

# City Centre Action Plan and Core Strategy Partial Review Consultation Statement

One of the proposed submission documents\*  
produced in accordance with Regulation 17.

August 2013



Planning, Transport & Sustainability Division

\*Other proposed submission documents available for inspection  
comprise: the City Centre Action Plan and Core Strategy Partial Review  
(plus the background evidence); the adopted policies map and the  
sustainability appraisal reports. For more information visit:  
[www.southampton.gov.uk/s-environment/policy/](http://www.southampton.gov.uk/s-environment/policy/)

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## Introduction

The **City Centre Action Plan** was commenced in 2006, with the first formal consultation stage to discuss the Issues and Options for the area being in Spring 2007. Immediately after the end of this consultation the Council diverted staff resources into the preparation of a new Core Strategy for the whole city which was adopted in January 2010. Work re-commenced on the City Centre Action Plan in Autumn of 2009.

In the Spring of 2010 the Council appointed consultants to prepare the **City Centre Master Plan**, a non-statutory development and investment framework. The intention was to stimulate debate about the future of the city centre, raise its profile with the development industry, justify the quantum of development that was deliverable in the city centre by 2026, and prepare an urban design framework for that development. Thus the Master Plan is a key part of the background evidence supporting the City Centre Action Plan. A programme of extensive informal consultation about the future of the city centre (to inform both the Master Plan and the Action Plan) ran during 2010 – 2011 culminating the publishing of the Preferred Approach version of the Action Plan and the consultation version of the Master Plan in January 2012.

Taking account of the economic recession and drawing on the commercial appraisals commissioned as part of the Master Plan, the Council concluded that it was highly unlikely that there would be the commercial demand to deliver in full the scale of offices as identified in the Core Strategy despite the city centre having sufficient potential sites to accommodate this level of development. Accordingly, in December 2011, the Council took the decision to publish a review of the Core Strategy to decrease the office targets. The consultation on the **Core Strategy Partial Review** and the City Centre Action Plan were combined. Significant ongoing informal involvement has been a feature of the preparation of these plans and the main formal opportunities for consultation are shown in the table overleaf.

This joint report covers consultation on both the City Centre Action Plan and Core Strategy Partial Review as the two plans are closely linked and were consulted on at the same time. This report summarises who was consulted, how and when they were involved, it identifies the key concerns and suggestions raised by those who responded and explains how these have been taken into account in later versions of the plan.

This statement has been prepared in accordance with Regulation 17 of the Town & Country Planning (Local Planning) (England) Regulations 2012, although the early periods of consultation were undertaken in accordance with the requirements of the Town & Country Planning (Local Development) (England) Regulations 2004 and later amendments.

**City Centre Action Plan (CCAP), Core Strategy Partial Review (CSPR) and City Centre Master Plan (CCMP) main opportunities for involvement**

Date	Document and stage	Statutory requirement
13 April – 29 May 2007 (6 weeks)	CCAP Issues & Options	Town & Country Planning (Local Development) (England) Regulations 2004 – Regulation 25
<b>Ongoing involvement on the future of the city centre during 2010 and 2011 to inform the CCAP and the CCMP</b>		
30 January - 23 March 2012 (7 weeks)	CCAP Preferred Approach +  CSPR initial consultation +  CCMP public consultation	Part of the ongoing involvement required by Town & Country Planning (Local Development) (England) Regulations 2004 as revised in 2008 – Regulation 25. Regulation 25 as above.  No statutory requirement
<b>Ongoing involvement to refine the CCAP and CSPR April 2012 – March 2013</b>		
Summer 2013 (At least 6 weeks)	CCAP Proposed Submission + CSPR Proposed Submission	T&CP (Local Planning) (England) Regulations 2012 – Regulations 19 & 20

# 1 Summary of Issues and Options formal consultation (City Centre Action Plan)

## 1.1 Methodology

Issues and Options formal public consultation: 13 April – 29 May 2007 (6 weeks).

### *Events*

1.1.1 A '**roadshow**' display was taken to the City Market, Marlands Shopping Centre, St Mary's Fayre and St Mary's Primary School (as part of a drop-in session). An evening workshop was also held.

1.1.2 **Meetings** were held with key stakeholders such as landowners, businesses, SEEDA, Central Neighbourhoods Partnership (representing community groups in the area) and the city centre developers' forum. In addition meetings were held with specific consultation bodies (Highways Agency and English Heritage) and with general consultation bodies (Business Southampton, Chamber of Commerce, City Centre Management Board).

### *Publicity / consultation*

1.1.3 Approximately 200 copies of the Issues and Options paper were distributed in April 2007. Early in April letters inviting comments on the Issues and Option paper and the initial Sustainability Appraisal Scoping Report were sent to the Specific Consultation Bodies and General Consultation bodies in accordance with the Statement of Community Involvement (SCI) and the Town & Country Planning Local Development Regulations 2004. The key stakeholders were offered the opportunity of a meeting to discuss their views. Letters with summary leaflets publicising the CCAP and explaining the opportunities for them to make their views known were also sent to local bodies which included interest groups, community groups, local businesses and the general public. See Appendix 1 for the consultation list.

