



Planning & Economic Development

The economic value of the River Itchen
River Itchen - future development

A city of opportunity where everyone thrives

Infrastructure, spatial setting & connectivity



A city of opportunity where everyone thrives



Working age population

- Working age population (WAP) refers to the population aged 16 to 64 years old
- **Southampton** has a total population of 249,000 and a working age population of 172,700 (69.4%)*
- Across **River Itchen wards**, the total population sums to 77,570 with a WAP of 56,161 (72.4%)**

Bevois**

Total population: 20,012
WAP: 15,181 (75.9%)



Peartree**

Total population: 15,078
WAP: 9,980 (66.2%)

Woolston**

Total population: 16,607
WAP: 10,698 (64.4%)



Source: 2021 Census via ONS* and HCC SAPF 2021**



- **Southampton** has an overall job density of 22.7 jobs per hectare in 2021, whereas the ratio of jobs to working age population is 0.66
- **River Itchen wards** collectively have a higher job density of 46.3 per hectare and a jobs to WAP ratio of 0.94, driven by Bargate ward

Bevois

Job density: 56.1 per ha
Jobs to WAP ratio: 0.81



Peartree

Job density: 12.6 per ha
Jobs to WAP ratio: 0.33

Woolston

Job density: 7.17 per ha
Jobs to WAP ratio: 0.19

Bargate

Job density: 95.5 per ha
Jobs to WAP ratio: 1.74



Source: Business Register and Employment Survey via Nomis (2021)



Claimant count

- Claimant count refers to the number of working age adults claiming out of work benefits
- As of October 2022, there were 6,695 claimants (3.9% WAP) across the whole of **Southampton**
- There were 2,485 claimants (4.4% WAP) across **River Itchen wards** in October 2022

Bevois

Claimant count: 1,000
% of WAP: 6.7%



Peartree

Claimant count: 285
% of WAP: 2.9%

Woolston

Claimant count: 410
% of WAP: 3.9%



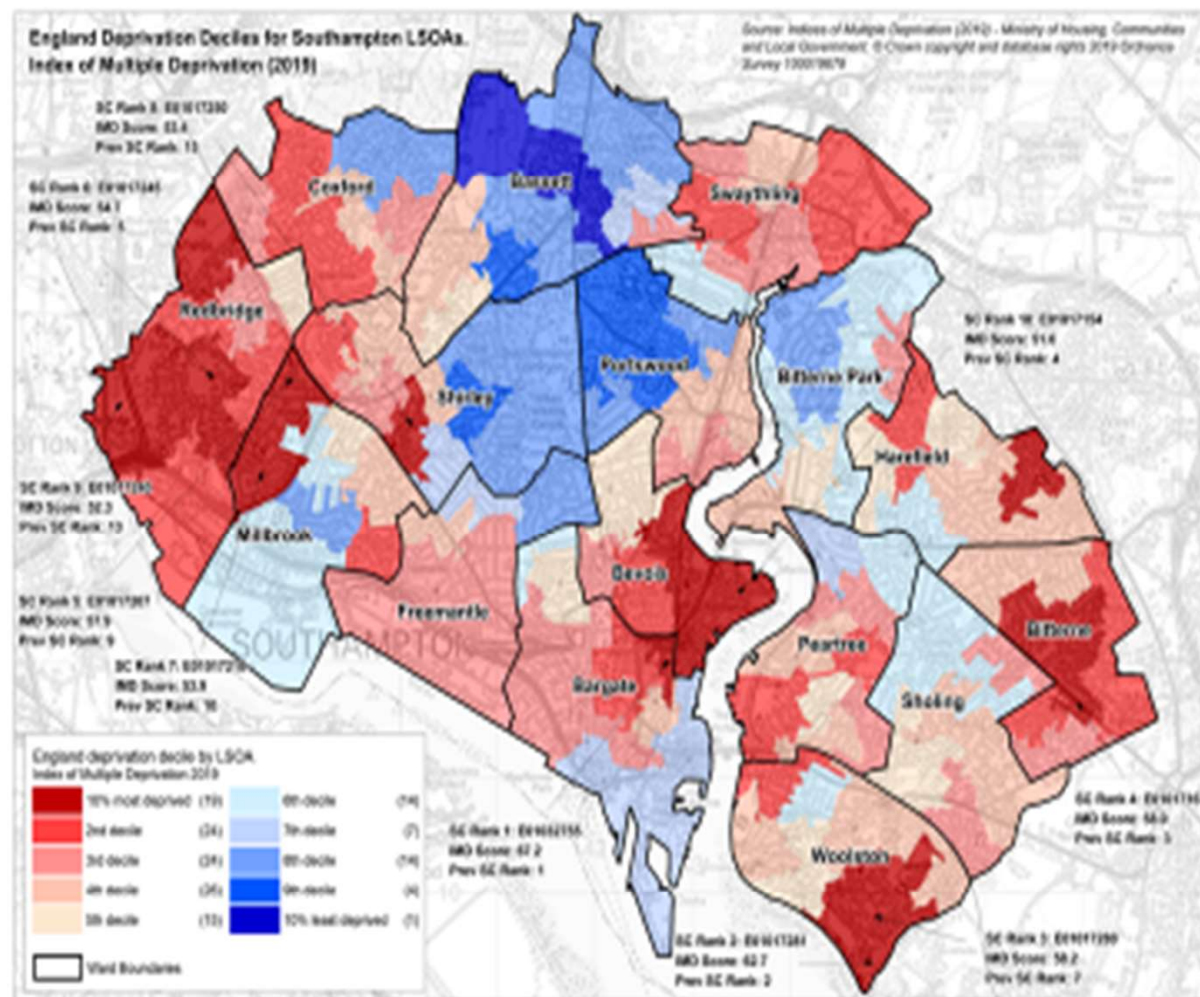
Bargate

Claimant count: 790
% of WAP: 3.9%

Source: Department for Work and Pensions via Nomis (October 2022)

