

## ITEM NO: 10

<b>DECISION-MAKER:</b>	CABINET		
	COUNCIL		
<b>SUBJECT:</b>	LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY SUBMISSION DOCUMENT		
<b>DATE OF DECISION:</b>	27 OCTOBER 2008		
	19 NOVEMBER 2008		
<b>REPORT OF:</b>	CABINET MEMBER FOR ENVIRONMENT AND TRANSPORT		
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### STATEMENT OF CONFIDENTIALITY

NOT APPLICABLE

### SUMMARY

The Proposed Submission document is the third stage in the production of the Core Strategy which is part of the Local Development Framework (LDF). Working from the vision set out in the City of Southampton Strategy it sets out policies to make sure that we get the right development in the right place at the right time and to the right quality. This version follows on from earlier consultation on the Preferred Options Paper. It will be published for public consultation and then submitted to the Secretary of State to test its soundness through public examination. This version amends the version approved by Council in September 2007 to take account of comments made by the Government Office for the South East (GOSE).

### RECOMMENDATIONS:

#### CABINET

- (i) To recommend that Council approve the publication of the revised Core Strategy for public consultation and submission to the Secretary of State in accordance with the Statement of Community Involvement;

#### COUNCIL

- (i) To endorse the Sustainability Appraisal and the Schedule of Representations on the Core Strategy received at the Preferred Options stage;
- (ii) To approve the publication of the revised Core Strategy for public consultation and submission with the supporting documents to the Secretary of State in accordance with the Statement of Community Involvement;
- (iii) To delegate authority to the Head of Planning and Sustainability, following consultation with the Cabinet Member for Environment and Transport, to make minor editing changes to the Core Strategy approved by the Council prior to publication for public consultation and

subsequent submission to the Secretary of State; provided these do not change the overall direction, shape or emphasis of the document and do not raise any significant new issues;

- (iv) To endorse the emerging Core Strategy as interim guidance to be afforded due weight in the development control process;
- (v) To give the Head of Planning and Sustainability, following consultation with the Cabinet Member for Environment and Transport, the delegated power to prepare “proofs of evidence” presented on behalf of the Council to the Core Strategy Examination which suggest minor changes to that strategy provided these do not change its overall direction and emphasis, or raise significant new issues.

## **REASONS FOR REPORT RECOMMENDATIONS**

1. To provide an up to date spatial planning strategy for the city setting out the vision, objectives, general policies, and delivery plan to guide development up to 2026.

## **CONSULTATION**

2. The Core Strategy Preferred Options Paper and accompanying Sustainability Appraisal were published for public consultation between October and December 2006. 173 informal responses were received, primarily from the roadshow events, plus 84 formal representations. The Schedule of Representations, which has been placed in the Members Rooms, sets out the officers’ response to the comments. The representations received informed the production of the submission version of the Core Strategy.
3. The draft Core Strategy has been considered by the LDF Members Steering Group and the Planning Southampton 2026 Panel at various meetings. Changes were made to the strategy following the comments received.
4. GOSE considered the draft document in October 2007. A number of significant changes were made to the text of the document to meet their concerns specifically relating to the spatial vision and the spatial strategy, the Major Development Quarter and the Primary Shopping Area.
5. In February officers asked GOSE to provide further comment on the revised version of the document and GOSE raised new concerns and recommended the Council not to proceed to submission. The two key issues were that
  - the production of a Strategic Housing Land Availability Assessment (SHLAA) is a prerequisite to the Core Strategy being found sound by an Inspector;
  - GOSE is also asking for clarity as to the extent that infrastructure providers are committed to meeting the future development needs of the city generally or in relation to specific areas such as the city centre and Major Development Quarter. A delivery strategy is also required.

6. The Core Strategy has been revised to reflect these comments. Amendments have also been made to the Schedule of Representations to reflect the revisions to the Core Strategy. These documents together with a Proposals Map have been placed in the Members Rooms
7. GOSE has been asked to comment on the current version. At the time of writing the report initial comments have been received and are being addressed.

#### **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

8. The production of this document is a statutory requirement of the City Council under the Planning and Compulsory Purchase Act 2004.
9. To not take account of GOSE's comments could mean that the Core Strategy would be considered 'unsound' by the Inspector either before or after the examination and further work would be required to produce a sound document.
10. A range of spatial options have been considered in the development of the Core Strategy and the draft document now reflects the preferred approach to the future development of the city, in accordance with the evidence base and the responses to stakeholder consultations.

#### **DETAIL**

11. Since September 2007 significant changes have been made to the layout of the Core Strategy and to add detail to the infrastructure delivery plan. The thrust of the policies is largely unchanged but the spatial vision and the spatial strategy have been made clearer and the strategic objectives have been reorganised to reflect the vision.
12. The infrastructure section has been rewritten to include more details about the type of infrastructure, timing and costs that are required in order to implement the scale of development proposed for the city up to 2026. The delivery plan has been expanded and identifies who will be delivering the development and the infrastructure.
13. A SHLAA is being prepared. This is necessary in order to demonstrate, in the government – approved format, a 5, 10 and 15 year supply of housing that is developable and deliverable. The final figures were not available at the time of writing the report but should be available when the report is considered by Cabinet. Initial results indicate that the city has the required 5 year and 10 year developable and deliverable housing supply.
14. The affordable housing policy is currently being reconsidered to determine the most appropriate target for provision of affordable housing taking into account viability. A joint Affordable Housing Viability Study for the city and Eastleigh Borough is currently being undertaken. This study will determine what impact the level of affordable housing has (at a variety of site size and threshold levels) on the viability of developments within both of the areas. Based on the figures in the draft study, the Strategy proposes seeking 35% affordable housing on sites of 15 or more dwellings or more than 0.5 hectares in size.
15. Following initial consultation on the Family Homes Supplementary Planning Document (SPD) it is proposed that this important policy matter is best dealt

