

**Southampton Core Strategy Partial Review and City Centre Action Plan  
Habitat Regulations Assessment – Final Minor Changes at Adoption  
March 2015**

**Introduction**

A Habitat Regulations Assessment was undertaken by Urban Edge Environmental Consulting on behalf of the Council for each stage of the preparation of the Core Strategy Partial Review and City Centre Action Plan, as follows:

The Council adopted the Plan making the additional minor changes set out below. This report constitutes the Habitat Regulations Assessment of these final minor changes. The Assessment was undertaken by the Council’s Planning Ecologist.

**Additional Minor Changes**

| Ref. | Paragraph number (Proposed Submission) | Source                             | Type of change | Comment   | Likely Significant Adverse Effect? | Reason                |
|------|--|------------------------------------|----------------|---|------------------------------------|-----------------------|
| 1    | CSPR Front page                        | Further change proposed by council | Update         | Change title, delete 'Post Hearing 'Tracked Changes' Version June 2014 add in Adopted 2015  | No                                 | Presentational change |
| 2    | CSPR 2nd page of text                  | Further change                     | Update         | Delete text apart from final 2 paragraphs (Section 1... and Section 2...). This discusses how to make representations on the plan. Update references to | No                                 | Presentational change |

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|------|--|------------------------------------|----------------|--|------------------------------------|---|
|      |  | proposed by council                |                | page numbers. Amend reference to specific proposed changes   |                                    |   |
| 3    | CSPR Para 1.2                          | Further change proposed by council | Update         | Delete paragraph. This explains the changes since the Proposed Submission CSPR.  | No                                 | Presentational change   |
| 4    | CSPR Section 2                         | Further change proposed by council | Update         | Amend title to 'Changes to the Core Strategy' (was Proposed Changes to the Core Strategy)  | No                                 | Presentational change   |
| 5    | CSPR Section 2                         | Further change proposed by council | Update         | Amend paragraph to state 'This section sets out the proposed specific changes to the adopted Core Strategy (2010), as tracked changes. Representations at this stage can only be made on the tracked changes in bold and either underlined (for additions) or struck through (for deletions). It should be read in conjunction with the adopted Core Strategy. | No                                 | Presentational change   |
| 6    | CSPR Page 6 Table after Table 1        | Further change proposed by council | Correction     | Delete second struck through table - this was proposed and then not taken forward (the table is now in the CCAP)   | No                                 | The Table sets out the phasing of retail sites and is simply relocated to the CCAP. |
| 7    | CSPR Para. 4.4.14                      | Consultation comments              | Update         | For consistency, replace 'PPS6' with 'national guidance'   | No                                 | Updating reference  |
| 8    | CSPR 4.4.14 & 4.4.15                   | Further change proposed by council | Update         | Update reference to 'City Centre Action Plan Table X' now 'City Centre Action Plan Table 4'  | No                                 | Updating reference  |

| Ref. | Paragraph number (Proposed Submission)         | Source                             | Type of change | Comment  | Likely Significant Adverse Effect? | Reason  |
|------|--|------------------------------------|----------------|--|------------------------------------|---|
| 9    | CSPR 4.5.12                                    | Further change proposed by council | Update         | Delete references to PPS6 and 'the evidence referred to within Table 1 on page 29' (table now deleted). First sentence now reads: This policy will be applied in accordance with Government guidance, currently PPS6 Planning for Town Centres (2005); and the evidence referred to within Table 1 on page 31. | No                                 | Presentational Change and Updating Reference  |
| 10   | CSPR Policy CS 22                              | Further change proposed by council | Formatting     | Formatting change to reinstate numbered bullet points 3 - 5 (3. Safeguarding... 4. Ensuring that development retains.... 5. Ensuring development seeks...)   | No                                 | Presentational Change   |
| 11   | CSPR Table 3 Delivery and Monitoring Framework | Further change proposed by council | Update         | Delete reference to previous proposed targets; leaving only the final CSPR and Core Strategy targets (i.e. retail 36,000, 54,900 sq m)   | No                                 | Updating reference to reduction in targets (which have already been subject to HRA) |
| 12   | CSPR Throughout                                | Further change proposed by council | Formatting     | Unbolden changes made after the examination  | No                                 | Presentational Change   |
| 13   | CCAP Throughout                                | Further change proposed by council | Formatting     | Update cross references to policies and paragraphs, ensure consistent policy and section names, undertake minor formatting changes and corrections   | No                                 | Presentational Change   |
| 14   | CCAP Throughout                                | Further change proposed by council | Formatting     | Amend footer 'Southampton City Council, City Centre Action Plan – Adopted version March 2015'  | No                                 | Presentational Change   |
| 15   | CCAP Throughout - particularly in Office and   | Consultation comments              | Correction     | Ensure references are to 'City Industrial Park' instead of 'City Industrial Estate'  | No                                 | Updating Reference  |