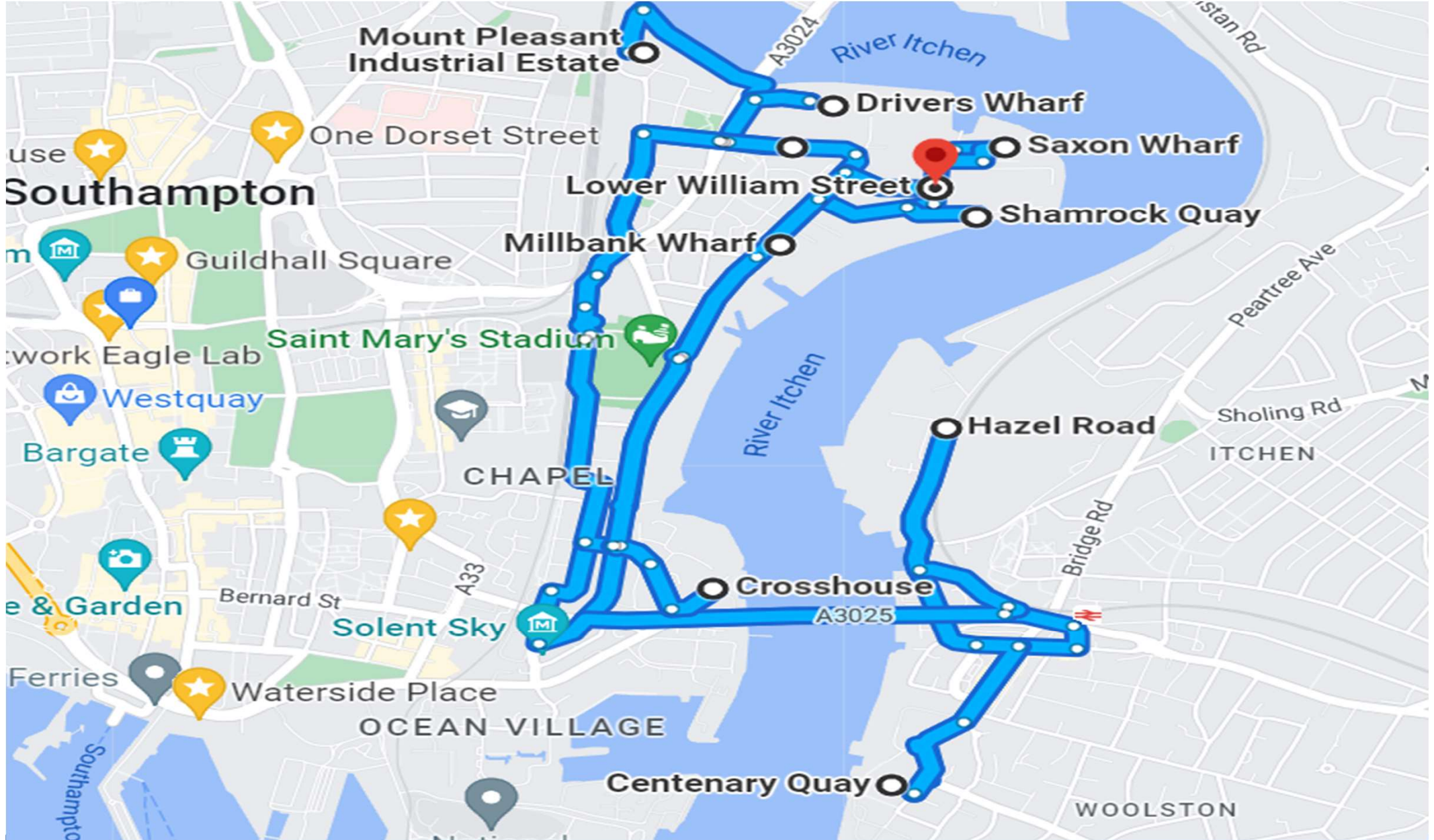


- The Index of Multiple Deprivation consists of 7 domains including income, employment, health and disability, education, crime, housing and living environment
- Southampton is ranked the **55th** most deprived out of 317 local authorities in England (previously ranked 54th)
- **28%** of Southampton's population live in neighbourhoods within the **20% most deprived** nationally
- Southampton is ranked **3rd worst** in the country for **crime deprivation** and is in the **worst 20%** of local authorities for **5 other deprivation domains**
- The map shows how the distribution of deprivation deciles across neighbourhoods in Southampton; with **red areas** experiencing **higher levels of deprivation** compared to blue areas



Source: MHCLG - English Index of Multiple Deprivation (2019)

Marine & Industrial Sites



A city of opportunity where everyone thrives

Northam – Industrial and Marine



A city of opportunity where everyone thrives

Economic Snapshot – 2022

Itchen Riverside area is home to a diverse range of businesses and many local marine companies and institutions.

We estimate that there are between 500-550 businesses in the immediate area which makes less than 10% (6%) of the total number of businesses in Southampton (8,785 – 2021)



Population
249,000
2021 Census

Value of the Economy
7.2 Billion
2021 GDP (GVA) Current Prices, PPI & 2015

Number of Businesses
8,785
2021 OF Business 2022

Number of Employee Jobs
113,424
2021 Census 2022

Average House Price
£238,869
2021 Property Price Index

Full-time Median Weekly Pay (Residents)
£602
2021 ONS 2022

Higher Education Students
32,735
Higher Education Statistics Agency 2022/23

Resident Population Educated to Degree level
48.1%
2021 ONS 2022 – measurement of % of population with a degree

Ranked 10th
(out of 50) in the latest Good Growth Cities Index
2022 Good Growth Cities Index



Northam – Business Distribution



A city of opportunity where everyone thrives

Marinas & Dry Stack

Ocean Quay- A unique private yacht and commercial ship facility in the heart of the UK's marine capital

- 20 businesses located including Bowman Power Group & Marine Systems Engineering

Marina Developments Limited – MDL Marinas owns and operates 18 Marinas across the UK and Spain.

- Shamrock Quay (over 15 businesses including Blue Rock Systems & First Class Sailing)
- Saxon Wharf (over 15 businesses located including Typhoon International & Oyster Yachts Holdings)
- Ocean Village Marina (restaurants & bars, a hotel and residential amenities)

Southampton Dry Stack - offers a unique, dedicated service with both fully undercover and outside dry stack packages.

Marine & Marine Aggregates

Ocean Infinity

- Remote Control Centre (RCC) in Southampton-Innovating to find greener, cleaner, and safer ways of operating at sea

Itchen Marine (Towage)

- A 4th generation family business operating in Southampton docks with 12 employees
- Providing lift out services for over 55 years

Hanson Aggregates Marine

- Investing in local talent and skills

Cemex UK Operations Limited

- Recently invested up to £30m in a new bespoke vessel

Manufacturing

Sulzer Electro-Mechanical Services (UK)

- Sulzer has provided expertise & facilities in Southampton for over 30 years & aims to build on this legacy through local training programmes & ongoing support of young engineers.
- Offering services for high-voltage generators and motors & rotating electromechanical equipment

Oil Spill Response

- employs 275 people across 12 locations and is headquartered in Southampton
- sale & lease back on existing premises
- OSRL joins the Marine Robotics Innovation Centre at the National Oceanography Centre

Sports and Leisure

Woodmill Outdoor Activity Centre

- One of the first specialist Centres to open in the Country over 40 years ago
- An extensive programme of courses for adults, during term-time the facilities are available to schools

University Water-sports Centre

- A wide range of Royal Yachting Associated (RYA) and British Canoeing (BC) approved water-sports courses which are internationally recognised
- Access to Paddle boards, kayaks, sailing boats and powerboats

Southampton Water Activities Centre

- All skill levels of water activities: Shore Based Courses, Instructor Training, Sailing, Powerboating, RIB Charter, SUP Lessons & Hire, Windsurfing
- Over 35 years of experience in water activities.

