Planning Annual Monitoring Report

April 2008 - March 2009

Providing information which will help measure the effectiveness of policies set out in the City of Southampton's Local Plan Review and forth coming documents

SOUTHAMPTON CITY COUNCIL ®

Annual Monitoring Report

April 2008 - March 2009

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Introduction

This Annual Monitoring Report (AMR) covers the period April 2008 – March 2009 and it sets out the outcomes achieved through the delivery of the City of Southampton Local Plan Review, adopted in March 2006.

Monitoring is required to ensure that, over time and in changing circumstances, the approach set out in planning documents continues to be the best one given the available alternatives, and that the policies continue to be relevant and effective. It provides a crucial feedback loop within the plan- monitor-manage approach to spatial planning. It also provides decision makers in the public, private and voluntary sectors with the basis to trigger contingency plans and / or to review their actions, strategies and policies to reflect changing circumstances. The information collected and analysed through previous AMRs has informed the production of new planning documents such as the Core Strategy.

In 2004 the new planning system introduced a different focus for planning, moving away from traditional land use planning and towards spatial planning. Spatial planning is a process of place shaping and delivery, with the overall aim being to deliver positive economic, social and environmental outcomes for residents. As part of this new, more inclusive, approach Local Authorities are required to produce different planning documents. The Local Plan Review is being replaced by a portfolio of documents called the Local Development Framework.

This AMR is monitoring the old – style Local Plan Review which does not set out specific targets. Consequently this AMR builds upon the information collected for previous AMRs which measured progress against objectives and targets derived from key documents in force at the time that the Local Plan Review was produced. For consistency (where possible and appropriate) it includes indicators used in previous AMRs. It also includes elements of the monitoring requirements for the new Local Development Framework documents, introducing the new Core Output Indicators and National Indicators where appropriate. These indicators were introduced by the Government to reflect national priorities and achieve consistency in measuring progress between local authorities and will continue to be monitored in subsequent AMRs.

The way that data is collected has changed over time and some information that was collected for previous AMRs is no longer available, where this is the case information on that indicator is no longer reported. There are other indicators where the methods of gathering the data or the group gathering the data has changed and so is not necessarily compatible with previous recorded data, where this is the case it has been made clear in the explanatory text.

The key elements which are addressed in this AMR relate to the progress in preparing the Local Development Framework documents; housing provision; economic performance; transportation; and environmental and sustainability issues.

Monitoring of mineral and waste aspects is co-ordinated by Hampshire County council through the Annual Monitoring Report.

Changing population

- The population stands at 234,600. This is an increase of 1.5% from the 2007 figure of 231,200.
- The largest percentage increase shows that people aged under 1 year have increased by 14.3%, and people aged 25-29 have increased by 6.1%.
- The largest percentage decrease shows people aged 10-14 years have decreased by 4.2% and people aged 80-84 by 2.0%.

Table 1 **2008 Population by age (mid Year estimate)**

Age	Male		Female		Total	
	Number	Percent	Number	Percent	Number	Percent
Aged under 1 year	1,600	1.3%	1,600	1.4%	3,200	1.4%
Aged 1-4 Years	5,100	4.3%	5,100	4.4%	10,200	4.3%
Aged 5-9 Years	5,400	4.5%	5,200	4.5%	10,600	4.5%
Aged 10-14 Years	5,700	4.8%	5,600	4.8%	11,300	4.8%
Aged 15-19 Years	8,200	6.9%	8,500	7.3%	16,700	7.1%
Aged 20-24 Years	16,400	13.8%	14,600	12.9%	31,300	13.3%
Aged 25-29 Years	14,000	11.8%	11,900	10.3%	25,900	11.0%
Aged 30-34 Years	8,900	7.5%	8,200	7.1%	17,100	7.3%
Aged 35-39 Years	8,100	6.8%	7,600	6.6%	15,700	6.7%
Aged 40-44 Years	7,800	6.6%	7,200	6.2%	15,000	6.4%
Aged 45-49 Years	6,900	5.8%	6,500	5.6%	13,300	5.7%
Aged 50-54 Years	6,200	5.2%	5,700	4.9%	11,900	5.1%
Aged 55-59 Years	5,700	4.8%	5,300	4.6%	11,000	4.7%
Aged 60-64 Years	5,300	4.5%	5,200	4.5%	10,500	4.5%
Aged 65-69 Years	4,000	3.4%	4,000	3.5%	8,000	3.4%
Aged 70-74 Years	3,200	2.7%	3,500	3.0%	6,700	2.9%
Aged 75-79 Years	2,700	2.3%	3,500	3.0%	6,200	2.6%
Aged 80-84 Years	1,900	1.6%	2,900	2.5%	4,900	2.1%
Aged 85-89 Years	1,100	0.9%	2,300	2.0%	3,400	1.4%
Aged 90 and over	500	0.4%	1,200	1.0%	1,700	0.7%
Aged 65 and over	13,400	11.3%	17,400	15.0%	30,900	13.2%
Total	**118,700**	**50.6%**	**115,800**	**49.4%**	**234,600**	

Source: Office of National Statistics 27/08/09. All figures have been rounded and therefore may not sum correctly.

Table 2 **Population – percentage change**

Age	2006	2007	2008	2007/08	
	Number	Number	Number	Change	Change %
Aged under 1 year	2,800	2,800	3,200	400	14.3%
Aged 1-4 Years	9,300	9,800	10,200	400	4.1%
Aged 5-9 Years	11,000	10,600	10,600	0	0.0%
Aged 10-14 Years	12,200	11,800	11,300	-500	-4.2%
Aged 15-19 Years	16,300	16,400	16,700	300	1.8%
Aged 20-24 Years	30,700	31,100	31,300	200	0.6%
Aged 25-29 Years	22,900	24,400	25,900	1,500	6.1%
Aged 30-34 Years	17,100	17,000	17,100	100	0.6%
Aged 35-39 Years	15,500	15,500	15,700	200	1.3%
Aged 40-44 Years	14,600	14,900	15,000	100	0.7%
Aged 45-49 Years	13,000	13,200	13,300	100	0.8%
Aged 50-54 Years	11,500	11,600	11,900	300	2.6%
Aged 55-59 Years	11,500	11,200	11,000	-200	-1.8%
Aged 60-64 Years	9,800	10,200	10,500	300	2.9%
Aged 65-69 Years	7,700	7,800	8,000	200	2.6%
Aged 70-74 Years	6,800	6,700	6,700	0	0.0%
Aged 75-79 Years	6,200	6,200	6,200	0	0.0%
Aged 80-84 Years	5,100	5,000	4,900	-100	-2.0%
Aged 85-89 Years	4,700	3,296	3,400	104	3.2%
Aged 90 and over	#	1,682	1,700	18	1.1%
Aged 65 and over	**30,500**	**30,700**	**30,900**	**200**	**0.7%**
Total	**228,600**	**231,200**	**234,600**	**3,400**	**1.5%**

Source: Office of National Statistics 27/08/09. All figures have been rounded and therefore may not sum correctly.

Chapter 1

Local Development Scheme – progress in preparing the plans

The 2007/08 AMR identified the reasons behind the need to amend and update the Local Development Scheme (LDS). This primarily related to the increased emphasis on infrastructure planning brought about by changes to PPS12 but also was affected by the impact of vacancies within the Planning Policy Team in 2007, particularly by the team manager post.

This resulted in a revised LDS (third version) being submitted to Government Office for the South East (GOSE), which was subsequently approved in February 2009. The key changes in this revised LDS were to the timetable and also the merging of the proposed Site Allocations DPD and Development Control DPD to a single Sites and Policies DPD.

The Core Strategy was consulted upon in December 2008 – February 2009 and was then submitted to government in March 2009 in line with the revised LDS, therefore meeting two key milestones. A further Key milestone was met for the Sites and Policies DPD by consulting on the scope of the Sustainability Appraisal (and therefore commencing work on the document) in March 2009.

During the course of this monitoring year the council produced the Family Housing Supplementary Planning Document. This was adopted in June 2009; just outside of this monitoring period.

Joint work has continued on the preparation of the Hampshire Minerals & Waste Core Strategy (adopted July 2007), led by Hampshire County Council, and the joint preparation of the Hampshire Minerals Sites Plan (now at proposed Submission stage), and the Hampshire Waste Sites Plan (now at Issues and Options stage).

