

Planning Authority Monitoring Report

April 2015 - March 2016

Providing information which will help measure the effectiveness of policies set out in the Southampton Local Plan



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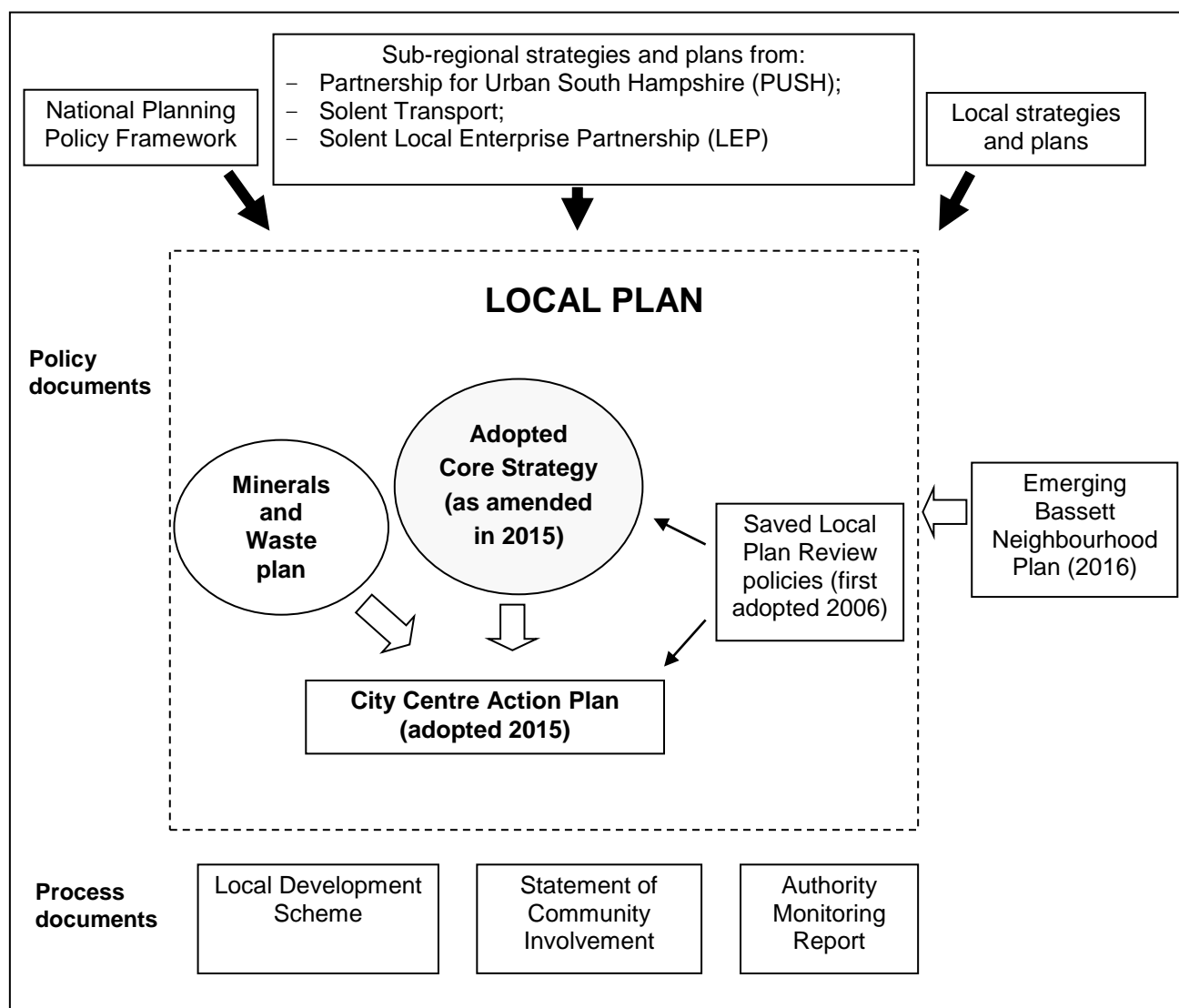
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Chapter 1 Introduction

- 1.1 This is Southampton's Authority Monitoring Report for the period April 2015 – March 2016. It includes information to help assess the progress and effectiveness of policies in the adopted Local Plan. It also reports on the emerging new Local Plan for Southampton, Neighbourhood Plans and the Community Infrastructure Levy.
- 1.2 Monitoring is an important of the plan-making process. It ensures that policies;
- are effective – they help to deliver the plan's objectives; and
 - give early warning of any changes in the wider context that may influence the assumptions in the plan – such as the economic forecasts; and
 - contribute to a more sustainable way of living, as required by the National Planning Policy Framework
- 1.3 The data provided in this report will help the Council to assess the effectiveness and continuing relevance of its plans and, if necessary, to trigger alterations to the plans and policies to reflect changing circumstances.

Figure 1 Local planning documents



- 1.4 The city's local plan currently comprises of (figure 1):
- the adopted Core Strategy (as amended in March 2015 to incorporate the Partial Review);
 - the adopted City Centre Action Plan (March 2015)
 - the adopted Hampshire Minerals & Waste Plan (2013); and
 - saved policies from the adopted Local Plan Review (amended March 2015).
- 1.5 Planning for minerals and waste is undertaken jointly by Hampshire County Council, Southampton City Council, Portsmouth City Council, New Forest National Park Authority and the South Downs National Parks Authority. Further information and copies of the Minerals and Waste Plan can be seen at: <http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home.htm>.
- 1.6 In addition, the Bassett Neighbourhood Plan was supported at referendum in February 2016. The council has a legal duty to make (adopt) the plan following the referendum. When it is made, it will be used alongside the local plan to determine planning applications in Bassett ward.

The wider context

- 1.7 The planning system has the difficult task of balancing the needs for additional development with the protection of sensitive historical and natural environments and promotion of more sustainable development. The Council has set challenging development targets in order to encourage development and boost prosperity in the city, and provide new businesses, local facilities and homes to meet local needs. This is in the context of changing population with both an ageing population and increasing number of children and young people in the city, see table 1 below.

