

5 PLANNING POLICY AND GUIDANCE

- 5.1 This section examines the planning policy framework against which the redevelopment of the Site will be considered.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicated otherwise.
- 5.3 The relevant planning framework for the consideration of the proposed development is the National Planning Policy Framework and the local development plan which comprises the City Centre Action Plan (adopted 2015), Core Strategy including the changes from the Core Strategy Partial Review (Adopted 2015) and the Saved Policies of the Local Plan Review (adopted 2013). The National Planning Practice Guidance and local guidance also represent material considerations for the proposed development.
- 5.4 In addition, the Council consulted on the first stage of the new Local Plan in October 2015; they are currently in the process of preparing new policies for the draft Plan and this should therefore be given limited weight in decision making. The next stage of consultation is proposed to take place in January 2017, with the Council are targeting adoption April 2019.

National Planning Policy Framework

- 5.5 The National Planning Policy Framework (NPPF) adopted March 2012 sets out the Government's planning policies for England and how they are expected to be applied. The NPPF seeks to achieve the overarching principle of sustainable development which should be viewed as a 'Golden Thread' running through both plan-making and decision taking (paragraph 14).
- 5.6 For decision making this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, granting permission unless;
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
 - Specific policies in the NPPF indicate development should be restricted.
- 5.7 The NPPF sets out twelve core land-use planning principles which should underpin both plan making and decision taking. In summary the relevant principles set out that planning should:
- Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve places in which people live;
 - Proactively drive and support sustainable economic growth;
 - Always seek to secure high quality design and a good standard of amenity; and

- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas.

Delivering a wide choice of high quality homes

5.8 One of the primary objectives of the NPPF is to significantly boost housing supply. At the heart of this objective is the requirement to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. In seeking to meet these objectives, planning authorities should plan for a mix of housing based on current and future trends (demographic and market) and the needs of different groups in the community, such as students (Paragraph 50).

Ensuring the Viability of Town Centres

5.9 The NPPF promotes a town centre first approach to development and seeks competitive town centres which are attractive to the whole community as places to live, work, shop and visit. Local Planning Authorities are encouraged to recognise town centres as the heart of their communities and meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. Housing, along with retail, leisure and cultural uses are identified as having an important role to play in maintaining a centre's vitality and viability (Paragraph 23).

Requiring good design

5.10 Good design is a key aspect of sustainable development and is indivisible from good planning (Paragraph 56). Paragraph 58 states that planning authorities should aim to ensure that amongst other things, developments:

- add to the quality of the area;
- ensure development creates attractive and comfortable places to live;
- "*optimise the potential of a site to accommodate development, create and sustain an appropriate mix of uses*";
- respond to and respect local character and history, reflecting the local identity but whilst not preventing or discouraging appropriate innovation;
- are accessible and safe, taking account of potential for crime and/or fear of crime; and
- be visually attractive as a result of good architecture.

5.11 In terms of architecture, variation and innovation is encouraged and planning authorities should not seek to impose preconceived ideas of appropriate design (Paragraph 60).

Heritage

- 5.12 The NPPF encourages Local Planning Authorities to conserve and enhance the historic environment and heritage assets. Recognising that heritage assets are an irreplaceable resource and seek to appropriately conserve them (Paragraph 126).
- 5.13 In terms of determination planning application, account should be taken of the following:
- *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *The desirability of new development making a positive contribution to local character and distinctiveness”* (Paragraph 131).
- 5.14 In addition great weight should be given when considering the impact of a proposed development on the significance of a designated heritage asset.
- 5.15 Planning (Listed Buildings and Conservation Areas) Act 1990 sets out legislation of relevance to this historic context. Section 66(1) requires local authorities, when considering planning applications affecting a listed building or its setting, *“to have special regard to the desirability of preserving the building or its setting”*.
- 5.16 Where a site is in a conservation area, Section 72(1) of the Act requires that *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

National Planning Practice Guidance (2014)

