Southampton Core Strategy

Partial Review:

Presumption in Favour of Sustainable Development

Reduction of Office and Retail Targets

And Biodiversity

Adopted 2015

SOUTHAMPTON
CITY COUNCIL

Section 1 (page 1) introduces the Core Strategy Partial Review. It does not form part of the Development Plan Document.

Section 2 (pages 2 - 16) sets out the specific changes to the adopted Core Strategy (2010).

1. Introduction

1.1 The Core Strategy was adopted in 2010. The purpose of the Core Strategy Partial Review is to:

- Include the National Planning Policy Framework's (2012) "Presumption in Favour of Sustainable Development", by incorporating exactly the Planning Inspectorate's model wording.

- Reduce the office target from 322,000 sq m to 110,000 sq m. The Core Strategy (2010) target was based on the PUSH Economic Strategy approved in 2005. The office target has been substantially lowered to reflect the changes since then: the major economic difficulties from 2008 to 2013; changing working practices; and the likely delivery of sites within Southampton. The new target is slightly lower that the minimum target in the new South Hampshire Strategy (2012), which was based on forecasts undertaken in 2009. This reflects the ongoing economic difficulties since then. The City Centre Action Plan allocates sufficient sites to meet the full South Hampshire Strategy (2012) target. The target still reflects the aim for major economic growth in the city centre. This position is explained further in the Core Strategy Partial Review, the City Centre Action Plan and the associated office background paper.

- Reduce the retail target from 130,000 sq m to 90,000 sq m. The Core Strategy (2010) retail target was based on DTZ retail forecasts undertaken in 2005 / 06. The retail forecasts have been updated by GVA (2011) and Strategic Perspectives (2014). The reduced retail targets are consistent with the GVA / Strategic Perspectives target, and reflect the economic difficulties from 2008 to 2013 and the growth of internet retailing. The target still represents major retail growth in the city centre, and is likely to generate a need to expand the primary shopping area. Further information is set out in the background paper: "City Centre Retailing".

- Make amendments to the biodiversity policy in the light of representations received from Natural England.

2. Changes to the Core Strategy

This section sets out the specific changes to the adopted Core Strategy (2010), as tracked changes. It should be read in conjunction with the adopted Core Strategy.

National Planning Policy Framework - Presumption in favour of sustainable development

Insert after section 4.3:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the city's development plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

- Specific policies in that Framework indicate that development should be restricted.

Office and Retail Targets

3.2 The Spatial Vision – what the city will look and feel like in 2026

3.2.1 This Core Strategy is informed by the analysis of the characteristics of the city and the key issues facing it, as set out in the previous chapter. It embraces and distils the approach in the City of Southampton Strategy into a spatial vision for the city and specifically addresses additional important issues raised through consultation and the findings contained in the evidence base. The vision of this Core Strategy for development in Southampton to 2026 is therefore:

A growing regional centre within a prosperous South Hampshire

- Southampton will have developed further as a major regional centre for economic growth and as a social and cultural hub with a thriving night-time economy focused in the city centre. It will be providing jobs in new and growing businesses, including the Port of Southampton.
- There will be additional office space of at least 110,000 ~~322,000~~ sq m, 97,000 sq m of industrial and warehouse uses plus about 90,000 ~~130,000~~ sq m of new comparison shopping.

- Growth will be accompanied by improvements to transport infrastructure including public transport, walking and cycling facilities (Active Travel).

[remainder of paragraph as before]

4.3 The Spatial Strategy

4.3.1 The spatial strategy for the future development of the city can be summarised as:

- **City Centre:** The continuing viability and vitality of the city centre is key to the achievement of the growth set out in the South East Plan. The city centre is the most accessible part of the city by public transport, with available previously developed sites, the development of which would contribute to economic, social and physical regeneration in the area. Consequently this is the focus for significant new offices, retail, hotel and leisure development, the majority of which can be accommodated in a strategic site, the major development quarter (MDQ). Significant new housing is also directed to the city centre. Specifically the city centre will accommodate an additional:
    - Approximately 5450 new homes in high density developments
    - At least 110,000 ~~322,000~~sq m of office space
    - About 90,000 ~~130,000~~ sq m of new comparison shopping
    - At least 20,000 – 30,000 sq m of food and drink (A3/A4/A5) uses
    - Improved leisure facilities such as cinemas, music venues and an events arena

