

# SOUTHAMPTON CITY VISION

Local Plan

Draft Plan with Options



STRATEGIC  
APPROACH



HOMES



ECONOMY



INFRASTRUCTURE



ENVIRONMENT



TRANSPORT AND  
MOVEMENT



DEVELOPMENT  
PRINCIPLES



SITES



## **CONTENTS**

<b>INDEX OF POLICIES.....</b>	<b>4</b>
<b>1. INTRODUCTION.....</b>	<b>7</b>
CONTEXT .....	7
<b>2. STRATEGIC APPROACH .....</b>	<b>11</b>
OBJECTIVES, SPATIAL STRATEGY, DEVELOPMENT TARGETS, PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT .....	11
<b>3. HOMES .....</b>	<b>18</b>
DENSITY.....	18
HOUSING MIX .....	22
AFFORDABLE HOUSING .....	27
CONVERSION TO RESIDENTIAL USE .....	33
HOUSING RETENTION .....	35
HOUSES IN MULTIPLE OCCUPATION (HMOs).....	38
PURPOSE-BUILT STUDENT ACCOMMODATION (PBSA).....	44
GYPSY AND TRAVELLER ACCOMMODATION AND ACCOMMODATION FOR TRAVELLING SHOWPEOPLE .....	47
HOUSEBOATS AND MOORINGS .....	51
<b>4. ECONOMY.....</b>	<b>53</b>
OFFICE DEVELOPMENT .....	53
INDUSTRIAL SITES .....	59
MARINE SITES .....	64
THE PORT .....	65
SOCIAL VALUE AND ECONOMIC INCLUSION .....	68
MEANWHILE USES .....	71
<b>5. INFRASTRUCTURE.....</b>	<b>74</b>
CITY CENTRE APPROACH.....	74
CITY CENTRE PRIMARY SHOPPING AREA EXPANSION .....	77
CITY, TOWN, DISTRICT & LOCAL CENTRES.....	81
LOCATION OF USES WITHIN CENTRES.....	88
FOOD AND DRINK USES .....	92
NIGHT-TIME AND LATE-NIGHT USES .....	96
COMMUNITY FACILITIES .....	100
INDOOR AND OUTDOOR SPORTS AND LEISURE FACILITIES .....	103
PRIMARY, SECONDARY, FURTHER EDUCATION AND EARLY YEARS PROVISION .....	106
UNIVERSITIES .....	111

HEALTH AND WELLBEING .....	117
ELECTRONIC COMMUNICATIONS .....	122
INFRASTRUCTURE DELIVERY .....	124
<b>6. ENVIRONMENT .....</b>	<b>128</b>
DECENTRALISED AND RENEWABLE ENERGY INFRASTRUCTURE .....	128
BIODIVERSITY .....	134
GREEN INFRASTRUCTURE AND THE GREEN GRID .....	138
EXISTING OPEN SPACE AND GREEN INFRASTRUCTURE .....	142
NEW OPEN SPACE AND GREEN INFRASTRUCTURE PROVISION .....	146
HISTORIC ENVIRONMENT .....	150
ARCHAEOLOGICAL HERITAGE ASSETS .....	156
WATER RESOURCE .....	164
FLOOD RISK .....	165
SUSTAINABLE DRAINAGE .....	174
AIR QUALITY .....	176
NOISE AND LIGHTING .....	181
HAZARDOUS SUBSTANCES .....	184
CONTAMINATED LAND .....	185
LAND STABILITY .....	187
<b>7. TRANSPORT AND MOVEMENT .....</b>	<b>189</b>
TRANSPORT AND MOVEMENT .....	189
<b>8. DEVELOPMENT PRINCIPLES .....</b>	<b>201</b>
PLACEMAKING AND QUALITY OF DEVELOPMENT .....	201
CITY CENTRE STREETS AND SPACES .....	209
TALL BUILDINGS .....	213
WATERFRONT .....	219
ACCESSIBLE AND INCLUSIVE DESIGN .....	225
HOUSING STANDARDS .....	227
ENERGY AND NET ZERO CARBON BUILDINGS .....	231
SUSTAINABLE DESIGN OF NEW DEVELOPMENT .....	238
WASTE AND THE CIRCULAR ECONOMY .....	241
SHOPFRONTS, SIGNAGE AND ADVERTISEMENTS .....	244
PARKING .....	248
ELECTRIC VEHICLE INFRASTRUCTURE .....	254
SOUTHAMPTON INTERNATIONAL AIRPORT .....	256
<b>9. SITES .....</b>	<b>259</b>