- 5.17 The revised and updated National Planning Practice Guidance was first published online on the 6 March 2014 and covers wide range of policy topics and the application and interpretation of the principles set out in the NPPF.
- 5.18 Design guidance provides advice on the key points to take into account on design. Paragraph 002 (Reference ID: 26-002-20140306) states that good design should:
- *“Ensure that development can deliver a wide range of planning objectives*
 - *Enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on wellbeing.”*
- 5.19 Furthermore Paragraph 007 (Reference ID: 26-007-20140306) considers how planning should promote local character (including landscape setting) the guidance advises that *“Development should seek to promote character in townscape and landscape by responding to and reinforcing*

locally distinctive patterns of development...while not preventing or discouraging appropriate innovation.”

- 5.20 In terms of Vacant Building Credits Guidance Paragraph 022 (Reference ID: 23b-022-20160519) explains the process for determining the vacant building credit and states:

‘Where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A ‘credit’ should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation... The existing floorspace of a vacant building should be credited against the floorspace of the new development. For example, where a building with a gross floorspace of 8,000 square metre building is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought’.

- 5.21 The viability guidance assists the Council in considering the viability of planning obligations when decision taking. It states that the Council should be flexible in seeking planning obligations where an Applicant is able to demonstrate to the Council’s satisfaction that the planning obligation would result in the development being unviable, this is particularly important when determining Affordable Housing provision (Paragraph 019 Reference 10-019-20140306).

Regional Level PUSH

- 5.22 Partnership for Urban South Hampshire (PUSH) is committed to working with the Solent Local Enterprise Partnership (LEP) and other partners to deliver the growth ambitions of the Solent area. PUSH is an important Stakeholder in development in the South Hampshire region and seeks to influence policy formulation related to spatial planning, housing and regeneration as well as producing a range of robust evidence based studies, necessary to articulate the growth ambitions of the Solent area.

Solent Local Enterprise Partnership

- 5.23 The Solent Local Enterprise Partnership (LEP) is a locally-owned partnership between businesses and local authorities and plays a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs.

Local Level Southampton Local Development Framework

- 5.24 The local development framework comprises the following adopted documents:

- Amended Core Strategy Partial Reviews (adopted 2015);
- City Centre Action Plan (adopted 2015);
- Proposals Map (2015); and
- Saved policies of the Local Plan Review (amended 2015).

5.25 The Council consulted on the first stage of the new Local Plan in October 2015, and are in the process of progressing the draft policies. This should be given some limited weight in decision making.

Allocations

5.26 The Proposals Map adopted in 2015, illustrates the site-specific policies. Figure 2 below illustrates the site allocations set out by the adopted Proposals Map.

Figure 2: Extract from Adopted Local Plan Proposals Map (2015)



5.27 The Site forms part of the defined City Centre. It also forms part of a wider allocation of the Site Specific Policy **AP28**, an opportunity site where a mix of uses including retail, residential, office development, car parking and community facilities are considered to be appropriate. The site also forms part of the wider 'Town Centre Employment Area' allocation.

5.28 The following allocations from the City Centre Area Action Plan also apply to the Site:

- Primary Shopping Frontage (High Street and Shopping Centre);
- City Centre Boundary;
- Evening Zone;
- Western part of the Shopping Centre is within the Conservation Area; and
- Town Centre Employment Area.

Principle of Development

5.29 **Policy CS1** (City Centre Viability and Vitality) of the Core Strategy and **Policy AP5** of the Adopted City Centre Action Plan seek to enhance Southampton's role as a Primary Regional Centre.

5.30 **Policy AP28** of the City Centre Area Action Plan (East of Castle Way, Bargate Shopping Centre and Hanover Buildings) provides the key allocation for consideration in the redevelopment of the Bargate. The policy seeks to promote retail-led mixed use redevelopment on the Site. It considers that appropriate uses include "retail (A1), food and drink and upper floor residential, hotel, commercial B1 (a) and (b), cultural and leisure uses".