Table 3 Progress in plan preparation

Development Plan Documents	Date in LDS	Date achieved	Comments
Core Strategy			
Commencement		November 2004	
Consultation on Issues & Options	May – July 2006	May – July 2006	
Public consultation on preferred options	October 2006	October 2006	
Publication (consultation) of proposed submission document	December 2008 - February 2009	December 2008 – February 2009	Key milestone met
Submission	March 2009	March 2009	Key milestone met
Examination	July 2009	July 2009	
Receipt of inspectors report	October 2009	October 2009	
Adoption	January 2010		
City Centre Action Plan			
Commencement	October 2006	October 2006	
Consultation on issues & Options	April 2007	April – May 2007	
Public consultation on preferred options	January – February 2010		
Publication (consultation) of proposed submission document	December 2010		
Submission	March 2011		
Examination	July 2011		
Receipt of inspectors report	October 2011		
Adoption	January 2012		
Site Allocations DPD			
Commencement	March 2009	Scoping report for DPD prepared	Key milestone met
Consultation on issues & Options	September 2010		
Publication (consultation) of proposed submission document	December 2011		
Submission	March 2012		
Examination	July 2012		
Receipt of inspectors report	October 2012		
Adoption	January 2013		

Chapter 2

Progress in achieving key elements of the Local Plan Review - new and improved homes

Objectives and targets

- The target for housing provision in the South East Plan for South Hampshire is 80,000 dwellings between 2006 and 2026. The target, for Southampton is 16,300 dwellings (Core Output Indicator H1). To meet this requirement the council will need to deliver an average of 815 dwellings per year during the plan period. Currently Southampton is delivering in excess of 815 dwellings a year and to meet the total requirement would now need to only deliver 770 dwellings a year (2009/10 - 2025/26).
- Upgrade delivery with a target of 815 dwellings a year, stated in the Local Area Agreement, an affordable target of 400 dwellings a year and increasing the number of family homes provided. Due to the state of the economy this target was revised to 730 for 2009/10, 785 2010/11 and back to 815 from 2011/12 on. This is unlikely to have a significant impact on delivering the total requirement, particularly as the Council has over-delivered in the first few years.
- Ensure the housing and economic growth is balanced and jointly managed on a sustainable basis, and reflects demographic change, migration patterns, tenures, type and size requirements.
- Ensure an appropriate density of housing provision on brownfield land.
- Meeting housing need on an effective and affordable basis, especially for key groups:- “concealed” households, first time buyers, homeless, disabled and elderly, employees vital to city’s economy.
- Ensure the reduction in non-decent homes across all tenures, and numbers on the housing register.
- Ensure the provision of safer and higher quality residential environments with greater levels of energy efficiency, sustainability, and loss of fuel poverty.
- Seek to reduce the need for car use in urban residential areas.

Housing stock

- The overall number of properties (April 2009) in Southampton is now 101,675.
- Of which 17,160 are within Local Authority Ownership

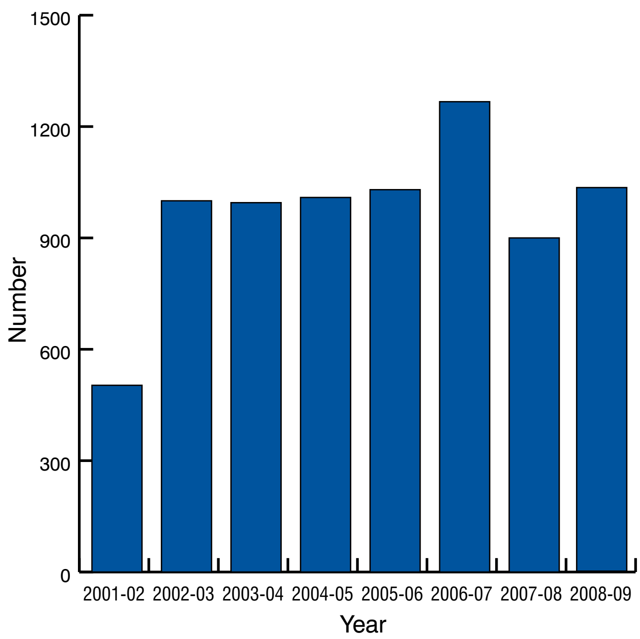
Table 4 Core Output Indicator H1: Plan periods and housing target

Core Output Indicator	Start of plan period	End of plan period	Total housing required	Source of plan target
H1(a)	March 2006	2011	5,500 dwellings	Adopted Local Plan Review
H1(b)	June 2006	2026	16,300 dwellings	Adopted Regional Spatial Strategy for South East of England
H1(c)	2006	2026	16,300 dwellings	Emerging Core Strategy

This monitoring period has straddled two plan requirements; the adopted plan for Southampton is the 2006 Local Plan Review, during the course of the year the South East Plan was adopted setting a higher level of housing requirement up to 2026 (superseding the requirement in the LPR). This new requirement is reflected in the emerging Core Strategy which was submitted in March 2009 and is due to be adopted in January 2010.

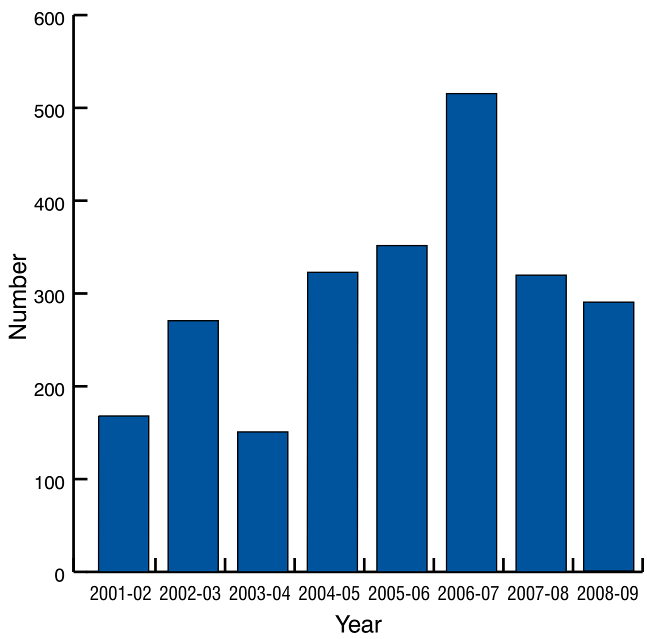
Housing completions – previous years **Core Output Indicator H2(a) Net additional dwellings – in previous years; H2(b) Net additional dwellings – for the reporting year; H2(c) Net additional dwellings – in future years**

Graph 1
New dwellings completed



Source: SCC, Corporate Research

Graph 2
New dwellings in city centre



Source: SCC, Corporate Research

Housing completions 2008/09

Core Output Indicator H2(b) and NI154 Net additional dwellings – 2008/09

- Southampton has delivered 1,034 (net) dwellings during 2008-09; an increase on the 2007 delivery of 900 dwellings, and in excess of the annual target of 815 new homes.
- 672 (net) dwellings have been provided on large sites capable of accommodating 10 or more units and 362 (net) dwellings have been provided on small sites capable of accommodating less than 10 units.
- Within the city centre area, 287 dwellings have been delivered.
- The number of dwellings completed on windfall sites is the highest on record at 82% with 850 dwellings. As the council has now produced a SHLAA many of these sites will have been identified within it; and would no longer constitute being windfall under the definition of windfall in the DCLG guidance on producing SHLAAs.

