as a breakout area for the local college, University and shoppers.'</u></p>

Ref	Section/Para/Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
AM 68	New para after 5.179	163	Add in new para after 5.179 as follows: ' <u>A Central Parks Management Plan has been prepared to guide the management of the parks so that they continue to be improved and enhanced, and guide priorities for future funding.</u> '
AM 69	Para 5.180	163	Add in extra text to the end of the paragraph: ' <u>See Archaeology Background Paper for information on the Local Areas of Archaeological Importance and a historical summary of the Central Parks</u> '
Part D – Delivery plan			
AM 70	Para 6.10	167	Amend list of partners bullet point (vi): <ul style="list-style-type: none"> - City Centre Forum - City centre traders, including the WestQuay Traders Association - Southampton and Fareham Chamber of Commerce - Business Solent South - The Port of Southampton - Design Advisory Panel - Further and higher education institutions - Retailers - Businesses;
AM 71	Table 9	189	Please note these uses may be restricted in the policy text i.e. <u>e.g. to small scale and ancillary retail, to upper floors and provided amenity issues can be addressed. (If additional uses not included in table 9 come forward at a later date, they will be considered on an individual basis).</u>
AM 72	Table 9, Policy AP 24	189	Amend uses for AP 24: Open space, marina moorings
AM 73	Table 9, Policy AP 28	189	Amend Fruit & Vegetable Market quarter text to state: <u>Old Town (and partly in Holyrood/Queens Park)</u>
AM 74	Table 9, Policy AP 30	189	Amend text for Albion Place and Castle Way car parks on appropriate use classes: A1, A2, A3, A4, A5 Open space, bus interchange <u>super stop</u>

Ref	Section/Para/Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)																					
Appendices																								
AM 75	New appendix	198	New appendix proposed setting out revised development targets - see text in Appendix (Amend Appendix numbers throughout plan)																					
AM 76	Appendix 1	198 & 199	<p>Change Figure 2: Annual Authority Monitoring Report (to reflect changes in the Localism Act)</p> <p>Delete table – information no longer needed</p> <p>CCAP stages:</p> <table border="1"> <thead> <tr> <th>Stage</th> <th>What does it do?</th> <th>Date (actual and indicative)</th> </tr> </thead> <tbody> <tr> <td>Issues and Options</td> <td>Plan produced that suggests different options and issues to be addressed</td> <td>April 2007</td> </tr> <tr> <td>Preferred Approach</td> <td>Plan suggests what we think are the best options for sites and topics for public comment</td> <td>January – March 2012</td> </tr> <tr> <td>Proposed Submission</td> <td>A draft final plan is produced after considering responses on the Preferred Approach plan (not expected to be significantly changed following comments)</td> <td>September – October 2013</td> </tr> <tr> <td>Submission</td> <td>Final plan produced incorporating comments on the Proposed Submission version for an inspector to consider</td> <td>End December 2013</td> </tr> <tr> <td>Examination</td> <td>An independent examination of the plan</td> <td>Early 2014</td> </tr> <tr> <td>Adoption</td> <td>Approves the plan as the main planning document for the city centre</td> <td>Spring 2014</td> </tr> </tbody> </table>	Stage	What does it do?	Date (actual and indicative)	Issues and Options	Plan produced that suggests different options and issues to be addressed	April 2007	Preferred Approach	Plan suggests what we think are the best options for sites and topics for public comment	January – March 2012	Proposed Submission	A draft final plan is produced after considering responses on the Preferred Approach plan (not expected to be significantly changed following comments)	September – October 2013	Submission	Final plan produced incorporating comments on the Proposed Submission version for an inspector to consider	End December 2013	Examination	An independent examination of the plan	Early 2014	Adoption	Approves the plan as the main planning document for the city centre	Spring 2014
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AM 77	Appendix 1, para 1.4	200	<p>Amend text:</p> <p>'The Hampshire Minerals and Waste Plan (expected to be adopted 2013) includes a range of strategic, site and development policies.'</p>																					