1.1.4 The consultation on the Issues and Options paper together with the consultation on the initial Sustainability Appraisal Scoping Report was also publicised as follows:

- Copies of the documents were available for public inspection in the Civic Centre, Gateway (the Council's face-to-face contact centre) and all libraries and Council housing offices;
- An electronic copy of the documents was available on the Council's website in the Planning Policy homepages;
- Copies of the documents were available to the general public on request.
- A notice was placed in a local newspaper (Southern Daily Echo) at the beginning of the formal consultation.

1.1.5 The Issues and Options paper included a series of key questions to determine the key issues to be addressed in the final strategy and the best approach for identified sites. It presented a number of options and respondents were asked to choose the most appropriate option.

1.1.6 Two response forms were produced to accompany the paper; a detailed form

containing all the questions and options in the text and a short form single comments on an issue or option. Representations which did not use the form provided were also accepted.

## 1.2 Summary of Results

### Respondents on the CCAP Issues and Options paper (April 2007)

1.2.1 The Council received written comments from 50 respondents as well as other feedback from the workshops, meetings and publicity events.

Type of respondent	Number of responses
Public sector including Local Authority	7
National Agency	8
Voluntary organisations / pressure groups	15
Developers, landowners and consultants	15
Residents	5
<b>Total</b>	<b>50</b>

1.2.2 Detailed results of the chosen options are given in Appendix 3. A schedule of comments and officer responses is also available. In summary, the key messages were: -

- The need for a positive approach to deliver development combined with flexibility to enable developers to respond to market conditions.
- Support for a major development quarter in the west of the centre as the location for major growth and for redevelopment of the Central Station and on the waterfront.
- The importance of transport improvements; well designed development; energy efficiency and sustainability measures.
- The importance of infrastructure and in particular flood defences.
- The diversity of people and areas within the city centre and the need to address issues such as an ageing population, to make sure that the city centre offers facilities for all and to deliver regeneration.

## 1.3 Response to issues raised

1.3.1 The City Council has responded to the key messages and this is reflected in the next stage of the City Centre Action Plan (the Preferred Approach version).

Key summary from questionnaire	Preferred approach paper content
<ul style="list-style-type: none"> <li>• The need for a positive approach to deliver development combined with flexibility to enable developers to respond to market conditions.</li> </ul>	<p>Policies identify areas suitable for specific uses such as retail and offices and allocate sites for development. For most sites, there is flexibility about the type of uses appropriate.</p>

	<p>Where appropriate, flood defences and other infrastructure requirements are clearly set out. Other policies seek to improve the city centre as a place to live, visit and work.</p>
<ul style="list-style-type: none"> <li>• Support for a major development quarter in the west of the centre as the location for major growth and for redevelopment of the Central Station and on the waterfront.</li> </ul>	<p>The Preferred Approach has progressed policies for the Major Development Quarter and its component parts including redevelopment around the Central Station.</p> <p>Policies and guidance seek to promote and shape development on the waterfront including Royal Pier, Ocean Village, and at the Town Depot site.</p>
<ul style="list-style-type: none"> <li>• The importance of transport improvements; well designed development; energy efficiency and sustainability measures.</li> </ul>	<p>This is reflected in policies for transport infrastructure (including strategic pedestrian and cycling links), design and sustainability.</p>
<ul style="list-style-type: none"> <li>• The importance of infrastructure and in particular flood defences.</li> </ul>	<p>Delivery is a key consideration of the CCAP. The plan reflects ongoing work on flooding and transport and clearly sets out requirements for sites and the overall strategy.</p>
<ul style="list-style-type: none"> <li>• The diversity of people and areas within the city centre and the need to address issues such as an ageing population, to make sure that the city centre offers facilities for all and to deliver regeneration.</li> </ul>	<p>The plan includes policies to improve and create strategic links and transport infrastructure; to improve and consolidate the existing retail and ensure new retail uses are linked in; to protect and improve open spaces and to deliver a range of housing, leisure and cultural uses. These improvements will benefit all ages.</p> <p>The plan recognises that different parts of the city centre have different characters and perform different roles. Consequently it divides the city centre into 13 quarters and provides general guidance on the future development of each of these quarters as well as specific guidance on the development of individual sites.</p>

## **2 Ongoing informal consultation during the preparation of the Preferred Approach version**

### **2.1 Methodology**

2.1.1 The need to focus on preparing a new Core Strategy for the whole city meant that there was very little progress made on the City Centre Action Plan between Summer 2007 and Autumn 2009. When the work on the Action Plan was restarted the Council undertook significant informal consultation to re-awaken interest in planning the approach to future development in the city centre. A joint consultation programme was started in Summer 2010 on the preparation of a City Centre Master Plan (a development and delivery framework) and the City Centre Action Plan (drawing on the evidence in the Master Plan). This informal consultation period lasted from January 2010 – December 2011.

#### ***Events***

2.1.2 During 2010 and 2011 the following consultation and involvement events were held:

- Southampton Partnership conference, with 77 attendees including a mix of business, voluntary and public sectors (June 2010).
- Planning Aid & West Itchen Community Trust, St Marys Discovery Day (September 2010)
- Planning Aid working with St Mary's Primary School about the future of the city centre (September 2010)
- Business Southampton Design Charette discussing the future design of the city centre (May 2010).
- Business Southampton Annual Conference (March 2010).