5.31 Of importance, policy notes that although Bargate Shopping Centre is identified as Primary Retail Frontage flexibility will be shown to deliver retail or leisure uses next to the Town Walls. **Policy AP28** states that development will be supported where:

1. *"The access to, views and setting of the Town Walls are improved by opening out the areas immediately surrounding the walls, introducing attractive pedestrian routes and uses with active frontages alongside them and improving legibility and linkages with other sections of the Town Walls;*

2. *Proposed uses are in accordance with the retail policy on primary and secondary retail frontages;*

3. *Active frontages are provided alongside main routes;*

4. *Improved pedestrian links are created through the site;*

5. *The Shopmobility facility is retained or provided in a similarly central location;*

6. *Development fronting High Street provides a high quality entrance to the Bargate shopping centre and enhances the setting of the Bargate;*

7. *The built edge around Bargate is realigned to follow the historic street pattern and development safeguards the opportunity for, or facilitates, a high-level bridge link. Development should seek to retain and incorporate the Art-Deco façade of the former Burtons building into any new development proposals;*

8. *Development includes pedestrian links to the East Street shopping area along the line of the Town Walls and the redevelopment of the Eastern site includes a connection through from the High Street to Castle Way continuing the line of the Town Walls; and*

9. *Development respects and enhances the setting of the Grade II registered park”.*

5.32 **Policy SDP1** (Quality of Development) of the Local Plan Review states that planning permission will only be granted for development which does not unacceptably affect the health, safety and amenity of the city and its citizens, and contributes where appropriate to the complementary mix of uses.

Retail Uses

5.33 In order to maintain and enhance Southampton’s role as a regional shopping destination, **Policy AP6** states that the first focus for new major retail (A1 Use) development within the City will be within the existing Primary Shopping Area.

5.34 **Policy AP5** of the Adopted City Centre Action Plan seeks to safeguard retail uses (A1 Use) at ground floor level within the Primary Retail Frontages. The Policy goes on to state that proposals for the use of upper floors in Primary Frontages for retail, residential, leisure, office or other complementary uses which help to maintain or enhance the character and vitality of the centre will be supported.

5.35 **Policy AP8** considers the night time economy and the Council’s wish to promote a night time economy with a range of activities in designated areas, including the Bargate. Policy states “*in evening zones and late night hubs, extended opening hours for food and drink uses will be supported subject to meeting other policies, particularly those to protect residential amenity and retail areas*”.

5.36 **Saved Policy REI7** (Food and Drink Uses) considers proposals involving classes A3, A4 and A5 and states that these will be permitted in city sites for mixed use areas provided that appropriate planning conditions are imposed to prevent impact to amenity.

Housing

- 5.37 **Policy AP9** allocates the Site as appropriate for residential development and states that residential development will be supported as part of mixed use development. **Saved Policy H2** of the Local Plan Review seeks to encourage development that ensures the maximum use of derelict, vacant and underused land for residential development.
- 5.38 **Policy CS5** states that high housing densities of over 100 dwellings per hectare should be limited to the most accessible areas, namely the City Centre.
- 5.39 In order to meet the projected supply of housing **Core Strategy Policy CS4** states that residential development will be permitted through the conversion or redevelopment, where appropriate, of commercial premises, particularly redundant shops and offices.
- 5.40 **Policy CS15** of the Core Strategy considers Affordable Housing; it states that where 15 or more net dwellings are proposed, the Council will seek provision through negotiation, of 35% affordable housing. The Policy acknowledges that the portion of affordable housing will take account of the costs of development and viability of the proposal, as assessed using an agreed model.
- 5.41 **Policy CS16** of the Core Strategy sets a target of 30% of total new dwellings (gross) to be provided as family homes on sites of ten or more dwellings. However, the policy also notes that the appropriate percentage of family housing for each site will depend upon the established character and density of the neighbourhood and the viability of the scheme.

