

Text changes to the Proposed Submission Core Strategy supported by Southampton City Council

1. Corrections

Section/Para/ Policy	Page	Reason for change	Proposed change
1.1.3	5	Two separate DPDs are now combined	Replace reference to Site Allocations DPD and Development Control DPD documents with reference to Sites and Policies DPD
1.1.4	5	For consistency	Replace 'section' with 'chapter'
2.2.1	9	Grammatical error	4 th sentence; replace '(all within Eastleigh area)' with '(both within Eastleigh area)'
2.3.6	11	Grammatical error	3 rd sentence; replace 'earn below' with 'earned below'
2.3.7	11	Typo	Last sentence; replace semi-colon with comma after 'under the age of 45 will decline'
2.3.15	13	Typo	Last sentence; replace comma with semi-colon between conserving water resources and improving air quality management
Box above 4.1	18	Text omitted in error	Add in: CS 12 Accessible and Attractive Waterfront
Map 2	22	Mapping errors	Detailed mapping changes – replace notation for cruise terminals and container port with Port of Southampton, correct port boundary, add in rail network
4.4.13	26	For consistency	Change reference to West Quay 3 (currently III) to standardise throughout the document
5.2.9	52	Typo	Delete spare full stop 8th line down between 'complex' and 'with'
CS18 (1.)	55	Text omitted in error	Add in: 'and from' after Support freight movements to...
CS18 (4.)	55	Text omitted in error	Add in: 'Maintaining appropriate access to the strategic road network incorporating the A33, M271, M27 and M3 and A34'
CS20	60	Text omitted in error	Correct from 'of 500m2' to 'greater than 500m2'
Key diagram	70	Mapping errors	Key diagram to be redrawn to; correct proportions; move housing from Drivers Wharf to Meridian site; correct map re. Test Lane South employment site and motorway; correct P&R location (north west) and change key to state Town / District Centres (Shirley incorrectly identified as a district centre)
Appendix 1: Table 4, Graphs 1 & 2	101	Amended following corrections to the draft SHLAA (discounted site housing figures included in error)	'Projected annual completions' (identified sites and total) for 2014/15 changed from 1200 to 1188. 'Cumulative completions 2006-26' updated to reflect this change. 'Projected annual completions - unidentified sites' (2019-26) increased by 2 per annum to compensate for the error. 'Projected annual completions' (2019-26) increased by 2 per annum.

2. Minor text changes / points of clarification - nb. policy approach not changed

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1.1.7	6	To reflect the impact of future development of the Port to the city	Links with other strategies, Local strategies: Add in reference to 'emerging Port Masterplan'
2.1.2	8	Expand reference to the Port to reflect its importance	Delete first sentence. Replace with the following: 'The Port of Southampton is a major international deep sea port with significant global and economic importance and makes a vital contribution to the national, regional and local economy. In addition the port and marine industries are a significant direct and indirect source of employment'.
2.1.7	9	To reflect the transport infrastructure of the Port	Replace: 'Its major transport infrastructure includes the international Port of Southampton (freight), the passenger port, motorways...' with: 'Its major transport infrastructure includes the Port of Southampton (an international multi-modal hub with marine infrastructure such as the deep water approach channel and connections to the national rail and road networks), motorways.....'
2.3.3	10	To recognise the importance of the Port to Southampton's economy	Amend as follows: 'To achieve the required levels of growth Southampton will need to maintain <u>and enhance</u> its competitiveness as a centre for business, <u>industry, port and port related activities</u> , shopping, culture and entertainment....'
2.3.9	12	For clarification	Amend para 2.3.9: "...the risk of flooding <u>due to sea level rise</u> is one of the major issues affecting the location and amount of future development in Southampton...."
2.3.10	12	Clarification as recommended by Environment Agency	Add in at para 2.3.10 'appropriate mitigation <u>and adaptation</u> measures' Add sentence to the end of paragraph: 'These will be informed by further work for the City Centre Action Plan and Sites and Policies DPD (see policy CS23).'
2.3.12	12	Clarification as recommended by Environment Agency	Amend para 2.3.12: 'The proposed locations for development are informed by the Western Solent to Southampton Water Shoreline Management Plan which recommends the upgrading and maintaining of coastal defences within Southampton's boundaries. <u>This is being reviewed through the North Solent Shoreline Management Plan.</u> '
3.2.1 (8th bullet)	15	Recommended by English Heritage to reflect national policy and for consistency with wording on the natural environment	Replace 'respect' with 'protect and enhance'
3.2.1 (10th bullet)	15	Recommended by Environment Agency to demonstrate the importance of addressing flood risk	Amend 1 st sentence: Tackles and responds to climate change. The city..." Add in additional main bullet point: 'The city will adapt to climate change and sea level rise by developing a flood risk strategy for new development to facilitate additional growth.'
3.3.1 (S3)	16	To include specific reference to culture	Add 'cultural' after 'leisure'
3.3.1 (S4)	16	Expand reference to the Port to reflect its importance	Replace as follows: 'Support the varied operations of the Port of Southampton as a facility of global significance and as an international gateway in which role it makes a vital contribution to the national, regional and local economy.'