Table 1 Population change

Age	2006	2009	2011	2013	2014	2015	% change 14/15 -15/16
Under 5	12,100	14,000	15,400	16,210	16,306	16,447	+ 0.9%
5-14	23,200	21,700	23,300	24,365	24,945	25,645	+ 2.8%
15-24	47,000	49,900	47,300	48,290	49,147	49,958	+ 1.7%
25-49	83,100	86,500	85,500	85,750	86,268	87,733	+ 1.7%
50-64	32,800	33,700	34,400	35,335	35,980	36,806	+ 2.3%
65-79	20,700	20,900	21,300	22,575	23,049	23,494	+ 1.9%
80 and over	9,800	10,100	9,500	9,620	9,595	9,454	- 1.5%
TOTAL	228,600	236,700	236,900	242,140	245,290	249,537	+ 1.7%

Source: Office for National Statistics Released June 2016. Due to rounding totals may not sum correctly.

- 1.8 The Council has continued to apply key policies in the Core Strategy with flexibility in recognition of the continuing viability pressures on development in recent years. However a number of large developments are under construction:
- Watermark WestQuay is the next phase of the WestQuay development incorporating a cinema, restaurants and retail uses in the city centre
 - At Northern Above Bar, the Studio 144 new arts complex is expected to open in Spring 2017 as part of a redevelopment including restaurants and homes

- The Centenary Quay site in Woolston, Ordnance Survey sites and the Estate Regeneration programme continues to deliver new dwellings.

Development targets and objectives

1.9 The Core Strategy sets out three overarching objectives for development in Southampton and key targets for the plan period up to 2026:

- A growing regional centre within a prosperous South Hampshire
- Strong and distinctive neighbourhoods - A good place to live
- An environmentally sustainable city

Table 2 Development Targets (2006-2026)

	Target
Office space	110,000 sq m
Industrial and warehouse uses	97,000 sq m
Comparison shopping	90,000 sq m
New homes	16,300 dwellings (inc. 5,450 in the city centre)
Affordable homes target	35% on sites of 15 or more additional homes 20% on sites of 5-14 additional homes
Type of affordable housing	65% social rented 35% intermediate affordable housing

1.10 In addition to the development targets in table 2 above, this report monitors issues identified in the Sustainability Appraisal report prepared for the Core Strategy. The objectives where there may be significant adverse effects from policies in the Core Strategy are set out below:

- Strategic Objective 2: Reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment
- Strategic Objective 10: Reduce air pollution and ensure air quality continues to improve
- Strategic Objective 11: Address the causes of climate change through reducing emissions of greenhouse gases and ensure that the city is prepared for its impacts
- Strategic Objective 12: Protect, enhance and make accessible the city's biodiversity and greenspaces. Encourage the creation of green open spaces in new developments and maintain an adequate gap between Southampton and adjacent urban areas
- Strategic Objective 15: Reduce waste generation and achieve the sustainable management of waste

1.11 In accordance with the Town & Country Planning (Local Planning) (England) Regulations 2012 requirements. This Authority Monitoring Report also contains:

- Details of any neighbourhood development orders or neighbourhood development plans made;
- The information specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010; and
- Details of what action the local planning authority has taken to deliver the Duty to Co-operate within the monitoring period.

Chapter 2 Progress in preparing plans and CIL

The Local Development Scheme (LDS)

- 2.1 The Local Development Scheme contains a description and timetable of the statutory plans which will be in preparation during a given 3 year period. The most recent Local Development Scheme was published in March 2016 and sets out the timetable for the new Local Plan, (table 3).
- 2.2 Previous versions of the LDS reported on the timetable of the following documents which are now adopted:
- City Centre Action Plan
 - Core Strategy Partial Review
 - CIL Charging schedule
 - Hampshire Minerals and Waste Plan
- 2.3 They have also reported progress on the Sites and Policies Plan. This plan was not taken forward as the decision was made to produce a new citywide plan combining all the separate plans.

Table 3 Progress on preparing plans

Emerging Development Plan Document	Date in the 2016 LDS	Date achieved / proposed
New Local Plan		
Commencement		July 2014
Initial consultation on issues & options	July – Oct 2015	July – Oct 2015
Public consultation on preferred options	Jan – Feb 2017	Jan / Feb 2017
Consultation on proposed submission document	March-April 2018	March-April 2018
Submission	Mid 2018	Mid 2018
Examination	Mid 2018 – early 2019	Mid 2018 – early 2019
Adoption	Mid 2019	Mid 2019

Duty to Co-operate

- 2.4 As the local planning authority, the council is required to co-operate with other local planning authorities and prescribed bodies in relation to strategic matters. The Planning & Compulsory Purchase Act (amended by the Localism 2011 Act) defines a strategic matter as “*sustainable development or use of land that has or would have a significant impact on at least two planning areas...*” This includes provision of strategic infrastructure. S33A (4) (a).
- 2.5 Southampton City Council is a member of the three key strategic planning partnership groups in South Hampshire which address sub-regional planning matters: the Partnership for Urban South Hampshire; Solent Transport; and the

Hampshire Minerals and Waste Joint Members Panel. These partnerships have developed joint documents and strategies for the sub region covering the overall approach to development in South Hampshire and on specific issues such as minerals and waste and transport. This fulfils the major part of meeting the council's duty to co-operate. In addition, the Planning Policy Group Leader is on secondment, working for PUSH for two days a week in order to progress the South Hampshire Strategy. It is expected that the strategy, which sets out development targets for planning authorities in the South Hampshire sub region, will go out for consultation in mid 2016.

- 2.6 In line with the regulations, the council has formally consulted the prescribed organisations during consultation periods. The council has also consulted relevant bodies informally in the development of its policies and approach.

Progress of Neighbourhood Plans

- 2.7 The Bassett Neighbourhood Plan was published for formal consultation February – March 2015. Following this consultation, an examination was undertaken on the plan through written representations. In June 2015 the council received the examiner report which recommended that the plan should proceed to the referendum stage. In February 2016, a total of 93.6% of people voting in the referendum voted 'yes' in favour of the plan. The turnout for the referendum was 21.4%. It is expected that the plan will be made (adopted) shortly.
- 2.8 In addition to the Bassett Neighbourhood Plan, discussions continue with local businesses to investigate the potential for a business-led neighbourhood plan in the East Street area of the city centre. Consultants have been appointed to help local businesses decide whether or not to progress the plan.