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AM 78	Appendix 1, para 1.8	200	Amend paragraph: The recently adopted Streets and Spaces Framework SPD (2013) will shortly be approved and this document, along with the Streetscape Tool Kit (2013), will replaces the City Centre Streetscape Manual (2005). Although it is not expected to be adopted as a Supplementary Planning Document, the Streets and Spaces Framework will be a material consideration in determining planning applications.
AM 79	Appendix 2, para 2.18	204	Amend first sentence in paragraph: 'Population growth associated with residential development brings with it the threat of additional visitor pressure on European sites such as the New Forest <u>SAC</u> / SPA / Ramsar and Solent <u>European</u> maritime sites.'
AM 80	Appendix 2, para 2.19	204	Add sentence to end of paragraph: 'Phase 4, <u>to agree a programme of mitigation and funding, is currently underway</u> '
AM 81	Appendix 4	209	Update estimated housing figures to reflect latest proposals, permissions and prior approvals: 24-32 Canute Road and 157-159 Albert Road South: 25 <u>53</u> Royal Pier Waterfront: 344 600 Northern Above Bar: 29 38 60-64 St Marys Road: 78 154 Richmond House: 40 <u>212</u>
MM 128	Appendix 5 Existing spaces	210	<i>(Inspector decided this was a minor change)</i> Add text: Watts (West) Park <u>and Enkom Corner</u>
Policies Map			
AM 82	Policies Map, throughout	All	Change from 'Town Depot' to 'Chapel Riverside' (see minor modifications for throughout the main document)
MM 129	Policies Map, throughout	All	<i>(No longer a main modification as related to maps)</i> Amend city centre boundary (see minor modifications on main document, map 15). See 'Changes to maps' document

Ref	Section/Para/ Policy	Page (CSPR or CCAP)	Proposed change (New text underlined, deleted text struck through)
MM 130	Policies Map, list of maps, maps 2 - 5	5, 7-10	<i>(No longer a main modification as related to maps)</i> Amend description of topic maps to: 'Employment, transport, <u>explosive safeguarding zone</u> and minerals and waste (maps 2 - 5)'. Add in Explosive Safeguarding zone designation to Employment, transport, explosive safeguarding zone and minerals and waste maps. Replace the symbol for new offices and identify the appropriate area for new offices. See 'Changes to maps' document.
MM 131	Policies Map, map 6 - 9	11 – 14	<i>(No longer a main modification as related to maps)</i> Amend flood defence search zone to move it outside Port land (see main modification on main document, map 10)
MM 132	Policies Map, map 18, 20	23, 25	<i>(No longer a main modification as related to maps)</i> Add in additional Area of Search on West Quay multi-storey car park to the Retail and Night Time Economy map (see main modification on main document, map 4). See 'Changes to maps' document
MM 133	Policies Map, map 20, 21	25, 26	<i>(No longer a main modification as related to maps)</i> Extend Royal Pier Waterfront evening zone to include 5- 7 Town Quay road to the Retail and Night Time Economy map (see main modification on main document, map 6). See 'Changes to maps' document
AM 83	Policies Map	Map 26	See 'Changes to Maps' document – extend site boundary to the north and east to include whole area covered by Station Quarter (north) improvements
AM 84	Policies Map	Map 27	Amend quarter boundary to include all of West Quay Road and exclude Port land
MM 134	Policies Map, map 28 (policy AP 24)	32	<i>(No longer a main modification as related to maps)</i> Amend site boundary and quarter boundary in the River Itchen, Town Quay and at 5-7 Town Quay (see main modifications on main document, map 20). See 'Changes to maps' document
MM 135	Policies Map, map 30 (policy AP 26)	33	<i>(No longer a main modification as related to maps)</i> Extend development site North of West Quay Road to include all retail sheds (Decathlon unit and block from SCS to JD Sports). See 'Changes to maps' document.
MM 136	Policies Map, map 40 (policy AP 36)	38	<i>(No longer a main modification as related to maps)</i> Amend development site at Ocean Village to only cover Promontory site (see main modifications on main document, Map 27). See 'Changes to maps' document.

Appendix - New appendix on development targets (consulted on in June 2014)

Appendix X: Development Targets

The original Core Strategy (2010) set targets from 2006 – 2026. A Core Strategy Partial Review (2014) updated these targets, which continue to be based from 2006-2026 for consistency. The City Centre Action Plan is based on these updated targets.

This appendix compares these targets to those in the South Hampshire Strategy (2012); and breaks the targets down into past and future time periods.

Original Core Strategy (2010)

Policy CS1 sets out the development targets for the city centre.

The original Core Strategy development targets conformed with those in the South East Plan's South Hampshire chapter, and were based on evidence from a period of strong economic growth up to 2007.

Table Xa Original Core Strategy targets (2006 - 2026)

Use	Location	Additional floorspace / units
Office	City Centre	322,000 sq m (gross)
Comparison Retail	City Centre	130,000 sq m (gross)
Residential	City wide	16,300 dwellings

All targets are net gains, i.e. new development minus losses.