2.1.3 At least 14 **meetings** with landowners or developers of key sites were held. An additional 24 meetings were also held with specific consultation bodies, general consultation bodies, public service organisations, residents, business and transport providers. Meetings with the specific consultation bodies included: English Heritage; Environment Agency; Natural England; Highways Agency; Network Rail; Transport authorities (Hampshire County Council, Department for Transport); Scottish and Southern Electric and Cofely District Energy (CHP providers). Presentations to and discussions with General Consultation Bodies included: the Solent Local Enterprise Partnership, the Hampshire Economic Partnership, Business Southampton and the Southampton Chamber of Commerce (both representing businesses in the city), and Southampton Connect (the Local Strategic Partnership). Meetings were also held with 2 local traders' associations, interest groups, planning agents and tenants and residents associations.

#### ***Publicity/ consultation***

2.1.4 Between April and June 2010 approximately 80 letters and emails were sent out to raise awareness of the emerging City Centre Acton plan and to seek people's views as to what it should contain and what local issues there were. The letters and emails also offered a meeting to discuss the future of the city centre. In addition information was posted on the Planning Policy web pages. A 4 page summary was produced to explain the approach and key elements of the City Centre Master Plan and this was available on line and as hard copy.



### 3 Summary of formal consultation on the City Centre Action Plan Preferred Approach, and the Core Strategy Partial Review Initial consultation

#### 3.1 Methodology

Period of consultation: 30 January - 23 March 2012, (7 weeks)

3.1.1 The consultation on the Preferred Approach paper for the City Centre Action Plan ran concurrently with consultation on 2 other documents. Together the 3 documents set out the vision for the city centre and how it will be achieved. The other documents were: the City Centre Master Plan (a development and investment framework providing the vision, spatial concept and key sites) and the Core Strategy Partial Review (to revise the city-wide office targets).

##### **Events**

3.1.2 A **conference** on the future of the city centre, with keynote speaker Theo Paphitis was organised by Business Solent in partnership with Capita and Southampton City Council (400 delegates). 16 March 2012.

3.1.3 A **display** was produced to summarise the key issues addressed in the CCAP. This was located in the Civic Centre foyer (by the City Model) for a fortnight in February and was moved inside the Central Library for one week in March. This display was staffed on occasions (for three days in total) when 18 people spent time at the display and talked to the officers involved.

3.1.4 Planning Aid was recruited to conduct consultation in St Marys. This involved a Planning Aid led **workshop** in February with invited participants (local councillors, residents, community groups and local businesses) and **drop-in session** at City College in February. In addition, Planning Aid volunteers visited the area a number of times and spoke to local businesses and residents. There was a follow up article on these events by Daily Echo 25 February 2012.

3.1.5 Meetings were held with community groups, at least 3 key stakeholders and the Housing Partnership (which includes representatives of tenants, Housing Associations, Landlords Associations, housing charities, housing developers, the PCT and Southampton Voluntary services.

##### **Publicity / consultation**

3.1.6 A total of 50 copies of the City Centre Action Plan Preferred Approach paper were distributed in January – March 2012 along with copies of the City Centre Master Plan and Core Strategy Partial Review.

3.1.7 Around 600 letters were sent out publicising the general consultation, to the Specific Consultation Bodies and General consultation bodies in accordance with the Statement of Community Involvement (SCI). The types of organisations, groups and individuals invited to comment included:

- key landowners and developers;
- adjoining local authorities and Parish Councils
- utilities providers– e.g. electronic communications; electricity; gas; sewerage;

- water suppliers.
- Primary Care Trust
- Police
- transport providers
- voluntary bodies,
- bodies which represent the interests of different racial, ethnic, religious or disabled persons groups in the local planning authority's area,
- bodies which represent the interests of persons carrying on business in the local planning authority's area
- Residents and local businesses including: residents associations, individual residents, and businesses including planning consultants, architects, estate agents, property developers, house builders and Housing Associations..

3.1.8 Around 280 additional letters were sent specifically to publicise exhibitions / drop-in sessions; those sent to city centre Residents Associations, and individuals in estates without Residents Associations, also offered a meeting.

3.1.9 The consultation on the Preferred Approach paper, the Core Strategy Partial Review and the City Centre Master Plan was also publicised as follows:

- Copies of the documents were available for public inspection in the Civic Centre, Gateway (the Council's face-to-face contact centre) and all libraries and Council housing offices;
- Electronic copies of the documents were available on the Council's website in the Planning Policy homepages, together with supporting documents with the Sustainability Appraisal and Habitats Regulation Assessment, maps showing the boundary and a draft proposals map and a paper on the alternative options considered and rejected.
- Copies of the documents were available on loan to amenity groups
- A notice was placed in a local newspaper (Southern Daily Echo) at the beginning of the formal consultation.

## 3.2 Summary of Results

**Respondents on the City Centre Action Plan Preferred Approach paper and the Core Strategy Partial Review initial consultation (January 2012).**

Type of respondent	Number of responses (CCAP)	Number of responses (CSPR)
Public sector including Local Authority	2	
National Agency	9	3
Voluntary organisations / pressure groups	7	
Developers, landowners, consultants and businesses	20	3
Residents	25	2
<b>Total</b>	<b>63</b>	<b>8</b>

### 3.3 Response to issues raised

#### **City Centre Action Plan**

3.3.1 63 organisations and individuals made a total of approximately 700 comments. The brief summary below highlights the main issues. The full list of issues and responses is available.

