

DECISION-MAKER:	OVERVIEW AND SCRUTINY MANAGEMENT COMMITTEE		
SUBJECT:	LOCAL PLAN REVIEW		
DATE OF DECISION:	11 TH DECEMBER 2014		
REPORT OF:	LEADER OF THE COUNCIL		
<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY			
None			

BRIEF SUMMARY

The purpose of this paper is to give the Overview and Scrutiny Committee an early opportunity to comment on the scope and approach of the Local Plan review. The Plan will look to 2036 and be consistent with the PUSH and LEP strategies for major economic growth focussed on the cities. It will be used to consider planning applications and to guide development. It will aim to create a distinctive place, manage transport, flood risk and energy, protect heritage and the environment and identify development sites.

The same issues were discussed at a Members' Seminar on 1 December 2014.

RECOMMENDATIONS:

- (i) That the Committee discuss with the Leader the scope and approach of the Local Plan review.

REASONS FOR REPORT RECOMMENDATIONS

1. At the request of the Chair of the Committee.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. None

DETAIL (Including consultation carried out)

3. The review of the city wide Local Plan enables the Council, working with its partners, to set a vision for the type of place it wants the city to be in the short, medium and long term to 2036. The Plan will provide a spatial strategy for the use of land. It will be the statutory Plan against which planning applications are determined.
4. The Local Plan will contribute to the delivery of the:
 - Solent LEP and PUSH Strategies, which will promote major economic and housing growth across South Hampshire, focussed on the Cities first.
 - Southampton Connect Plan (2015 – 2025) and the City Council Strategy (2014 – 17).

5. The priorities in the City Council’s Strategy are mutually reinforcing. For example, promoting jobs will benefit people’s health; delivering affordable housing and city pride will create the conditions for economic growth and jobs. The Local Plan provides an opportunity to reinforce these linkages to maintain and enhance the city as a successful and distinctive place, as set out in the following table.

Council Strategy Priority:	How the Local Plan will help:
Jobs for local people	Attracting new economic investment by creating planning certainty, identifying sites and the infrastructure required, and securing training measures.
Prevention and early intervention	Improving health by maintaining and enhancing open spaces, promoting active travel, job opportunities, and independent living with a mix of appropriate housing.
Good quality and affordable housing	Identifying development sites to increase the overall supply of housing, guiding the design, mix and type of housing, and securing a proportion of affordable housing.
Services for All	Managing the demand for transport infrastructure, and maintaining a network of local centres.
City pride	A distinctive well designed city.
All	Meeting the national statutory environmental and other policy requirements which will enable the Plan to be adopted and so deliver the priorities above.

6. The Local Plan will be examined by an independent Inspector so has to:

- Conform to the national planning policy framework;
- Result from co-operation with neighbouring Councils and statutory agencies;
- Be based on evidence and consultation with residents and businesses.

7. The key issues the Plan will need to address are anticipated to be as follows. Some of the details may be addressed through Supplementary Planning Documents:

• **Economic Development / City Centre Growth**

There will be a need for major office, retail and leisure development in the city centre; to protect key industrial areas; support the Port; and secure training measures from developments.

• **Housing Development**

The city is planning for an additional 10,175 dwellings to 2026. A PUSH assessment indicates a continuing need for major residential development to 2036. There will be a need for further major high density residential development to be delivered in the city centre, Itchen Riverside Quarter,

Estates Regeneration areas, district centres / major transport corridors, and on a range of other key sites.

The Plan will manage the need for affordable and family housing; houses in multiple occupation; and the needs of students, older / disabled people, and travellers.

- **Education / Health**

The need for further school provision and the future use of the city's hospital sites will be considered. Health objectives will be supported by the approach to open space, active travel, employment, and housing.

- **Local Facilities**

There is a need to maintain a range of town, district and local centres; and to consider how to manage the change between different types of shops (including pubs, betting / pay day loan shops, and fast food takeaways).

- **Open Spaces**

A network of open spaces needs to be protected to achieve a range of recreational, health, and environmental benefits; and to meet the needs of a growing population. Some (carefully controlled) flexibility may be needed where there are strong regeneration benefits.

- **Transport**

There is a need to continue to achieve a shift away from car use towards public transport, walking and cycling where possible to reduce congestion. This will support economic and housing growth, and meet environmental / health objectives.

- **Design**

The aim is to create a distinctive sense of place with a high quality relationship between streets, spaces, the waterfront, development and heritage. There is a need to promote appropriate tall buildings; and manage air quality, noise and other pollution, community safety and residential amenity. The relationship with neighbourhood plans needs to be considered.

- **Energy / Water / Flood Risk / Biodiversity**

There is a need to promote energy / water efficiency and low carbon energy; to protect biodiversity; and start to implement a strategic shoreline flood defence.

- **Infrastructure**

The Plan will need to identify key infrastructure projects, and manage developer contributions.

8. The key sites the Plan will need to address are as follows:

- **City Centre Sites**

The City Centre Action Plan will be incorporated into the new Local Plan and updated where necessary. It sets out the quarters, key links and development sites (eg Watermark WestQuay; Royal Pier Waterfront; Station Quarter; Chapel Riverside; Fruit and Vegetable Market; Bargate; Ocean Village; Western Gateway / West Quay Retail Park).

- **Other Key Sites**

Site	Use	Notes
Itchen Riverside Quarter	Marine and other employment; residential	New policy
Centenary Quay	Residential, retail / community, marine employment	Continue existing policy
Ford	Employment	New policy
Estates Regeneration	Residential	Ongoing
Nursling area	Employment	Part of wider Adanac Park allocation in Test Valley
Test Lane South	Industrial / Warehouse	Continue existing policy
University of Southampton	Education	Continue existing policy
Other key housing sites	Residential	Identified on map

RESOURCE/POLICY/FINANCIAL/LEGAL IMPLICATIONS:

9. There is a statutory requirement to keep the Local Plan up to date. It will form part of the Council's policy framework. The estimated timescale below is based on the current Planning Policy staff and budget levels. It is designed to ensure the timely preparation of the Plan and that evidence does not become out of date. It assumes that the other demands on the team's time do not increase, and there are no major external changes (eg in Government policy).

10. In broad terms the policy approach set out above is required to meet Government, PUSH and Council policies. However, there will be detailed options for specific policies.

The timetable for the preparation of the Local Plan must be published. The Plan will provide a 20 year framework and have a significant impact on development values and the environment. Therefore, with the statutory and policy requirements for evidence preparation, consultation and examination, it will take 4 years to adopt the Plan.

Date	Public Consultation Stage	Level of Council decision
June / July 2015	'Broad Brush' Issues and Options	Delegated *
June / July 2016	Draft Plan	Delegated *
Sept / Oct 2017	Submission Plan	Cabinet **
May 2018	Examination	-
November 2018	Adoption	Council

* – Head of Service in consultation with Cabinet Member (Leader)

** – The Submission Plan approved by the Cabinet is the last stage at which major changes can be made by the City Council. Legally the Council must incorporate the Examination Inspector's main changes if it wishes to adopt the plan.

KEY DECISION?	No	
WARDS/COMMUNITIES AFFECTED:	All	
<u>SUPPORTING DOCUMENTATION</u>		
Appendices		
1.	None	
Documents In Members' Rooms		
1.	None	
Equality Impact Assessment		
Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out		Not now
Other Background Documents		
Equality Impact Assessment and Other Background documents available for inspection at:		
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	