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3.3.1 (S20)	16	To clarify approach to flood risk	Replace: 'Adopts a 'reduce and mitigate' approach to flooding and adapt positively to the threats posed in development areas'. With: 'Adopts a 'reduce and mitigate' approach to flooding to achieve an appropriate degree of safety, so adapting positively to sea level rise'
4.3.1	20	To add in reference to Port Masterplan which will guide development	The Port, Employment Sites and Areas, 2nd para, delete first sentence starting 'The Port will rationalize...' Replace with: 'The Port is preparing a Port Masterplan which will identify the actions required to intensify its uses within its existing boundaries in the short and medium term and also identify the Port's preferred options for expansion on land outside the city in the longer term'.
4.4.2	24	Clarification in response to Solent Protection Society	1st bullet point, 1st sub bullet point, after 'views between these areas' add: "... (including views of the city from the water)' 2 nd bullet point, after (Policy CS 2) add in: 'and key events such as the Southampton International Boat Show....'
4.4.5	24	To reflect proposals in the city centre	Delete 2 nd sentence and replace with: 'A number of other key sites will also contribute to these development needs, and through their own characteristics / context, to the aim of policy CS1 to create a distinctive sense of place. For example Royal Pier has the potential to create a key waterfront scheme.' Delete 3 rd sentence and replace with: 'A number of these sites are already identified in the Local Plan Review and represent key development opportunities. These include the Royal Pier area; Guildhall Square area (to be developed as the Northern Above Bar Cultural Quarter); West Quay 3; and Mayflower Plaza. The City Centre Action Plan will identify site allocations. This will include a review of existing allocations (including the extent of the site) as well as new allocations.'
4.4.6	25	Response to Kilmartin on convenience retail need	Add to the end of para 4.4.6: 'The City Centre Action Plan will provide further guidance on the need for and location of convenience retailing taking into account PPS6 and any need for local provision in different parts of the city centre and major development quarter.'
4.4.7	25	Request from GOSE for clarification	Add in to first sentence: "The Government has awarded Southampton the ability to grant a licence for a large casino (<u>minimum 1,500 sq m customer area</u>) within the city.
4.4.11	26	Request from Kilmartin for clarification that MDQ is not required to all be developed at one time and that master plan will cover this area	Add in to end: 'Delivery is likely to be phased. This master plan should have regard to emerging proposals in the adjacent Royal Pier area.'
4.4.12	26	To recognise the wider role and opportunities presented by other sites outside the major development quarter	2 nd sentence: Add in after 'city centre growth': 'and will be important in creating a distinctive sense of place.'

