

SOUTHAMPTON CORE STRATEGY

INDEPENDENT EXAMINATION

TUESDAY 7 JULY 2009 to THURSDAY 16 JULY 2009

To be held at

SUITE 104, JURY'S INN, SOUTHAMPTON

FINAL VERSION (3.7.09)

**PLEASE NOTE ALL TIMINGS IN RED ARE
APPROXIMATE ONLY**

PROGRAMME

(RTS) ROUND TABLE SESSIONS

SOUTHAMPTON CORE STRATEGY

TUESDAY 7 JULY 2009

10.00 am

DAY 1

Respondents Deadline for further submissions

9 June 2009

(4 weeks)

Council Deadline for responses

23 June 2009

(2 weeks)

10.00am Inspector's opening and formalities

10.15am Council's opening statement

10.30am RTS

Vision/Strategy/Sustainability

Attendees: Southampton City Council
GOSE [0053]
Hants and IOW Wildlife Trust [0041]
Environment Agency [0043]
Associated British Ports [Adams Hendry] [0052]
RSPB [SE] [0054]
Natural England (0011)
West End Parish Council (0070)

ISSUES:

10.30 am

- a) Vision and Objectives Strategy [3.1], Spatial Vision [3.2], Strategic Objectives [3.3] – i) Can the overall strategy deliver the new development required to meet the city's share of growth in South Hampshire required by the SE Plan, whilst satisfactorily addressing the constraints of climate change and flood risk and, if not, why not and what should be changed and why; - ii) Does the strategy, vision and objectives deal satisfactorily with cross border issues, such as the implications of new development for the New Forest and South Downs National Parks and protected nature conservation sites and, if not, what should be changed and why?

LUNCH 12.30 – 1.30 PM

1.30 pm

- b) Spatial Strategy and Policies – Key Principles [4.1], Vision Delivery [4.2], Spatial Strategy [4.3] – Does the spatial strategy set out appropriate principles for i) the city centre, including the waterfront and in relation to leisure/recreation, ii) town and district centres, iii) other neighbourhoods and iv) the Port and other employment areas and, if not, what should be changed and why?

4.00 pm

- c) Sustainability – Has the CS been the subject of a suitably comprehensive and satisfactory sustainability appraisal [SA], strategic environmental assessment [SEA] and appropriate assessment [AA], including in terms of flood risk and impact on the natural environment and if not, why not? What else, if anything, needs to be done?

5.30pm End of Session

SOUTHAMPTON CORE STRATEGY

WEDNESDAY 8 JULY 2009

9.30am

DAY 2

Respondents Deadline for further submissions

10 June 2009

(4 weeks)

Council Deadline for responses

24 June 2009

(2 weeks)

9.30am

RTS

City Centre/Retail

Attendees:

Southampton City Council
Hammersons & WestQuay Shopping Centre [Turley Associates] [0016]
CGNU [Nathaniel Lichfield and Partners] [0021]
Savills [0171]
Southampton and Fareham Chamber of Commerce [0049]

ISSUES:

9.30 am

- a) Policy CS1 – City Centre Viability and Vitality – Are the proposed levels of retail and commercial provision in the city centre reasonable and realistic in the light of national guidance and regional policy and if not, why not, and what alternatives should be considered and why?

LUNCH 1.00 – 2.00 PM

2.00 pm

- b) Policy CS2 – Major Development Quarter – Are the proposals for a MDQ suitable and appropriate in relation to national guidance and regional policy, including in terms of impact on the rest of the city centre and if not, why not, and what alternatives should be considered and why?

4.30 pm

- c) Policy CS3 – Town, District and Local Centres – Is the policy for other centres in the city suitable and appropriate to ensure that they retain vitality and remain viable and if not, why not, and what else needs to be done?

