

**SOUTHAMPTON
CITY VISION**

Local Plan



**STRATEGIC
APPROACH**

2. STRATEGIC APPROACH

OBJECTIVES, SPATIAL STRATEGY, DEVELOPMENT TARGETS, PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- 2.1 The aim of the Plan is to achieve sustainable development, as set out in the National Planning Policy Framework (NPPF). This includes pursuing overarching economic, social and environmental objectives together. The city will continue to develop as a place in a way which mutually reinforces these objectives.
- a. To deliver new high-quality homes.
 - b. To deliver the right mix of new homes, including affordable homes.
 - c. To support sustainable economic growth and innovation, the city as a global gateway, and the digital and physical infrastructure needed to support this growth.
 - d. To support key economic sectors, including the green economy, the Port, Freeport, maritime and logistics, creative and cultural industries.
 - e. To reduce the emissions which contribute to climate change, and to adapt to climate change.
 - f. To achieve social value from development, and ensure local residents benefit from economic growth and the creation of good quality jobs, reducing economic and social inequalities.
 - g. To support lifelong learning and skills.
 - h. To conserve and manage natural resources (e.g. water, building materials, waste recycling).
 - i. To make effective use of land.
 - j. To minimise air, water, light and noise pollution.
 - k. To support active travel (walking, cycling) and public transport, introduce a Southampton Mass Transit system, reduce and then manage remaining car use.

- l. To conserve and enhance biodiversity, the 'green grid' and open spaces.
- m. To conserve and enhance the city's distinctive built, archaeological and cultural heritage.
- n. To conserve and enhance the city's distinctive townscape, promoting high quality placemaking, access to the waterfront, and places that are accessible and inclusive to everyone.
- o. To support strong city, town, district and local centres as economic and community hubs and vibrant shopping, leisure, and cultural centres.
- p. To enhance and regenerate the city's housing estates and neighbourhoods.
- q. To create healthy and safe places and communities for all, which promote healthy places and environments and reduces health inequalities for people of all ages.

2.2 These objectives are not listed in priority order. The Plan's policies ensure that development will meet these objectives. The Plan's Sustainability Appraisal reflects these objectives.

Spatial Strategy for Southampton

Introduction

- 2.3 The Council is working with its surrounding Councils through the Partnership for South Hampshire (PFSH) on the emerging South Hampshire Strategy. Southampton is a key regional hub for the city region and the wider and closely connected South Hampshire area. The aim is to meet housing and employment needs, aligned to transport, environmental and other planning considerations, across this area, reflecting a 'cities first' approach. Focussing development in Southampton puts homes, jobs and services in the most sustainable locations, creates synergies to support the sustainable economic growth of the wider city region, makes the most efficient use of previously developed land, supports the social and economic inclusion of the city's residents, and protects the countryside.
- 2.4 The spatial strategy for the city sets out the approach to different locations and places within the city to achieve the objectives set out above, and can be summarised as follows (with further detail in specific policies):

City Centre and Central Area

- 2.5 Southampton city centre is a regional economic, service and cultural hub, and will be a focus for high density commercial and residential development. This will locate major development in a highly accessible location, served by a comprehensive public transport

network, within walking distance of a wide range of jobs and services, and linked to the combined heat and power network. Development will respect and enhance the city centre's unique heritage assets and character, including the Old Town, Central Parks, and waterfront. It will further enhance the regional status of the city centre and add to its distinctiveness and vibrancy as a place to do business, visit and live.

- 2.6 The city centre and wider central area includes two key areas for change. Phased development over the short, medium and long term through to 2040 and beyond will be guided and co-ordinated to create transformational 'placemaking' change in the:
- Mayflower Quarter – an exciting, vibrant and distinctive high density city centre quarter with tall buildings which will raise the regional status of the city as a destination, create new communities, reflect and enhance the city's heritage and identity, create new streets and spaces to connect an enhanced Central Station development hub to an exceptional waterfront at Mayflower Park and Town Quay, the shopping area and Old Town, and introduce extensive green infrastructure, including a range of new and attractive green spaces to provide recreational and amenity areas and enhance biodiversity.
 - Itchen Riverside – a vibrant mix of economic, leisure/sport and residential/community uses. This will maintain a strong industrial and marine employment base in the Northam area, and to the south over the longer-term aim to introduce further residential/leisure waterfront development, creating a continuous public waterfront from St Mary's stadium, through Chapel Riverside to Ocean Village and enhanced connections back to the core of the city centre. This area includes specific waterfront and/or gateway development sites at the Drivers Wharf, Chapel Riverside and Britannia Road gas holder sites.
- 2.7 The city centre also includes other key development sites, including at Ocean Village, College Street, Debenhams/the site of the former East Street Shopping Centre, Bargate, Albion Place/Castle Way, Marlands and other key sites which emerge, which will strengthen connections to the waterfront, enhance the shopping area, city centre arrival points, and/or open up the city's distinctive heritage.