[Remainder of paragraph as before]

4.4 Maintaining the Viability and Vitality of the City centre

<table>
<tr><th colspan="11">Policy CS 1 – City Centre Approach</th></tr>
<tr><td rowspan="2">Link to City of Southampton Strategy objective(s):
SO3 – A dynamic business environment
SO4 – An attractive, sustainable and stimulating environment
SO5 - Imaginative arts and cultural opportunities
SO6 – A unique sense of place</td><td colspan="10">Link to Core Strategy Strategic objective(s):</td></tr>
<tr><td>S2</td><td>S3</td><td>S4</td><td>S7</td><td>S8</td><td>S10</td><td>S13</td><td>S14</td><td>S16</td><td>S20</td></tr>
<tr><td colspan="11">Southampton city centre, as defined on the Proposals Map, will be the focus for major development to enhance the city's regional status. A City Centre Action Plan will be prepared to identify sites and policies to promote and co-ordinate high quality development. A distinctive sense of place will be created, drawing on and linking to the city's heritage, parks and waterfront. Development will include:

1. A major development quarter in the west of the city centre (see Policy CS 2) and a wide range of other development sites;
2. Approximately 90,000 ~~130,000~~ square metres (gross) of comparison retail</td></tr>
</table>

floorspace (see ~~Table 1 and~~ Policy CS 2);
3. At least 110,000 ~~322,000~~ square metres ~~(gross)~~ of additional office floorspace
4. Further leisure / cultural / hotel development, for example: restaurants, bars, cinema, events arena, cultural quarter and events to attract visitors.
5. Approximately 5,450 dwellings.

Specific initiatives include:
- the public realm improvement of the QE2 Mile linking the city centre to the waterfront
- enhanced public transport facilities including at the central railway station
- the creation of a cultural quarter in Northern Above Bar.

Developer contributions may be sought to mitigate the impacts of development on, and improve links to, surrounding residential communities and to support the provision of infrastructure in accordance with Policy CS 25.

~~**Table 1: City Centre Expansion**~~

~~**(a)**~~	~~**(b)**~~	~~**(c)**~~		~~**(d) (=b – c)**~~
~~**Time period**~~	~~**Overall Comparison Retail Need (see Policy CS 1)**~~	~~**Sites Likely to be Delivered Wholly Within Existing PSA**~~		~~**Need for Comparison Retail Floorspace Outside Existing PSA**~~
	~~**Sq m**~~		~~**Sq m**~~	~~**Sq m**~~
~~**2005 - 2011**~~	~~24,300~~	~~West Quay 3~~	~~18,340~~	~~6,000~~
		~~Site above~~	~~18,340~~	
		~~Above Bar St / Bargate St~~	~~2,420~~	
		~~Above Bar St / Pound Tree Lane~~	~~6,254~~	
		~~West Quay 3 Eastern Site~~	~~420~~	
~~**2005 - 2016**~~	~~54,900~~	~~**Total**~~	~~**27,434**~~	~~27,500~~
		~~Sites above~~	~~27,434~~	
		~~Bargate Centre / Hanover Buildings / Queens Way~~	~~3,413~~	
		~~Above Bar St / Civic Centre Rd~~	~~5,445~~	
~~**2005 - 2026**~~	~~132,100~~	~~**Total**~~	~~**36,292**~~	~~95,800~~

~~(b) is from: South Hampshire Town Centres Study 2005 – DTZ for PUSH. The range for retail need is derived from the following assumptions / scenarios:~~

~~Expenditure growth: 3.8% - 4.8% per annum~~
~~Turnover density growth: 1% - 2% per annum~~
~~Turnover density on new floorspace: £4,000 / sq m - £6,000 / sq m~~

~~(c) is from: Southampton City Centre Capacity Study 2007 – Donaldsons.~~
~~All figures are additional gross retail floorspace. Net is 80% of gross floorspace. See City Centre Retail Background Paper for more details.~~

4.4.3 The city centre boundary includes the city's main shopping, office, leisure and entertainment destinations, learning institutions, areas with major development and regeneration potential (including the major development quarter), waterfront and civic spaces, mixed use areas and transport interchanges. The city centre boundary has been expanded since the Local Plan Review to include the St Mary's area, the whole of the Station Quarter, land south of West Quay Road and small parts of Southampton Port (which are safeguarded to ensure port uses are not displaced – see Policy CS 9).