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Table 1	27	Responses to requests from Kilmartin on convenience retail need and from GOSE for clarification on net floorspace	Add to Table 1, Column D: "Need for <u>Comparison Retail...</u> " Footnote, add in: <u>Net is 80% of gross floorspace</u>
4.4.15	27	Response to Kilmartin on convenience retail need	Amend para 4.4.15: "The figures in Table 1 are broad guidelines (<u>for comparison retailing</u>)..."
4.4.17	26	To clarify approach to flood risk in the MDQ	Add in new paragraph: 4.4.17a 'The major development quarter lies primarily within the medium and higher flood risk zones. The need for development on this scale cannot be met outside the flood risk zones, so the MDQ meets the PPS25 sequential approach. The next steps for planning the MDQ in relation to flood risk are set out in policy CS23. The City Centre Action Plan will consider the appropriate locations for residential and other more vulnerable development in relation to all relevant factors, including different degrees of flood risk within the MDQ.'
4.6 Employment Sectors box	35	To respond to points from Costco	Add to employment sectors box: 'references to employment in this section apply to employment in office, industrial or warehouse developments, <u>and to other employment generating uses usually located on industrial estates (e.g. sui generis uses such as warehouse clubs [if they pass PPS6 tests], garages, depots, builders merchants)...</u> '
4.6.2	36	To address SEERA point on smart growth and provide clarification on industrial focus	First sentence: 'the emerging South East Plan (<u>particularly policies RE1 – 6</u>),...' First bullet point: Promoting " <u>smart growth</u> " (<u>increased prosperity whilst reducing the rate of increase in its ecological footprint</u>), productivity led higher value economic development, skills, social inclusion, regeneration, protection of the countryside and reduced car travel. Amend third bullet point (second sentence): <u>Broadly</u> , this will retain a general focus for industrial activity...
4.6.3	36	Request from GOSE for clarification	Change from: 'PUSH has developed..' to 'PUSH has agreed..' Add "(gross)" after both targets.
CS7	37	To respond to points from Costco on employment uses	Add in to text to the end of final sentence: 'The Sites and Policies DPD will provide further guidance where appropriate on the types of employment use suitable to particular sites, to recognise amenity issues for example'
4.6.9	38	Clarify with relation to Port	Add in: 'marine industries such as <u>the port and port related activities...</u> '
CS9	39	Request by the Port to remove reference to statutory requirement and to clarify extent of Port	Replace first paragraph with: 'The city council will promote and facilitate the growth of the International Gateway Port of Southampton Within the city operational port growth will take place within the existing port boundaries.' Add to end of 2 nd bullet point: 'having regard (where relevant) to the transport needs of the city centre as well as the port.'

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4.6.14	40	To better reflect the role of the Port and include reference to the emerging masterplan	Replace 4.6.14 with: 'The Port of Southampton is a major deep sea facility and is an international gateway into the city, region and nation. It handles a range of trades including deep sea containers, vehicle imports and exports, and cruise. As such, the Port is of global significance, a key part of the national economic infrastructure and one of the major drivers in the local and regional economy, as described in SEEDA's Solent Waterfront Strategy. Therefore it is important to plan positively for the Port's growth. The implications for European sites of any proposals for port development will be fully considered in accordance with the procedures set out in the Habitats Regulations (see also policy CS22).'
4.6.15	40	To clarify future port growth	Replace paragraph with: 'As required by regional policy and Department for Transport guidance, the Port is preparing a Port Masterplan which will set out its future development needs. The Port anticipates a demand for major growth over the life time of the Core Strategy which in the short / medium term can be accommodated within the boundaries of the existing port. The longer term ability for the port to grow will relate to land and sites outside the city's boundary. Most port related developments within its existing boundaries are permitted development.'
4.6.17	40	To reflect the transport infrastructure of the Port	Add in additional sentence to the start of 4.6.17: 'The Port is an international transport multimodal hub with a deep water approach channel and connections to the national strategic road and rail networks.'
4.6.18	40	To reflect the need for port related industries in the city	Add in at the end of the sentence ".....and to wider port related industries."
CS11	42	Response by the University of Southampton to continue to enable uses such as research facilities on site	1 st sentence: Add in 'and related' after high quality education
4.8.1	44	To reflect access restrictions for security and safety reasons	2nd sentence. Delete "in particular the Port". Add in additional sentence after the 2nd sentence: 'Additional waterside public access within the operational land of the Port of Southampton cannot be achieved for safety and security reasons.'
4.8.2	44	To add in reference to Boat Show	1 st sentence: Add in after events 'including the Southampton International Boat Show'
CS13	46	Recognising the links to open space and public realm	Add in link to S12
CS13 (2.)	46	As exceptional design will not be possible in all developments	Replace 'exceptional design' with 'high quality design'
CS13 (6.)	46	Recommended change by Natural England to ensure cross references between policies	Add in 'Green Infrastructure' after 'landscape qualities'
CS13	46	To reduce confusion about the most appropriate design	Replace final paragraph with 'Development should meet CABE's guidance for good design, as audited by the supporting Design and Access Statement'