Town / District / Local Centres

- 2.8 The town, district and local centres provide a strong focus for the city's communities, and a range of important 'week to week' and 'day to day' services. These centres will provide a continued focus for these facilities and for relatively high density commercial and residential development. Public realm and local transport connections to the centres will be enhanced. They will facilitate the creation of '20-minute neighbourhoods', where people can find the facilities they need within a 20 minute walk of where they live.
- 2.9 Shirley, Portswood, Woolston and Bitterne centres have a strong and distinctive identity focussed on a key street. The wider surrounds of Bitterne centre and Lordshill centre (constructed in the 1970s) have a more disjointed environment and would benefit from redevelopment to create stronger places.

Transport Corridors

- 2.10 The main transport corridors to and from Southampton city centre to key destinations within the city and beyond are to:
- Totton;
 - Shirley / the General Hospital / Lordshill / Romsey;
 - The Avenue / Chandler's Ford;
 - Portswood / University of Southampton / Southampton Airport / Eastleigh;
 - Bitterne / Hedge End; and to
 - Woolston / Netley / Hamble.
- 2.11 These corridors are served by cycle routes, high frequency buses, and local rail stations and connect to the national rail, road and air networks. The Central Rail Station / city centre bus and coach interchanges, local mobility hubs, active travel facilities and public transport services on these corridors will be enhanced. Relatively high-density development will be supported along these corridors.

Waterfront

- 2.12 Public access to and along the city's distinctive waterfront will be enhanced wherever possible, including within the city centre, Itchen Riverside, Riverside Park and at Weston Shore. This will reflect the unique character of different sections of the waterfront, including the Port (and views of the cruise liners), waterfront developments at Ocean Village and Centenary Quay, and green spaces such as Mayflower Park, Riverside Park and Weston Shore.

Suburban Residential Communities

- 2.13 In addition to supporting and creating new vibrant higher density residential communities in the centres and along public transport corridors, the city includes a wide range of strong local communities which are focussed on their nearby centres. In these areas, the emphasis will be on making good use of the development sites which become available, and supporting appropriate regeneration to enhance the quality of life of residents.

Education, Health and Community Facilities

- 2.14 The city benefits from two Universities, and a network of further education facilities, primary and secondary schools, major hospitals and a network of local health facilities. These are vital to economic prosperity, social inclusion and health and wellbeing. The city also benefits from a network of local community facilities, vital to the social fabric of each neighbourhood.
- 2.15 All these facilities will be protected where they continue to be needed, and the enhancement of facilities within these sites supported.
- 2.16 More broadly, the focus on active travel (walking / cycling), protecting and enhancing open spaces, and promoting new homes and jobs will support healthy communities.

Industrial and Marine Industrial Sites

- 2.17 Industrial sites will be protected, and further industrial development within these sites supported. (The draft Plan identifies a limited number of options for releasing selected

industrial sites where their redevelopment might deliver strong benefits). Marine industrial sites with waterfront access will be protected, and further marine industrial development within these sites supported.

Port

- 2.18 The international Port of Southampton will be protected, and its growth supported within the site (including for Freeport proposals). More broadly, enhancements to rail/short sea shipping and where appropriate road connections will support the growth of the Port.