| Ref. | Paragraph number (Proposed Submission)  | Source                             | Type of change | Comment   | Likely Significant Adverse Effect? | Reason  |
|------|---|------------------------------------|----------------|---|------------------------------------|---|
|      | Western Gateway sections                |                                    |                |   |                                    |   |
| 16   | CCAP Throughout - maps (& Policies Map) | Consultation comments              | Update         | Ensure consistent city centre boundary to reflect extension in the Station Quarter  | No                                 | Consistency with boundary change (which has already been subject to HRA)  |
| 17   | Title page                              | Further change proposed by council | Formatting     | Add in new title page to clearly state when plan will be adopted, the Head of Culture and Planning's details and where to get further information | No                                 | Updating reference  |
| 18   | Second page                             | Further change proposed by council | Formatting     | Add in new page setting out information about how the CCAP promotes equality and complies with Section 149 of the Equality Act (2010)             | No                                 | Updating reference  |
| 19   | Third page                              | Further change proposed by council | Formatting     | Add in new page with a foreword   | No                                 | Presentational change   |
| 20   | 1.2 & others                            | Further change proposed by council | Correction     | Update date of CSPR for consistency - currently 2013, change to 2015  | No                                 | Updating reference  |
| 21   | Para 3.11                               | Consultation comments              | Clarification  | Para 3.11. Amend AM18 last sentence to read ....individual developments will include measures to manage "foul water and "flood risk" .....        | No                                 | Clarification – such measures will take into account the requirements of the Water Framework Directive which is |

| Ref. | Paragraph number (Proposed Submission) | Source                             | Type of change           | Comment   | Likely Significant Adverse Effect? | Reason   |
|------|--|------------------------------------|--------------------------|---|------------------------------------|--|
|      |  |                                    |                          |   |                                    | consistent with the Habitat Regulations.                             |
| 22   | Table Xa - now Table 1 (beneath 4.8)   | Further change proposed by council | Tidy up                  | Rename 'New office delivery'  | No                                 | Presentational change  |
| 23   | Map 3 (offices)                        | Consultation comments              | Correction               | Redo map 3 (there is a formatting issue in the list of sites)   | No                                 | Presentational change  |
| 24   | 4.23                                   | Further change proposed by council | Previous change not made | Deletion left off schedule of minor modifications in error: 'The Policies Map defines the extent of this safeguarding' (reference to Policies Map is now in the amended paragraph).                   | No                                 | Minor change   |
| 25   | 4.27                                   | Consultation comments              | Correction               | MM27 should also have included reference to Dock Gate 5 - 'The road access to the Eastern Docks (Dock Gate 4 and Dock Gate 5)...'   | No                                 | Factual correction   |
| 26   | Page 26, footnote (Minerals)           | Further change proposed by council | Correction               | Correct date of Minerals and Waste Plan to 2013   | No                                 | Updating reference   |
| 27   | Map 4 (retail)                         | Consultation comments              | Clarification            | Add information to map to show sites likely to deliver retail floorspace in the PSA from table X (after para. 4.50)   | No                                 | Adding sites to map from table which has already been subject to HRA |
| 28   | New table, page 34                     | Consultation comments              | Correction               | Table of Retail floorspace likely to be delivered in the existing PSA (previously CSPR Table 1) - reference to Above Bar St / Pound Tree Lane should be corrected to 'Above Bar St / Pound Tree Road' | No                                 | Factual correction   |
| 29   | 4.86                                   | Further change                     | Correction               | Word missing in second sentence. Add in 'but states that in high density areas...'  | No                                 | Factual correction   |