HE, FE & Training Institutions

National Oceanography Centre

- A pioneer of ocean technology & research with over highly skilled 600 staff
- Plays an important role in educating & training future generations of scientists and informed citizens

Warsash Maritime School (Solent University)

- Leading Maritime Education & Training with over 150 accredited maritime & offshore safety training courses, approved by the MCA, MNTB and other awarding bodies.

City College

- Marine Vocational Training & Apprenticeship in Boatbuilding, Marine Engineering and Marine Tech

Marine Skills Centre

- City College's specialist skills centre is located on the waterside in Woolston with some of the best training facilities for boat building & marine engineering.

Break for Questions

Local Development Plan – An Introduction

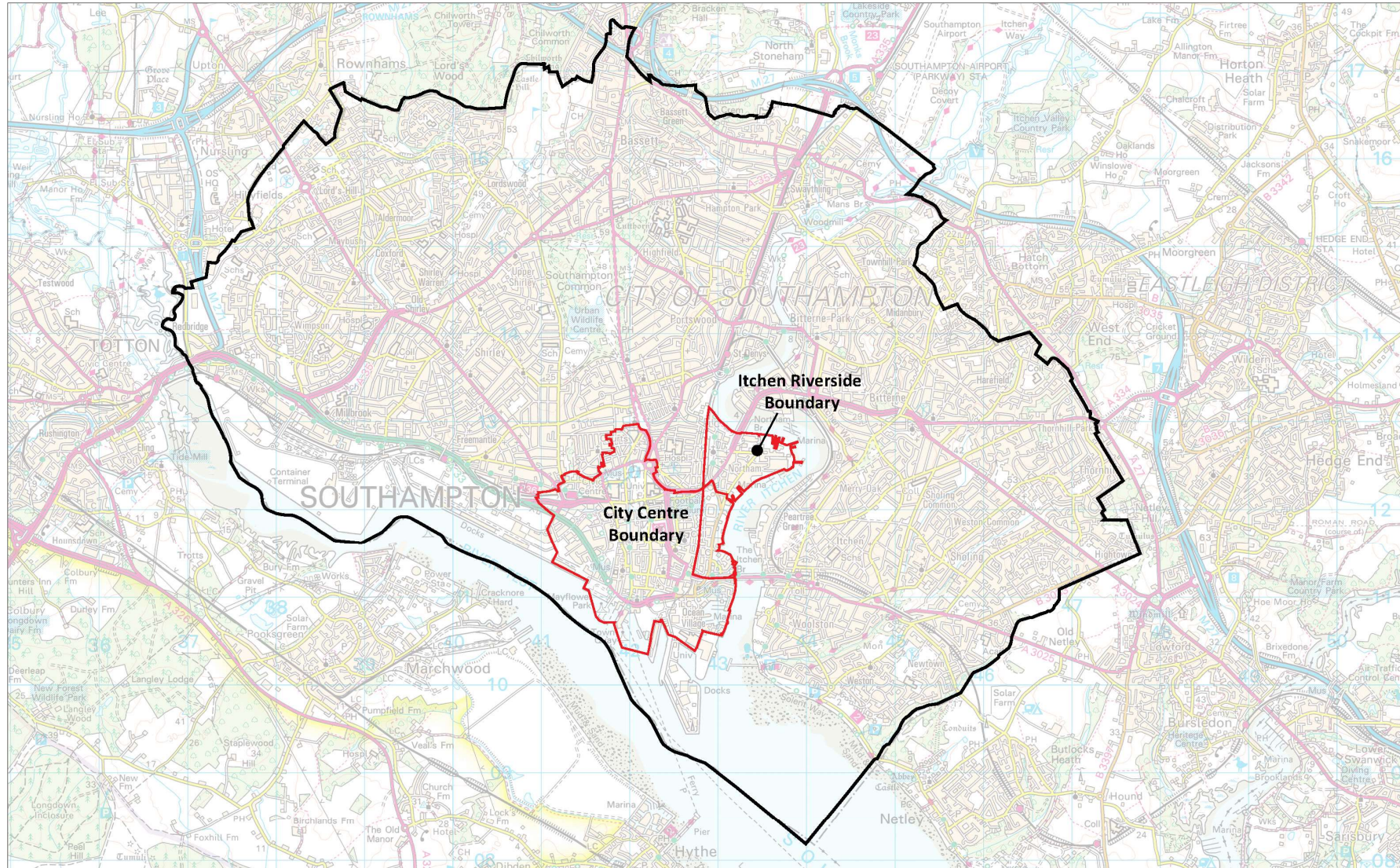
Local Plan (Southampton City Vision – emerging)