4.4.14 New retail development will be directed to the existing primary shopping area in line with the PPS6 sequential approach. However ~~Table 1~~ the City Centre Action Plan Table 4 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 CS 1. In addition, it may not be possible to deliver individual large scale retail operators within the existing primary shopping area. Therefore the policy facilitates through the City Centre Action Plan the expansion of the primary shopping area to allow additional retail development in the major development quarter, subject to the tests set out in Policy CS 2 and ~~PPS6~~ national guidance. Retail development that creates a coherent expansion of the primary shopping area in the major development quarter will help to maintain and enhance the city's regional status by planning positively over the longer term to meet the need for new retail floorspace set out in Policy CS 1.

4.4.15 The figures in ~~Table 1~~ the City Centre Action Plan Table 4 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. Many external factors which are outside the scope of this document can influence the demand and delivery of shopping developments. The figures provide a broad guideline as to when and by how much primary shopping area expansion will be appropriate. The decision on expansion is a judgement based on monitoring the assumptions from which retail need is derived and the deliverability of sites within the primary shopping area. If the assumptions have not changed significantly, then ~~Table 1~~ the City Centre Action Plan Table 4 will provide a clear and important guide. A significant and sustained change from the assumptions will lead to an alternative outcome. If retail need decreases and / or likely development in the primary shopping area increases or is brought forward, this will decrease the scale of primary shopping area expansion. If the opposite is true this will increase the scale of expansion.

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 CS 2 are suitable for retail development, taking into account Table 1, PPS6 and other planning considerations.~~ also sets out how retail uses will be considered on other sites in the city centre.

4.4.17 Retail proposals within the major development quarter (outside of the existing primary shopping area) which do not form a coherent expansion of the primary shopping area will be considered under ~~PPS6~~ national planning guidance.

4.5 Promoting Successful Places

Policy CS 3 – Town, district and local centres, community hubs and community facilities						
Link to City of Southampton Strategy objective(s): SO1 – People proud of their city & making a positive contribution SO6 – A unique sense of place	Link to Core Strategy Spatial Objective(s):					
	S8	S9	S11	S13	S15	S18

The Council will support the role of the town and district centres in providing shops and local services in safe, accessible locations. New development should make a positive contribution to the centre's viability and vitality, promote and enhance its attractiveness, respect where possible the historic street patterns and building lines and improve its connectivity to surrounding residential neighbourhoods.

Non-residential development serving a city wider or sub regional catchment will be focused on the following hierarchy of centres with a sequential approach. New development must be at a scale appropriate to the size and role of the centre.

1. **City Centre;**
   Southampton city centre serves city wide and regional needs (see 4.4)

2. **Shirley Town Centre;**

3. Four **District Centres;** Portswood, Bitterne, Woolston and Lordshill

   The town centre and district centres meet the 'week to week' needs for their area of the city and local non food and community services. The aims for Shirley (serving a wide area of western Southampton); Portswood (serving the north of the city) and Bitterne (serving the north east of the city) are to maintain the health of the centres, improve the street scene and successfully integrate local facilities. Lordshill district centre is to undergo a comprehensive redevelopment to improve its design and expand the range of services to serve the north western area of the city and neighbouring areas. Woolston district centre serves the city east of the River Itchen (along with Bitterne). The priority for the area will be to ensure that the adjacent Centenary Quay redevelopment complements and enhances the centre and to deliver improvements in the street scene

4. A network of **Local Centres:**
   Local centres meet the 'day to day' needs for the immediate neighbourhood.

- Bevois Valley
- Bitterne Park Triangle
- Burgess Road
- Cumbrian Way / Kendal Ave
- Exford Avenue
- Hinkler Road
- Maybush
- Merryoak
- Midanbury – The Castle
- Portswood Road
- St. James Road
- St. Mary's Road
- Swaythling
- Thornhill Park Road
- Weston
- Winchester Road

Each centre should capitalise on any opportunities for enhancement as they arise. Community hubs will, where possible, be developed in, or close to, existing town or district centres and may be developed elsewhere if practical and sustainable opportunities arise.