Student Accommodation

- 5.42 **Saved Policy H13** of the Local Plan generally supports the development of student accommodation in appropriate locations. It states that development of student accommodation by private sector providers will only be supported where it is suitably located and where residential accommodation is provided to a level to be agreed with the Council. The Policy notes that permission will be subject to:
- An assessment of need for student accommodation;
 - Phasing of accommodation to accord with academic expansion;
 - Accessibility of accommodation from the relevant educational facility;
 - Agreement on control and management of car parking; and
 - Planning conditions to control the occupancy of the development.

Heritage

5.43 **Policy CS14** (Historic Environment) states that new development should respect and reflect the underlying archaeology of the area and the development proposed in the city centre will need to pay particular attention to the medieval walled town. It continues:

“A guiding principle will be to avoid damage to archaeological deposits where possible and to put in place appropriate mitigation measures where damage is unavoidable... Historic assets such as buildings should be reused where possible”.

5.44 **Saved Policy HE1** (New Development in Conservation Areas) concerns all development proposed within a conservation area, adjacent to it and affecting its setting or views into and out of the area. It states that development must preserve or enhance the conservation area and have regard to the Conservation Area Character Appraisal.

5.45 In terms of Parks and Gardens of Special Historic interest, **Saved Policy HE 5** finds that:

“Development will not be permitted which would detract from the character or setting of parks and gardens of special historic interest, including those on the national and local register”.

5.46 **Saved Policy H7** states that planning permission will only be granted for residential development in close proximity to a conservation area and statutory listed buildings, provided it complements and enhances their character and respects their surroundings. Views across public areas are also important in respect of security, hard and soft areas should not provide opportunities for concealment, and minimising the number of through routes in new forms of development should be important.

Design

5.47 **Policy CS13** of the Core Strategy states that architecture should respond positively and integrate with its local surroundings; character and architecture, whilst contributing positively to the unique image of Southampton and local distinctiveness via innovative and high quality design and reflect the importance of the city’s archaeology, historic and cultural heritage. In addition, when designing new development, proposals should consider landscape, connection movement and inclusive access and urban form and scale.

5.48 In addition **Policy AP16** of the Adopted City Centre Action Plan states that development should relate well to the scale and mass of existing buildings, and be adaptable to future uses. There should be a clear hierarchy of streets and public spaces; the incorporation of active frontages on primary streets is encouraged to improve permeability throughout the site. The design and layout of

the scheme should strengthen the unique distinctiveness of the city's heritage and create a distinctive sense of place. Furthermore proposals should respect the existing residential amenity of neighbouring property and provide safe access and external defensible space where practical and protect strategic views.

5.49 **Policy AP17** of the City Centre Action Plan discusses tall buildings and states that *"tall buildings are restricted in the Old Town in order to respect historic low rise development and its skyline profile"*. Furthermore tall buildings of 5 storeys or more (or of equivalent height) and landmark buildings or structures should be of high quality design and materials; respond well to their site and context and provide a mix of uses. **Figure 3** provides an extract of Map 12 of the City Centre Area Action Plan which shows locations which are deemed to be appropriate for tall and landmark buildings.

Figure 3: Extract of Map 12 of the CCAP



5.50 **Saved Policy SDP 6** of Urban Design Principles states that all planning applications for residential schemes of 5 or more units should be accompanied by a design statement that includes context,

urban form and public space, movement and accessibility, massing, scale and appearance, safety and security, resource conservation, landscape and biodiversity.