Table 5 Size of Site (net)

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Large sites	380	867	806	762	819	1067	571	672
Small sites	123	133	189	247	211	201	329	362
Total	**503**	**1000**	**995**	**1009**	**1030**	**1268**	**900**	**1034**

Source: SCC, Corporate Research

Table 6 Site Completions 2008/09

	Large sites	Small sites	Total
Total Gross Gain	706	431	1137
Total Loss	34	69	103
Total net gain	**672**	**362**	

Source: SCC, Corporate Research

Table 7 Large sites net residential gains (sites with 10 or more units), 2008/09

Beds	Flats	Houses	Total
GAINS			
1-Bed	371	0	371
2-Bed	293	2	295
3-Bed	3	24	27
4-Bed	0	13	13
Totals	**667**	**39**	**706**
LOSSES Unknown	**8**	**26**	**34**
NET GAIN Unknown	**659**	**13**	**672**

Source: SCC Corporate Research

Table 8 Small sites net residential gains (sites with < 10 units) 2008/09

Beds	Flats	Houses	HMO's	Total
GAINS				
1-Bed	206	5	0	211
2-Bed	104	32	0	136
3-Bed	6	53	0	59
4-Bed	2	18	0	20
5-Bed	1	1	3	5
Totals	**319**	**109**	**3**	**431**
LOSSES Unknown	**10**	**58**	**1**	**69**
NET GAIN Unknown	**309**	**51**	**2**	**571**

Source: SCC Corporate Research

Windfall sites

Windfall sites are sites not specifically identified as being available through the planning process. They comprise previously developed sites that have unexpectedly become available. These could include for example large sites resulting from a factory closure or small sites such as residential conversion, or a new flat over a shop (definition from SHLAA guidance).

Table 9 Summary of windfall and allocated sites

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Windfall sites	383 (76%)	586 (59%)	627 (63%)	627 (62%)	731 (70%)	721 (58%)	721 (80%)	850 (82%)
Allocated sites	120 (24%)	414 (41%)	368 (37%)	382 (38%)	299 (30%)	546 (42%)	179 (20%)	184 (18%)
Total	**503**	**1000**	**995**	**1009**	**1030**	**1267**	**900**	**1034**

Source: SCC, Corporate Research

Table 10 Windfall sites – net gains 2008/9

Beds	Flats	Houses	Total
Large windfall sites			
GAINS			
1-Bed	274	0	274
2-Bed	213	1	214
3-Bed	3	17	20
4-Bed	0	13	13
5-Bed	0	0	0
Total gains:	**490**	**32**	**521**
LOSSES Unknown	**7**	**26**	**33**
NET GAIN Unknown	**483**	**6**	**488**
Small windfall sites – net gains			**362**
Windfall sites – total net gains			**850**

Source: SCC Corporate Research

Table 11 Large allocated sites – net gains 2008/9
See also windfall sites – net gains on left

Beds	Flats	Houses	Total
1-Bed	97	0	97
2-Bed	80	1	81
3-Bed	0	7	7
4-Bed	0	0	0
Total	**177**	**8**	**185**
Losses unknown	**1**	**0**	**1**
NET Gain unknown	**176**	**8**	**184**

Source: SCC Corporate Research

Type and size of new homes

- With an overall delivery of 1137 dwellings (gross) in 2008/9, 85% has been in the form of 1 and 2 bedroom flats, this has been a slight drop from 86% in 2007/08. 7.4% has been 3 bedroom houses in 2008/9.
- Within the total figure of 1034 new homes (net) in 2008/9 conversions amounted to 99 units involving the net loss of 34 houses.

Table 12 Residential completions 2003 – 2009

Gains									
Types	Size	Gross 2003-04	Gross 2004-05	Gross 2005-06	Gross 2006-07	Gross 2007-08	Gross 2008-09	Total	%
Flats	1-bed	236	289	282	517	464	577	2365	34.4
Flats	2-bed	603	636	702	703	442	397	3483	50.6
Flats	3-bed	23	6	4	17	2	9	61	0.9
Flats	4-bed	30	2	0	0	4	2	38	0.6
Flats	5+bed	35	0	0	0	0	1	36	0.5
Sub-total		927	933	988	1237	912	986	5983	
Houses	1-bed	17	2	7	0	4	5	35	0.5
Houses	2-bed	28	26	11	37	18	34	154	2.2
Houses	3-bed	57	94	102	97	83	77	510	7.4
Houses	4-bed	30	33	13	19	29	31	155	2.3
Houses	5+bed	20	0	3	1	3	1	28	0.4
Hmo	4-bed	0	0	1	0	2	0	3	0.04
Hmo	5+bed	0	0	1	0	0	3	4	0.05
Sub total		152	155	138	154	139	151	1778	
Total		**1079**	**1088**	**1126**	**1391**	**1051**	**1137**	**6872**	**99.89**
Losses									
All dwelling units		**84**	**80**	**96**	**124**	**151**	**103**		
Net dwellings		**995**	**1008**	**1030**	**1267**	**900**	**1034**		

Source: SCC, Corporate Research

Table 13 Residential completions 2008/09

	Flats		Houses		HMO's		
	gains	Losses	Gains	Losses	Gains	Losses	Net gains
1-bed	577	3	5	-	-	-	579
2-bed	397	4	34	1	-	-	426
3-bed	9	-	77	3	-	-	83
4-bed	2	2	31	1	-	-	30
5-bed	1	-	1	-	3	1	4
Unknown	-	9	-	79	-	-	- 88
Total	986	**18**	148	**84**	3	**1**	-
Net gain	**968**		**64**		**2**		**1034**

Source: SCC, Corporate Research

Table 14 Residential conversions 2008/9

	Flats		Houses		HMO's		
	gains	Losses	Gains	Losses	Gains	Losses	Net gains
1-bed	103	-	1	-	-	-	104
2-bed	38	-	4	-	-	-	42
3-bed	1	-	1	-	-	-	2
4-bed	2	-	-	-	-	-	2
5-bed	1	-	-	-	1	-	2
Unknown	**-**	**12**	**-**	**40**	**-**	**1**	**- 53**
Total	**145**	**12**	**6**	**40**	**1**	**1**	
Net gain	**133**		**-34**		**0**		**99**

Source: SCC, Corporate Research

Density levels 2005 – 2009

The figures show that the vast majority of new residential units are in developments with a density of over 50 units per hectare demonstrating the efficient use of development land in the city. This reflects the high level of flatted development over the last year.

Table 15 Density of new development

Density levels	No of units (gross) *				% of units			
	2005/06	2006/07	2007/08	2008/09	2006/07	2007/08	2006/07	2008/09
Greater than 50	910	1248	961	1001	80.8	89.6	91.4	88
Between 30 & 50	123	114	58	92	10.9	8.2	5.5	8.1
Under 30	93	30	32	44	8.2	2.1	3.1	3.9

* units per hectare (gross). The total gross housing figure for 2008/09 is 1137.

Source: SCC Corporate Research

Housing completions – future years

Core Output Indicator H2(c) net additional dwellings – in future years

The SHLAA demonstrates that the city has a potential projected supply (net additional dwellings) from the likely date of adoption of the Core Strategy as follows:

- 2009/10 – 2013/14 (5 year supply) of 4852 dwellings compared with a target of 4075 dwellings.
- 2009/10 – 2018/19 (10 year supply) of 9628 dwellings compared with a target of 8150 dwellings.

The anticipated phasing of the housing delivery for this period is shown in Table 16.

Annual completions over the next few years are expected to be lower than in previous years, due primarily to the national economic situation, the current fall in property construction and mortgage delivery. Beyond this period, the high level of committed sites should assist in raising the delivery levels.

Core Output Indicator H2 (d) managed delivery target

The housing delivery set out in the South East Plan of 16,300 between 2006-2026 equates to an average delivery of an additional 815 properties per annum. The housing completion figures for 2006/7 to 2008/9 total 3,201 dwellings. Taking account of the actual and projected completions the annual requirement will reduce as shown in Graph 4.

