

SOUTHAMPTON CITY COUNCIL
EXAMINATION OF CORE STRATEGY PARTIAL REVIEW (PR) AND
THE CITY CENTRE ACTION PLAN (CCAP)

AGENDA

ISSUE FOUR:

**WHETHER THE CCAP ADDRESSES THE SPATIAL IMPLICATIONS OF
CHANGE IN A SUSTAINABLE WAY**

- Whether the CCAP is sufficiently site specific. Also, whether the related policies clearly set out the opportunities for development and give a clear indication of what will be permitted, when and where.
 - Whether it is necessary to provide additional guidance for development within individual Quarters outside of the development sites
 - Whether the role and purpose of the MDZ is clearly set out and its boundaries are justified
- Whether the supply of sites within the city centre are sufficient to deliver the Core Strategy housing requirement both in the short and longer term? Also, whether the sites on which this will take place are deliverable or developable and clearly identified.
 - Whether the CCAP should contain a specific policy on the provision of student housing
- Whether the CCAP addresses the parks and open spaces in a suitably positive way, recognising their important contribution to the attractiveness of the city centre and the health and wellbeing of its residents, workers and visitors.
 - Whether the CCAP sets out an effective and coherent strategy for the Central Parks, including design guidance for development around their edges such as tall buildings
 - Whether the plan should include provisions for the improvement or relocation of the bus and coach station
- Whether the CCAP deals effectively with the protection of important views to and from the waterfront and whether it is justifiable to include circumstances when such views could be lost or interrupted

- **Royal Pier Waterfront:**
 - Whether the boundary of the Quarter is justified in terms of its relationship with the MDZ, Town Quay and the Port
 - Whether the proposed uses in Policy AP 24 are sufficiently flexible to ensure that development will be delivered effectively
 - Whether this is a suitable place for a landmark building, bearing in mind the requirement to protect and enhance views of the waterfront
 - Whether the expectation for residential uses is unrealistically low
- **Itchen Riverside:**
 - Whether the safeguarding of the Central Trading Estate is justified under the terms of Policy AP 3 and whether it provides a development opportunity that should be recognised through a policy in the CCAP
- **Fruit and Vegetable Market:**
 - Whether Policy AP 28 is an effective spatial policy which relates to the whole of the development site, most of which appears to lie within the Holyrood/ Queens Park Quarter and includes a thriving nightclub and a long standing B2 use.
 - What implications would there be for the future growth of the business uses and employment generation
- **St Marys**
 - Whether it is justified to limit the height of buildings on St Mary Street and Northam Road to 4 storeys