Transport and access

- 5.51 **Policy CS18** of the Core Strategy states that the Council will require a transport assessment and travel plan for major developments to assess their transport impact on the strategic and local road network and require the provision of mitigation or infrastructure measures. In addition, it is also required that new developments consider the impact on air quality, through the promotion of access by sustainable modes of transport.
- 5.52 **Policy AP18** states that the Council will encourage a significant modal shift from use of the car to other modes of transport. As part of this the Council will promote enhanced crossing points, routes and urban spaces for pedestrians and cyclists by managing vehicular movements appropriately. In addition, the Council will maintain a level of road access and off street car parking provision appropriate to maintain an efficient transport network which achieves a significant switch to non-car transport modes, creates high quality pedestrian/cycle routes and spaces, supports viable development, and promotes a relocation of commuter/visitor parking to the edge of the city centre.
- 5.53 **Saved Policy 5** of the Local Plan Review states that planning permission will only be granted where development meets the adopted standards for each type of car parking provision. **Policy CS 19** of the Core Strategy expands this and states that parking for all development must have regard to the Council's maximum car parking and minimum cycle parking. Parking provision should be *"well designed and seek to enhance the local environment"*.
- 5.54 **Saved Policy SDP4** of the Local Plan Review considers development access and states that development will only be permitted where access into the development is provided in priority order for: pedestrians and disabled people; cyclists; public transport and private transport.
- 5.55 In addition **Saved Policy SDP 11** for accessibility and movement, states that development must contribute to an attractive network of public routes and spaces for pedestrians, cyclists and vehicles. Furthermore, adequate access for all pedestrians' must be secured.
- 5.56 **Saved Policy TI2** finds that *"vehicular access to new development sites from classified roads will not be permitted unless the city council is satisfied that road safety would not be adversely affected"*
- 5.57 **Policy AP19** of the City Centre Action Plan states that the Council will promote an enhanced network of streets and spaces, these will be pedestrian and cycle friendly, cater for people with reduced mobility, and create direct and clearly defined routes. In addition *"an appropriate financial*

contribution towards creating or enhancing strategic links, the green grid and open space will be secured from developments in line with the Council's CIL policy".

Ecology and biodiversity

- 5.58 **Policy CS22** of the Core Strategy seeks to ensure the effective protection of biodiversity by preventing development from adversely affecting the integrity of internal designations and ensuring that development is unlikely to have an unacceptable impact on a national or local designation. In addition **Saved Policy SDP 12** states that development proposals will not be permitted without a landscape/habitat creation and management scheme appropriate to its setting.

Amenity and Open Space

- 5.59 **Policy AP 12** of the City Centre Action Plan, concerns Green Infrastructure and Open Space. The Council will seek to improve the quality and accessibility of open space in the city centre by protecting and enhancing existing designated open spaces including Hoglands Park, and improving accessibility to open spaces through creating a network of strategic pedestrian and cycle links and facilitating a Green Grid of routes and spaces throughout the centre linking existing neighbourhoods, destinations, open spaces and the waterfront. In addition, the Council will require that all developments assess the potential of the site for appropriate green infrastructure improvements by using the Council's Green Space Factor, and to improve the score for the site.
- 5.60 **Policy AP13** of the City Centre Action Plan considers public open space in new developments and states that the following provisions apply to all proposals. Development will be expected to provide an appropriate amount of amenity open space on site, the nature of the development and accessibility will be taken account of. The Council will expect development to provide intensive green roof open space where practical and development will provide for other types of open space through a CIL contribution.
- 5.61 **Saved Policy SDP 1** of the Local Plan Review (2015) states that planning permission will only be granted where development does not unacceptably affect the health, safety and amenity of the city and its citizens and contributes, where appropriate, to a complementary mix of uses.
- 5.62 **Saved Policy SDP 8** discusses the urban form and public space. The Policy states that the layout and form of buildings and spaces need to be integrated into the existing urban structure and should be well-defined, usable and connected.
- 5.63 **Saved Policy SDP 10** considers safety and security of new development and states that development will only be permitted where it provides satisfactory lighting and natural surveillance as well as safe and secure public routes and locations for car and cycle parking.

- 5.64 With regard to noise, **Saved Policy SDP 16** states that proposals for noise-generating development will not be permitted if it would cause an unacceptable level of noise impact.
- 5.65 **Saved Policy SDP17** concerns lighting and states that planning permission will be granted where light spill and potential glare is minimised through the control of light direction, particularly in residential and commercial areas. Also the choice and positioning of the light fittings, columns and cables should minimise their daytime appearance and impact on the street scene.