Proposals for comprehensive redevelopment of a local centre will be considered where the centre can be demonstrated to be failing and where the proposals can demonstrate the community benefits of redevelopment and justify any loss of retail facilities.

Proposals that result in the loss of a community facility throughout the city will not be supported if it is viable for the commercial, public or community sector to operate it and if there is no similar or replacement facility in the same neighbourhood. Community facilities include: community buildings; drop-in centres / day centres; Meeting Rooms / Day Centres; Places of Worship; Sports Club and recreation; Youth Clubs / Scout huts / Guide huts / Clubs for Senior Citizens.

Developer contributions may be sought from relevant developments to support any additional community infrastructure required in accordance with Policy CS 25.
To protect the viability of town and district centres the Council will control the development of retail, warehouse clubs, leisure or hotel uses greater than 750 sq m (gross) in "edge of centre" or "out of centre" sites in line with ~~PPS6~~ national planning guidance.

4.5.12 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~~. The sequential approach for development above 750 sq m gross outside of existing centres should consider only those centres judged to be within the proposal's core catchment area including locations inside and outside the city. Retail developments serving a city wide or sub regional catchment should consider city centre locations before smaller centres. They may also be better located on edge of city centre sites rather than in smaller centres.

4.6 Supporting Economic Growth

Policy CS 6 – Economic Growth				
Link to City of Southampton Strategy objective(s): SO3 – A dynamic business environment	Link to Core Strategy Strategic objective(s):			
	S1	S2	S3	S4

The Council will contribute to the objectives of increased economic / employment growth and competitiveness focussed on urban areas set out in the PUSH South Hampshire Strategy. ~~in the South East Plan's strategy for South Hampshire, devised by PUSH~~. It will do this by:

1. Identifying sites in the City Centre Action Plan capable of delivering major ~~322,000 sq m of~~ office development in the city centre: at least 110,000 sq m (subject to ongoing monitoring) between 2006 and 2026, and further office development beyond 2026 ~~through the City Centre Action Plan~~
2. Promoting key sectors and their supporting infrastructure
3. Safeguarding all existing employment sites and allocations, subject to Policy CS 7, through the Sites and Policies DPD or City Centre Action Plan, within which approximately 97,000 sq m of industrial / warehouse development will be delivered
4. Providing appropriate support to the Port of Southampton (see Policy CS 9)
5. Securing appropriate access for local people to jobs (see Policy CS 24)

(Paragraphs 4.6.1 to 4.6.3 unchanged).

4.6.4 In 2008 PUSH ~~has~~ agreed an apportionment of its ~~the South East Plan's~~ development targets for South Hampshire to individual council areas. Southampton's apportionment was to achieve an additional gain of 322,000 sq m (gross) (2006 – 2026) of offices. The scale of office development within the plan period is now expected to be less as a result of the economic slow down starting in 2008 and changing working practices. 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. This is lower than the South Hampshire Strategy target. (The City Centre Action Plan para. 4.6 and Appendix 2 sets out a comparison of the different targets). However it ~~This~~ still represents major office growth, driven by forecast growth in financial and business services, and could generate nearly 5,000 jobs. City centre sites have the physical capacity to deliver an additional gain of significantly more than 110,000 sq m of offices, and this additional capacity represents a reserve provision. If economic growth is stronger, office growth can exceed 110,000 sq m, to fully meet the higher target in the South Hampshire Strategy (2012). Alternatively the reserve provision can accommodate longer term growth beyond 2026. The target should be regarded as flexible, and will be subject to ongoing monitoring in the light of economic and commercial circumstances. ~~The apportionment for Southampton from 2006 to 2026 is as follows:~~

- ~~Offices – 322,000 sq m (gross)~~
- ~~Industry / Warehousing – 97,000 sq m (gross)~~

4.6.5 Southampton's apportionment for industry / warehousing is 97,000 sq m (gross) (2006 – 2026). It is expected that the industrial / warehouse targets can be accommodated within the existing employment areas / allocations, in tandem with the strong approach to safeguarding such sites set out in Policy CS 7. The likely distribution within the city is set out in the spatial strategy. The overall figures will be monitored and kept under review by the Council and by PUSH. They (and any subsequent revision) will act as broad targets to inform the Sites and Policies DPD.