Placemaking, Design and Heritage

- 2.19 Southampton is a major maritime city. The city centre and Port lie at the confluence of the rivers Test and Itchen. The River Itchen bisects the city, with areas to the east linked by bridges. The city contains a wealth of heritage assets from prehistoric times to the present days. These include the medieval old town, the Bargate and Town Walls, the historic street pattern and historic villages which have been incorporated into the expanded city as a series of town and district centres. The bombing of the city centre during the Second World War and the subsequent rebuilding destroyed significant swathes of its intrinsic architectural character. In addition, the extension of the Port in the 1920s created a significant area of reclaimed land in the west of the city centre which has led to a series of low density and poorly connected developments with little design merit.
- 2.20 The design quality of new development is paramount to re-establishing a high-quality and distinctive identity for the city. The city centre is defined by distinctive high-quality assets, including the waterfront and views of the Port, the Old Town, Town Walls, Civic Centre and Central Parks. The wider city is also defined by high-quality open spaces, including Southampton Common, the parks and greenways, Green Grid and a range of varied and established residential areas. These assets create a context which new high-quality development can respect and enhance.
- 2.21 High quality development will create distinctive and connected places, and protect and enhance the city's unique heritage, identity and sense of place. Places will be inclusive and safe, supporting easy access for everyone whatever their level of mobility.

Biodiversity, Open Spaces and the Environment

- 2.22 Biodiversity, the 'green grid' and open spaces across the city will be protected and enhanced, to support nature, well-being, active lifestyles, and adaption to climate change.
- 2.23 The focus of higher density development in the most accessible locations (e.g. city, town, district centres and transport corridors), the support for sustainable travel, renewable energy and energy efficiency will all support reductions in carbon emissions.

Development Targets

- 2.24 The Plan will aim to deliver additional sites for new homes, office development, and (subject to further assessment) retail development. Existing sites for industrial uses will be protected (subject to the options for the release of selected sites as set out in this plan). Existing sites for the Port and marine industries will also be protected. This will support the success and growth of these sectors.

Policy ST1 (S) – Development Targets

The following development will be delivered in Southampton (net gain):

1. New Homes – 16,800 dwellings (2022 – 2040)
2. Offices – 61,000 – 78,000m² (2019 – 2040)
3. Retail – to be determined through an updated retail needs study (for 10 years from adoption)

2.25 The overall need is for approximately 26,500 new homes in the city (2022 – 2040), based on the Government’s standard method for calculating need, including the 35% uplift to Southampton’s figure as one of the 20 largest cities in England.

2.26 The plan supports major growth in the provision of new homes. In accordance with the Spatial Strategy, the Council is seeking to maximise the scale of this growth. The proposed development targets in policy ST1 will be refined as necessary, taking account of comments received on the plan and its options, for example on the suitability of sites and densities to be applied. A breakdown of the overall new homes target, as set out in ST1, is presented in Table 1 below. The full range of specific sites are set out in the Council’s emerging Strategic Land Availability Assessment. (The sites section of this plan includes a question to ask if we have missed any sites).

Table 1: Housing supply

Housing Supply Totals (2022/23 - 2039/40)		
Potential sites:	Current Development Plan Allocations (from Local Plan Review, City Centre Action Plan & Core Strategy)	All outstanding development sites included in 'Emerging Sites' as all are being carried over to the Southampton City Vision Local Plan.
	Major Sites with Planning Permission	3,565
	Small Sites with Planning Permission	591
	Emerging Sites (from Strategic Land Availability Assessment)	10,410
Windfall Allowance	0 for first 3 years, 150 for following years to 2040	2,250
Total Housing Supply		16,816

2.27 Nevertheless, as an urban area, there are limits to the scale of growth that can be accommodated consistent with the objectives of sustainable development. The Council is working with PFSH through the emerging South Hampshire Strategy to identify how development needs, including housing needs, can be met across the South Hampshire area.

- 2.28 The evidence supporting the emerging PfSH Strategy also identifies the need for office development. The need for retail development will be identified through an update to the Council's retail needs assessment.
- 2.29 The Plan does not include specific targets for other types of developments. However, industrial, Port, leisure/cultural and other development will be supported in accordance with the plan's policies.
- 2.30 The Plan also supports and requires the provision of the infrastructure necessary to support this development growth, including for example further transport, digital, green, flood risk, health and education infrastructure.

Key Policy Options

- 2.31 The overall objectives and spatial strategy reflect national and Council policy, and the nature of the city. There are key policy options for the scale of development identified in policy ST1. These are set out for new homes in policy HO1 on density; for new offices in policy EC1; and new retail development in IN1 and IN2.