Sustainability

- 5.66 **Saved Policy SDP13** discusses Resource Conservation states that developments should be designed in a way which minimises their overall demand for resources. Development applications will need to demonstrate that they have maximised or incorporated the opportunity to reuse land and buildings wherever possible,
- 5.67 **Core Strategy Policy CS20** addresses Tackling and Adapting to Climate Change and sets out the Council's suitability standards. The Policy seeks to ensure that from 2016 all non-commercial developments achieve BREEAM 'excellent' and that residential development achieves Code Level 6 for Sustainable Homes from 2016. The Policy also sets a target of 15% Carbon Dioxide reduction for the scheme.

Infrastructure Delivery and Developer Contributions

- 5.68 **Policy CS25** of the Core Strategy states that in order for development to be permitted, the necessary infrastructure, services, facilities and amenities will need to be available to meet the needs of the development, or will be provided at the appropriate time. Also the Council will seek developer contributions towards directly related measures to deliver a high quality development.

Emerging New Local Plan

- 5.69 The Council is preparing a new Local Plan for Southampton City Council, which will guide the city centre's future development until 2026. The latest consultation document available is the Local Plan: Issues and Options Paper (October 2015).
- 5.70 The Bargate Centre is identified within Site 11, Bargate Sites, as a city centre site within the Old Town Quarter. The emerging Local Plan identifies the main development proposals for the site as retail, leisure, above ground floor residential, hotel, office, and suggests an alternative option to support a wider mix of uses on ground floor (provided retail/leisure uses are fronting the main routes and town walls). The Council sets the key requirements, in addition to a high quality of design, as follows:

“ improve access to, views and setting of the Town Walls, provide active frontage on main routes and improve pedestrian links. Retail or re-provide Shopmobility facility. Realign build edge around Bargate. Respect and enhance the setting of the park”

- 5.71 Paragraph 40 of the emerging document states that as Southampton is an urban area with very little undeveloped land, larger housing developments will be focused on the city centre and the central brownfield areas.
- 5.72 In terms of student accommodation, the Issues and Options draft states that around 40,000 students study in Southampton and it is expected that this could increase by at least 8,000 by 2021 (paragraph 47). The Council will seek to support new purpose built student accommodation, however the guidance states that these should be capable of being adapted if the city's housing needs change in the future.
- 5.73 In respect of design, paragraph 80 states that the emerging Local Plan will seek to encourage innovative design to make the most efficient use of land and respond creatively to constrained development sites and supports the provision of residential development on top of new retail uses.

[Supplementary Planning Documents/Guidance](#)

- 5.74 Southampton City Council have adopted a number of Supplementary Planning Documents and Guidance of relevance, these are summarised below.