Policy CS 8 - Office Location

<table>
<tr><td rowspan="2">Link to City of Southampton Strategy objective(s):
SO3 – A dynamic business environment</td><td colspan="2">Link to Core Strategy Strategic objective(s):</td></tr>
<tr><td>S7</td><td>S9</td></tr>
</table>

There is a need for at least 110,000 ~~322,000~~ sq m of additional office development in Southampton (see Policy CS 6). The preferred location for major office development is Southampton city centre. The preferred locations for medium scale office developments are the city, town or district centres. Office proposals in other locations will be directed towards these centres first, where possible, in line with ~~PPS6~~ Government guidance.

This policy applies to office development greater than 750 sq m gross. Medium scale office developments are between 750 – 1,500 sq m gross; and major office developments are greater than 1,500 sq m gross.

A redevelopment of an existing industrial site to offices will be acceptable in principle outside the city centre if that site is within approximately 500 metres of Southampton Central railway station; and there are no available sites within the city centre closer to the Central railway station.

Policy Background / Justification:

4.6.11 Office based sectors are expected to contribute significantly to economic growth over the next 20 years. ~~The South East Plan and PUSH set a need for 680,000 sq m of office space in the city region, including 322,000 sq m in the city.~~ The PUSH South Hampshire Strategy (2012) anticipates the need for major new office development. Office developments should be focussed first on city / town / district centres. This both improves accessibility by public transport, cycling and walking and supports the vitality of these centres. The inclusion of size thresholds provides small and medium businesses with greater flexibility in choosing where to locate in Southampton as they are generally accommodated in smaller offices because they accommodate fewer people. These businesses are likely to be one of the future drivers of economic growth.

It is currently expected that an additional gain of approximately 110,000 sq m of office floorspace can be delivered in the city centre (2006 – 2026). This takes account of the 2008 / 09 economic recession, the ongoing economic uncertainty, changing working practices and is based on a considerable increase in economic growth over the longer term to 2026 consistent with the South Hampshire Strategy. The quantum of office development should be regarded as flexible and will need to be monitored in the light of economic and commercial circumstances. ~~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.~~ The city centre has the physical capacity to accommodate significantly more office development, and this represents a reserve provision. Therefore, if economic growth is stronger than expected, the reserve provision will enable further office development to be delivered in the city centre. This will contribute further to the aims of the PUSH South Hampshire Strategy. In any case the reserve provision will enable city centre office delivery to continue beyond 2026.

4.6.12 ~~Sites can be identified to meet all of the 322,000 sq m target in the city centre. However~~ some office development may also occur outside the city centre, including smaller office development, development in district centres, or out of centre development where city centre sites are not available and suitable. The city's office target is a minimum.

4.6.13 The sequential approach will be operated in the light of ~~PPS6~~ the latest Government guidance. ~~*Planning for Town Centres*~~. Where the office development is part of an industrial or research / development operation of a similar or larger scale belonging to the same company on the same site, the potential need for co-locating the offices with this wider operation will be considered. Sequentially preferable locations will be considered across the same office property market area and this could include town and district centres in neighbouring council areas. Regeneration benefits can be taken into account in particular circumstances as set out for retail development (see section 4.5.13).

Section 5.4 Climate Change and the Natural Environment

Policy CS 22 - Promoting Biodiversity and Protecting Habitats

Link to City of Southampton Strategy objective(s): SO1 – People proud of their city & making a positive contribution SO4 – An attractive, sustainable and stimulating environment	Link to Core Strategy Strategic objective(s):			
	S9	S12	S15	S19

Effective protection of biodiversity cannot be achieved by focusing solely on land within the city. The Council will work with other PUSH authorities to achieve a sub-regional approach, in particular through the Green Infrastructure Strategy for South Hampshire.