<b>Comment</b>	<b>Officer Response</b>
Further evidence on deliverability is needed	Agree – this is in preparation and has informed the Plan as it evolves.
Strongly support the approach to flood defences	Welcome support.
Need to protect the minerals wharves and plan positively for their regeneration	The Plan does set out a positive vision for the regeneration of wharves but it is important it recognises this is likely to be in the longer term and in the meantime the mineral wharves are protected.
<b>Expansion of the Primary Shopping Area</b>	
Concern at the location, scale and phasing of the identified area for retail expansion. Some landowners have suggested that specific sites should be included in the proposed area for retail expansion.	The Plan promotes expansion adjacent to the main shopping area at the appropriate time. It is important to phase this expansion to protect the existing shopping area. Sites separate from the main shopping area have not been identified as suitable for retail use. The standard edge / out of centre tests for retail development should apply
<b>Open space</b>	
Concern about open space provision. The existing and new open space is not sufficient for the scale of new development. S106 / CIL money should be used to invest in open spaces.  Object to replacement of Blychenden Terrace green space with new public squares  Object to any loss of Town Quay Park	Recent audits have shown sufficient park space, but deficient amenity green space. Policy approach protects existing spaces, proposes new open spaces, introduces better links between the parks and seeks developer contributions. Add reference that new public spaces north of the Central Station should be green where possible. Strengthen protection of the park as designated open space
<b>Transport</b>	
Need a policy to prioritise traffic access to the Port, prevent residential development on the Western Gateway.	Partially agree – policy proposed, but this needs to strike the right balance between the port and city centre interests, recognising the national importance of the port and the regional importance of the city centre
Concerns about downgrading Western Esplanade	Added emphasis to transport modelling. The proposal will significantly enhance pedestrian

	access to the station whilst still enabling traffic to flow.
<b>Land uses</b>	
Old Northam Road Traders Association – object to proposed flexibility to enable loss of retail uses and ground floor level. This doesn't reflect the progress made in the regeneration scheme for the area.	Agree - Amendments proposed to policy and supporting text.
Concern about late night uses and welcome the policy which controls them	Welcome support
There should be more control of student accommodation, promotion of family housing, consideration of need for a secondary school	The Plan promotes purpose built student accommodation and the Council has introduced extra controls on HMOs. Family housing is supported in the city centre where possible. A new policy is introduced to support and help plan for new schools.
<b>Design</b>	
Protection / creation of direct links / views to the City Cruise Terminal are inappropriate as port uses may change.	Partially agree – amendments proposed
There needs to be greater protection of views from the old town	Agree though some flexibility is needed – add protection for views from Bugle Street and / or French Street
Concerns about tall buildings, including adjacent to the Central Parks	Add reference to managing the relationship of tall buildings to the parks

### **Core Strategy Partial Review**

3.3.2 8 organisations and individuals made a total of 16 comments. The brief summary below highlights the main issues. The full list of issues and responses is available.

<b>Comment</b>	<b>Officer response</b>
Strongly supports this proposed revised approach, the accompanying draft detailed changes and the analysis informing these changes.	The support is welcomed.
<b>Consistency between plans</b>	
The 120,000 sq m cited is short of the forecasts in the emerging CCAP and CCMP.	The figure is consistent with the approach in the CCAP. Some of the figures in the earlier version of the CCAP and CCMP related to overall physical capacity rather than the amount of floorspace likely to be delivered in the current economic climate. These have been changed in the CCAP to avoid confusion. NB. Proposed Submission

	target reduced to 110,000 sq m.
<b>Retail targets should be reduced</b>	
In undertaking the CSPR, SCC should also take on board other changes to the Core Strategy evidence base. The CSPR should update the retail targets as set out in the GVA retail study (July 2011)	The reduction in the retail targets is much less than the reduction in office targets, and there is more flexibility in the adopted core strategy (2010) regarding the retail targets. However the retail sector is undergoing significant change and therefore it is agreed that the retail target should be reduced through the CSPR rather than just the CCAP.
<b>Impact of reducing office targets</b>	
Reducing the office target appears to downgrade the Council's aspirations. There needs to be an understanding of how this affects the proposed business quarter; and an economic statement on sectors, business space, jobs, and associated housing needs.	The timescale of the CCAP only extends to 2026. It is made clear that the city has aspirations for development beyond this timeframe; however, the plan can only include floorspace targets that are likely to be achieved. The Core Strategy Partial Review accords with the overall PUSH economic aims which have recently been reduced in the light of the economic downturn. More detail is contained in background evidence. However, a reference to the number of jobs has been added to the CCAP and CSPR.
<b>The demand for offices</b>	
The demand for offices is not increasing as much as was forecast. Flexibility is important.	The 2010 DTZ / PUSH forecasts take account of the latest data on working practices / space needs. A reference in the CSPR and CCAP to changing working practices and the need to monitor this has been added. The City Centre Action Plan takes an appropriately flexible approach to the safeguarding or redevelopment of older office stock.
<b>The overall approach to the city centre</b>	
To make the city centre attractive there needs to be a wider strategy to include: transport, public transport, car parking, (including Park & Ride) attractive pedestrian links, and a vibrant mix of uses such as shopping, markets, leisure, restaurants and evening attractions.	Agreed. This is the approach taken in the CCAP.  CCAP Policy 6 already refers to food markets, and a more general reference to market s will be included in the CCAP.  The adopted Core Strategy identifies locations for park and ride facilities. However, in the light of the reduced office targets, the latest transport modelling illustrates that these are unlikely to be needed (at least for city centre growth) within the plan period. The City Centre Action Plan sets out an appropriately flexible approach to car parking provision with new development.