Community Infrastructure Levy (CIL) receipts & expenditure

- 2.9 Southampton city council has charged Community Infrastructure Levy (CIL) since September 2013. This was set at a rate of £43 for retail development (A1-A5 uses) and £70 per sq m for residential uses and increased annually since then.
- 2.10 In 2015/16:
- receipts of £2,403,983.68 were collected, the majority from Bargate and Bevois wards which cover the city centre.
 - no CIL money was spent.
- 2.11 This is in comparison to 2014/15 when CIL receipts totalled £706,784.90 and no CIL money was spent.

Chapter 3 A growing regional centre

- 3.1 Southampton is the major regional centre for economic growth and for social and cultural venues, much of which is concentrated in the city centre. Policies encouraging new businesses and jobs and economic growth are currently split between policies in the City Centre Action Plan and policies for the rest of the city in the Core Strategy. They will be brought together in the new Local Plan.
- 3.2 The City Centre Action Plan sets out the approach for the city centre:
- Providing additional office floorspace in the city centre, creating a new business district near to the Central Station. A flexible approach is taken to the replacement of existing offices in secondary locations (City Centre Action Plan, policies AP 1 and 2)
 - Identifying existing industrial areas in the city centre to be protected (CCAP, policy AP 3)
 - Improving and consolidating the main shopping area. Identifying a location for the long term expansion of the primary shopping area (CCAP, policies AP 5, 6 and 7)
- 3.3 Policies in the Core Strategy apply outside of the city centre and are intended to encourage new businesses and jobs by:
- Providing additional industrial and warehousing floorspace and protecting existing factories and warehouses. (Core Strategy policy CS 6)
 - Supporting the economic and social role of town, district and local centres which provide shops and local services in safe, accessible locations (Core Strategy policy CS 3)
- 3.4 Table 4 shows the retail and commercial completions in 2015/16.
- 3.5 Industrial completions included the redevelopment of the former NXP site on Second Avenue (8,600 sqm) and a self storage and warehouse building on Third Avenue (4,765 sqm). Office completions included change of use of the Eastpoint centre (1,496 sqm). There were no retail completions.

Table 4 New office, industrial and retail floorspace completions in 2015/16

	Target 2006-2026 (annualised figures in brackets)	Completions 2015/16 sqm City centre figures in brackets
Office Floorspace Developed (B1a)	110,000 (5,500)	1,847 (351)
Industrial Floorspace Developed (B1-B8 excluding B1A)	97,000 (4,850)	13,722 (0)
Retail Floorspace developed for A1	90,000 (4,500)	770

* Town & Country Planning Use Classes Order

A1 - Shops; B1 - Business; B1A- offices

B2-8 General industrial

Supporting town, district and local centres

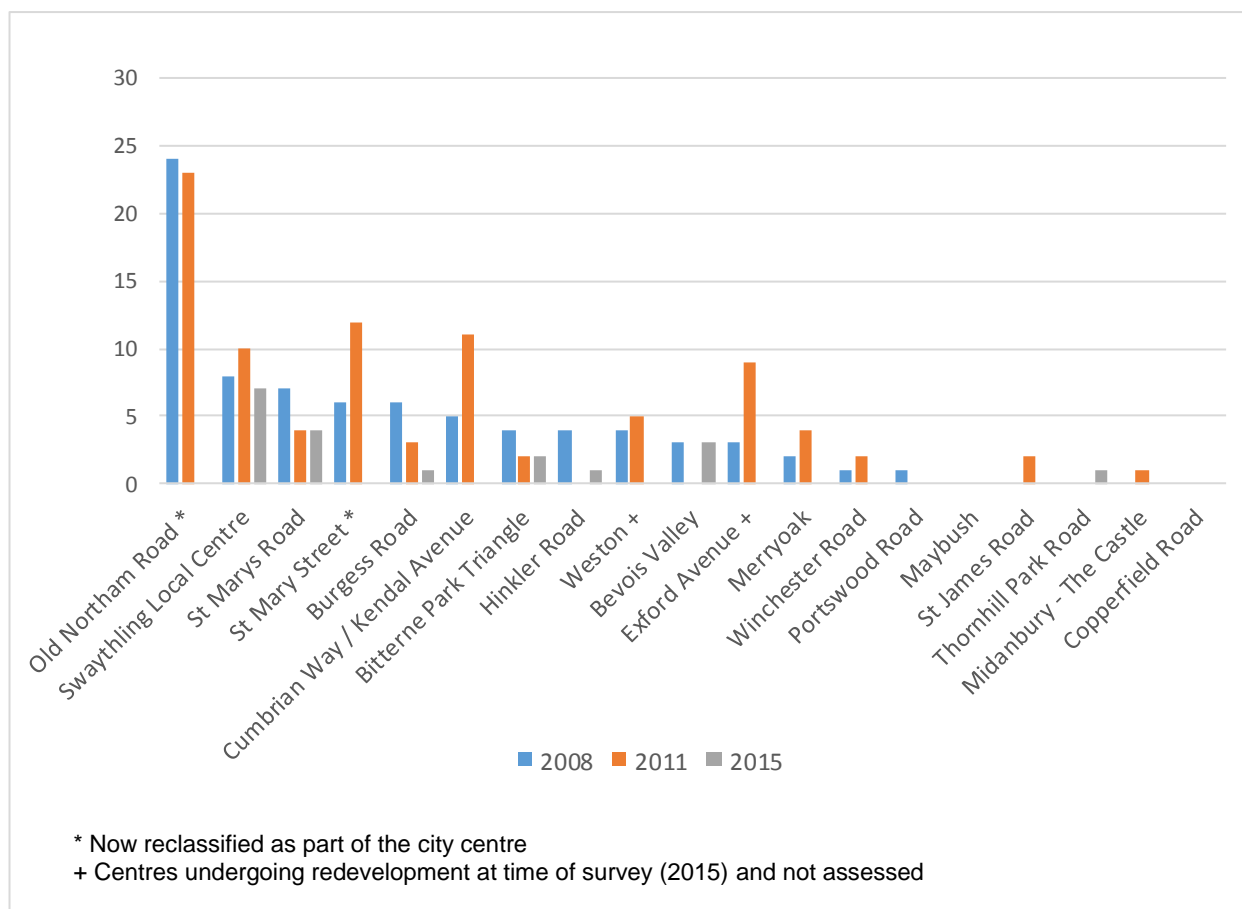
3.6 The latest surveys of Southampton's local and district centres were undertaken by GL Hearn in March 2015. Table 5 shows the vacancy rates in the district centres. Graph 1 shows the vacancy rates in the local centres and includes Copperfield Road as it is identified in the emerging Bassett Neighbourhood Plan.