CITY CENTRE QUARTERS .....	261
MAYFLOWER QUARTER .....	278
ITCHEN RIVERSIDE.....	288
MARLANDS SHOPPING CENTRE AND SURROUNDS .....	293
BARGATE SITES .....	295
FORMER DEBENHAMS AND EAST STREET SHOPPING CENTRE SITES .....	298
ALBION PLACE AND CASTLE WAY .....	301
ST MARYS AND OLD NORTHAM ROAD .....	304
BRITANNIA ROAD GAS WORKS .....	308
CHAPEL RIVERSIDE .....	311
DRIVERS WHARF / PRINCES WHARF .....	315
COLLEGE STREET CAR PARK .....	319
OCEAN VILLAGE .....	322
CENTENARY QUAY .....	325

## **INDEX OF POLICIES**

Policy ST1 (S) – Development Targets .....	16
Policy HO1 (S) – Density .....	18
Policy HO2 (S) - Housing Mix .....	23
Policy HO3 (S) - Affordable Housing .....	27
Policy HO4 - Conversion to Residential Use .....	33
Policy HO5 – Housing Retention .....	36
Policy HO6 – Houses in Multiple Occupation .....	39
Policy HO7 – Purpose-Built Student Accommodation .....	44
Policy HO8 – Gypsy and Traveller Accommodation and Accommodation for Travelling Showpeople .....	48
Policy HO9 – Houseboats and Moorings .....	51
Policy EC1 (S) - Office Development .....	53
Policy EC2 (S) - Industrial Sites .....	59
Policy EC3 (S) - Marine Sites .....	64
Policy EC4 (S) - The Port.....	65
Policy EC5 – Social Value and Economic Inclusion.....	68
Policy EC6 - Meanwhile Uses .....	71
Policy IN1 (S) - City Centre Approach .....	74
Policy IN2 (S) - City Centre Primary Shopping Area Expansion.....	77
Policy IN3 (S) - City, Town, District and Local Centres .....	81
Policy IN4 – Location of Uses within Centres .....	88
Policy IN5 - Food and Drink Uses .....	93
Policy IN6 – Night-Time and Late-Night Uses.....	96
Policy IN7 (S) – Community Facilities and Uses.....	101
Policy IN8 (S) – Indoor and Outdoor Sports and Leisure Facilities.....	103
Policy IN9 (S) - Primary, Secondary, further Education and Early Years Provision.....	106
Policy IN10 (S) - Universities .....	112
Policy IN11 (S) – Health and Wellbeing .....	117
Policy IN12 (S) - Electronic communications.....	123
Policy IN13 – Infrastructure Delivery.....	124
Policy EN1 (S) – Decentralised and Renewable Energy infrastructure .....	129
Policy EN2 (S) – Biodiversity .....	134
Policy EN3 (S) - Green Infrastructure and the Green Grid.....	138
Policy EN4 (S) – Existing Open Space.....	143
Policy EN5 (S) - New Open Space and Green Infrastructure Provision.....	146

Policy EN6 (S) - Built Heritage Assets.....	151
.....	157
Policy EN7 (S) - Archaeological Heritage Assets .....	157
Policy EN8 (S) – Water Resource .....	164
Policy EN9 (S) - Flood Risk.....	167
Policy EN10 (S) - Sustainable Drainage .....	174
Policy EN11 (S) – Air Quality .....	176
Policy EN12 - Noise and Lighting .....	182
Policy EN13 – Hazardous Substances .....	184
Policy EN14 - Contaminated Land .....	186
.....	187
Policy EN15 - Land Stability .....	187
Policy TR1 (S) - Transport and Movement .....	189
Policy DE1 (S) - Placemaking and Quality of Development .....	202
Policy DE2 (S) - City Centre Streets and Spaces .....	210
Policy DE3 (S) – Tall Buildings .....	214
Policy DE4 (S) - Waterfront.....	219
Policy DE5 - Accessible and Inclusive Design.....	225
Policy DE6 - Housing Standards.....	228
Policy DE7 - Energy and Net Zero Carbon Buildings .....	232
Policy DE8 – Sustainable design of new development .....	238
Policy DE9 – Waste and the Circular Economy.....	242
Policy DE10 - Shopfronts, Signage and Advertisements.....	245
Policy DE11 - Parking .....	249
Policy DE12 - Electric Vehicle Infrastructure .....	254
.....	257
Policy DE13 - Southampton International Airport.....	257
Policy SI1 (S) - Mayflower Quarter .....	279
Policy SI2 (S) – Itchen Riverside (West) Area .....	289
Policy SI3 (S) – Marlands Shopping Centre and Surrounds .....	293
Policy SI4 (S) - Bargate Sites.....	295
Policy SI5 (S) - Former Debenhams and East Street Shopping Centre Sites.....	299
Policy SI6 (S) – Albion Place and Castle Way.....	301
Policy SI7 (S) – St Mary Street and old Northam Road .....	305
Policy SI8 (S) – Britannia Road Gas Works .....	308
Policy SI9 (S) – Chapel Riverside.....	312