Minerals and Waste Plan

Guide planning applications for new development

Shape the city as a place to 2040 and beyond

Local Plan – Citywide Context



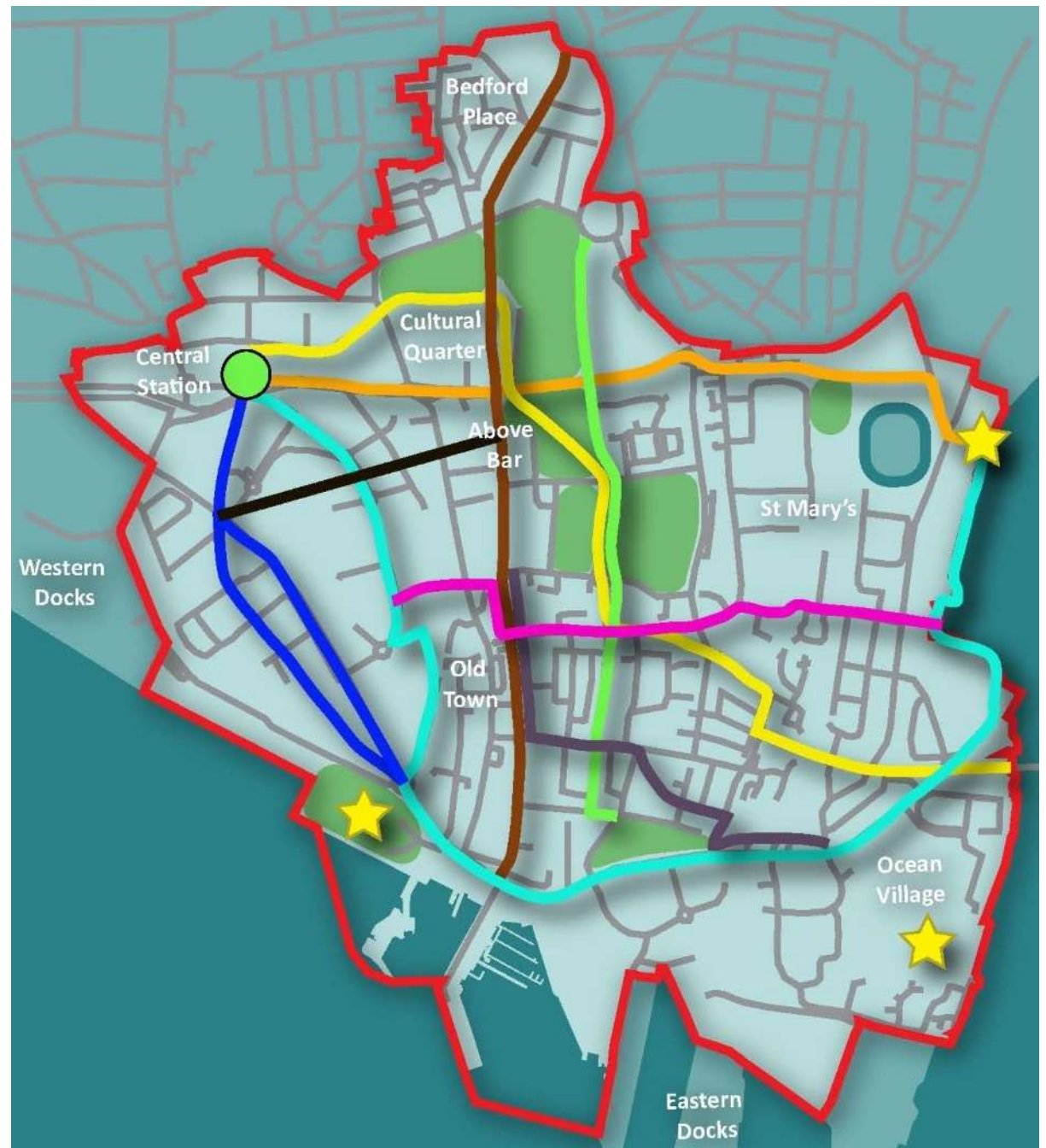
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Local Plan – Key Links

- Between city centre and
- Itchen waterfront

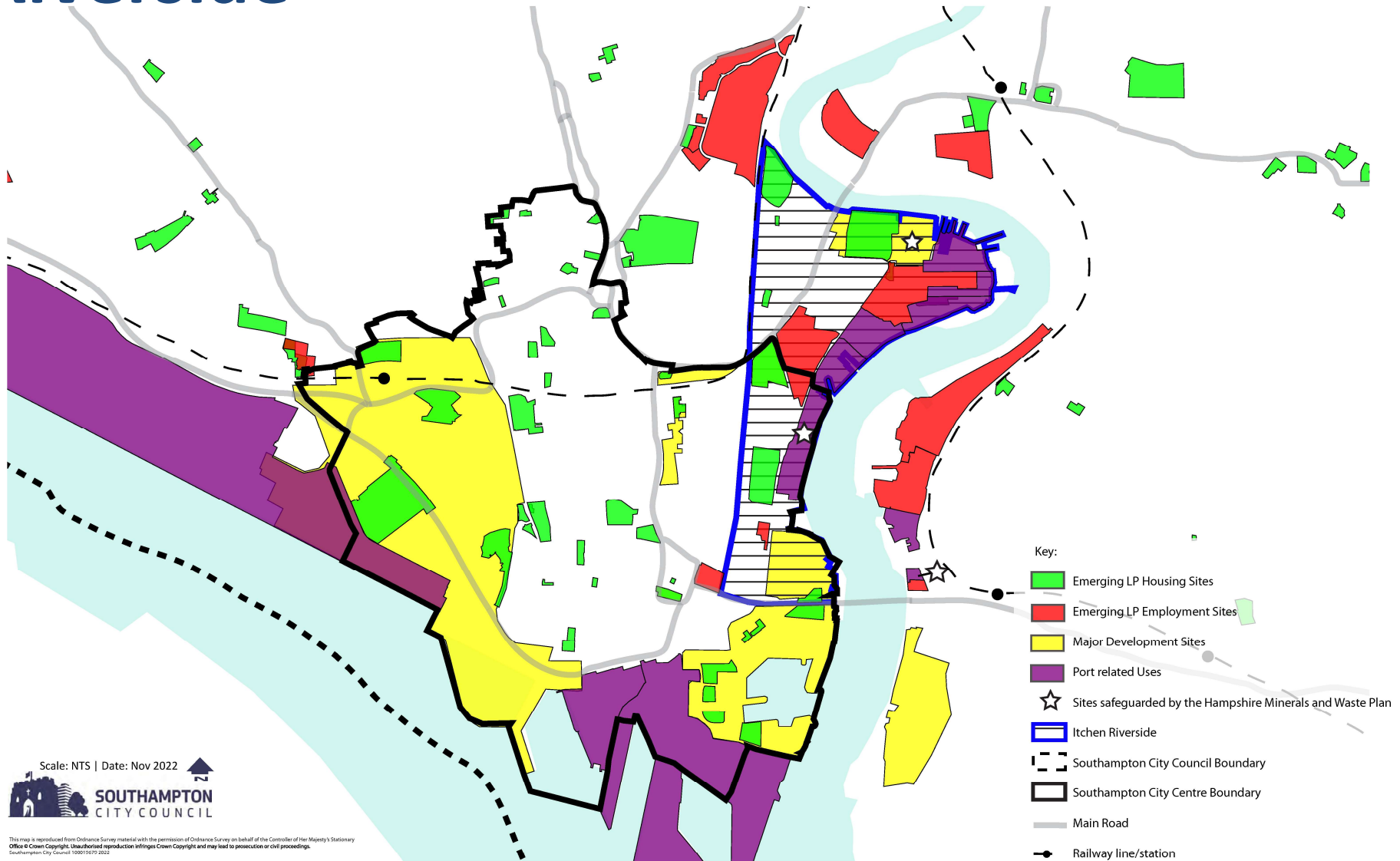
Key:

-  The Station Avenue
-  The Green Mile
-  East-West Spine
-  Itchen Riverside Link
-  Itchen Bridge
-  International Maritime Promenade
-  Ocean Village Link
-  The QE2 Mile
-  The Portland Link
-  Waterfront spaces/destinations



Focussed View - City Centre/Itchen Riverside

Riverside



Policy / Delivery Issues

Release of some industrial sites?