Table 5 Comparison of vacancy rates 2008-15 in district centres

Centre	2008		2011		2015	
	No.	%	No.	%	No.	%
Shirley Town Centre	16	6.7%	11	4.6%	18	7.5%
Woolston District Centre	13	12.9%	15	14.2%	14	14.3%
Portswood District Centre	5	4.5%	3	2.7%	6	6.3%
Bitterne District Centre	6	6.9%	4	4.8%	2	2.5%
Lordshill District Centre	8	42.1%	0	0%	0	0%

Source: GL Hearn (2011) Town, District and Local Centres Study 2015

Graph 1 Comparison of vacancy rates 2008-15 in local centres



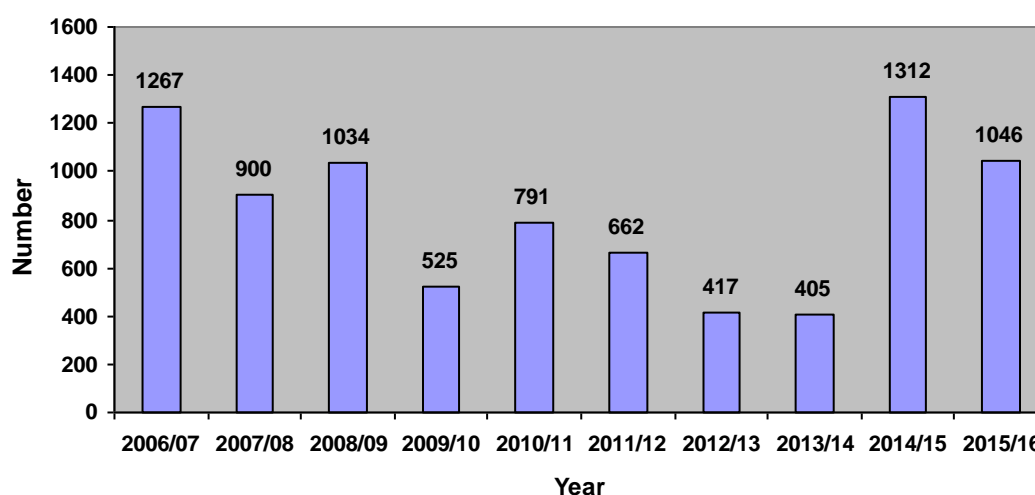
Chapter 4 A good place to live

- 4.1 Policies in the Core Strategy are intended to encourage the delivery of new homes in high quality accessible environments as follows:
- An additional 16,300 dwellings will be built between 2006 and 2026 (CS 4) – this will be replaced in the emerging new Local Plan by a target of 19,450 dwellings 2011-2034.
 - A variety of house size will be promoted including family homes as well as homes for smaller households (policy CS 16).
 - A proportion of affordable homes is expected on the larger development sites in order to meet the needs of the city's residents who cannot afford to buy their homes or live in private rented accommodation (CS 16).
 - In order to deliver the number of homes required new developments in appropriate locations need to achieve higher densities. The density levels are set out in CS 5.
 - Gypsies and travellers and travelling showpeople have specific accommodation needs. Policy CS 17 sets out the criteria against which planning applications for new sites will be assessed.

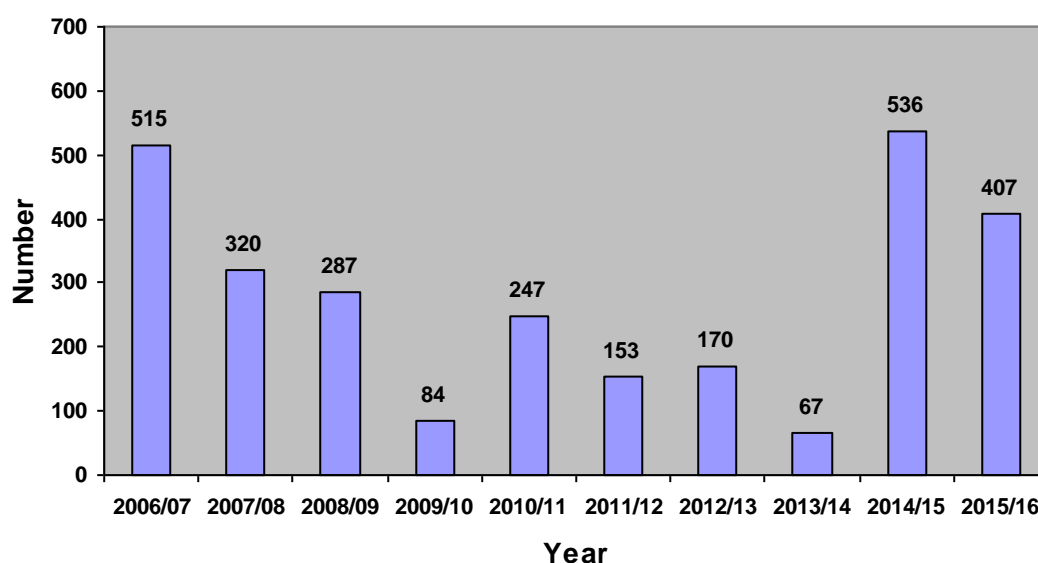
Housing completions

- 4.2 There was a net increase of 1,046 dwellings in Southampton in 2015/16 (compared to 1,312 in 2014/15). This was again significantly above the Core Strategy annualised target of 820 completed dwellings per year and the emerging target of 846 dwellings:
- 407 (39%) of these were in the city centre;
 - 4,422 residential units have permission but have not been built (including 605 outstanding student dws);
 - 894 (net) dwellings have been provided on large sites capable of accommodating 10 or more units and 152 (net) dwellings have been provided on small sites capable of accommodating less than 10 units;
 - 81 units were classed as student accommodation (based on one student bedspace counting as 0.2 dwellings).