<b>Policy SI10 (S) – Drivers Wharf / Princes Wharf .....</b>	<b>315</b>
<b>Policy SI11 (S) – College Street Car Park .....</b>	<b>319</b>
<b>Policy SI12 (S) - Ocean Village .....</b>	<b>322</b>
<b>Policy SI13 (S) – Centenary Quay .....</b>	<b>326</b>

# **1. INTRODUCTION**

## **CONTEXT**

- 1.1 The Local Plan forms part of the development plan which will shape new development and the city as a place through to 2040 and beyond.
- 1.2 The Local Plan ensures that major development is planned for, in the right locations, in a way that supports the city's economic growth, creates high quality places and enhances the environment, addresses climate change, and supports the health and wellbeing of residents. This includes planning for new development (homes, business spaces, shopping / leisure / cultural facilities), new infrastructure (green transport, renewable energy, energy efficient buildings, flood risk management, education, and health facilities), and achieving a high quality of design which protects and enhances the city's culture, heritage and green spaces.
- 1.3 The development plan for the city also includes the Hampshire Minerals and Waste Plan (2013) and any neighbourhood plans (currently the Bassett Neighbourhood Plan (2016)).
- 1.4 Planning applications for individual developments are determined in accordance with the development plan unless other material considerations indicate otherwise. The Plan's policies should be read as a whole, all relevant policies will be used in the determination of planning applications.
- 1.5 The Council also has a range of Supplementary Planning Documents which accord with and provide more detail on the Local Plan's policies and are material considerations in the determination of planning applications. The Council has also set a Community Infrastructure Levy.
- 1.6 The preparation of the Local Plan is informed by the Government's National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG), the emerging Partnership for South Hampshire (PfSH) Spatial Strategy, other strategies, the views of local communities and other interested parties, assessments and evidence.
- 1.7 The Local Plan is also informed by and supports a wide range of Council strategies, including for example the:
  - Southampton City Strategy (2015 – 2025) (produced by the 'Southampton Connect' partnership).
  - Southampton City of Opportunity Corporate Plan (2021 – 2025).
  - Economic and Green Growth Strategy (2020 – 2030).
  - The Green City Plan 2030.
  - Housing Strategy (2016 – 2025).
  - Cultural Strategy.
  - Local Transport Plan.
  - Health and Wellbeing Strategy (2017 – 2025).
  - Children and Young People's Strategy (2022 – 2027).



- Education Strategy (2022 – 2027).
  - Green Space Strategy.
  - Southampton Clean Air Strategy.
  - Local Flood Risk Management Strategy.
  - Southampton Coastal Flood and Erosion Risk Management Strategy.
- 1.8 This list is not exhaustive and other strategies are referenced in relation to the plan’s specific policies.
- 1.9 In Spring 2020 the Council undertook an initial public consultation on Local Plan issues, with residents, businesses, and other interested parties. Respondents were asked to identify priorities both in their local area and for city centre. The same three came out as most important for each area. These were:
- Parks, open spaces, nature, and conservation
  - Reducing air pollution and improving air quality
  - Access to frequent and reliable public transport
- 1.10 A ‘Call for Sites’ was also undertaken in Spring 2020 and October 2021. All the sites put forward, along with additional sites identified by the Council, were assessed for their development potential as part of our Strategic Land Availability Assessment (SLAA). This has helped to inform the approach to development as set out in this draft plan.
- 1.11 The Council is now consulting on this full draft plan which identifies key policy options where reasonable alternatives exist. The draft plan is supported by a range of evidence, including a sustainability appraisal, habitat regulations screening assessment and draft Strategic Land Availability Assessment (SLAA).
- 1.12 The policy options set out in the draft Local Plan will be considered in the light of your comments, the sustainability appraisal and further evidence. The Council will then select the preferred options to feed in to a ‘pre-submission’ version of the Plan. It aims to reconsult on that plan in the Summer of 2023.
- 1.13 The draft plan includes strategic policies, which are identified by “(S)” in the policy number.
- 1.14 We are looking for your views on this draft Local Plan, the key policy options we’ve identified, and any other policy options we may have missed. Your views will form an important part of how we shape and finalise the plan.