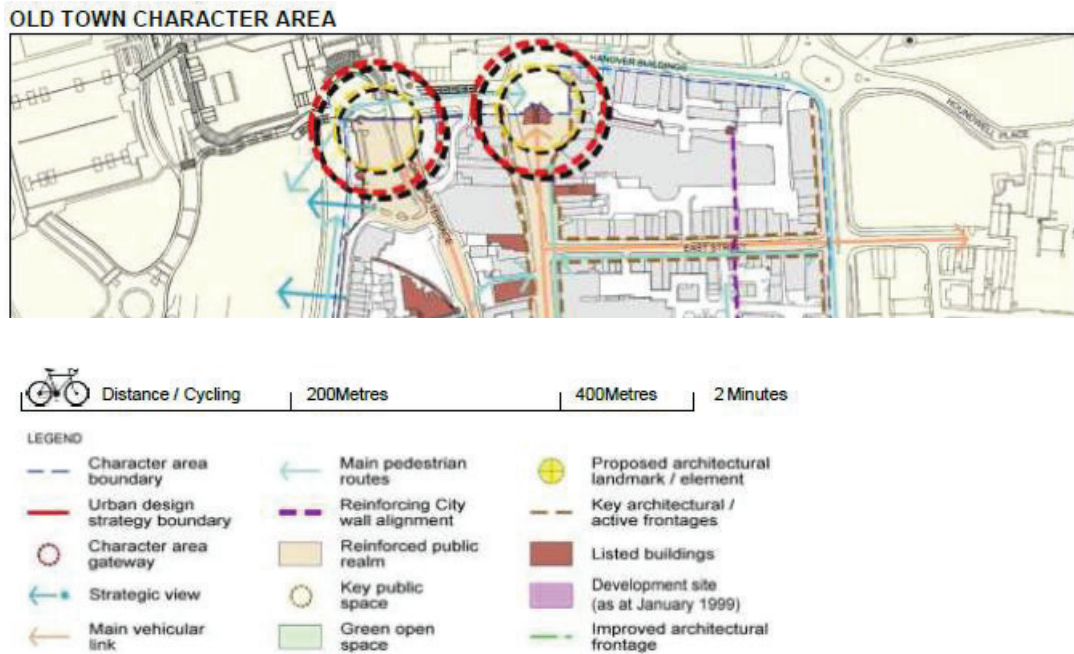
City Centre Masterplan, 2013

- 5.75 Design Guidance for the City Centre, includes key advice which aims to redevelop the Bargate Shopping Centre and utilise this redevelopment opportunity to open up the historic Town Walls. Chapter 4 discusses the Council's ambition to create vibrant new shopping areas including the Bargate Area to create new high street shops, food supermarket, leisure, bars, restaurants and cafes overlooking the park with housing above.

City Centre Urban Design Strategy/Guide, 2000

- 5.76 Provides design guidance for future development within the central part of the city. The SPG places the site in the Old Town Character Area. Figure 4 below sets out the key designations for the site.

Figure 4: Extract of Old Town Character Area



Old Town Development Strategy, 2004

5.77 Sets out a vision to guide the future development of the Old Town over the next ten years, which is a high priority area due to the high level of developer interest.

Development Design Guide, 2004

5.78 Aims to promote higher design standards in the development and renaissance of Southampton City Centre.

Residential Design Guide SPG, 2006

5.79 Sets out key design principles for the development of new homes and the spaces that surround them.

Streets and Spaces Framework, 2015

5.80 Sets out the steps the Council will undertake to improve the quality of streets, parks and open spaces within Southampton. The guidance reinforces the Council's ambitions to enhance connections in and around the Bargate between the Precinct and the High Street whilst re-establishing the sense of transition between the Old Town and the heart of the city (page. 43).

North/South Spine Strategy, 2004

- 5.81 Draws on objectives of the Local Plan and Local Transport Plan. The route follows the High Street and passes the west of the Bargate Shopping Centre, seeking to pedestrianize from south of the Bargate to the East Street junction and in association with the Town Walls reinforce historic significance and encourage pavement café activity to temporarily colonise the south side of the space.

Public Art Strategy SPG – Revised Version, 2004

- 5.82 Aims to deliver outstanding contemporary art, architecture, landscape architecture and urban design practice through the planning and development control process.

Southampton Housing Strategy, 2011-2015

- 5.83 Sets out the Council's priorities to meet housing need and aspirations, which include delivering 5,000 homes in mixed use context within the city centre over the next twenty years.

Parking Standards SPD, 2011

- 5.84 Details how the Council will apply the contents of existing Core Strategy Policy **CS19** (Car & Cycle Parking) and other policies in the determination of planning applications for residential and non-residential developments.

Low Carbon City 2011-2020, Part 2: The Strategy, 2011

- 5.85 Sets out the actions the Council intends to deliver to adapt to and mitigate against climate change.

Developers Contribution SPD, 2013

- 5.86 The guidance document supplements Local Plan Review on the Council's approach to securing contributions from developers, it forms part of the Council's Local Development Framework and is a material consideration when assessing planning applications within the city.

Community Infrastructure Levy

- 5.87 Southampton City Council adopted their Community Infrastructure Levy on the 1 September 2013, the charge varies between use classes, retail (A1 – A5) is charged at a rate of £43 per sqm (index linked) and residential (C3, C4 and Sui Generis Houses in multiple Occupation) including self-contained student flats and cluster flats are charged £70 per sqm (index linked).
- 5.88 The existing occupied floorspace within the site will be discounted from the CIL calculation.