Graph 2 New dwellings completed 2006 – 2016 city-wide (net)



Graph 3 New dwellings completed 2006 – 2016 city centre (net)



4.3 The high level of residential completions include continuing completions from student housing schemes with a net increase of 81 student units. These included Brunswick House (35 units), Mulberry Court (20 units) and a number of smaller schemes. This is despite changes to the way student housing completions were calculated as reported in the Revised Authority Monitoring Report 2014/15. These amendments resulted in a loss of 219 dwellings 2012/13-2014/15.

4.4 Other housing completions in 2015/16 included continuing completions at Centenary Quay (238 dwellings), Admirals Quay (140 dws) and Ordnance Survey (54 dws) sites. Estate regeneration projects at Exford Avenue, Laxton Close and Cumbrian Way also delivered 56 dwellings with further dwellings under construction at Weston Lane.

Table 6 Size of site (net) 2006-2016

	2006/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
Large sites	1,067	571	672	290	636	477 (72%)	264 (63%)	270 (67%)	1164 (89%)	893 (85%)
Small sites	201	329	362	235	155	185 (28%)	153 (36%)	135 (33%)	148 (11%)	153 (15%)
Total	1268	900	1034	525	791	662	417	405	1312	1046

Source: SCC, Corporate Research and Hampshire County Council

Table 7 Site Completions 2015/16

	Large Sites	Small Sites	TOTAL
Total Gross Gain	895	248	1143
Total Loss	2	95	97
Total Net Gain	893	153	1046

Source: SCC, Corporate Research and Hampshire County Council

- 4.5 Table 8 below shows the composition of the new homes (tables 9 and 10 breaks this down further for large and small sites). Figures for 2012/13-2014/15 have been recalculated to reflect changes to the way student accommodation is counted. This reduced the number of student completions in total and significantly reduced the numbers of smaller flats. Despite this change, one and two bedroom flats continue to deliver a large majority of units. Although the numbers of houses built has fallen significantly, there has been a large increase in the number of three bedroom flats.

Table 8 Residential completions (gross) by type 2011-2016

TYPES	No. of beds	11/12	12/13	13/14	14/15	15/16	2006-15	
							TOTAL	%
FLATS	1	149	205	230	301	387	3,855	38.9
FLATS	2	330	194	222	465	498	3,832	38.7
FLATS	3	13	24	48	13	101	259	2.6
FLATS	4	0	2	14	5	2	35	0.4
FLATS	5+	0	0	0	207	0	125	1.3
SUB-TOTAL		492	425	514	991	988	8,106	81.9
HOUSES	1	2	3	11	4	4	38	0.4
HOUSES	2	87	23	36	63	15	359	3.6
HOUSES	3	97	74	100	181	72	899	9.1
HOUSES	4	23	19	31	95	40	366	3.7
HOUSES	5+	3	3	6	5	1	26	0.3
HMO	3	0	2	1	0	0	3	0.1
HMO / Cluster flats	4	1	3	1	2	16	29	0.3
HMO / Cluster flats	5+	1	6	1	53	7	73	0.7
SUB TOTAL		214	133	187	403	155	1,793	18.1
TOTAL		706	558	701	1394	1143	9,899	100
LOSSES All dwelling units		44	141	296	82	97	1,321	
NET DWELLINGS		662	417	405	1312	1046	8,578	

Source: SCC and Hampshire County Council

Table 9 Large Sites Net Gains
(10 or more units) 2015/16

Beds	Flats	Houses	HMOs / Cluster flats	TOTAL
GAINS				
1-Bed	228	1		229
1-Bed student	54			54
2-Bed	421	8		429
2-Bed student	5			5
3-Bed	85	44		129
3-Bed student	2			2
4-Bed		27		27
4-Bed student			14	14
5-bed				
5-Bed student			6	6
Totals	795	80	20	895
LOSSES	2			2
NET GAIN	793	80	20	893

Source: SCC and Hampshire County Council

Table 10 Small Sites Net Gains
(<10 units) 2015/16

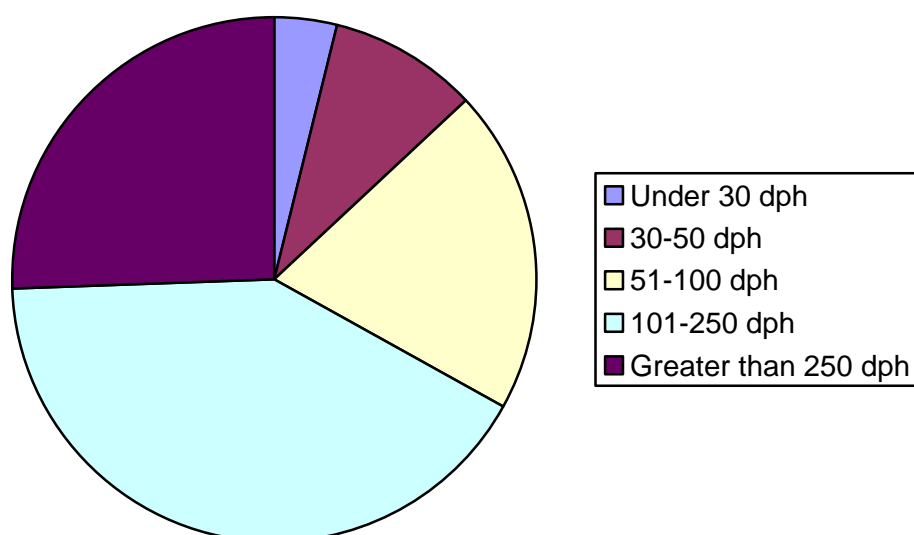
Beds	Flats	Houses	HMOs / Cluster flats	Res care	TOTAL
GAINS					
1-Bed	105	3			108
2-Bed	72	7			79
3-Bed	14	27	1		42
4-Bed	2	13	2		17
5-bed		1	1		2
6-bed					
Totals	193	51	4		248
LOSSES	18	16	2	59	95
NET GAIN	175	35	2	-59	153

Source: SCC and Hampshire County Council

- 4.6 The housing completions in Southampton in 2015/16 comprised windfalls sites and allocated sites. There was a similar proportion of windfall sites to allocated sites; 51% (529 dwellings) to 49% (517 dwellings). The proportion of dwellings completed on allocated sites is the highest proportion since the Local Plan Review was adopted in 2006. This reflects the new city centre allocations in the recently adopted City Centre Action Plan.