### **Where are we now?**

- 1.15 Southampton is the largest city on the central south coast of England, with a population of 249,000 people<sup>1</sup>. The city has a diverse population which includes a range of ethnic groups and people from different countries. It also includes a higher proportion of people aged 16 – 24 than the national average. The Port of Southampton is an international hub and the city is a regional economic, service and transport centre. In June 2022 Solent Freeport was

---

<sup>1</sup> ONS, 2021 Census

launched, which aims to strengthen the trading position of the Port and develop new trading relationships. The Solent's location makes it one of the UK's most important gateways to European and global markets. Approximately 108,000<sup>2</sup> people work in and 8,800<sup>3</sup> businesses are based in the city. The city centre is a major shopping and leisure destination and has two regional hospitals and two Universities. Southampton is served by an airport and key rail/road links to London, along South Hampshire and the south coast, and to South Wales, the midlands and north. There is strong demand for further development focussed on the city. The city enjoys a rich heritage dating from Roman, Saxon and medieval times, excellent parks and open spaces, a waterfront location, important environmental designations, and attractive residential areas. Parts of the city suffer from poor air quality or are at risk of flooding. Residential communities range from those which are prosperous to others which are amongst the most deprived nationally.

1.16 There are many issues to address, some relatively long standing, some more recent, for example:

- Promoting economic growth and ensuring residents can benefit from that growth.
- Ensuring people have the homes they need and live in high quality environments.
- Creating distinctive places and centres, reflecting the city's unique heritage and waterfront.
- Supporting the regeneration of the city centre, districts and housing estates.
- Promoting the cultural life of the city.
- Supporting health and wellbeing.
- Supporting social inclusion and opportunities.
- Addressing both the causes and impacts of climate change, which is one of the greatest environmental threats facing the planet, the U.K. and the city. The Council has declared a climate change emergency and has committed to achieve a net zero carbon footprint in its own buildings by 2030. The U.K. is committed to achieving net zero by 2050.
- To conserve resources and minimise pollution.
- To enhance biodiversity, turning around the long term and serious global decline in biodiversity.
- Understanding and adapting to the longer-term effects of the Covid-19 pandemic.

1.17 The Plan aims to find land use solutions which are mutually reinforcing to address a range of these issues. For example:

- Access to a good job and a good home underpins the quality of life, health and wellbeing of the city's residents.
- Economic growth can support new green and low carbon technologies.
- Promoting 'active travel' (walking and cycling) and public transport use helps to reduce congestion which facilitates the increase of trips needed in support of economic growth. Active travel and public transport also reduces carbon emissions and local pollution (with health benefits), and active travel increases physical and mental well-being.
- Improving the energy efficiency of buildings helps to address not only climate change but also fuel poverty.

---

<sup>2</sup> Number of employees, Business Register and Employment Survey (2020)

<sup>3</sup> ONS, UK Businesses, 2021

- Enhancing green spaces supports biodiversity, wellbeing and healthy lifestyles, creates attractive 'active travel' routes, and helps to mitigate both poor air quality and the effects of climate change (e.g. cooling and flood risk management).
- The longer-term effects of Covid-19, together with increased digitisation, may support a shift towards flexible working and 'on-line' shopping which reduces traffic emissions/pollution and congestion. Centres will continue to need to adapt and become more flexible to support a range of 'offline' activities and experiences (for example eating, drinking, events and culture, in addition to continued shopping) to enhance vibrant centres at the heart of their communities.