Mineral and waste wharves

Key transport connections

Strategic flood defences (RIFAS)

Environmental protection / enhancement

Waterfront Development Principles

- **Waterfront policy – overarching criteria to ensure creation of a distinctive waterfront experience**
- **Requires all development proposals within waterfront areas to :**
 - **Ensure accessibility for all, including Disabled People and those with reduced mobility**
 - **Work towards creating continuous waterfront walkways, cycleways and public spaces**
 - **Create or enhance safe and attractive links to and from the waterfront**
 - **Preserve and enhance views of the water and from the water**
 - **Encourage a more distinctive and interesting skyline**
 - **Be well-designed, attractive, safe and comprise high-quality materials**
 - **Ensure appropriate, functional land use which is sensitive to the character and context of the area**
 - **Not damage business interests of waterfront employment sites, compromise safety or conflict with biodiversity or flood risk policies**

Waterfront Development Principles – cont.

- **Supports marine leisure activities by:**
 - **Safeguarding public hard (7 in total)**
 - **Supporting proposals for marine leisure development and waterside recreation, provided there is no unacceptable conflict with water users**
 - **Restricts development on private waterside open space to private shore-based facilities and pontoons only**
- **Notes that development below the mean high water mark must comply with the South Marine Plan**
 - **Have recently consulted with the Marine Management Organisation on strategic issues for Southampton, future development etc. and will receive formal feedback on any detailed issues during current Draft Plan with Options consultation**

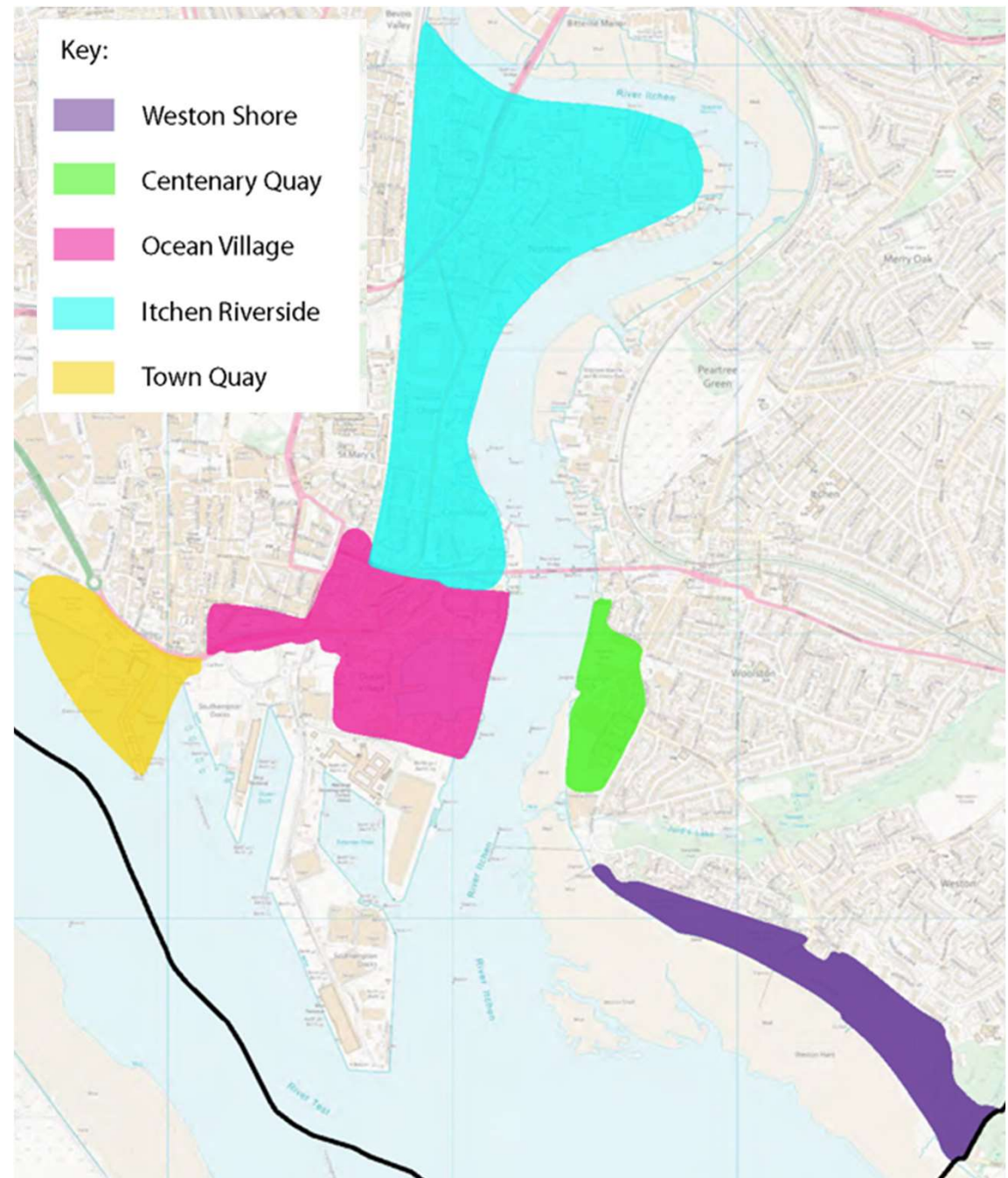
Houseboats

Proposals for new, extended or altered houseboats and moorings will only be supported where:

- They do not lead to an over-concentration, harming the character and amenity of the river frontage**
- The design and siting does not adversely affect any nature, wildlife or ecology conservation interests, evidenced by a Habitats Regulations Assessment (HRA)**
- They do not harm water-based employment and recreation opportunities or result in an adverse impact to navigational safety**
- Suitable arrangements can be made for parking, refuse, cycle storage, access, servicing**
- The boundary treatment does not over-dominate the appearance of street frontages or result in the loss of landscaped boundaries**
- The proposal will not cause significant harm to existing residential amenity**

Waterfront Development Areas

- **Key areas with distinctive character and different aims:**
 - Protection
 - Enhancement
 - Growth/Change
- **Detailed supporting text for waterfront policy**
 - Character
 - Points for improvement
- **4 of 5 have site-specific policies providing clear expectations for future development, ensuring positive change which fits with overall strategic aims for the city.**