- 4.7 The appropriate density level for a site is determined in accordance with the site's location in relation to public transport. In 2015/16, as in previous years, the vast majority of dwellings were over 50 dwellings per hectare (dph).
- 4.8 Chart 1 shows the proportion of dwellings built at each density. This excludes student accommodation which in the past has delivered developments of over 1,000 dph (when student studio flats were each counted as one dwelling). However despite this change, in 2015/16 the largest category was completions at 101-250 dph. With the exception of the new apartment blocks of Admirals Quay (336 dph), the densest schemes are prior approvals to convert former office blocks in developments up to 50 dwellings. These included small sites of 450, 600 and 700 dph.

Chart 1 Density of New Development 2015/16
(excluding Purpose Built Student Accommodation)



Source: SCC and Hampshire County Council

Affordable Homes

- 4.9 Table 11 overleaf shows the number of affordable house completions as reported by Hampshire County Council and Southampton City Council.
- 4.10 There were 191 dwellings completed in 2015/16, compared to 415 dwellings in 2014/15. This is a significant fall in the number of homes and follows large increases each year from 2012/13 – 2014/15.

Table 11 Affordable homes by type

Affordable housing proportions	Dwellings (gross)							
	2008/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16
Social rented housing	207	136 (55%)	272 (57%)	229 (67%)	98 (83%)	170 (58%)	266 (64%)	131 (69%)
Intermediate affordable housing	165	112 (45%)	200 (43%)	115 (33%)	20 (17%)	125 (42%)	149 (36%)	60 (31%)
Intermediate rent homes	11	15	41	53				
Low cost home ownership	59	40	97	40				
Open Market Homebuy homes	95	57	62	22				
Total	372	248	472	344	118	295	415	191

Source: SCC and Hampshire County Council

- 4.11 The number of households waiting on the Council's property register has fallen for the last five years. Table 12 below shows that the numbers on the housing register are now at the lowest levels in the whole plan period.

Table 12 Numbers on the Council's property register

Housing register households	
2006/07	11,000
2007/08	11,662
2008/09	15,529
2009/10	14,297
2010/11	12,967
2011/12	15,500
2012/13	15,378
2013/14	14,000
2014/15	11,500
2015/16	8,260

Source: SCC Corporate Research

Gypsy and traveller accommodation

- 4.12 The number of unauthorised Gypsy and Traveller Encampments in Southampton has decreased in recent years dropping from 25 in 2007/08. In 2015/16 there were 5 unauthorised encampments.
- 4.13 One planning application was received for Gypsy and Traveller accommodation in 2015/16. This was an application for the subdivision of land to form plots for use by travelling showpeople at Botley Road / Bursledon Road. This was conditionally approved in December 2015. It followed a previous application for the same site in 2014/15 which was withdrawn.

Office to residential prior approvals

- 4.14 In 2013/14, the Government amended the permitted development rights to permit the change of use from offices to residential. This was introduced on 30 May 2013 and initially applied to development completed by 30 May 2016, however this deadline has recently been removed.
- 4.15 A total of 28 applications, on 27 sites, were received for the conversion of offices to residential under prior approval in 2015/16. Of these, 15 applications were for city centre offices and 13 for offices outside the city centre.
- 4.16 159 completions (including 31 student dwellings) were delivered through prior approval permissions in 2015/16. In addition dwellings continue to be completed on sites which originally had prior approval permissions and subsequently gained full planning permission.

Custom and self build register

- 4.17 The council set up its custom and self build register in March 2016. The number of people on the register will be reported in future monitoring reports.

Future housing supply

- 4.18 The Core Strategy sets out a target of 16,300 new homes to be built between 2006 and 2026 (policy CS 4). As at 1 April 2016, a total of 8,578 of these had been delivered (53%) leaving a residue of 7,722 to be completed by 2026, or 772 dwellings per year 2016/17 - 2025/26.
- 4.19 The council is however currently working on a draft new Local Plan that will include new development targets of 19,450 dwellings, 2011-2034 (846 dwellings per annum). This is from the emerging PUSH Spatial Strategy which is due to be approved later this year. It is based on objectively assessed needs for South Hampshire as a whole and its constituent authorities including Southampton.

SHLAA monitoring

- 4.20 The council published the latest Strategic Housing Land Availability Assessment (SHLAA) in March 2013. This identified sources to deliver the overall target and demonstrated a 5 and 10 year supply (as at December 2012).
- 4.21 The SHLAA was based on sites assessed at 31st December 2012. In accordance with Planning Practice Guidance, the assessment of sites should be kept up to date. The following changes have taken place to SHLAA sites in 2015/16:

Sites completed in 2015/16

CC 7	Admirals Quay
CC 19	165 St Mary Street and former Chantry Hall
CC 51	21 Southampton Street and 16-18 Upper Banister Street (part complete – Southampton Street)
C 18	39 Archers Road
C 24	84-86 Millbrook Rd East / Cracknore Road
C 41	Earls Road Car Park
C 45	110-132 Bevois Valley Road (part complete)
C 52	Southampton Podiatry Centre, 7 Archers Road
C 59	Park Hotel, 90 Shirley Road
W 15	Poor Clare Convent, Bracken Lane
W 46	Vacant pub on Wimpson Lane
W 37	Ordnance Survey (Western Site)