## **4 Ongoing informal consultation during the preparation of the Proposed Submission versions**

### **4.1 Methodology**

This informal consultation lasted from April 2012 – March 2013.

#### ***Events***

4.1.1 **Meetings** were held with 21 key landowners, specific consultation bodies, general consultation bodies, public service organisations, residents, businesses and transport providers. At these meetings progress on the preparation of the plans were explained and any remaining concerns about the content of the plan on behalf of the organisations / groups were discussed. These meetings included at least 10 key landowners / developers / businesses, the local Chamber of Commerce and Business Solent (formerly Business Southampton), Southern Water, Natural England, the Highways Agency, a local bus operator and representatives of local community groups.

#### ***Publicity /consultation***

4.1.2 Letters were sent out to over 600 key stakeholders setting out the key issues and the approach to them and offering a meeting in many cases. All organisations identified under the Duty to Co-operate were also asked to comment and offered a meeting. In addition letters were sent out to other consultees to update them on progress. Community groups in the city centre and city-wide interest groups were sent a letter and a City Centre Bulletin containing an update on the progress of the plan.

4.1.3 The progress on developing the plans was set out in the December 2012 issue of the council's free newsletter, City View.

4.1.4 The City Centre Action Plan and Core Strategy Partial Reviews plans were approved by Southampton City Council Cabinet on 19<sup>th</sup> March 2013, for final (Proposed Submission) consultation and then submission to the Secretary of State.

4.1.5 The consultation list for the Proposed Submission version of the plans has been updated to reflect the revised Statement of Community Involvement (adopted April 2013) and is included in Appendix 4.

## **APPENDIX 1 – List of consultees for the Issues and Options & Preferred approach (CCAP) stage and the initial consultation stage for the CSPR**

The following list is contained within the Council's Statement of Community Involvement, 2006 and was used for the consultation on the Issues and Options stage. As the plan progressed the list was updated as organisations changed names or functions and as new groups formed or new businesses / landowners became important in the city centre. The list was also amended to reflect changes in legislation. The revised list was used for the formal consultation on the Preferred Approach.

### **Specific consultees**

- Government Office for the South East (GOSE) – *until abolition in 2011*
- South East of England Regional Assembly (SEERA) – *until abolition in 2010*
- South East England Development Agency (SEEDA) – *until abolition in 2012*
- Hampshire County Council
- Eastleigh Borough Council
- New Forest District Council
- Portsmouth City Council
- Test Valley Borough Council
- New Forest National Park Authority
- Chilworth Parish Council
- Marchwood Parish Council
- Nursling & Rownhams Parish Council
- Totton & Eling Town Council
  
- Department for Culture, Media and Sport
- Department of Education & Skills
- Department for Environment, Food & Rural Affairs
  
- Countryside Agency
- English Nature – *now Natural England*
  
- Environment Agency
- Hampshire & Isle of Wight Strategic Health Authority
- Highways Agency
- Historic Buildings and Monuments Commission for England (English Heritage)
- Network Rail Southern region
- Strategic Rail Authority
- Companies with powers of Telecommunications; British Telecom, Cable & Wireless Communications Plc, Mobile Operators Association, Ofcom.
- Companies with powers of Gas and Utilities; Basic Power, Countrywide Gas, N Power, Powergen, Scottish power, Southern Electric, SWEB Energy, Transco-South.
- Companies with powers of Waste and Sewage; Southern Water Services Ltd
- Water undertakers; Southern Water Services Ltd

### **General consultation bodies**

- Age Concern
- Associated British Ports (ABP)
- Atlantic Housing Group
- BAA Southampton for Southampton Airport
- British Chemical Distributors and Traders Association
- British Geological Survey
- Campaign to Protect Rural England (CPRE)
- CBI
- City of Southampton Society
- Church Commissioners
- Civil Aviation Authority
- Commission for Architecture and the Built Environment (CABE)
- Commission for New Towns and English Partnerships
- Commission for Racial Equality
  
- Health and Safety Executive
- Help the Aged – *now Age UK*
- Housing Corporation
- Home Builders Federation (HBF)
- Institute of Directors (Hants & Isle of Wight)
- Learning and Skills Council for Hampshire & the Isle of Wight – *until abolition in 2010*
- Civic Societies and Community Groups
- Local Race Equality Councils and other local equality groups
- National Playing Fields Association
- National Express / Wessex Trains
- Network Rail
- Planning Aid South
- Police Architectural Liaison Officer
- Road Haulage Association
- Rail Passengers Council

- Crown Estate Office
- Diocese of Winchester
- Disability Rights Commission
- Disabled Persons Association
- National Grid UK Transmission
- English, Welsh & Scottish Railways (EWS)
- Equal Opportunities Commission
- First Bus
- Forestry Commission
- Friends of the Earth (FOE) – Southampton Group
- Freight Transport Association
- Freightliner
- Gypsy Council
- Hampshire & Isle of Wight Wildlife Trust
- Hampshire Fire & Rescue Service
- Regional Housing Board South East
- Royal Society for the Protection of Birds (RSPB)
- South West Trains / Southern Trains / Virgin Trains
- Southampton City PCT
- Southampton Commons & Parks Protection Society (SCAPPS)
- Southampton University Hospitals NHS Trust
- Southampton & Fareham Chamber of Commerce & Industry – *now Hampshire Chamber of Commerce Southampton*
- Southampton Sustainability Forum
- Sport England South East
- Traveller Law Reform Coalition
- The Theatres Trust
- Women’s Environmental Network
- Women’s National Commission


### **Local Bodies**

- Community Action Forums
- Community & residents groups
- Bodies representing interests of different racial, ethnic or national groups in the area
- Bodies representing interests of different religious groups in the area
- Bodies representing interests of business communities in the area
- Developers, agents, architects working within the city
- Development Forum
- Southampton Partnership
- Neighbourhoods Partnerships
- Any body, company, organisation or person who specifically requests direct communication.