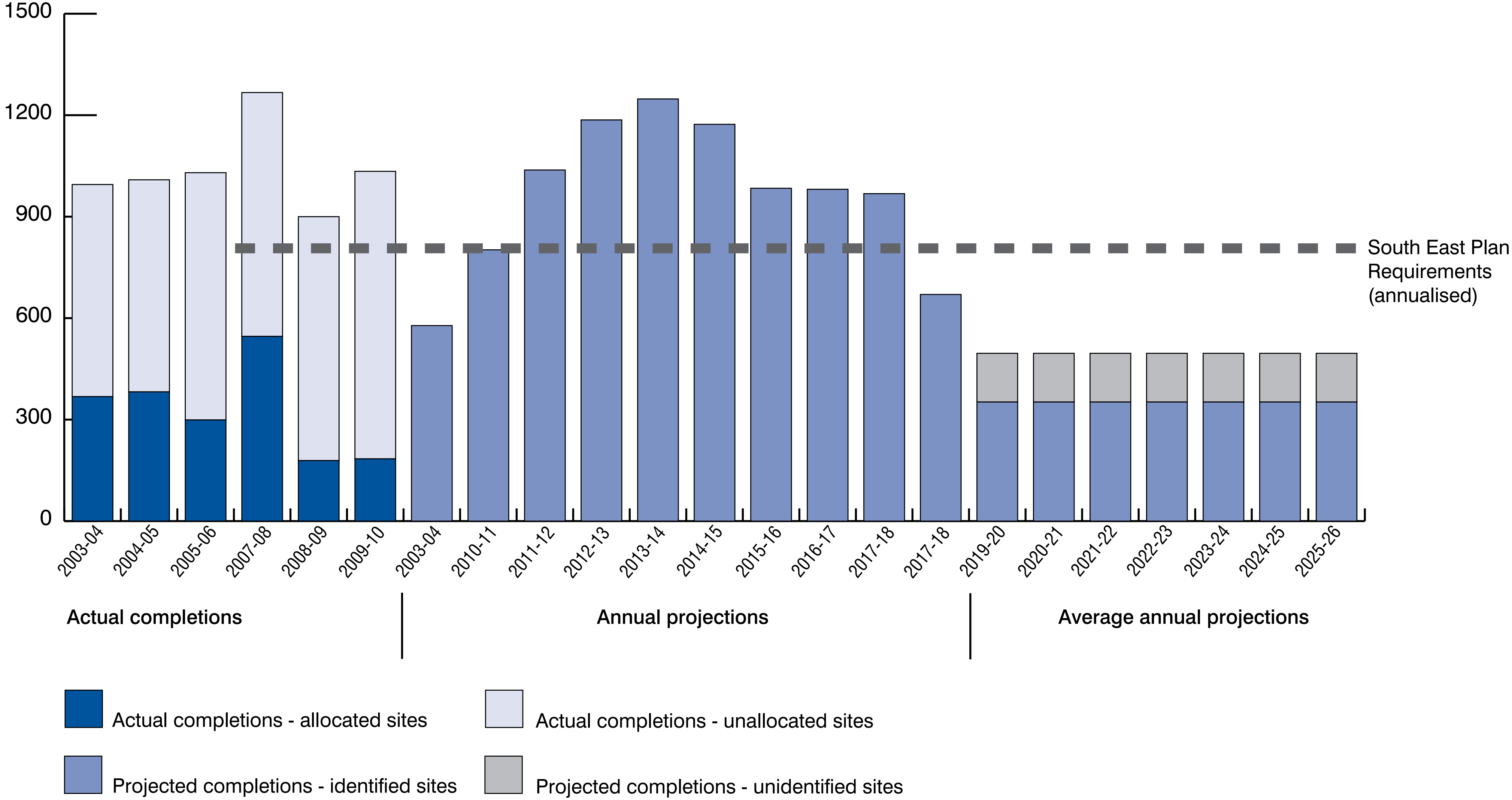
Table 16 Housing completions and projections 2003/04 - 2026 (H2(c))

	Completions						Projections										
	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-9	19-26
Projected annual completions - allocated sites							578	802	1038	1186	1248	1173	984	981	968	670	352pa
Projected annual completions – unidentified sites							-	-	-	-	-	-	-	-	-	-	144pa
Actual annual completions - allocated sites	368	382	299	546	179	184											
Actual annual completions - unallocated sites	627	627	731	721	721	850											
Actual completions - total	**995**	**1009**	**1030**	**1267**	**900**	**1034**											
Projected completions - total							**578**	**802**	**1038**	**1186**	**1248**	**1173**	**984**	**981**	**968**	**670**	**496 pa**
Cumulative completions 2006-26				**1267**	**2167**	**3201**	**3779**	**4581**	**5619**	**6805**	**8053**	**9226**	**10210**	**11191**	**12159**	**12829**	**16300**
South East Plan (Regional Spatial Strategy) requirement annualised				815	815	815	815	815	815	815	815	815	815	815	815	815	815

Source: SCC Planning Policy

Graph 3 Actual and projected net dwelling completions in Southampton: 2003-2026

(Actual figures up to 2008-2009, annual figures to 2018-19, average annual figures from 2019 onwards)



Strategic Housing Land Availability Assessment (SHLAA)

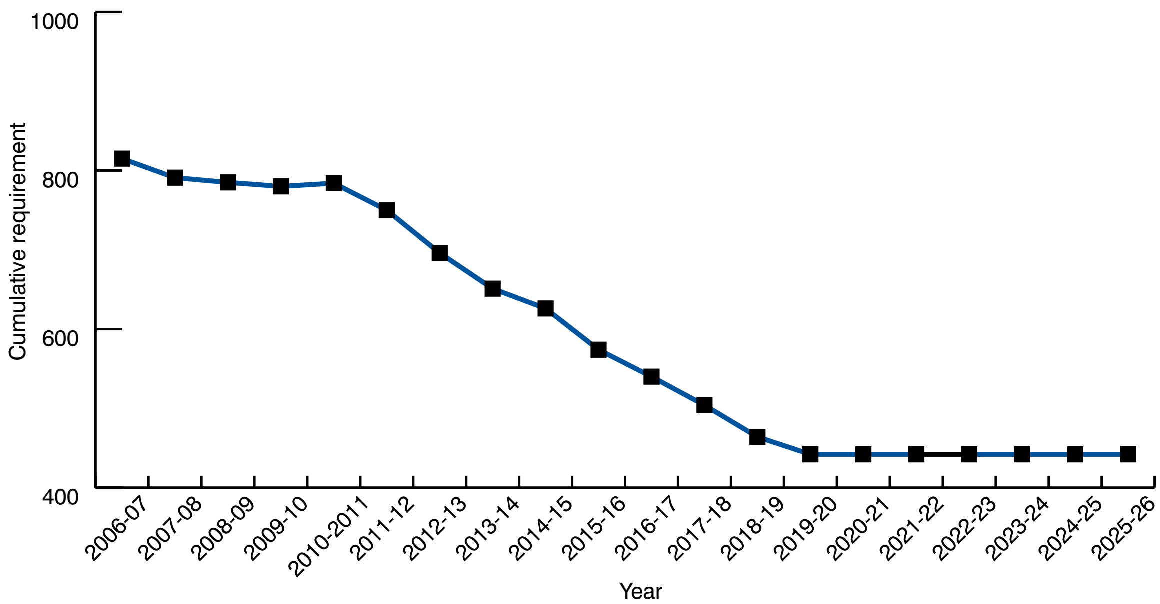
The council completed its SHLAA in March 2009. As part of the report it identified that the SHLAA would be monitored annually and that the results of this monitoring would be reported in the AMR.

As part of the monitoring: the projection of future housing completions will be updated to reflect the latest knowledge on sites; a list of those sites where development has been completed will be included (see appendix); and any sites which were not previously identified in the SHLAA but have since come forward and planning permission has been granted will be listed and therefore identified as being potentially suitable for housing (see appendix).

A partial review of projected housing completions and timing of supply has taken place this year (in relation to sites in the County's Housing Land Availability Supply monitoring - HLAS). Over the next few years as site work progresses for the City Centre Action Plan and the Sites and Policies DPD the projected completions and timing of supply from those sites not in the HLAS monitoring will also be reviewed and updated accordingly.

Graph 4

Annual requirement (taking into account actual and projected completions)



Dwellings on previously developed land

Core Output Indicator H3: New and converted dwellings - on previously developed land

The percentage of dwellings on previously developed land over the last six years has varied between 95% and 100%. In 2008/9 99.5% of the new units have been on previously developed land.

Information is currently not available to quantify the amount of previously developed land which has remained vacant or derelict for more than five years (N170).

Gypsy and traveller accommodation

Core Output Indicator H4: Net additional pitches (Gypsy and Traveller)

The city has one permanent site for gypsies and travellers with 14 pitches. The Gypsy and Travellers Accommodation Assessment for Hampshire and the Isle of Wight was carried out in 2006 and the South East England Regional Assembly considered the numbers of additional pitches required across the region and the apportionment between Local Authorities through a Partial Review of the South East Plan. The Examination in Public for the Partial Review is set to take place in February 2010.