Within Southampton the Council will promote biodiversity through:

~~1. Safeguarding international, national and local designated sites from inappropriate development;~~
~~Giving appropriate consideration to internationally and nationally protected and important habitats and species;~~

1. Ensuring development does not adversely affect the integrity of international designations, and the necessary mitigation measures are provided; or the development otherwise meets the Habitats Directive;
2. Ensuring development is unlikely to have an unacceptable impact on a national or local designation; and that any such impact (on these or other features of biodiversity value) is avoided, mitigated or as a last resort compensated for.
3. Safeguarding and extending the existing Green Grid to provide a network of wildlife corridors and stepping stones between areas of green space within the city and linking to the surrounding countryside;
4. Ensuring that development retains, protects and enhances features of biological interest and provides for the appropriate management of these features;

~~5.~~ Ensuring development seeks to produce a net gain in biodiversity by designing in provisions for wildlife ~~and ensuring any unavoidable impacts are appropriately mitigated.~~

Developer contributions may be sought from relevant developments, or other funding secured, to support the provision and improvement of green infrastructure in accordance with Policy CS 25.

Add a penultimate sentence to para 5.4.21: "An unacceptable impact on a national or local designation will be determined in accordance with the NPPF para 118. Other features of biodiversity value include priority habitats and species as set out by Natural England"

7.2 General Delivery and Contingency Planning

Employment / Retail

7.2.5 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.

7.2.6 Approximately 97,000 sq m of industrial / warehouse development will be delivered between 2006 and 2026. The Spatial Strategy in section 4.3 identifies the approximate distribution across the city. An estimated 55,000 sq m is likely to be delivered by 2016 with a further 42,000 sq m expected 2016 – 2026.

7.2.7 The office / industrial / warehouse targets stem from the ~~South East Plan and the~~ underlying aim to increase the rate of economic growth in South Hampshire. It has been recognised that this aim is ambitious. It requires a range of actions (contained in this Core Strategy and other documents) to attract office development to centres and industrial / warehouse development to the city. Sufficient sites have been identified within the city. Other measures include restraining out of centre growth, working to deliver sites, creating a new office quarter with a commercial “critical mass” within the major development quarter, transport improvements and appropriate parking provision, pedestrian links (especially from key transport interchanges), creating quality places, marketing and training / labour market measures. These actions are being pursued by PUSH and, more locally, by the Council. ~~The s~~Specific employment targets for Southampton have been agreed by the PUSH authorities in the South Hampshire Strategy (2012) and include the contingency of ongoing monitoring / review within PUSH. This Plan’s office target is a minimum, enabling the city to deliver further office development to fully meet the higher South Hampshire Strategy target should economic conditions allow.

7.2.8 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~~ 36,000 sq m ~~is likely to be~~ has been delivered by ~~2016~~ 2013 with a further ~~75,000~~ 54,000 sq m expected ~~2016~~ 2013 – 2026.

7.2.9 The retail target is based on predicted demand (e.g. expenditure growth) and depends on monitoring a range of assumptions, as set out by policy CS 2. The Donaldsons (Southampton City Centre Capacity Study, 2007) report demonstrates a reasonable prospect that sites can be delivered in Southampton city centre. The Core Strategy policy is sufficiently flexible to cater for changes in retail need (e.g. expenditure growth) or in the delivery of sites.

Table 3: Delivery and Monitoring Framework
The indicators shown may be supplemented by additional local indicators – information available on request

Policy No.	Outcomes	Timescales & Phasing	Delivery Partners	Implementation / Delivery Mechanisms	Infrastructure Requirements / Sources of Funding
CS 1	**City Centre Approach** • To facilitate major commercial development in the city centre • To achieve good quality design • To locate development where accessible by public transport • To deliver wider community benefits from city centre growth • To deliver additional homes	Ongoing implementation to deliver development	SCC – including Planning, Transport, City Development, Housing and Open Spaces Developers Businesses Public sector agencies / organisations Voluntary sector	CCAP Planning Applications Development schemes Delivery of QE2 Mile and other urban design projects	Range of infrastructure including transport, public and open spaces, flood mitigation and community facilities. Private investment Public investment Developer contributions
CS 2	**Major Development Quarter** As above for CS 1 and; • To achieve phased retailing growth concentrated on the existing primary shopping area (PSA) first and an extension into the parts of the MDQ outside the PSA as appropriate • To deliver good quality links to PSA and public transport interchanges • To develop the major development quarter in	Ongoing implementation Further retail expansion to be implemented when there is a need for the development which cannot be met within the existing PSA Major	As above for CS 1	As above for CS 1	Comprehensive redevelopment will require investment in new road layout and pedestrian and cycle links, public spaces, flooding mitigation measures and possible relocation of the CHP facility. Private investment Public investment