Sites under construction in 2015/16

CC 10	Fruit and Vegetable Warehouses and Brunswick Square (part under construction, part complete)
CC 16	Back of the Walls
CC 27	Watermark West Quay (phase 1)
CC 36	Northern Above Bar (now for 38 units)
CC 49	60-64 St Mary's Road
C 21	Police Offices, 12-18 Hulse Road
C 56	122-126 St Mary's Road
E 43	Exford Avenue (Estates Regen) (part under construction, part complete)
N 35	Chamberlain Halls
S 3	Ridgeway House & Prospect House (part under construction, part complete)
S 21	Centenary Quay (1,220 units outstanding)
W 45	Whitehaven, Buttermere Close
W 26	Ordnance Survey (Eastern Site) (part under construction, part complete)

Table 13 Changes in planning status for SHLAA sites 2015/16

Site code	Site name	Change in planning status
CC 5	Corner of Albert Road South / Canute Road and Royal Crescent Road	Application received for alterations and extensions to provide 13 additional flats (15/02446/FUL)
CC 13	11 Queensway	Prior approval granted for 30 flats (15/01988/PA56)
CC 25	23-25 Hanover Buildings	Approval for 6 flats (15/02480/NMA)
CC 54	Town Depot (now Chapel Riverside)	Approval for 351 dwellings (14/01747/OUT)
C 5	Meridian	Application approved for 351 dwellings (14/01747/OUT)
C 54	Bedford House, Mental Health Day Centre	Application approved for 18 dwellings (14/01778/FUL)

E 50	Townhill Park	Application received for 665 new dwellings (15/01856/OUT)
N 9	Portswood Bus Depot	Application approved for 252 purpose built student accommodation flats (435 bedspaces) (15/01510/FUL) – north eastern part of site Application received for 73 sheltered flats for the elderly (15/02468/FUL) – southern part of site
N 15	536-548 Portswood Road	Application received for 199 units of student accommodation (15/02401/FUL)
N 34	156-168a Portswood Road	Application approved for 4 flats at rear (14/01924/OUT)
S 16	Former Woolston School	New application approved for 50 dwellings (16/01605/FUL)
W 10	United Dairies – Shirley (Stratton Road)	Application received for 41 retirement flats, 16 dwelling houses (15/02410/FUL)
W 36	Oaklands Community School	Application approved for 103 dwellings (15/00340/OUT)

5 year land supply

4.22 The projected supply as at 31st March 2016 is as follows:

2016/17 – 2020/21 (5 year supply) of 5,745 dwellings compared with a target of 4,849 dwellings (adjusted to reflect a shortfall of 388 dwellings against the cumulative target and with a 5% buffer added). This equates to a 5.9 year supply.

4.23 The 5 year supply calculation uses the new emerging target of 19,450 dwellings (846 dwellings per annum) 2011/12-2033/34.

4.24 The calculation of Southampton's 5 year supply includes a 5% buffer brought forward from later in the plan period. The National Planning Practice Guidance requires local authorities to apply a 5% buffer unless there is a record of persistent under-delivery (taking into account peaks and troughs of the housing market) when a 20% buffer should apply. In 2014/15 and 2015/16 Southampton built over 1,000 dwellings each year, significantly above the housing targets. Therefore a 5% buffer is applied.

Table 14 Southampton's 5 year housing land supply

	Figures
Targets: Overall requirement 2011-2034 Requirement 2011-2034 Amount built 2011/12-2015/16 Shortfall against target Residual amount to be built 2016/17-2033/34 (18 years) Requirement 2016/17-2020/21 (5 years) plus shortfall Additional 5% buffer Revised total housing requirement 2016-2021 Average requirement per year	19,450 dwellings (846 p.a) 4,230 dwellings 3,842 dwellings 388 dwellings 15,608 dwellings 4,618 dwellings 231 dwellings 4,849 dwellings 970 dwellings p.a
Supply: Existing commitments 2016/17-2020/21 Other identified sites Small site windfall allowance 2018/19 and 2019/20 ¹ Total projected housing supply 2016-2021	4,991 dwellings 414 dwellings 340 dwellings 5,745 dwellings
Summary: Projected housing surplus Projected years housing supply	896 dwellings 5.9 years

Table 15 Housing completions 2011/12 – 2015/16

	11/12	12/13	13/14	14/15	15/16
Past completions	662	417	405	1312	1046
Cumulative completions	662	1079	1484	2796	3842
Plan – Strategic Allocation (annualised)	846	846	846	846	846
Monitor No. above / below cumulative allocation	-184	-613	-1054	-588	-388
Manage – annual requirement for plan period taking account of past/projected completions	846	854	875	889	877