The number of unauthorised Gypsy and Traveller Encampments in Southampton for 2008/09 decreased to 11 from 25 in the previous monitoring year. There is however double counting within these figures as, in the course of the year the same caravans can camp on more than one particular encampment site.

Affordable homes

Core Output Indicator H5: Gross affordable housing completions

The number of affordable homes delivered in 2008/9 is higher than in the previous year. 277 of these are new build affordable homes and 95 are via open market home-buy schemes, providing a total of 372 affordable homes. Of these 372, 207 are rented (59%) and 154 are for Intermediate forms of affordable housing (41%). This is slightly different from the South East Plan target of 65% for social rented properties and 35% for Intermediate forms of affordable housing.

Table 17 Affordable homes completions 2008/09

	Target	Provision
2002/03	300	342
2003/04	300	401
2004/05	300	406
2005/06	350	440
2006/07	350	519
2007/08	350	351
2008/09	380	372

Source: SCC Corporate Research

Table 18 Affordable homes by type 2008/09

Affordable housing proportions	Dwellings		
	2006/07	2007/08	2008/09
Social rented housing	349	207	207 (55%)
Intermediate affordable housing:	170	144	165 (45%)
Intermediate rent homes Low cost home ownership Open Market Homebuy homes			11 59 95
Total:	**519**	**351**	**372**

Source: SCC Corporate Research

The number of households waiting on the Council's property register has increased to 15,529, compared to 11,662 for 2007/08 – an increase of 33%, showing consistently high levels of need for affordable homes and reflecting the economic climate.

In 2008/09 the number of households presenting as homeless was 210, of which 166 were statutory homeless where the local authority had a full housing duty. There were 902 homeless households where homelessness was prevented.

Table 19 Numbers on council's property register (2008/09)

Housing register households	
2003/04	8128
2004/05	9225
2005/06	11,126
2006/07	11,000
2007/08	11,662
2008/09	15,529

Source: SCC Corporate Research

House prices

Property values in the city have fallen for a second year. This fall which began in August 2007 is reflected in the property values for the South East and England & Wales.

Property prices across the South East region are substantially higher than those in Southampton especially for detached and semi detached properties, with detached homes £115,000 and semi-detached homes £43,000 dearer. Detached houses and maisonette & flat properties in England & Wales remain higher than Southampton.

Table 20 Southampton house prices (2004 – 2009)

	2004/05	2005/06	2006/07	2007/08	2008/09
Detached	£230,674	£241,000	£249,005	£257,808	£220,811
Semi-Detached	£180,295	£170,509	£177,317	£172,099	£147,402
Terraced	£152,857	£154,865	£157,702	£149,824	£128,324
Maisonette/Flat	£136,259	£131,000	£136,681	£127,609	£109,297

Source: Land Registry September 2009

Table 21 House prices in the South East and England/Wales (2006 – 2009)

	South - East			England/Wales		
	2006/07	2007/08	2008/09	2006/07	2007/08	2008/09
Detached	£382,696	£397,193	£336,645	£300,349	£277,807	£240,249
Semi-Detached	£222,085	£225,825	£191,400	£180,170	£172,756	£147,441
Terraced	£184,071	£178,065	£150,921	£158,493	£144,562	£120,213
Maisonette/Flat	£155,727	£141,001	£119,507	£185,703	£172,443	£145,147

Source: Land Registry September 2009

H6: Housing Quality- Building for Life Assessments

Currently applications are not assessed against the building for life criteria. Some training was undertaken this year to enable the council to undertake these assessments in the future. However, as the Core Indicator is interested in homes that have been built to the building for life standards; it will take a few years before we start to see this information becoming available.

Chapter 3

Progress in achieving key elements of the Local Plan Review – economic prosperity

Objectives and targets

- The delivery over the next few years of an increase in economic prosperity.
- Safeguarding existing employment land to deliver employment development in the City, and foster an entrepreneurial environment.
- Enhancing the local labour supply, and increasing skills particularly in knowledge based work.
- Working with neighbouring authorities to promote appropriate employment development in the city region.
- Managing the continuing change from the manufacturing regime, to promote higher value employment developments, in appropriate locations, and retain diversity within the Economy.
- Enhancing the training facilities by developing business centres, and fostering skills and enterprise, and job creation.
- Retaining Southampton as a focal point for regional employment through both job retention and creation, and quality of life improvement, and inequality reduction.
- Ensuring that the infrastructure requirements of the economy are delivered, and that a correct balance is placed between housing provision and employment numbers.
- Ensuring that the city retains its role as a principal shopping centre, retains the viability of its District, Town and Local Centres, and continues to promote its evening based activities through the night-time economy.
- Maintaining the city's role as a regional transport interchange for sea, rail, air and road, and for public transport. Southampton and Portsmouth are the two main cities in South-Hampshire sub-regional economy.

Safeguarding existing employment land

Table 22 Amount of floorspace developed and available for employment 2008/09 (BD1-3)

Office Use (B1A)	Sq metres
Total Floorspace Developed	0
Total Floorspace Developed on Previously Developed Land	0
Amount of Floorspace (land) Available for Office Use	31193 (>3 ha)
Industrial Use (B1-B8 excluding B1A)	**Sq metres**
Total Floorspace Developed	45206
Total Floorspace Developed on Previously Developed Land	45206
Amount of Floorspace (land) Available for Industrial Use	88404 (>29 ha)

Source: SCC Corporate Research

All new employment floorspace was located on previously developed land. 45,206 sq. metres of floorspace was developed for the year 2008/2009. According to the County Council figures the combined amount of floorspace available for office and industrial use is 119,597 sq metres.

The loss of employment land for residential use for 2008/09 has been 3,214 sq. metres; only a third of the amount that was lost to residential in 2007/08.

Viable city, local and district centres

Core Output Indicator BD4: Total amount of floorspace for 'town centre uses'

- The ranking of Southampton City Centre as a retail centre has fallen on a national basis from 13th to 15th (Experian 2008).

The data presented in the table below is not comparable with last year as Southampton City Centre Management in now using Experian data rather than the locally collected data used previously.

The key points from the table below are that

- The total retail floorspace is 177,880 sq. metres (A1; A2; A3; A4 and A5)
- A1 durables are the main land use within the city centre accounting for 139,100 sq. metres – 67% of total sq. metres.
- The amount of "town centre uses" (A1, A2, B1 and D2 uses), not including vacant retail, is 397 units which accounts for 165,220 sq. metres – approximately 80% of total sq. metres.

Table 23 Uses within the city centre

	Use	Units	Sq metres	% of total sq metres
A1*	Convenience Durables Service	29 271 39	8950 139100 4550	4.3 67.3 2.2
A2	Financial services (counter services)	36	7950	3.8
A3	Food & drink	42	5540	2.7
A4	Drinking establishments	22	9350	4.5
A5	Hot food takeaways	18	2440	1.2
C1	Hotels & hostels	2	6,518	1.5
B1	Business	19	3710	1.8
D1	Non-residential institutions (inc. education)	1	70	0
D2	Assembly & leisure (inc cinemas & theatres)	3	960	0.5
Sui Generis	Advice/Info/Museums	6	2,060	1
	Vacant offices			
	Vacant retail	64	20,940	10.1
	Vacant other			
	Total:	**546**	**206,680**	**100%**