# APPENDIX 2 – Adverts Issues & Options and Preferred Approach stages

12/4/07



**SOUTHAMPTON CITY COUNCIL**

**PLANNING & COMPULSORY PURCHASE ACT 2004**  
**NOTICE OF PRE-SUBMISSION PUBLIC CONSULTATION (REGULATION 25)**  
**SOUTHAMPTON CITY COUNCIL LOCAL DEVELOPMENT**  
**FRAMEWORK CITY CENTRE ACTION PLAN ISSUES & OPTIONS PAPER**  
**PUBLICITY ARRANGEMENTS**

This notice is made under Regulation 25 of the Town & Country Planning (Local Development) (England) Regulations 2004. The notice sets out the arrangements for pre-submission public consultation on the City Centre Action Plan.

**Title of Document:**  
 The Council has produced a Local Development Framework City Centre Action Plan Issues & Options Paper (an Area Action Plan DPD).

The document is the first stage in the production of a City Centre Action Plan, a major plan for the future of Southampton City Centre looking forward to 2026. It will focus on the delivery of development in the City Centre in order to meet the objectives of sustainable development and broader planning strategies.

**Period for Consultation**  
 The City Centre Action Plan will be placed on deposit for 6 weeks public consultation as outlined in the Submission Statement of Community Involvement. **The consultation period will begin on Thursday 12th April 2007 and will end on Wednesday 23rd May 2007 at 5.00pm.**

**Where and when the documents can be viewed**  
 The documents can be obtained and inspected at the following locations, during the times shown:  
**Gateway, Civic Centre, Southampton:**  
 Monday, Tuesday and Friday from 8.30am until 5.30pm, until 7pm on Thursdays and from 9.30am until 5.30pm on Wednesdays.  
 Copies are also available to view at:

City of Southampton Libraries:			
Central - (Civic Centre)		Millbrook -	
Mon, Tue, Wed, Thurs, Fri	9.30am - 7.00pm	Mon	2.00pm - 4.30pm
Sat	9.30am - 4.00pm	Tues, Wed, Fri	2.30pm - 4.30pm
Sun	Closed	Sat	10am - 12.30pm
		Thurs & Sun	Closed
Bitterne, Lordshill*, Portswood, Shirley & Woolston -		Thornhill -	
Mon, Tues, Fri	9.30am - 7.00pm	Mon, Tues, Fri, Sat	9.30am - 1.00pm
Wed	10am - 7.00pm	Wed	9.30am - 1.00pm
Sat	9.30am - 4.00pm	Thurs, Sun	2.00pm - 4.30pm
Thurs, Sun (Mon*)	Closed		Closed
Cobbett Road -			
Mon, Fri	9.30am - 7.00pm		
Wed	10.00am - 5.00pm		
Sat	9.30am - 1.00pm		
Tues, Thurs, Sun	Closed		
Burgess Road -		Weston -	
Mon	9.30am - 7.00pm	Mon, Tues, Wed	10.00am - 12.30pm
Wed	10.00am - 5.00pm		2.30pm - 5.00pm
Fri	9.30am - 7.00pm	Fri	2.30pm - 5.00pm
Sat	9.30am - 4.00pm	Sat	10am - 12.30pm
Tues, Thurs, Sun	Closed	Thurs, Sun	Closed

**City of Southampton Local Housing Offices:**

**Central - St Mary's Street** Mon, Tues, Thurs, 8.30am - 4.30pm  
 Wed, 10.00am - 4.30pm  
 Fri, 8.30am - 4.00pm

**Harefield - Exford Avenue** Mon, Tues, Thurs, Fri, 8.30am - 12.30pm  
 Wed, 10.00am - 12.30pm

**Lordshill - Lordshill Centre East** Mon, Tues, Thurs, 8.30am - 4.30pm  
 Wed, 10.00am - 4.30pm  
 Fri, 8.30am - 4.00pm

**Maybush - Irving Road\* Shirley - Redcar Street\* Millbrook - Cumbrian Way\***  
**Swaythling - Parkville Road\* Thornhill - Tatwin Crescent\* Townhill Park - Meggeson Avenue\***  
**Weston - Weston Lane\* Peartree & Sholing - Portsmouth Road\***  
 \*Opening times: Mon, Tues, Thurs, 8.30am - 4.30pm, Wed, 10.00am - 4.30pm, Fri, 8.30am - 4.00pm

All housing offices are closed on Saturday and Sunday.  
**Online at:** [www.southampton.gov.uk/planning](http://www.southampton.gov.uk/planning)

**How to respond**  
 There are two types of representation form. One form A is a questionnaire for general comments on all of the options presented. The other form B is for specific written comments on one particular part of the strategy. Either can be completed online and are available from the address below; the Council also accepts comments by email and by letter. Comments should clearly specify the matters, such as specific issues or options to which they relate.