| Ref. | Paragraph number (Proposed Submission)                 | Source                             | Type of change | Comment  | Likely Significant Adverse Effect? | Reason                |
|------|--|------------------------------------|----------------|--|------------------------------------|-----------------------|
|      |  | proposed by council                |                |  |                                    |                       |
| 30   | New table  | Further change proposed by council | Tidy up        | AM32 introduced a new table showing the components of housing supply in the city centre. These figures are now rounded to the nearest 5 for clarity.   | No                                 | Formatting change     |
| 31   | Policies to be replaced / retained after 4.91          | Further change proposed by council | Correction     | Correction and for consistency with appendix on superseded LPR policies. Delete reference to policies 'H13 (part) New Student Accommodation' and 'H14 (part) Retention of Student Accommodation' – included in error   | No                                 | Factual update        |
| 32   | 4.92   | Further change proposed by council | Update         | Update to note that proposals in primary school review have been progressed. Currently states 'This has resulted in proposals to double the number of places...'). Amend sentence to; 'This has resulted in the doubling of places... '  | No                                 | Factual update        |
| 33   | 4.94 (and 6.32)  | Further change proposed by council | Update         | Update re. City College Studio School.<br>Para 4.94 Replace 'A new vocational studio school is opening on the City College site in 2013.' with 'A new vocational studio school, the Inspire Enterprise Academy opened on the City College site in 2013.'<br>6.32 Replace 'City College are opening a Studio School...' with 'City College opened a Studio School...' | No                                 | Factual update        |
| 34   | Table of policies to be replaced / retained after 4.98 | Further change proposed by council | Clarification  | Amend reference to L7 (part) The University of Southampton ( <u>designation shown on Policies Map</u> )  | No                                 | Clarification         |
| 35   | Page 50, list under A Greener Centre                   | Further change proposed by council | Correction     | Change to 'Water' as not consistent with section heading   | No                                 | Presentational change |

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|------|--|------------------------------------|----------------|--|------------------------------------|---|
| 36   | Table 5, page 56                       | Further change proposed by council | Tidy up        | Round numbers up / down  | No                                 | Presentational change   |
| 37   | Map 10, Policies Map                   | Consultation comments              | Correction     | Amend boundary as the flood risk maps still include some Port land   | No                                 | Correction  |
| 38   | 4.139                                  | Further change proposed by council | Update         | Separate map to be produced to ease updating. Add sentence after first sentence and amend text as follows:<br>'The policy criteria 3 - 5 apply to development which is or will fall within flood risk zone 2 (medium risk) and flood risk zone 3 (high risk). <u>The Environment Agency's latest 'Flood Maps for Planning' show the current flood zones; and the SFRA2 (or any update) shows the additional areas which will be within the flood zones by 2110.</u> The flood zones and levels applied will be determined <u>in detail by the development's flood risk assessment by the CFERM, SFRA2 or any update</u> , and will relate to the end of the development's expected lifetime. <del>The Policies Map indicates the predicted flood zones at 2110, based on the CFERM.'</del> | No                                 | Flood risk zones to be kept separate from policies map to facilitate updating of maps. Change agreed with Environment Agency. |
| 39   | 4.144                                  | Further change proposed by council | Update         | Update re. SUDS approval body changes:<br><u>'The use of sustainable drainage systems (SuDS) should be prioritised for all developments to reduce the rate of discharge and, where possible, the volume of surface water runoff from sites to decrease the burden on existing off-site drainage infrastructure and contribute towards reducing flood risk in the local area.</u><br>Where surface water runoff currently discharges into foul water sewers, the introduction of SuDS may   | No                                 | Clarification – SuDS help to implement the requirements of the WFD which are consistent with the Habitats Regulations.        |