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		standards	
CS14	47	Recommended by English Heritage to reflect the fact that enhancement will not always be appropriate	Replace 'where possible' with 'where appropriate' in the first sentence
CS15	50	For clarification to reduce confusion about what constitutes enhanced affordable housing provision	Replace bullet point 2. on the hierarchy of provision with: 'On an alternative site, where it would result in an enhanced affordable provision through more effective use of available resources, or would meet an identified housing need such as providing a better social mix and wider housing choice.'
CS16	51	For clarification about the application of no net loss of family housing	Replace 'capable of accommodating a mix of residential units' with: 'unless there are overriding policy considerations justifying this loss'.
5.2.11	52	For clarification about the application of no net loss of family housing	End of 1 st sentence: Add in 'In certain instances, the loss of family homes will be acceptable if this delivers other planning objectives for example if a house falls within the University Development Area and can be redeveloped for educational use...'
CS18 (10.)	55	For consistency with terminology in Local Plan Review (Appendix 1)	Replace 'major development' with 'larger development'
CS18 (10.e)	56	To address SEEDA rep on smart growth	Amend bullet point: 'Promotion of other sustainable travel initiatives (e.g. car sharing, <u>IT and homeworking</u>).'
5.3.13	58	For clarification	2nd sentence replace 'The Local Transport Plans (for both Southampton and the Solent) promote..' with: 'The Local Transport Plans and the Solent Strategy of the Hampshire Local Transport Plan promote..'
After 5.4.22	65	For information	Map to be added in to show the extent of flooding and the city centre / central area
CS25	67	For clarification in response to Sport England	Link to core strategy strategic objectives - add in S12.
Table after 5.6.5	68	For clarification in response to Sport England	Add in: "Provision or improvements to open space, <u>sport / recreation</u> and leisure and cultural facilities' and add in a cross reference to policy CS3.
7.3	76	For clarification	Under Ecology, partners, add: "...PUSH partners (<u>including Test Valley Borough Council for alternative open space</u>), individual developers"

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7.4	77	To reflect recent discussions with the Environment Agency on further work for the LDF	Amend text 7.4 Constraints, Flood Risk, 'Further Work' as follows: 'PPS25 requires a full site based flood risk assessment at the allocation and planning application stages. To achieve this, the council will produce, in association with the Environment Agency, a SFRA2 for the flood risk zones within the central area. It will set out the approach for different areas of new development (e.g. land raising or sea defences); for highways and infrastructure; and set appropriate standards of safety. The emerging South East Plan includes a policy commitment to review the housing distribution within South Hampshire should some previously developed land prove to be undeliverable. This would include any sites which the above work demonstrates could not be delivered in flood risk terms. This provides a contingency should Southampton not be able to accommodate a part of its dwelling target due to flood risk issues. As part of this process the City Council will keep the SHLAA under review.'
7.4	78	For clarification	3 rd paragraph: Replace 'built heritage assets,.. ' with 'built heritage assets (above and below ground)'
7.4	78	Clarifying that heritage is not a significant constraint if the approach in the text is followed	Change final sentence to 'Subject to developers following the process set out above, heritage assets would not need to be a significant constraint,'
Table 3 (CS 3)	82	Update in response to SEEDA	Table 3, Monitoring, policy CS3: Replace 3 rd para with: 'Public realm improvements to Woolston (linked to Centenary Quay redevelopment - alongside earlier phases)'
Table 3 (CS 11)	86	Re comments on delivery, to provide clarification on monitoring	Table 3 Monitoring: Add in to education indicators: 'Delivery of new primary school capacity - to be determined in accordance with review'
Table 3 (CS 12)	86, 87	Update in response to SEEDA	Amend 2 nd bullet point to: 'Drivers Wharf / Meridian'
Table 3 (CS 13)	87	To reflect wording change proposed to CS13	Amend outcome to read 'To deliver development that meets CABI's guidance for high quality design'
Table 3 (CS 18)	90	Re comments on delivery, to provide clarification on monitoring	Table 3 Monitoring: Transport - modal split, add in targets: " <u>Modal split - monitored against Transport Background Paper Table 1</u> ".