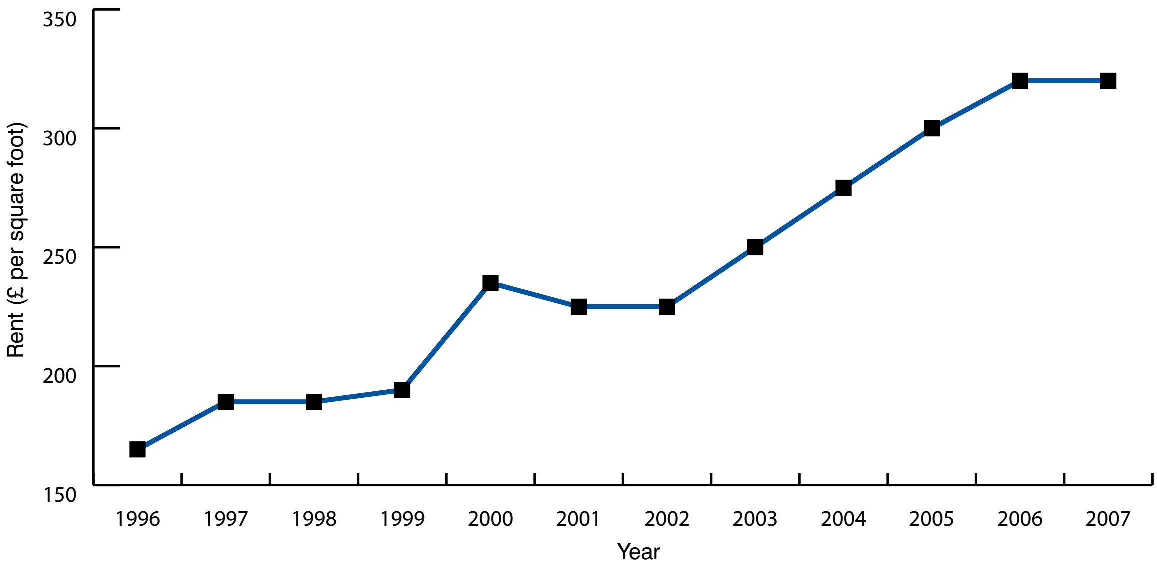
Source: SCC City Centre Management, City Centre Health Check 2007/8

Key to use classes

A1	Shops
A2	Financial/Professional Services
A3	Restaurants and Cafes
A4	Drinking establishments
A5	Hot Food Takeaway
B1	Business
D1	Health/Medical Services; Libraries; Places of Worship
D2	Sports Halls; Gymnasiums; Bingo Halls; Leisure Uses
S/G	Sui-generis

Retail rents are an important indication of the strength and competitiveness of the centre. In the prime pitch of the Central Retail Area, rents remain at £320 per sq. foot (see Graph 5)

Graph 5
Southampton zone A retail rents 1996 - 2008



Source: Southampton Health Check – Savills

District and local centres

Full surveys of the District Centres are not currently undertaken on an annual basis but rather bi-annually. In future years it is intended to undertake these annually. Although a full survey was not undertaken some information on vacancy rates was collected in September 2009. This information indicated that generally there has been no significant increase in vacancy rates in the District Centres. The percentage of shops vacant has decreased in Shirley (to 3%), Bitterne (5%) and Lordshill (0%) and only slightly increased in Portswood (to 7%) and Woolston (16%).

Table 24 Uses within the town and district centres

	Shirley Town Centre		Woolston District Centre		Portswood District Centre	
	2006	2008	2006	2008	2006	2008
A1	125	127	54	51	67	71
A2	29	27	12	14	12	11
A3,A4,A5	41	41	16	16	14	14
B1	39	36	6	6	4	4
C2, C3	87	113	52	81	43	77
D1	11	4	3	4	5	5
D2	8	4	1	1	2	2
S/G	8	7	1	1	3	3
Empty no.& %	2/7%	13/4%	10/12%	10/12%	18/14%	4/3%
Totals	**348**	**359**	**145**	**174**	**150**	**187**

Source: SCC Planning Policy Survey of District Centres 2008

Table 24 continued **Residential completions 2007/08**

	Bitterne District Centre		Lordshill District Centre	
	2006	**2008**	**2006**	**2008**
A1	41	39	8	8
A2	19	20	1	1
A3,A4,A5	13	13	1	1
B1	3	3	0	0
C2, C3	35	60	0	0
D1	4	4	3	3
D2	3	3	1	1
S/G	3	3	1	1
Empty no.& %	5/5%	5/5%	4/20%	4/20%
Totals	**121**	**145**	**15**	**15**

Source: SCC Planning Policy Survey of District Centres 2008

Business development

Table 25 indicates the number of enterprises registering for VAT in 2007 which is an indication of business start – ups. It also shows the number of businesses de-registering from VAT which indicates the number of business closures. Overall there are 90 more registrations than de-registrations, leading to a net increase in the number of businesses.

The stocks at end of year category are an indicator of the size of the business population which has seen a yearly increase between 2003 and 2007 from 4680 to 5070.

In 2008 the number of enterprises has reduced in manufacturing and in the education/health/social work sector. The decline in manufacturing sector has been a consistent feature from 2003. There is however an increase in a number of sectors including; construction; wholesale/retail and repairs; hotels and restaurants; and real estate/renting and business activities. The biggest net increase is in the real estate/renting and business activities sector.

Table 25 VAT registrations and de-registrations by industry (2007)

	Registrations		De-registrations		Stocks at end of year		Net-change	
Southampton	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**
Agriculture; fishing forestry and (SIC A,B)	0	0	0	0	20	0.4	0	0
Mining & quarrying: electricity, gas & water supply (SIC C,E)	0	0	0	0	5	0.1	0	0
Manufacturing (SIC D)	20	3.4	40	7.9	395	7.8	-20	-23.5
Construction (SIC F)	100	16.9	70	13.9	770	15.2	30	35.3
Wholesale, retail and repairs (SIC G)	110	18.6	100	19.8	1050	20.7	10	11.8
Hotels & restaurants (SIC H)	65	11	60	11.9	485	9.6	5	5.9
Transport, storage & communication (SIC I)	30	5.1	30	5.9	260	5.1	0	0
Financial intermediation (SIC J)	5	0.8	5	1	45	0.9	0	0
Real estate, renting and business activities (SIC K)	225	38.1	155	30.7	1595	31.5	70	82.4
Public administration; other community, social & personal services (SIC L,O)	35	5.9	35	6.9	350	6.9	0	0
Education; health & social work (SIC M,N)	5	0.8	10	2	95	1.9	-5	-5.9
Column total:	**595**	**100.8**	**505**	**100**	**5070**	**100**	**90**	**105.9**
Totals for previous years								
2006	**490**		**425**		**4885**		**65**	
2005	**530**		**435**		**4820**		**95**	
2004	**505**		**435**		**4745**		**70**	
2003	**550**		**515**		**4680**		**35**	

Source: ONS Crown Copyright Reserved [from Nomis on 23 September 2009]

Table 26 Cruise passengers passing through Southampton port

	Passengers (Thousand)	Increase
2004	550	
2005	702	+28%
2006	737	+5%
2007	800	+8.5%
2008	950 (estimated)	+18.8%

Source: Southampton City health check 2007/08 – from Associated British Ports

Southampton continues to be the number one cruise port in the UK. The number of cruise passengers passing through the Port of Southampton has continued to increase.

Employment

The data groupings of the various industries have altered and therefore cannot be compared with the results from previous years. Table 27 shows that the majority of jobs in the city are in public administration, education & health; and banking, finance & insurance. There was no significant change in the city job structure between 2004-2006 and while it is not possible to directly compare the latest figures it appears as if this trend has continued. The total number of employees has remained stable.

Table 27 Number and Percent of Employees by Industry

	South East		Hampshire		Portsmouth		Southampton	
	number	percent	number	percent	number	percent	number	percent
Agriculture and Utilities (SIC A,B,C,E)	60,035	1.6%	5,822	1.1%	341	0.3%	223	0.2%
Manufacturing (SIC D)	317,840	8.5%	58,244	10.5%	10,444	10.7%	7,542	6.6%
Construction (SIC F)	171,059	4.6%	30,324	5.5%	3,089	3.2%	3,621	3.2%
Distribution, hotels and restaurants (SIC G,H)	922,079	24.7%	138,412	25.0%	21,911	22.5%	23,156	20.3%
Transport and communications (SIC I)	222,094	6.0%	29,685	5.4%	4,682	4.8%	7,679	6.7%
Banking, finance and insurance, etc (SIC J,K)	888,044	23.8%	137,016	24.8%	18,196	18.7%	30,910	27.2%
Public administration, education & health (SIC L,M,N)	950,546	25.5%	126,198	22.8%	33,467	34.3%	36,405	32.0%
Other services (SIC O,P,Q)	200,082	5.4%	27,244	4.9%	5,395	5.5%	4,263	3.7%
Total number of employees:	**3,731,781**		**552,945**		**97,525**		**113,799**	

Source: Annual Business Inquiry 2008, Office for National Statistics, crown copyright reserved.
*SIC = Standard Industrial Classification 2003
The SIC groups have altered and therefore can not be compared with the previous year results.