**Planning Policy, Southampton City Council, Ground Floor, Civic Centre, Civic Centre Road, Southampton SO14 7LS**  
[city.plan@southampton.gov.uk](mailto:city.plan@southampton.gov.uk)

Any representations may be accompanied by a request to be notified at a specified address when the City Centre Action Plan has been submitted to the Secretary of State for independent examination and of its future adoption.

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**Public Notices**

**Public Notice**



**SOUTHAMPTON CITY COUNCIL**

**PLANNING & COMPULSORY PURCHASE ACT 2004**  
**SOUTHAMPTON CITY COUNCIL LOCAL DEVELOPMENT FRAMEWORK**  
**CITY CENTRE ACTION PLAN AND CORE STRATEGY PARTIAL REVIEW**

This notice is made under Regulation 25 of the Town & Country Planning (Local Development) (England) (Amendment) Regulations 2006. This notice sets out the arrangements for public consultation on the above plans.

**Title of Document**  
 The Council has produced a Local Development Framework City Centre Action Plan (CCAP) Preferred Approach and a Core Strategy Partial Review paper.

The draft City Centre Action Plan sets out the approach which appears most suitable to address the issues facing the city centre and guide development of key sites. The draft Core Strategy Partial Review reduces the target for office development to reflect the economic recession.

**Period for Consultation**  
 The two plans will be placed on deposit for eight weeks' public consultation as outlined in the Statement of Community Involvement. **The consultation period will begin on 30th January 2012 and end at 12 noon, 23rd March 2012.**

**Where and when the documents can be viewed**  
 The documents can be obtained and inspected at the following locations, during the times shown:  
**Online at:** <http://www.southampton.gov.uk/environment/policy>

**Gateway, One Guildhall Square, Southampton:**  
 Monday, Tuesday and Friday 8.30am - 5.30pm  
 Wednesday 9.30am - 5.30pm  
 Thursday 8.30am - 7pm

**City of Southampton Libraries:**

<b>Central library</b> Monday to Friday 9.30am - 7pm Saturday 9.30am - 4pm	<b>Millbrook library</b> Monday, Tuesday, Thursday & Friday 2pm - 4pm Wednesday & Saturday 10am - Noon
<b>Bitterne library</b> Monday & Friday 9.30am - 7pm Tuesday & Thursday 9.30am - 5pm Wednesday 10am - 7pm Saturday 9.30am - 4pm	<b>Portswood library</b> Monday & Friday 9.30am - 7pm Tuesday 9.30am - 5pm Wednesday 10am - 7pm Saturday 9.30am - 4pm
<b>Burgess Road library</b> Monday & Friday 9.30am - 7pm Wednesday 10am - 5pm Saturday 9.30am - 4pm	<b>Shirley library</b> Monday, Tuesday & Friday 9.30am - 7pm Wednesday 10am - 7pm Thursday 8.30am - 5pm Saturday 9.30am - 4pm
<b>Cobbett Road library</b> Monday & Friday 9.30am - 7pm Wednesday 10am - 5pm Saturday 9.30am - 1pm	<b>Weston library</b> Monday, Tuesday, Wednesday & Friday 1.30pm - 4.30pm Saturday 10am - 12.30pm
<b>Lordshill library</b> Tuesday, Thursday & Friday 9.30am - 7pm Wednesday 10am - 7pm Saturday 9.30am - 4pm	<b>Woolston library</b> Monday, Tuesday & Friday 9.30am - 7pm Wednesday 10am - 7pm Saturday 9.30am - 4pm
<b>Central Housing Office St Mary Street</b> Wednesday 10am - Noon and 1.30pm - 4.30pm Friday 8.30am - Noon and 1.30pm - 4pm	

**How to respond**  
 The council accepts comments by letter and by email. Comments should clearly specify the matters to which they relate.

Planning Policy, Southampton City Council, Planning & Sustainability, Civic Centre, Civic Centre, Southampton SO14 7LY  
[city.plan@southampton.gov.uk](mailto:city.plan@southampton.gov.uk)