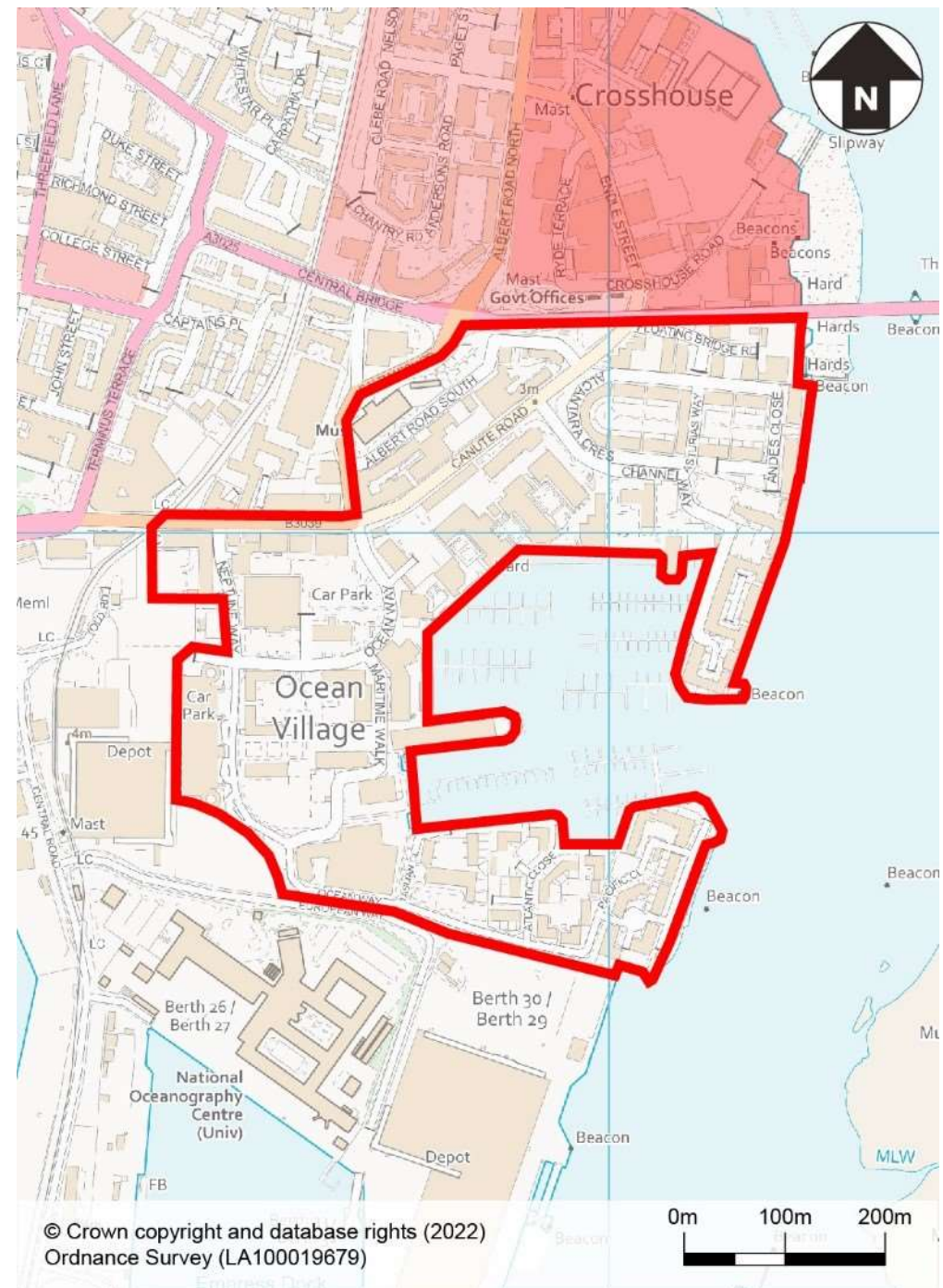
Centenary Quay

- Significant mixed-use development site – policy supports marine employment, residential, small-scale shopping, food and drink, education, health, and community uses
- Phases 1 and 2 complete but still other areas in need of regeneration
- Southampton's tallest building currently under construction – distinctive landmark for the city
- Should seek to improve accessibility and links to Woolston District Centre, where possible, and other waterfront areas
- Opportunity to provide new and accessible open space