Table 28 Total number of employees (2008)

2006	Male	Female	Total
Southampton	56,414	57,385	113,799
Portsmouth	47,683	49,843	97,526
Hampshire	287,153	265,790	552,943
South-East	1,881,979	1,849,793	3,731,772

Source: ONS, 2008

Table 29 GVA per head (2006)

	2004	2005	2006
Southampton	£19,467	£20,014	£20,800
Portsmouth	£18,959	£19,359	£20,178
Hampshire	£18,804	£19,434	£20,152
South-East	£17,577	£18,267	£19,413

Source: ONS 2008

Reducing unemployment and enhancing skills

The Gross Value Added (GVA) is the measure of the contribution to the economy of each individual. The figures of GVA per head are not available for 2007/08, but the most recently available figures, show that Southampton has a higher level of GVA per head than elsewhere.

Economic activity

In general the Economic Activity rate of working age people within Southampton is slightly lower than that of Portsmouth, Hampshire and the South-East.

The percentage of unemployed people of working age is significantly lower than Portsmouth but still higher than the South East and Hampshire. Southampton's unemployment rate has significantly declined from 7.1% in 2007 to 4.8% in 2008, in contrast to a small increase in unemployment in Portsmouth, Hampshire and the South East. The percentage of unemployment is now lower than Portsmouth and only slightly higher than the South East.

Table 30 Economic activity rate of working age people

Jan 2008 – Dec 2008		Economic activity rate – working age		
		All people	Males	Females
Southampton	Number Percent	123,500 78.4	68,200 81.4	88,200 74.9
Portsmouth	Number Percent	103,100 79.1	55,600 82.5	47,500 75.6
Hampshire	Number Percent	636,700 83.6	349,800 88.8	286,900 78.1
South-East	Number Percent	4,156,200 82.3	2,264,000 86.6	1,892,200 77.6

Source: Annual Population Survey (September 2009 from Nomis)

Table 31 Unemployment rate of working age people

		Unemployment rate – working age					
		Jan 2008 – Dec 2008			2007	2006	2005
		All people	Males	Females	All people	All people	All people
Southampton	No. %	5,900 4.8	3,400 5.0	2,400 4.4	7.1	7.4	4.9
Portsmouth	No. %	6,800 6.6	3,800 6.9	3,000 6.3	6.2	6.0	6.6
Hampshire	No. %	22,800 3.6	11,800 3.4	11,000 3.8	3.2	3.4	2.9
South-East	No. %	189,200 4.6	101,100 4.5	88,100 4.7	4.3	4.6	3.8

Source: Annual Population Survey (September 2009 from Nomis)

Table 32 Gross average annual pay for the workplace (2008)

	Full-time	Part-time
Southampton	£26,902	Data not available
Hampshire	£26,095	7,587
Portsmouth	£26,664	9,651
South-East	£26,687	8,133

Source: ASHE 2009 from Nomis

Qualifications – working age

To deliver further economic growth in the city, new and expanding businesses require a skilled and well qualified workforce. As in previous years, Southampton's skills levels remain below the regional average. Southampton's performance in terms of people having NVQ 3 qualifications is greater than in Portsmouth, and the percentage of people of working age with the qualification is now almost identical. The percentage is still below the levels for Hampshire and the South East; however, Southampton's performance has increased on the previous year and is in contrast to the declining trend between 2003 and 2007.

Source: Department for Children, Schools and Families – crown copyright

Table 33 Working age people with NVQ's

		% of people working age with						
		Jan 2008 – Dec 2008				2007	2006	2005
		NVQ4+	NVQ3+	NVQ2+	NVQ1+	NVQ3+	NVQ3+	NVQ3+
Southampton	No.	42,500	75,200	101,800	128,600			
	%	27.0	47.8	64.6	81.6	47.1	48.6	48.9
Portsmouth	No.	34,000	62,300	86,600	106,300			
	%	26.1	47.9	66.5	81.6	46.1	42.8	43.4
Hampshire	No.	233,900	377,900	538,700	651,700			
	%	30.7	49.7	70.8	85.7	49.6	49.8	47.7
South-East	No.	1,590,600	2,565,000	3,476,300	4,209,400			
	%	31.5	50.8	68.9	83.4	49.6	49.4	48.6

Source: ONS Annual Population Survey Jan-Dec 2008

Educational attainment

The proportion of school pupils gaining more than 5 GCSE grades A*- C (including English and Maths) increased in 2008 reaching 42.5% compared to 38.8% in 2007. The percentage of pupils attaining GCSE grades A*- C increased from 50.7% in 2007 to 55.8% in 2008. The gap between attainment of 5 GCSE grades A*- C (including English and Maths) in the city and attainment in England as a whole has improved, decreasing from 8% in 2007 to 5% in 2008.

In Key Stage 2 the percentage of Southampton pupils achieving level 4 and above has slightly declined in English, Maths and Science and remains below the national average in England.

Table 34 Key stage 2 attainment (2006 – 2008)

	English			Maths			Science		
	2006	2007	2008	2006	2007	2008	2006	2007	2008
Southampton	75%	77%	73%	71%	76%	74%	84%	87%	85%
England	79%	80%	80%	76%	77%	79%	87%	88%	88%

Source: Department for Children, Schools and Families – crown copyright

Chapter 4

Progress in achieving key elements of the Local Plan Review – safe, accessible, convenient transport system

Objectives and targets

- To improve accessibility to all parts of the community, and to the key services.
- To help increase the economic drive of the city through the improvement of strategic transport and communication links, and a reduction in congestion on the network, to maximise traffic flow.
- To improve the integration of, and accessibility to, public transport services and create improved interchanges between transport modes.
- To promote traffic management and parking schemes; ensuring that parking provision reflects the scale and travel needs of development.
- To promote the modal shift towards public transport use, including the promotion of park and ride schemes.
- To encourage the further movement towards walking and cycling.
- To reduce levels of emissions from road traffic.
- To improve the levels of road safety, and maintain the transport infrastructure in a safe condition.

Promote the modal shift towards non – car traffic

Annual traffic levels within the overall city

- Year 2006/07 – 1174m vehicle kilometres (all vehicles including buses)
- Year 2007/08 – 1180m vehicle kilometres
- Year 2008/09 - 1138m vehicle kilometres

Cycling trips

Cycling use is continuing to increase well ahead of predicted targets set out in the Local Transport Plan. There was a growth rate of 8% in 2008/09.

Table 35 Cycle trips

	Actual	Target
2004/05	781	753
2005/06	1637	1500
2006/07	2866	1556
2007/08	3267	1680
2008/09	3537	1815

Source: SCC Local Transport Monitoring Report

Bus journeys

There was an increase in bus journeys by 0.5% to 19.8 million just above the target of 19.6 million journeys for 2008/09. This continues the trend of increasing bus use towards the target of 20 million journeys by 2010/11.

- Year 2006/07 – 19.3 million
- Year 2007/08 – 19.7 million
- Year 2008/09 - 19.8 million

Source: SCC Local Transport Monitoring Report

Other journeys

- Peak period movement of light traffic vehicles into the city centre in the mornings has gone down by just over 1.5% from 29,193 vehicle movements per annum (2005 - 07) to 28,734 in 2006 - 2008.
- The number of National Express Coaches passenger journeys coming into the city centre has been growing slightly over previous years. The most recent figure shows a slight decrease from 179,000 passengers in 2006-07 to 178,000 in 2007-08, a change of -0.6%.

Source: SCC, City Centre Management, City Centre Health Check 2007/08

- The number of rail journeys into and out of Southampton has continued to increase. In the 2007/08 AMR the figures identified 5,092,000 passengers travelled (2006-07). The most recent figure (2008-09) shows nearly 5, 500,000 passengers travelling, an increase of 8%.

Source: Office of Rail Regulation

- Southampton International Airport has dealt with 1.96 million passengers in 2008, up from just less than 1.9m in 2006/07, with a total of 45 destinations. The forecast for 2009 (due to economic conditions) was 1.77 million passengers.

Source: BAA Southampton Airport Website

Accessibility

Access to the city's hospital by bus is now considered to be 100% as the indicator now also takes into account access to South Hants hospital as well as the General. This change to the way the indicator was calculated was agreed with the Government Office for the South East.