## APPENDIX 3 – CCAP Issues & Options analysis of chosen options (2007)

Topic / Site	Chosen option	
Boundary options	1	Include all areas (St Mary's, City Cruise terminal and Dock Gate 4 / Oceanography Centre)
City Skyline	2	Develop skyline strategy to control the impact of new development on the skyline
Tall Buildings	2	Allow tall buildings in identified areas and where suitable justification given for other areas.
Transport (Public Transport)	1 or 2	Some support for suggested bus, rail, ferry and coach measures, but also other suggestions.
Transport (Highways alterations)	3	Mix of large and modest place making initiatives. Selective interventions suggested.
Combined Heat & Power	1	Require new development either to connect to CHP network or to achieve higher CO2 reductions.
Renewable Energy	1	Develop permitted development rights for micro generation and on-site renewables
Culture, Leisure, Tourism	1	Implement a broad range of measures surrounding place – making to focus on culture, leisure, tourism and the night time economy
Key areas, quarters and objectives	2	Include the secondary shopping areas in the retail core. Old Town and South East / Oxford Street areas should extend to the waterfront.
Bargate	2	Higher rise redevelopment (above 4 storeys)
Debenhams	2	Retain retail uses but allowing retail led redevelopment with residential or mixed uses on upper floors
East Street Shopping Centre	1	Retain in primary shopping area and promote retail led redevelopment
Marlands Shopping Centre and Above Bar Street	2	Higher storey redevelopment on Above Bar Street (above 4 storeys)
Major Development Quarter - Location	2	Identify specific quarters for a particular mix of uses including a specific area for retail expansion
Major Development Quarter - Key routes	2	Identify specific locations for new routes
Major Development Quarter - Public Spaces	2	List of opportunities to be created in development
Major Development Quarter - Visual Links	1 or 2	No preference between requiring the retention of specific views, and asking developers to consider the need to protect key identified views.
Major Development Quarter - Community Uses	2	Specify that the need for community uses should be considered as part of the master planning for the area.
MDQ South of the West Quay Shopping Centre	2	Ground floor - most A use class retail uses are appropriate.
MDQ West Quay retail - Asda / Car Parks - Linkages	2	Allow the developer flexibility as to where to locate routes to achieve good pedestrian links.
MDQ West Quay retail - Asda / Car Parks - Land use	2	Retail led redevelopment, but including a mix or other uses.
MDQ Northern Fringes	2	Bulky good retail with residential / office use above
MDQ South of the West Quay Road	2	Promote comprehensive redevelopment of whole area
Central Station - Design of the Development	1	Create a major plaza / passenger concourse over the station
Central Station - Mix of Development	3	Mixed office and hotel uses with larger residential element to deliver improvements

Topic / Site	Chosen option	
Mayflower Plaza	1	Active / public ground floor uses
High Street	1	Mix of uses
Fruit & Veg Market	4	Flexible approach with mix of uses including employment and connect to CHP
Lower High Street	1	Safeguard school site, promote tourist/ culture based uses
Royal Pier / Town Quay / Mayflower Park	1	Relocate Red Funnel terminals, reopen Royal Pier and enhance Mayflower Park. No further development over the water.
Royal Pier / Town Quay / Mayflower Park Mix of uses	2	Leisure, offices and retail
Ocean Village	2	Intensification of a mix of uses including residential, cultural, leisure, tourist, small scale retail and offices.
Town Depot / Cross House	3	Housing led with cafes/bars, small scale business uses and community use
Brunswick Square	4	Flexible approach with mix of uses including residential and employment and connect to CHP
College Street	2	Mix use redevelopment & public car parking
Northern Above Bar - Ground floor	4	Prevent fast food takeaways
Northern Above Bar - Upper Floors	2	Set out mix of uses
Northern Above Bar - In general	1	Promote further cultural / leisure uses
Southampton Solent University	1	Safeguard for academic purposes with redevelopment contributing to Central Parks and create a landmark gateway
Kings Park Road Car Park	2	Mix use redevelopment & public car parking
General Options - Eastern Regeneration Quarter	3	Cultural and leisure led regeneration with some sites providing residential on upper floors.
St Mary's Redevelopment Area - St Mary Street	1	Flexible approach to redevelopment. Commercial uses on lower and ground floors and residential above.
St Mary's Redevelopment Area - Old Northam Road	1	Flexible approach to redevelopment. Commercial uses on lower and ground floors and residential above.
Golden Grove Estate	2	Refurbish all blocks and improve landscaping etc
Deanery North	2	Residential led mixed use redevelopment
Paget Street / Chapel	1	Flexible approach with mixed uses
Britannia Road Development Area	1	Redevelop site for uses complementary to the stadium
South Part of Northam Industrial Estate	1	Redevelop site for uses complementary to the stadium
City Commerce Centre	2	Diversify employment uses
Adjacent to Central Parks	1	New development should contribute to parks and be of an appropriate scale, height and massing.
Hoglands Park Buildings	1	Demolish and redevelop existing buildings in Hoglands Park for sporting, cultural and leisure uses
Queens Park	1	Extend park and improve public space
City Cruise Terminal	1	Positively engage with partners to create development framework that includes design-led linkages between the waterfront and the city centre.



## **APPENDIX 4 – List of consultees for the Proposed Submission stage (CCAP & CSCR)**

The list of consultees was further refreshed to reflect the new Statement of Community Involvement (adopted in April 2013) which is prepared in accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012.

At the Proposed Submission consultation stage of the City Centre Action Plan the Council will notify the organisations and individuals within the following 3 groups which it considers may have an interest in the subject of the proposed local plan.

- specific consultation bodies
- general consultation bodies
- residents or other persons carrying on business in the area

### **Specific consultation bodies include:**

- The Environment Agency, the Historic Buildings and Monuments Commission for England (known as English Heritage), the Marine Management Organisation, Natural England, Network Rail Infrastructure Limited (company number 2904587), the Highways Agency; the Homes and Communities Agency.
- Adjoining local authorities and Parish Councils
- Hampshire police and crime commissioner
- Utilities providers– e.g. electronic communications; electricity; gas; sewerage; water suppliers.
- Clinical Commissioning Group

### **General consultation bodies include:**

- voluntary bodies some or all of whose activities benefit any part of the local planning authority's area
- bodies which represent the interests of different racial, ethnic or national groups in the local planning authority's area,
- bodies which represent the interests of different religious groups in the local planning authority's area,
- bodies which represent the interests of disabled persons in the local planning authority's area
- bodies which represent the interests of persons carrying on business in the local planning authority's area

### **Residents and local businesses include**

- Residents associations
- Other Area – based groups (e.g. churches, local voluntary groups)
- individual businesses and residents