| Ref. | Paragraph number (Proposed Submission) | Source                             | Type of change | Comment  | Likely Significant Adverse Effect? | Reason         |
|------|--|------------------------------------|----------------|--|------------------------------------|----------------|
|      |  |                                    |                | reduce these discharges and so create extra capacity within existing sewers. This may mean a developer does not have to upgrade the sewer capacity. SuDs <del>may also minimise flood risk and can also deliver other have environmental benefits, but to achieve maximum functionality of the system the design of SuDS needs to be considered and incorporated from the outset of any development proposals.</del> In line with the Water Framework Directive, development must not lead to a deterioration in, and where possible contribute to 'good status' for, water quality. This will be particularly relevant for the design of SuDs and waterfront sites. <del>It is anticipated that statutory requirements will shortly be introduced with respect to SuDs, with the Council becoming the approval body.'</del> |                                    |                |
| 40   | 4.178                                  | Further change proposed by council | Update         | Amend second sentence; 'Transport for South Hampshire (TfSH), <u>now known as Solent Transport</u> , <del>has have</del> developed a strategic transport model which <del>will be</del> <u>has been</u> used to comprehensively assess the wider transport impact of the revised city centre development proposals and identify the necessary supporting transport interventions.'   | No                                 | Factual update |
| 41   | 4.178 & others                         | Further change proposed by council | Update         | Update references to Transport for South Hampshire. Add in 'now known as Solent Transport' after reference to 'Transport for South Hampshire (TfSH)'   | No                                 | Factual update |
| 42   | 4.188                                  | Further change proposed by council | Update         | Update reference to microsimulation work: 'Microsimulation modelling work of highway capacity produced preliminary results in 2012 <u>and further work is currently underway.</u> '  | No                                 | Factual update |



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|------|---|------------------------------------|----------------|---|------------------------------------|---|
| 43   | 4.199   | Further change proposed by council | Update         | Update reference to the Parking Strategy in second sentence: 'The 2008 Parking Strategy is superseded by this Plan, and by a partial review of the Parking Strategy to be completed in 2013'.   | No                                 | Review of parking standards now included in CCAP (and has already been subject to HRA). |
| 44   | Table of policies to be replaced / retained after 5.16, 5.29, 5.43, | Further change proposed by council | Consistency    | Amend reference to 'Local Plan Review (until superseded in the Southampton Development Plan)'. The next plan to be adopted (the title of which is not yet decided) will update the CCAP and therefore these references are not needed.  | No                                 | Factual update  |
| 45   | 5.21  | Further change proposed by council | Update         | Update reference to improvements to Central Station north as follows. 'Improvements to the entrances of the Central Station were completed in 2012. In the medium term, improvements to both the bus interchange and the public realm on the north side of the station are <u>under construction</u> proposed as part of <del>Transport for South Hampshire - Solent Transport's</del> 'Better Connected South Hampshire Fund'. | No                                 | Factual update  |
| 46   | Para 5.30   | Consultation comments              | Correction     | Para 5.30, 6th line, replace 'separated from the waterfront by a narrow strip of land' with 'separated from the waterfront by a relatively narrow strip of land'...   | No                                 | Factual correction  |
| 47   | Key connections after 5.48  | Consultation comments              | Update         | Delete final bullet point 'Improve traffic management and access across the site to the cruise terminals with the general dock access including berth 101 relocated (providing an acceptable replacement can be found)'. The loss of Herbert Walker Avenue and relocation of the access to berth 101 is no longer proposed (and   | No                                 | Retains existing situation. Development will be subject to a project level HRA.         |

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|------|--|------------------------------------|----------------|---|------------------------------------|---|
|      |  |                                    |                | other policies which promote waterfront access and improved linkages will apply).   |                                    |   |
| 48   | 5.52                                   | Further change proposed by council | Correction     | Mistake noted in Major Modification MM 90. This proposed adding in text including the phrase 'or creating an attractive waterfront and mixed use attractive frontages.' This is a drafting error and is inconsistent with the track change version produced. It should state 'or creating an attractive waterfront and mixed use active frontages.' | No                                 | Policy is clear that development will be a major destination to attract people, and this has already been subject to HRA. Development will be subject to a project level HRA. |
| 49   | 5.56                                   | Further change proposed by council | Correction     | Amend 4th sentence (missing word) - 'It is one of the few parades of this date and construction...'   | No                                 | Grammatical correction  |
| 50   | 5.65                                   | Further change proposed by council | Correction     | Mistake noted in Minor Modification AM 56. This proposed the following amendment - 'The target for comparison retail growth in the city centre is 90,000 100,000 sq m (gross), with 53,810 61,000 sq m proposed 2012 - 2016.' The time period should be 2013 - 2026.  | No                                 | Factual correction  |