The proportion of people within a fifteen minute bus journey from the City Centre, town and district centres has been 84.5% for 2008/09. In all the town and district centres the number of bus services running through the centres is high, with a high level of frequency.

Housing completions are all within 30 minutes travel time from schools, hospitals/doctors, shops and employment areas.

Chapter 5

Progress in achieving key elements of the Local Plan Review – protection of the environment and tackling climate change

Objectives and targets

- Ensure that the city addresses the challenges associated with climate change; in particular through the reduction in the level of CO_2 emissions, especially from private vehicles.
- Ensure that the city's use of resources is more efficient and reduced, through a greater use of renewable and alternative sources of energy; a reduction in water consumption and wastage; a growth in the recycling of waste products and environmentally friendly materials.
- Ensure that where new development is put in place, a higher percentage of its energy requirements are supplied on site or nearby through renewable energy, or Combined Heat and Power resources.
- Ensure that development is further supported by better transport systems, that people are encouraged to walk, cycle or use public transport, to help reduce congestion levels.
- Conserve and enhance the city's biodiversity, and increase the level of protection of the natural environment.
- Ensure that areas subject to flooding are protected, and that water quality is protected also, with drainage, surface and groundwater treatment not harming the environment.
- Ensure that levels of economic growth and housing provision are sustainable.

Climate change and sustainable energy

Core Output Indicator E3 Renewable energy generation

The task of tackling climate change is being placed on an increasingly formal footing throughout the UK, with the City of Southampton taking a lead in objectively quantifying its carbon reduction action plans and following through with implementation. The Carbon Reduction Commitment takes the quantification of energy related council CO_2 emissions to a higher level of accuracy then previously obtained. National Indicator 185 requires the council to report on its total (energy and non-energy related) CO_2 emissions and report on them yearly. The CO_2 emissions of the city continue to be quantified on an annual base by DECC as part of National Indicator 186.

With regard to the council's own emissions:

- The council previously adopted a Local Area Agreement stretched target to implement carbon reduction measures totaling at least 938 tCO_2 by March 2010 for its own operational estate.
- To date the SCC Salix energy efficiency programme and other measures have secured a reduction of 991 tCO_2 to date.
- In addition to energy consumption related CO_2 emissions the SCC Fleet Transport related CO_2 emissions have been placed on a more robust and quantified basis.

- The Carbon Reduction Commitment has led to work in the council to obtain a database of all electricity and gas meters and to obtain energy bill data from across the council's service areas. In future years the council energy database will continue to be developed to improve robustness and accuracy.

With regard to the City of Southampton's emissions:

- Per capita CO_2 emissions for the city of Southampton were 5.7 tCO_2 per capita in 2007
- A 2010 Local Area Agreement stretched target for a citywide CO_2 reduction target of 9.5 (+/- 2.2) % relative to 2005 has been set.

Ongoing Projects that will help deliver CO_2 reductions in the city include:

- A £650k grant has been won from the Homes and Communities Agency to extend the existing city centre district energy network.
- A £2.5m grant has been won from the Homes and Communities Agency to develop a low carbon energy network for the Centenary Quay development at Woolston riverside.
- A Combined Heat and Power unit is to be installed within Bitterne Leisure Centre.
- The ongoing Schools Renewables Programme

In total the Local Planning Authority has granted conditional consent for 11 developments which include provision of sustainable energy components. Examples of Planning applications that include a sustainable energy component received in 2008/09 include:

- Cedar Press Ltd, Royal Crescent Road which shall include a free standing CHP plant.
- City Gateway Building, Swaythling, which shall include an air source heat pump.
- Proposed installation of SWP, Photo voltaics and a heat pump in association with the redevelopment of 81- 83 North East Road where outline consent has been granted to create 10 flats.
- The Core Strategy is to be adopted in early 2010 and contains specific and robust policies with regard to sustainable energy and sustainability in general.

Southampton's Geothermal Heating is the largest District Heating and Chilling Scheme in the United Kingdom. With regard to this:

- Two new developments were connected to the existing city centre CHP scheme in 2008/09:
  - o IKEA Outlet
  - o P&O Carnival Offices
- Work has begun on site for the police head quarters that will connect to the existing city centre scheme
- An electrical connection has been established allowing electricity from the scheme to be sold directly to ABP.
- The total heat sales from the Southampton District Energy Scheme in 08/09 were over 32.7 million kWh (heat).
- The total electricity generated by the SDES in the same period was over 10.5 million kWh (elec).

Waste and recycling

The overall amount of waste generated has decreased on the previous two years, however the overall amount on waste fluctuates year on year.

- The recycled waste collection levels have decreased slightly in both tonnage and percentage.
- The percentage of composting has increased, although the tonnage has remained the same.
- The amount and percentage of waste incinerated has risen slightly, however, the amount and percentage of waste put to landfill site has reduced.

Table 36 Waste collection and recycling (percentage and thousand tonnes)

	2005/06	2006/07	2007/08	2008/09
Recycled (tonnes)	18.3%	17.8%	19.2%	18.7%
	17.2	18.3	19.4	17.8
Composted (tonnes)	7.4%	7.7%	7.8%	8.4%
	6.9	7.9	7.9	8.0
Land Filled (tonnes)	15.2%	17.5%	22.7%	19.3%
	21.4	18.1	22.9	18.4
Incineration (tonnes)	59.1%	57.0%	50.0%	53.6%
	55.7	58.6	50.6	51
Total	**101.2**	**102.9**	**100.8**	**95.2**

Source: SCC Corporate Improvement Plan

Biodiversity and protection of the natural environment.

Core Output Indicator E2: change in areas of biodiversity importance

There are 73 identified Biodiversity Sites within the City which are monitored. In early 2007, there were 18 sites stable or improving; in early 2008, the figure had risen to 25; and by March 2009 the figure has increased to 35 sites.

The city has four Green Flag Awards (a national standard awarded for high quality green spaces) at Southampton Common, Central Parks, Mayfield Park and Weston Shore.

Flood risk and water supply

Core Output Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

There were no planning permissions granted contrary to the Environment Agency's advice.

Appendix

List of SHLAA sites where Development was completed in 2008/09

The following is not a comprehensive list of all SHLAA sites where development took place but is rather a list of those sites where development was completed in this monitoring period (2008/09). The number of units below is based on a net calculation; it also is only based on the amount of units completed in 2008/09 and does not include unit numbers completed prior to that. Numbers should therefore only be used as an indication of development. For information on the total number of units see the full SHLAA report (available on the council's website).

SHLAA No	Site Address	No of units
C26	50 Waterloo Road	14
C15	4-5 Cranbury Terrace	12
C22	ITL Europe 14-20 Shirley Road Southampton	13
C9	17-19 Onslow Road, Southampton	7
C34	Pennant Information Services 2-10 Cawte Road	24
C11	23-25 Onslow Road Southampton	8
C12	77 Hill Lane Southampton	11
	Total Central	**89**
CC38	24-28 Bedford Place	47
CC39	12-13 Portland Street	10
CC50	Mede House Salisbury Street	45
CC43	Albert Road North, Crosshouse	60
CC23	22-27 St Mary Street	12
	Total City Centre	**174**
E7	Rosebrook Court, Beech Ave Midanbury Lane	36
E35	131-133 Thornhill Park Road	14
E13	British Legion Club Bullar Road (and 26/28 Cobden Ave)	35
E32	49 Orpen Road	14
E28	Leybourne Avenue and 102-104 Mousehole Lane	12
E19	68-70 Sandringham Road	12
	Total East	**123**
N5	236 Winchester Road	14
N26	57a Harrison Road	12
N24	21-23 Winn Road	14
	Total North	**40**

S6	37-47 Gainsford Road	11
S28	83-89 North East Road (and land to rear of 81 - 91)	8
S11	Rear of 3-5 Rosoman Road	11
S26	Land at Ivy Moss Cottage, Elsie, Florida, Weston Lane	8
	Total South	**38**
W7	119 Regents Park Road	15
W28	76-80 Laundry Road Southampton	11
	Total West	**26**

List of New Sites (10+ gross units) granted planning permission (not identified in the original SHLAA Report)

Site Address	No. of units
82 Richmond Road	10

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