3. Soundness changes

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CS2	26	To respond to points regarding PPS6 and phasing from Hammersons and ensure policy is consistent with national policy	<p>Policy CS2: 3rd para, amend: Retail development will be directed to the city centre's existing primary shopping area (PSA) first in line with the PPS6 sequential approach. Retail development outside the primary shopping area but within the major development quarter will be <u>facilitated through the City Centre Action Plan</u> where it can be demonstrated that:...</p> <p>Add in new para (after 2nd bullet point): 'The City Centre Action Plan will provide further guidance on the phasing, layout and extent of expansion, in-order to meet all of the objectives above.'</p>
4.4.14	26	Linked with suggested change above for CS 2.	<p>Amend 1st sentence: 'New retail development will be directed to the existing primary shopping area <u>in line with the PPS6 sequential approach.</u>'</p> <p>Amend 4th sentence: 'Therefore the policy <u>facilitates through the City Centre Action Plan</u> 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 CS2 and PPS6'</p>
4.6.2	36	To clarify how the Core Strategy supports clusters in accordance with regional policy - responding to reps from Southampton and Fareham Chamber of Commerce and British Marine Federation	<p>Add in new second bullet point at para 4.6.2: 'Promoting key sectors and their supporting infrastructure';</p> <p>Add in new paragraph 4.6.2a beneath para 4.6.2: 'Key existing and potential sectors in Southampton of national or regional significance include the Port and supporting activities, including transport / logistics; other marine sector activities (e.g. leisure marine, research, insurance); environmental technologies; and business services. Others may emerge over the Core Strategy period. These sectors are supported within the city in a number of ways, including:</p> <ul style="list-style-type: none"> - safeguarding land requirements for the Port and marine industries (policies CS7 and CS9); - support for education and research establishments, for example the National Oceanography Centre, the two Universities and City College (policy CS11); - support for training to encourage skills (policy CS24); - creating demand for environmental technologies (policy CS20); - delivering office development for business services and warehouse development for logistics (policy CS6).'
4.8.1	44	To address potential impact on European sites identified in the Appropriate Assessment Screening	Add sentence to the end to include a link to Appropriate Assessment: 'Development proposals should follow the approach to European sites set out in the Core Strategy (5.4.21 – 5.4.23).'

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5.4.20	65	To address potential impact on European sites identified in the Appropriate Assessment Screening report	<p>Add in 3 paragraphs after 5.4.20 based on Natural England text: 'The Core Strategy has been subject to assessment in relation to Regulation 85 of the Habitats Regulations to ensure that the proposals it contains will not lead to any adverse effect on the integrity of any European sites. This process has influenced the development of strategic options and the proposals to mitigate recreational pressure on designated sites.</p> <p>The Council recognises that additional growth in the City, in-combination with growth in neighbouring authorities, could, without appropriate management and mitigation, lead to adverse effects upon the European Sites.</p> <p>The Council commits to working with partners in the sub-region to develop and implement a strategic approach to protecting European Sites. This approach will consider a suite of mitigation measures, with adequate provision of alternative recreational space and support via developer contributions for access management measures within and around the European sites.'</p>
CS 23	65	To address Environment Agency's concerns about flood risk	<p>Revised text: 'The City Council will work with the Environment Agency and other key stakeholders to manage flood risk in the city, particularly in relation to new development in the flood risk zones within the city centre and Northam.</p> <p>PPS25, including the flood risk hierarchy, will be taken into account (and where necessary balanced against other PPSs) in determining planning applications and preparing two subsequent DPDs (the City Centre Action Plan and the Sites and Policies Plan). The Council will undertake an additional assessment for the flood risk zones within the city centre and Northam in order to inform these DPDs. The DPDs will set out the range of options for managing flood risk in new development incrementally over time, including the major development quarter. Development will achieve an appropriate degree of safety taking into account standards of defence and sea level rise over the life of the development.</p> <p>Individual developers should prepare a scheme specific flood risk assessment in order to inform their proposal at an early stage.</p> <p>Developer contributions may be sought from relevant developments to support the provision of infrastructure to help to control and mitigate flood risk in accordance with Policy CS 25.'</p>
5.4.22	65	To address Environment Agency's concerns about flood risk	<p>Delete 5.4.22 and replace with: 5.4.22a The reference to flood risk zones equates to flood risk zone 2 (the medium risk zone, with between a 1 in 1,000 and 1 in 200 annual probability of flooding) and flood risk zone 3 (the high risk zone, with a 1 in 200 or greater annual probability of flooding).</p>