After subtracting completions from 2006 – 2008, the residual residential target was apportioned to each part of the city, with a target for the city centre of 5,450 dwellings (2008 – 2026).

Core Strategy Partial Review (2014)

A Core Strategy Partial Review was undertaken to reduce the office and retail targets in the light of the major economic difficulties (2008 – 2013), changing office working practices, and the growth of internet retailing. The residential targets remain unchanged.

Table Xb Core Strategy Partial Review targets (2006 - 2026)

Use	Location	Additional floorspace / units
Office	City centre	110,000 sq m (gross)
Comparison Retail		90,000 sq m (gross)
Residential		5,450 dwellings* (2008 – 2026)

All targets are net gains, i.e. new development minus losses.

Table Xc breaks down the Core Strategy Partial Review targets into completions and future delivery.

Table Xc Composition of Revised Core Strategy targets

	Completions		Future Delivery	Total	
	2006 – 2011	2011 – 2013	2013 - 2026	2011 - 2026	2006 – 2026
Office (gross sq m)	43,100	1,600	60,300	61,900	110,000 sq m (105,000 rounded)
Retail (gross sq m)	35,350	840	53,810	54,650	90,000 sq m
	2008 - 2011	2011 - 2013	2013 – 2026		
Residential (units)	620	350	4,480	4,830	5,450 dwellings

All figures are net gains, i.e. new development minus losses.

South Hampshire Strategy (2012)

The Partnership for Urban South Hampshire, consisting of the relevant Councils, approved the non statutory South Hampshire Strategy as part of the ‘duty to co-operate’. This was based on economic forecasts with a 2009 base date. The development targets for Southampton from 2011 – 2026 are as follows:

1. Residential: 12,200 dwellings (city wide)

After accounting for over 4,000 dwelling completions (2006 – 2011) this is consistent with the Core Strategy target for 16,300 dwellings. The City Centre Action Plan’s residential target is consistent with the Core Strategy target and therefore with the South Hampshire Strategy.

2. Office: 181,000 sq m (city centre first) (policy 6) of which sites should be identified for 125,000 sq m with the balance held in reserve for rapid release if/when needed (para 3.4).

The figures are presented on a different basis to those in the Core Strategy: they relate to the total new office development required, not the net gain in office development after losses have been taken into account.

Comparison Between Office Targets in the South Hampshire Strategy (2012) and Core Strategy Partial Review (2014)

Table Xd sets out the composition of the office targets over the period 2011 – 2026, in order to generate a ‘like for like’ comparison between the Core Strategy Partial Review and the South Hampshire Strategy targets.

Column a. sets out the data for the Core Strategy Partial Review. It’s ‘headline’ target of 110,000 sq m is for a ‘net gain’ in offices (2006 – 2026), which is the equivalent of 61,900 sq m (2011 – 2026) (see Table Xc). The headline figure is indicated in bold.

Columns b. and c. set out the data for the South Hampshire Strategy. Its ‘headline’ target is for ‘new’ offices (2011 – 2026). For Southampton the ‘headline’ targets are

181,000 sq m; with sites to be identified for 125,000 sq m; and the remainder to be held in reserve for rapid release. The headline figures are indicated in bold.

The assumption on the likely loss of offices is set out in the Core Strategy Partial Review / City Centre Action Plan office background paper. It is applied as a constant across all three columns. This allows the 'net gain' office target in the Core Strategy Partial Review to be converted in to the equivalent 'new' office target to enable a 'like for like' comparison with the South Hampshire Strategy targets, and visa versa.

Column a. illustrates that the Core Strategy Partial Review's 'net gain' office target of 61,900 sq m translates into a 'new' office target of 111,500 sq m. This target is met by the sites identified in Table X of this Plan.

The final columns illustrate that on a 'like for like' basis, the Core Strategy Partial Review's target is 69,500 sq m lower than the full South Hampshire target, and 13,500 sq m lower than the minimum South Hampshire target (meeting 89% of that target). This lower target reflects the reality of the ongoing economic difficulties from 2009 (the base date of the South Hampshire Strategy) to 2013.

Table Xd Composition of Southampton's office targets

Sq M	Revised Core Strategy (2014)	South Hampshire Strategy (2012)		Difference	
		Total	Minimum		
	a	b	c	a-b	a-c
1. New Offices	111,500	181,000	125,000	-69,500	-13,500
2. Loss of Offices	49,600	49,600	49,600		
3. Net Gain Offices (I.e. 1. minus 2.)	61,900	131,400	75,400	-69,500	-13,500