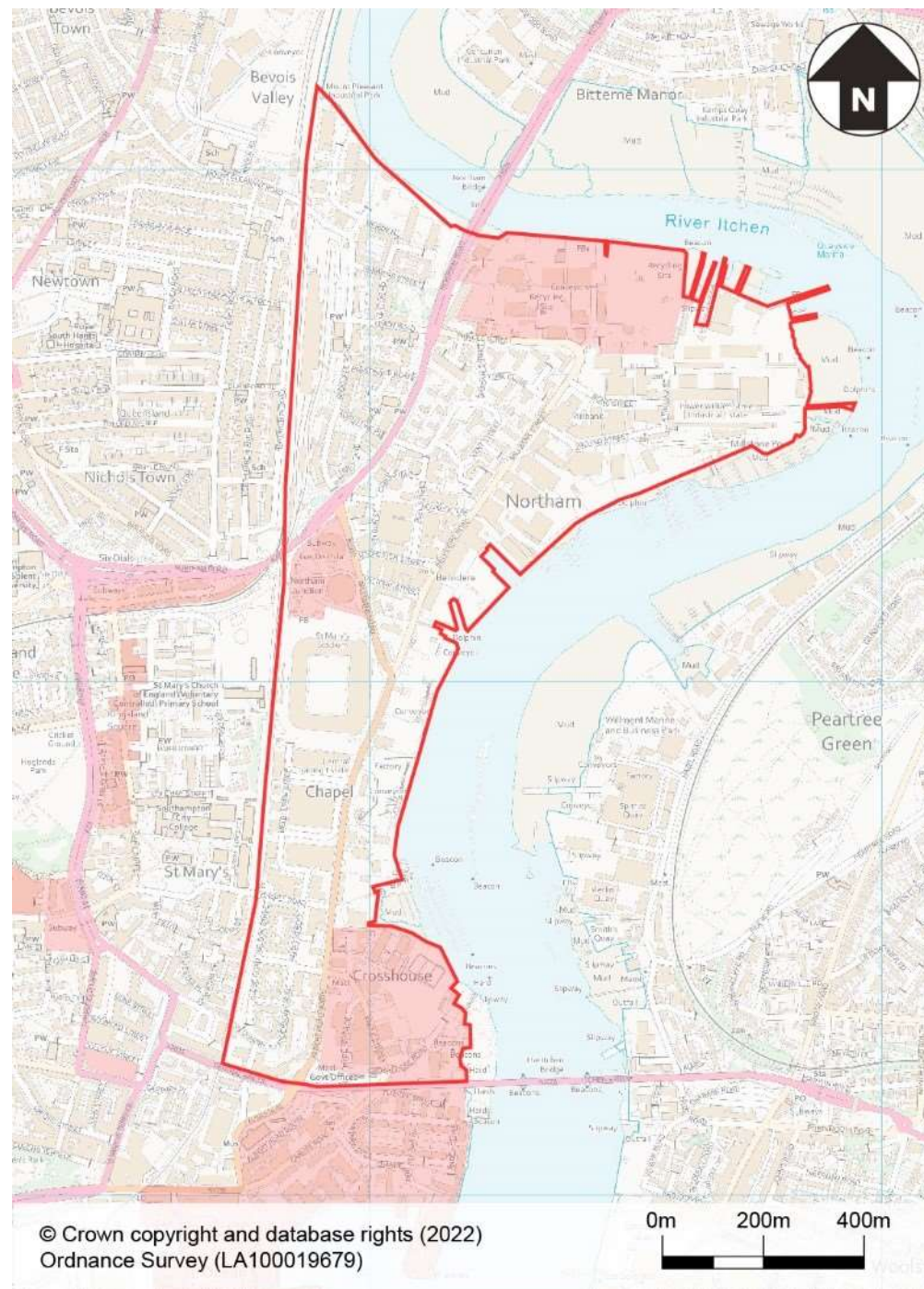
Ocean Village

- One of most well-established and accessible waterfront areas
- Marina plus range of ground commercial and leisure uses plus residential above and surrounding
- Contemporary design and high-quality materials
- Landmark building – Harbour Hotel creates focal point and distinctive, recognisable location
- Seeking mixed-use development to revitalise areas
- Consolidation of parking – more efficient use of space
- Improved accessibility within plus better city centre and waterfront links
- Upgrade of flood defences



Itchen Riverside

- **Vital role supporting nearly 100 marine and industrial businesses plus water sports activities**
- **Key waterfront regeneration sites, open space opportunities and residential areas**
- **Opportunity for leisure-led regeneration linked to the football stadium**
- **Improved links to city centre and other waterfront areas**
- **Nationally recognised Site of Special Scientific Interest (SSSI)**
- **Important habitats and ecosystems**
- **Needs flood alleviation works – RIFAS – will not prevent future development**



Break for Questions

Masterplanning in the City

Scrutiny Panel Update – Matthew Hill

01/12/2022

Recent Masterplanning Activity

- City Centre Masterplan (2013)
- Central Station - Station Quarter (2013-16)
- Itchen Riverside Masterplan (2015)
- Townhill Park Masterplan Lordshill Masterplan (2019)
- Bitterne Hub (2020)
- Mayflower Quarter Masterplan (2021)
- East Street/ Queensway Masterplan (2021)
- Mayflower Park Improvement Plan (2022)
- Cultural Quarter (2022)
- Old Northam Road (2022)

A new focus...

1. Refreshed programme for the Council in its masterplanning activity;
2. Will support an update to the 2013 City Centre Masterplan;
3. Ensure the right mix of in-house skills to support the development management process;
4. Provide in-depth consultation and engagement to ensure it takes people/communities with us;
5. Growth needs to be sustainable net zero carbon;
6. Align with other major land use and policy changes such as the emerging Southampton City Vision Local Plan, Solent Freeport & Investment Zones;
7. Integrating the opportunities for the role of culture and heritage to contribute to place-shaping, destination creation and story-telling, identity and pride.
8. Offer clarity around s.106 obligations and other forms of mitigation;
9. Ensure the masterplan is supported by proportionate viability / market testing to create commercially deliverable schemes.
10. Establish new internal and external governance to manage the master-planning programme and ensure long term cross-party ownership and external stakeholder support.

Priority Areas – initial focus

- **World Class Waterfront** - Development Brief on Town Quay, Red Funnel & Mayflower Park;
- **Cultural Quarter** - Development Brief on OGS & Northern Above Bar SCC properties;
- **Heart of City** - Local Area Improvement & illustrative mini-masterplan on East Street and Queensway;
- **Marlands** – investor support & consider inclusion in Station Quarter illustrative masterplan;
- **Drivers Wharf** - Development Brief;
- **Itchen Riverside** - Development Brief on Gas Holder site – Britannia Road, Stadium, Waterfront & Aggregate Wharves;
- **Station Quarter** - illustrative master plan on Nelson Gate, Maritime Gateway & Network Rail assets;

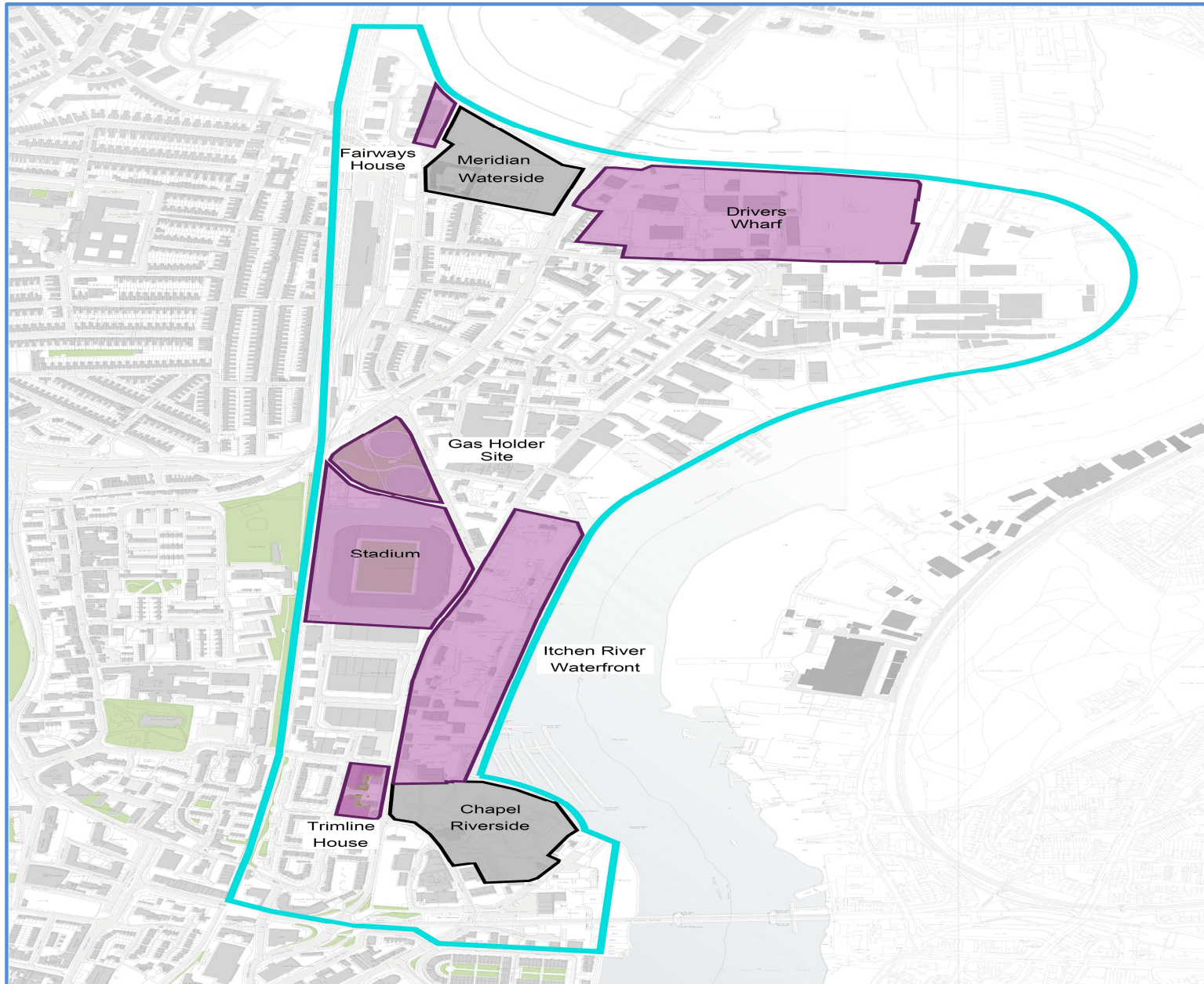
The programme also includes x 3 district centre improvement plans for Bitterne, Lordswood & Portswood.