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|------|--|------------------------------------|----------------|---|------------------------------------|---|
| 51   | Policy AP 27   | Further change proposed by council | Correction     | Mistake noted in Major Modification MM 99. This proposed adding in text including the phrase 'or retail development (A1) or which meet policies CS 3, AP 6 or AP 7'. This is a drafting error (an extra 'or' was added by mistake). It should state 'or retail development (A1) which meet policies CS 3, AP 6 or AP 7'.  | No                                 | Factual correction                                      |
| 52   | Para 5.98, Key connections after para 5.142                            | Consultation comments              | Clarification  | Holyrood / Queens Pk key connections and para. 5.98, add reference to AP19 Green Mile   | No                                 | Elaboration of text – AP19 has been assessed under HRA. |
| 53   | Table of policies to be replaced / retained after 5.115, 5.124, 5.137, | Further change proposed by council | Correction     | Amend reference to 'CS 2 Major Development <u>Quarter Zone</u> '  | No                                 | Updating reference                                      |
| 54   | 5.117 & 5.118 & 6.11   | Further change proposed by council | Update         | Update reference to 'new Council offices' in One Guildhall Square to state 'new offices'  | No                                 | Updating reference                                      |
| 55   | 5.121  | Further change proposed by council | Update         | Update re. completion of Mayflower Halls. Replace: 'The Mayflower Halls area will see a mixed use development potentially for residential, office and/or hotel uses. The ground floor uses could include restaurants and cafes and similar uses that help to stimulate street activity'. with 'The new Mayflower Halls development includes student accommodation and a retail unit.' | No                                 | Factual update  |

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|------|--|------------------------------------|----------------|---|------------------------------------|------------------------------|
| 56   | Design Guidance after para 5.142, last bullet point (Holyrood/Queens Park quarter) | Consultation comments              | Correction     | For consistency, amend AM10 to delete 'access' and therefore read 'Where relevant, development and key connections should accord with policy AP4 (the Port)'  | No                                 | Minor change to protect Port |
| 57   | 5.174  | Further change proposed by council | Correction     | The last but one sentence refers to 'the southern part of the quarter and Carlton Terrace', this should refer to 'the southern part of the quarter and Carlton Crescent'  | No                                 | Factual correction           |
| 58   | 6.7  | Further change proposed by council | Update         | Update re. progress of CCAP. This currently states - '6.7 The Action Plan and Master Plan have evolved in the light of public consultation in January – March 2012. The Action Plan is now the subject of formal consultation.'. Replace with: 'The Action Plan and Master Plan have evolved in the light of ongoing public consultation and engagement'.   | No                                 | Factual update               |
| 59   | 6.10 viii  | Further change proposed by council | Update         | City Deal - <del>the Government has announced that Southampton and Portsmouth were awarded funding are</del> in the 2nd wave of City Deals. The Councils <del>will</del> negotiated plans to get more powers  | No                                 | Factual update               |
| 60   | 6.11   | Further change proposed by council | Update         | Update re. OGS, Central Station north improvements and Mayflower Halls:<br>OGS - replace 'major new Council / public sector offices' with 'major new offices'<br>Central Station north - replace 'construction will shortly commence' with 'construction has commenced';<br>Mayflower Halls - replace 'Mayflower Halls (for students, under construction)'. 'Mayflower Halls (for students, completed)' | No                                 | Factual update               |