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5.4.22	65	To address Environment Agency's concerns about flood risk	Add in new paragraph: 5.4.22b PPS 25 emphasises that new development should ideally be directed away from areas of highest risk (the sequential approach). However, development in these areas may be justified using the Exceptions Test, if it provides wider benefits to the community and can be made safe without increasing flood risk elsewhere. The PPS 25 Practice Guide further sets out the following steps in a flood risk management hierarchy: "assess – avoid – substitute – control – mitigate". The Flood Risk Background Paper explains how the flood risk management hierarchy was taken into account in identifying the broad locations of development in this Core Strategy which also includes policies to encourage the use of Sustainable Urban Drainage Systems (CS 20) and for design to take into account flood risk (CS 13).
5.4.22	65	To address Environment Agency's concerns about flood risk	Add in new paragraph: 5.4.22c The South Hampshire Strategic Flood Risk Assessment (SFRA) demonstrates that sea levels at Southampton are expected to rise over time: only marginally by 2025, by approximately 30 cm by 2055, and by approximately 1 metre by 2115. Given the local topography, the geographical extent of flood risk will not increase significantly. Therefore many of the existing commercial areas in the city centre are and will remain outside the area at risk of tidal flooding. However the likely frequency and/or depth of flooding within the existing flood risk zones is predicted to increase. By area approximately 50% of Southampton city centre is currently within the flood zones, and 15 – 20% of the city centre is in the high risk zone. By 2115, as a result of sea level rise, most of this area will be in the high risk zone.
5.4.22	65	To address Environment Agency's concerns about flood risk	Add in new paragraph: 5.4.22d The emerging South East Plan sets a major focus for new residential development in Southampton and new commercial development in its city centre. The Flood Risk Background Paper applies the sequential approach for Southampton. This demonstrates that neither the city - wide residential nor the city centre commercial development required by the South East Plan can be located entirely outside the flood risk zones. In addition there are strong reasons for focussing development in the city and, more specifically, in the city centre to meet sustainable development, economic and regeneration objectives. Consequently some sites at risk of flooding will need be considered for development.
5.4.22	65	To address Environment Agency's concerns about flood risk	Add in new paragraph: 5.4.22e. A flood risk is generated when there is a likelihood of flooding and a consequence to that flooding (which can be minimised in new development through effective mitigation measures). To deliver all aspects of sustainable development, measures need to be provided which adequately manage flood risk to the appropriate degree for the circumstances. The Flood Risk Background Paper explains that there is a reasonable prospect, at this stage, that the overall development targets can be delivered taking flood risk into account.
5.4.22	65	To address Environment Agency's concerns about flood risk	Add in new paragraph: 5.4.22f The allocation of sites for development will be set out in the City Centre Action Plan and the Sites & Policies Plan which will evaluate the economic, social and environmental benefits of development as well as the potential risk from flooding in order to achieve a proportionate and balanced strategy for planning new development. The preparation of these plans will be informed by a more detailed Strategic Flood Risk Assessment (SRFA2) which will define in more detail the nature of flood risk across the flood risk zones within the city centre and Northam. It will establish a range of flood risk management options for specific

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			site allocations (including the major development quarter) which are appropriate in wider planning / design terms and are likely to be delivered.
5.4.22	65	To address Environment Agency's concerns about flood risk	Add in new paragraph: 5.4.22g The approach in preparing these two plans will follow the steps of the flood risk management hierarchy by using the SFRA 2 to inform the plans, considering the appropriate location for development taking into account the degree of flood risk (the local sequential approach), the extent to which the risk can be mitigated, and wider planning objectives. However there may be circumstances where the allocation of sites within the flood plain may not meet the local sequential approach but could still be acceptable if wider planning / regeneration benefits are delivered and management measures are put in place such that the flood risk is avoided or reduced to acceptable levels. These plans will also test the findings of the Flood Risk Background Paper that there is a reasonable prospect of meeting the overall development targets for the city.
5.4.22	65	To address Environment Agency's concerns about flood risk	Add in new paragraph: 5.4.22h The SFRA2 and the emerging Coastal Defence Strategy will also inform decisions about the wider management of flood risk across the city in line with modern techniques. This will involve co-ordination between the City Council, Environment Agency and other key stakeholders and will extend beyond the remit of the Local Development Framework.