Policy No.	Outcomes	Timescales & Phasing	Delivery Partners	Implementation / Delivery Mechanisms	Infrastructure Requirements / Sources of Funding
	accordance with PPS25 objectives (prevention of flood risk)	redevelopment towards the end of the period			
	Key Indicators for the City Centre: Core Output Indicators (reference number in brackets): • Delivery of approximately ~~130,000~~ 90,000 sq m of comparison retail floorspace and at least 110,000 ~~322,000~~ sq m office floorspace (BD4) Retail: 2006 – ~~2016~~ 2013: 36,000 ~~54,900~~ sq m; ~~2016~~ 2013 – 2026: 54,000 ~~77,000~~ sq m; For key assumptions see policy CS 2 Office: 2006 – ~~2016~~ 2013: 45,000 ~~165,000~~ sq m; ~~2016~~ 2013 – 2026: 60,000 ~~157,000~~ sq m (160,000 sq m of new office development or 110,000 sq m of net additional office space); • Delivery of approximately 5,450 new homes (H1) Local indicators • Location and size of retail and office developments especially in relation to the primary shopping area. • Maintain the level of vacant retail floorspace at or below 13%. • Maintain or improve Experian retail ranking from 13th (2007)				

Policy No.	Outcomes	Timescales & Phasing	Delivery Partners	Implementation / Delivery Mechanisms	Infrastructure Requirements / Sources of Funding
CS 6	**Economic Growth** • To achieve economic growth (GVA) in the city, contributing to South Hampshire growth	Ongoing implementation to deliver stated floorspace by 2026	SCC - including Planning, City Development, Private sector, SEEDA and other economic development agencies Developers Businesses Public sector agencies	All DPDs Planning applications Development schemes	Investment by individual companies
CS 7	**Safeguarding Employment Sites** • To safeguard existing employment sites for employment uses	Ongoing Safeguarded sites to be assessed in surveys and considered in Sites and Policies DPD	SCC - Planning Developers Businesses Public sector agencies / organisations	Sites and Policies DPD CCAP Planning applications Development schemes	Private investment
CS 8	**Office Location** • To achieve sustainable office development focused on the City Centre	Ongoing implementation	SCC - including Planning and City Development, Private developers Businesses	Planning applications CCAP Sites and Policies DPD Development schemes	Investment by individual companies

<table>
<tr><th>Policy No.</th><th>Outcomes</th><th>Timescales & Phasing</th><th>Delivery Partners</th><th>Implementation / Delivery Mechanisms</th><th>Infrastructure Requirements / Sources of Funding</th></tr>
<tr><td>CS 9</td><td>Port of Southampton
To facilitate port growth within its existing boundary
To ensure that there are no unacceptable environmental impacts connected with port growth</td><td>Ongoing implementation</td><td>ABP
Natural England / Environment Agency
Transport providers
SCC – Planning and transport</td><td>Private measures by ABP
Planning applications (where under SCC control)
Local Transport Plan 2</td><td>Road improvements as part of improvements in South Hampshire strategic network proposed by TfSH and funded by Government</td></tr>
<tr><td></td><td colspan="5">Key Indicators:
Core Output Indicators (reference number in brackets):
Delivery of at least 110,000 <s>322,000</s> sq m office floorspace in the city centre (BD4)
Delivery of 97,000 sq m industrial / warehousing floorspace (BD3)
New industry / warehousing floorspace (approximately): 2006 – 2016: 55,000 sq m; 2016 – 2026: 42,000 sq m; (BD1).
Employment floorspace on previously developed land (BD2)
Local Indicators
% of existing employment land redeveloped to other uses.
Amount of new office floorspace in city, town and district centres
Amount of office floorspace outside city, town and district centres
Growth in port traffic (tonnage)
Annual economic growth across PUSH (target = 3.5% GVA)</td></tr>
</table>