5.30pm

End of
Session

SOUTHAMPTON CORE STRATEGY

THURSDAY 9 JULY 2009

9.30am

DAY 3

Respondents Deadline for further submissions

11 June 2009
(4 weeks)

Council Deadline for responses

25 June 2009
(2 weeks)

9.30am

RTS

Housing

Attendees: Southampton City Council
Quayside Architects [0010]
Pressmile Limited [Turley Associates] [0045]
McCarthy and Stone [Levvel] [0088]
Southampton Federation of Residents Associations [0106]
Madison Property Developments [0797]
East Bassett Residents Association [0081]

ISSUES:

9.30 am

- a) Policy CS4 – Housing Delivery – Is the number and timing of new housing units sought deliverable within the plan period given the constraints imposed by other policies and, if not, what changes should be made, including possible additional/fewer allocations/sites, and where/why?

12.00 noon

- b) Policy CS5 – Housing Density – Are the densities envisaged the most suitable and appropriate in all the relevant circumstances in the light of regional policy and local needs and, if not, why not and what alternatives should be considered?

LUNCH 1.00 – 2.00 pm

2.00 pm

- c) Policy CS15 – Affordable Housing – Are the target percentages, thresholds and other criteria reasonable and realistic in terms of meeting national guidance, regional policy, local needs and economic viability tests and, if not, what alternatives could reasonably be anticipated to perform better and why?

4.00 pm

- d) Policy CS16 – Housing Mix – Is the mix of size and type of housing expected the most appropriate in the light of regional policies and the most suitable to meet local needs and, if not, why not, and what needs changing to achieve the relevant objectives and why?

5.30pm

End of
Session

SOUTHAMPTON CORE STRATEGY

TUESDAY 14 JULY 2009

9.30am

DAY 4

Respondents Deadline for further submissions

16 June 2009
(4 weeks)

Council Deadline for responses

30 June 2009
(2 weeks)

9.30am

RTS

Employment

Attendees:

Southampton City Council
Southampton and Fareham Chamber of Commerce [0049]
Associated British Ports [Adams Hendry] [0052]
SEEDA [Savills] [0809]
British Marine Federation [Southern Planning] [0823]

ISSUES:

9.30 am

- a) Policy CS6 – Economic Growth – Are the objectives set out consistent with the SE Plan's strategy and will the levels of new employment development proposed be suitable to deliver it or should more [or less] land/sites be identified and, if so, how and where should that be achieved?

11.15 am

- b) Policy CS7 – Employment Sites – i) Is it appropriate in principle and reasonable in practice to seek to safeguard [nearly] all existing employment sites or should more flexible criteria be used and, if so, what should they be and why? – ii) Should marine [and marine related] industries be treated as a special case in policy terms and, if so, how should this be done?

LUNCH 1.00 PM - 2.00 PM

2.00 pm

- c) Policy CS8 – Office Location – Is the sequential approach the best one in all the relevant circumstances and, if not, how else should the target provision of new office space be distributed across the city, including in terms of size thresholds?

2.45 pm

- d) Policy CS9 – Port of Southampton – Does the policy need to better acknowledge the importance of the Port to the local economy and the relevance of the emerging Port Masterplan and, if so, how should this be done without conflicting with other important elements of the CS?

5.30pm

End of
Session

SOUTHAMPTON CORE STRATEGY

WEDNESDAY 15 JULY 2009

9.30am

DAY 5

Respondents Deadline for further submissions

17 June 2009
(4 weeks)

Council Deadline for responses

1 July 2009
(2 weeks)

9.30am

RTS

Policy Issues [am]

Attendees: Southampton City Council
SEEDA [Savills] [0809]
Quayside Architects [0010]

ISSUES:

9.30 am

- a) Policy CS10 – Health – i) Are the objectives realistic and deliverable with the resources likely to be available? ii) Is it reasonable to seek HIAs on major developments?

9.50 am

- b) Policy CS11 – Education – Is it reasonable, realistic and resource related, including in relation to safeguarded sites and a possible new school in the west of the city?

10.10 am

- c) Policy CS24 – Access to Jobs – Is this policy necessary or appropriate for a CS?

10.30 am

- d) Policy CS12 – Waterfront – Does it provide a “clear steer” for the future of waterfront sites and deal adequately and appropriately with aspirations for greater public access in the face of significant constraints and, if not, what needs to be changed and why.

10.50 am

- e) Policy CS13 – Design – i) Is it consistent with national guidance and the Council’s RDG and, if not, how should it be changed and why? – ii) Is it reasonable and appropriate to use the BfL criteria?