with by incorporating the additional information currently in the draft Family Homes SPD into the primary planning document – the Core Strategy. In tandem with this officers are seeking legal and technical advice as to the quickest way to deliver the Council’s aim to deliver 30% of family homes on new developments. The option of producing an additional SPD on the current saved policy H 12 in the Local Plan Review is being considered in detail. If this offers a reliable route to allow application of the family housing policy in advance of Core Strategy adoption, then we will pursue this option.

16. A further study looking at the transport implications of the development in the city, its impact upon the strategic road network and mitigation measures required still needs to be done before the Core Strategy is submitted. This work will be done jointly with Eastleigh Borough. The work is required in order to ensure that the Highways Agency do not object to the document. The study has not been done before now as the Highways Agency has only recently identified the need for it.
17. The recently published “Proposed Changes” to the South East Plan delete policies to promote strategic gaps in South Hampshire. This Council, and PUSH, is objecting to the deletion. The draft Core Strategy in Policy CS21 supports the retention of strategic gaps to separate Southampton from Eastleigh and from Netley and Bursledon. If the Proposed Changes are confirmed as policy following consultation then we will need to consider an alternative approach to the achievement of this objective which will conform with the South East Plan.

18. **Next Steps**

The revised Regulations (June 2008) for the preparation of LDF documents mean that the revised Core Strategy Proposed Submission version will be placed on deposit for public consultation before it is submitted to the Secretary of State, expected to be in March 2009. Following this, it will be examined by an independent Inspector who will consider representations on its content and 'soundness'. The Inspector’s recommendations arising from the Examination are binding on the Council. Consequently following the receipt of the Inspector’s recommendations officers will amend the Core Strategy and present a further report to Cabinet and Council with a recommendation to adopt the final Core Strategy.

## **FINANCIAL/RESOURCE IMPLICATIONS**

### **Capital**

19. The Core Strategy is a spatial planning document. The Core Strategy does not itself commit the Council to capital expenditure but does include an Infrastructure Delivery Plan which will provide a framework for some future decisions on capital expenditure.

### **Revenue**

20. The production of the full Core Strategy including examination, printing, consultation and strategic environmental assessment / sustainability appraisal is estimated at a cost of £235,000 and can be covered from existing budgets allocated for the Local Development Framework from budgets, phased £110,000 in 2008/09, £110,000 in 2009/10 and £15,000 in 2010/11. These

figures include funding for an independent Programme Officer to manage the processes and procedures of the Examination. By its nature the Core Strategy will have an impact on people and organisations in terms of use and development of land. The impacts on City Council projects have been considered by the officers responsible.

### **Property**

21. There are no immediate property implications arising directly from the Core Strategy. If, following approval of this report, property implications arise as the policy is implemented, they will be the subject of further detailed consideration in the normal way which will include evaluation of any property implications and the results of any formal option appraisals where the investment is over £2 million (as required by Financial Regulations).

### **Other**

22. The Core Strategy has been subject to an Equalities Impact Assessment and the findings have informed the document.

## **LEGAL IMPLICATIONS**

### **Statutory power to undertake proposals in the report:**

23. The report is prepared in accordance with sections 27 and 30 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and sections 15, 17 and 19 of the Planning and Compulsory Purchase Act 2004.

### **Other Legal Implications:**

24. None

## **POLICY FRAMEWORK IMPLICATIONS**

25. This document is the third stage in the statutory preparation of the Southampton Core Strategy which needs to be prepared under the new Planning legislation. The Core Strategy will become a policy framework document in due course. It is anticipated that it will replace some of the policies in the Local Plan Review 2006, although some will remain in force until more detailed planning documents are produced to replace them. Planning applications must be determined in accordance with the adopted Core Strategy unless other material considerations indicate otherwise. The Core Strategy provides the spatial framework for the implementation of the City of Southampton Strategy.

## SUPPORTING DOCUMENTATION

### Appendices

(Non-confidential appendices are in the Members' Rooms and can be accessed on-line)

1.	Proposed Submission version of the Southampton Core Strategy
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### Documents In Members' Rooms

1.	Schedule of Responses to Representations on the Preferred Options Paper
2.	Preferred Options Document for the Southampton Core Strategy
3.	Issues and Options Document for the Southampton Core Strategy

### Background Documents

Title of Background Paper(s)

Relevant Paragraph of the  
Access to Information  
Procedure Rules / Schedule  
12A allowing document to be  
Exempt/Confidential (if  
applicable)

1.	None	
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Background documents available for inspection at: N/A

**FORWARD PLAN No:** ET02661      **KEY DECISION?** Yes

<b>WARDS/COMMUNITIES AFFECTED:</b>	All
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