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|------|--|------------------------------------|----------------|--|------------------------------------|----------------|
| 61   | Table 7                                | Further change proposed by council | Update         | Update re. rail ('The council has...') and ferry (re. RGF):Rail, 2. Station north side transport interchange / public realm improvements - 'The first phase of enhancements <del>will</del> commenced in 2013.'Ferry - • Has <u>secured</u> <del>submitted a bid for</del> Regional Growth Fund money to relocate the ferry terminal.D62   | No                                 | Factual update |
| 62   | 6.29                                   | Further change proposed by council | Update         | Delete final bullet: 'Make arrangements to become a SuDS Approving Body in April 2014 once confirmed by Government'  | No                                 | See ref. 39    |
| 63   | Table 8                                | Further change proposed by council | Update         | Update sites;<br>Tyrrell & Green - 'Tyrrell and Green site <u>is under construction</u> <del>has been cleared ready for development</del> '<br>North of Central Station - '(Phase 1 is funded and <del>will</del> commenced in 2013)'.<br>South of Central Station - The Council will 'Bid for funding in 2013 for public realm improvements.<br>' <u>Secure Investigate</u> partnering arrangements and a landowners' agreement'. <del>Secure a developer</del> <u>Test the development potential</u> with a view to the phased delivery of a scheme'.<br>WWQ - update '• Development <u>to commence</u> <del>completion is expected by 2016.</del><br>East Street SC - update '• Development completion <del>expected during 2014</del> '<br>Solent Uni - update 'Planning <u>permission granted</u> <del>application expected in 2013</del> | No                                 | Factual update |
| 64   | Table 12                               | Further change proposed by council | Correction     | Correct error under 'Outcomes' monitored for AP 12 Green Infrastructure and Open Space; 'Increase in the <del>quality</del> <u>quantity</u> and improve quality and accessibility of protected open space'   | No                                 | Factual update |

| Ref. | Paragraph number (Proposed Submission) | Source                             | Type of change       | Comment  | Likely Significant Adverse Effect? | Reason   |
|------|--|------------------------------------|----------------------|--|------------------------------------|--|
| 65   | New appendix - Development targets     | Consultation comments              | Update               | Minor amendments to CCAP development target appendix, as sent to Inspector on June 28th. Amendments to 2nd paragraph under 2.8, 2. para 2.10, 2.11, 2.12, 2.13 and 2.14. Points are for clarification and formatting changes.  | No                                 | Detailed changes for clarity   |
| 66   | App 1, diagram                         | Further change proposed by council | Update               | Update TfSH following name change. Add in 'now known as Solent Transport' after reference to Transport for South Hampshire (TfSH)  | No                                 | Updating reference   |
| 67   | App 2, 2.1                             | Further change proposed by council | Tidy up / correction | Delete final sentence and link to SA online: 'The report is available to view at <a href="http://www.southampton.gov.uk/s-environment/policy/developmentframework/actionplan">http://www.southampton.gov.uk/s-environment/policy/developmentframework/actionplan</a> '. The link is wrong and it is council policy not to include links as they will become out of date. | No                                 | Updating reference   |
| 68   | App 2, 2.23                            | Further change proposed by council | Clarification        | Add short explanation of 'Coastal dog management project' - '(to encourage responsible dog walking and direct dog walkers to less sensitive parts of the coast)'   | No                                 | Additional information for clarity. This is a key mitigation measure supported by Natural England. |
| 69   | Appendix 4                             | Further change proposed by council | Correction           | Table of Existing LPR policies replaced by the CCAP; reference to part of MSA 14 omitted in error. Note that it is replaced by ' <u>AP 21 MDZ – Station Quarter. This applies to the part relating to the Norman Offer site (the remainder of this site is outside the city centre boundary)</u> '   | No                                 | Update for consistency with changes which have already been subject to HRA                         |
| 70   | Appendix 4                             | Further change proposed by council | Correction           | Table of Existing LPR policies which no longer apply to the city centre; reference to LPR Appendix 1, CLT 7 Provision of New Public Open Space and CLT 9 Sites for Indoor Sport omitted in error. Note that although   | No                                 | Factual correction   |

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|      |  |                                    |                | Table 8 replaces Appendix 1 policy SDP 5 will still apply. Note with reference to CLT 9 being replaced by AP 33 that 'Proposals for a Healthy Living Centre are not being progressed - this part of the policy is no longer required'.            |                                    |                    |
| 71   | Appendix 4                             | Further change proposed by council | Correction     | LPR policy L7 The University of Southampton was included in error - this policy applies to the University Development Area which is outside the city centre and therefore will not be replaced by CCAP policy AP 11 as stated.                    | No                                 | Factual correction |
| 72   | Policies Map                           | Consultation comments              | Clarification  | Add HSE / MoD consultation zones  | No                                 | Update for clarity |
| 73   | Policies Map                           | Further change proposed by council | Confirmation   | AM 9 noted that the council was also considering an additional modification prior to adoption to indicate Health and Safety Executive consultation zones across the city. The council will make this change to add the zones to the Policies Map. | No                                 | Update for clarity |