11.10 am

- f) Policy CS14 – Historic Environment – Is it necessary in a CS and, if so, are any changes needed for consistency with national guidance or can any differences be locally justified?

11.40 am

- g) Policy CS17 – Gypsies/Travellers – Is it satisfactory and sufficient to address the current shortfall of suitable sites in the city and, if not, what else needs to be done?

LUNCH 12.00 – 1.00 PM

SOUTHAMPTON CORE STRATEGY

1.00 pm

RTS

Transport [pm]

Attendees:

Southampton City Council
Hampshire County Council [0686]
Eastleigh Borough Council [0682]
Highways Agency [0019]
Southampton and Fareham Chamber of Commerce [0049]
SEEDA [Savills] [0809]

ISSUES:

1.00 pm

- h) Policy CS18 – Transport – i) Is the relevant evidence base sufficient to justify the “reduce, manage and invest” approach as the most suitable and if not, why not? – ii) Is the policy consistent with national guidance in PPS 13 and regional policies RE5 and T6 and, if not, why not and what needs to be changed and why? – iii) Is the implementation of 3 new P + R sites appropriate and realistic within the timetable envisaged and, if not, why not and what aspects need to be changed and why?

4.00 pm

- i) Policy CS19 – Parking – Is it consistent with national guidance in PPS 13 and regional policies and, if not, why not, and what needs to be changed and why?

5.00 pm

- j) Key Diagram – How should it be changed and why?

5.30pm

End of
Session

SOUTHAMPTON CORE STRATEGY

THURSDAY 16 JULY 2009

9.30am

DAY 6

Respondents Deadline for further submissions

18 June 2009
(4 weeks)

Council Deadline for responses

2 July 2009
(2 weeks)

9.30am

RTS

Other Issues

Attendees:

Southampton City Council
Environment Agency [0043]
Hants and IOW Wildlife Trust [0041]
Southampton Commons and Parks Protection Society [0111]
British Marine Federation [Southern Planning] [0823]
Natural England (0011)

ISSUES:

9.30 am

- a) Policy CS20 – Climate Change – Are the targets set out reasonable and realistic, bearing in mind the associated costs imposed; is there sufficient evidence to justify their imposition and if not, what alternatives should be considered and why?

10.15 am

- b) Policy CS21 – Open Space – Does it provide the best approach to safeguard existing provision and achieve more or, if not, what else needs to be done and why?

10.45 am

- c) Policy CS22 – Biodiversity – Does it provide suitable wording to achieve its objectives or, if not, how should it be changed and why?

11.30 am

- d) Policy CS23 – Flood Risk – i) Is it adequate to ensure compliance with national guidance in PPS 25 and help adapt the city to cope with a rise in sea level or, if not, what needs to be changed and why? - ii) Is there sufficient evidence to justify the overall approach taken, including with regard to the SFRA, PPS 25 exceptions test and various site specific locations and, if not, what else needs to be done and why?

LUNCH 1.00 – 2.00 PM

2.00 pm

RTS

Infrastructure/Flexibility/Monitoring/Implementation

Attendees: Southampton City Council
Hants and IOW Wildlife Trust [0041]
Environment Agency [0043]
Highways Agency [0019]
Quayside Architects [0010]

ISSUES:

2.00 pm

- e) Policy CS25 – Infrastructure Delivery – Bearing in mind the phasing and funding required, is the overall strategy economically viable and practically achievable in the timescales envisaged and in the form proposed, with a reliance on developer contributions, and if not, what should be changed to enhance the prospects for delivery?

3.00 pm

- f) Flexibility – Is the CS reasonably flexible to enable it to deal with changing circumstances and, if not, what changes/contingencies would improve the ability to respond to new issues arising during the plan period, such as a lack of investment in major projects?

3.45 pm

- g) Monitoring – Will the monitoring proposed be sufficiently comprehensive and informative to achieve its objectives and if not, why not, and what needs to be changed?

4.30 pm

- h) Implementation – Are the implementation mechanisms identified sufficient and suitable to achieve their objectives and, if not, why not, and what needs to be changed?

5.30pm

End of Session