Priority Areas of Focus

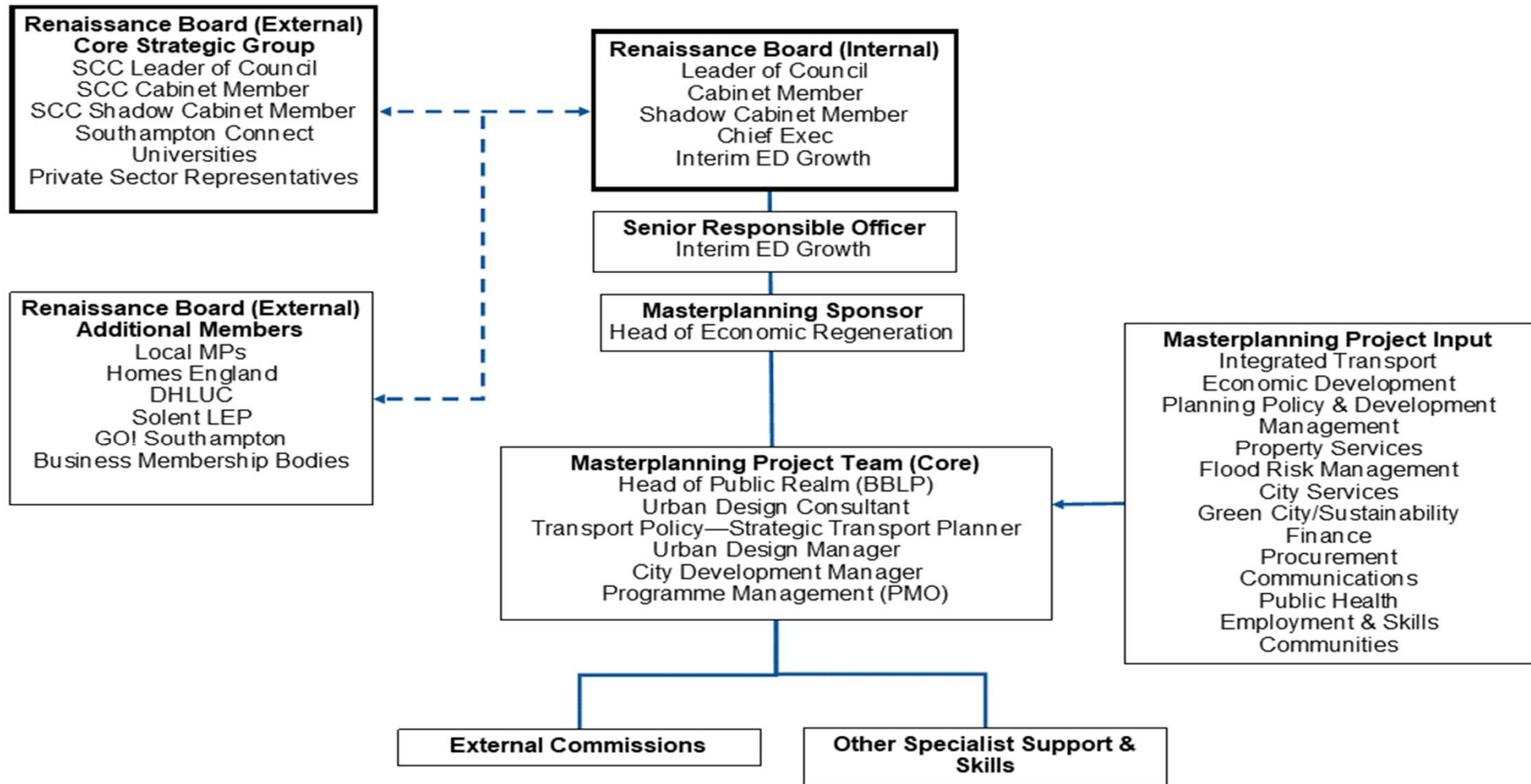
Station Quarter	
①	<ul style="list-style-type: none"> Nelson Gate Network Rail Central Station Mountbatten Retail Park
Cultural Quarter	
②	<ul style="list-style-type: none"> OGS Scholar Arms Civic Buildings Studio 144 MAST Mayflower Studio
Heart of the City	
③	<ul style="list-style-type: none"> Marlands
④	<ul style="list-style-type: none"> Bargate Development
⑤	<ul style="list-style-type: none"> Debenhams
⑥	<ul style="list-style-type: none"> East Street
⑦	<ul style="list-style-type: none"> East Street MSCP
⑧	<ul style="list-style-type: none"> Queensway
⑨	<ul style="list-style-type: none"> College Street Boxpark
World Class Waterfront	
⑩	<ul style="list-style-type: none"> Mayflower Park Town Quay Red Funnel Vehicle Terminal
Itchen Riverside	
⑪	<ul style="list-style-type: none"> Aggregate Wharves Itchen River Waterfront
⑫	<ul style="list-style-type: none"> St Mary's Stadium
⑬	<ul style="list-style-type: none"> Gas Holders Site
⑭	<ul style="list-style-type: none"> Drivers Wharf



Itchen Riverside - Areas of Focus



Governance



Southampton Renaissance Board

- The remit will be focussed on growth, strategic skills, sustainable development and investment.
- Steer the future growth of the City in terms of economic development, place-shaping, investment in physical infrastructure and our human capital.
- The Board will evolve through time, developing a strategic advisory role and initiated initially as a Shadow Board to agree a terms of reference, to then be adopted.
- Partners will come together to help shape our collective approach to the growth agenda. The Board will include representation from the private sector, the Cabinet of the Southampton City Council, cross-party representation and from the Southampton Connect partnership.

Thank-you
Any Questions?