

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

**AGENDA**

**ISSUE THREE:**

**WHETHER THE OFFICE PROVISION IN THE PR AND THE CCAP ARE  
JUSTIFIED, EFFECTIVE AND IN ACCORDANCE WITH NATIONAL  
POLICY**

- Whether the evidence base supports an office floorspace requirement of 110,000 m<sup>2</sup> over the plan period which would be sufficient to accommodate the major growth necessary to enhance Southampton's regional status.
- Whether the reduction in office requirement has any implications for the duty to co-operate given that it is well below the target in the South Hampshire Strategy
- Whether the CCAP make it sufficiently clear which key sites are required to deliver the identified need for office growth over the plan period and whether the rates of delivery on them are realistic
- Whether the CCAP is sufficiently clear about how it will achieve a high quality and accessible office quarter which provides the critical mass necessary to generate a step change in the city as a regional office destination
- Whether the CCAP is so flexible in its provisions for new office development that it has resulted in a lack of clarity and introduced uncertainty about where offices should go in order for the office growth targets for the city centre to be achieved
- Whether the predicted loss of office floorspace between 2006 and 2026 is properly justified by the evidence base to be confident that the requirement for new office floorspace is correct. Whether the new permitted development rights are likely to require re-assessment.
- Whether the "reserve" sites provide a realistic contingency in terms of the likelihood of their delivery during the plan period.
- Whether Policy AP 24 (Royal Pier Waterfront) is sufficiently robust to ensure that the necessary office floorspace is delivered on a site which is critical to office floorspace delivery