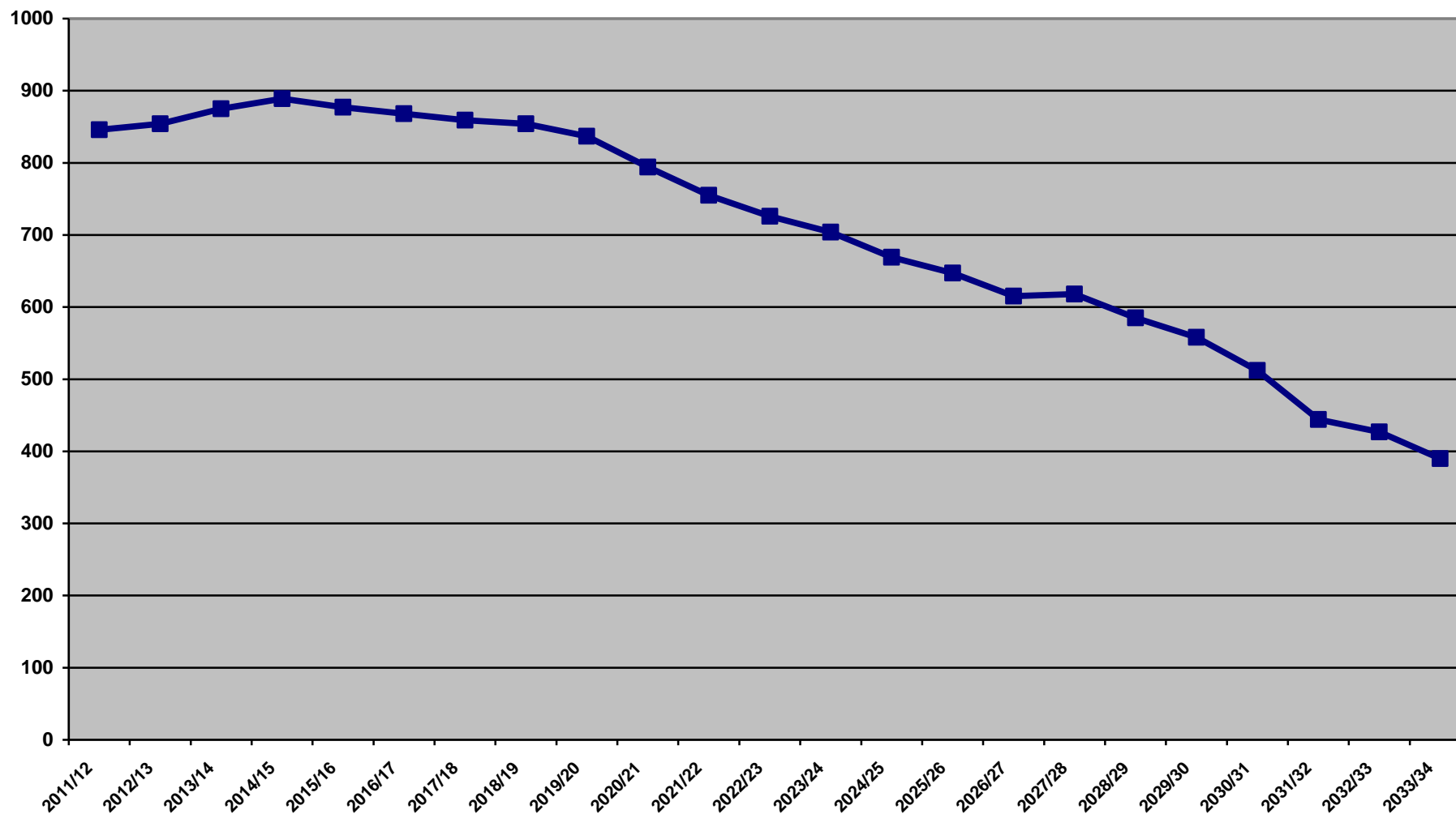
¹ This is based on past delivery adjusted to reflect current planning policy on garden land

Table 16 Housing trajectory

	Completions 11/12-15/16	Projections																	
		16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34
Projected completions – Identified sites		901	830	1001	1159	1019	936	794	890	693	739	463	687	594	615	587	349	336	300
Projected completions - small windfalls					170	170	170	170	170	170	170	128	128	128	128	128	128	128	128
Small site commitments		110	110	109	109	109													
Cumulative completions	3842	4853	5793	6903	8341	9639	10745	11709	12769	13632	14541	15132	15947	16669	17412	18127	18604	19068	19496
Plan – Strategic Allocation (annualised)	846	846	846	846	846	846	846	846	846	846	846	846	846	846	846	846	846	846	846
Monitor No. above / below cumulative allocation	-388	-223	-129	135	727	1179	1439	1557	1771	1788	1851	1596	1565	1441	1338	1207	838	456	38
Manage – annual requirement for rest of plan period taking account of past/projected completions	877	868	859	854	837	794	755	726	704	669	647	615	618	585	558	512	444	427	390

Graph 4 Annual Requirement

(taking into account actual and projected completions)



(Average annual requirement 2011/12 – 2033/34 = 846 dwellings)

Chapter 5 An environmentally sustainable city

5.1 Policies in the Core Strategy are intended to contribute to Southampton's commitment to thrive in a new low carbon economy by:

- Tackling climate change, in particular through promoting a modal shift in people's transport choices away from the use of private vehicles and thus reducing the level of CO2 emissions (policy CS 18)
- Ensuring 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 an increase in greener building designs (policy CS 20)
- Protecting and enhancing the natural environment and the city's biodiversity (policies CS21 and CS22)
- Ensuring that areas subject to flooding are protected, and that water quality is protected also, with drainage, surface and groundwater treatment not harming the environment (policies CS20 and CS23)

Sustainable transport

5.2 Table 17 shows the split of the different modes of vehicles travelling inbound to the city centre during the morning peak (7-9am). Although most modes have remained at similar levels, over the long term the share for rail travel and walking has increased steadily. There has been no real increase in the share of light vehicles over that period although this has fluctuated.

Table 17 Modal split for movements into the City Centre 2011-2015 (am peak)

	2011	2012	2013	2014	2015	2016
Light Vehicles	59.2%	61.0%	58.2%	59.2%	58.1%	59.1%
Bus	17.1%	14.5%	16.7%	16.6%	15.9%	16.9%
Cycling	2.6%	2.4%	3.0%	2.5%	2.9%	2.6%
Walking	12.5%	13.8%	13.6%	12.0%	13.7%	11.9%
Rail	6.3%	6.5%	6.4%	7.5%	7.6%	7.7%
Ferry	2.0%	1.8%	2.0%	1.8%	1.8%	1.8%

Renewable energy

5.3 Southampton's Geothermal Heating is one of the largest District Heating and Chilling Schemes in the United Kingdom.

5.4 In 2015/16, natural gas provided 96% and fuel oil 4% of the total district heating mix. In the 2015/16, the Scheme produced over 35,813 MWh of heat per annum; 24,848 MWh of electricity from the CHP plant; and 9,347 MWh of chilled water for air conditioning. It is planned to re-pump the geothermal well in 2017 after completion of a major refurbishment.

Greener building design

- 5.5 Policy CS20 states that 'From 2012 - once energy efficiency measures and renewable or low-carbon technology opportunities have been maximised, any remaining CO2 emissions can be offset through contributions to a carbon offset fund, which will be invested in off-site renewable energy and energy efficiency projects throughout the city. This will be in place for 2012 when the requirements for new development increase'. A study was carried out in 2012 by United Sustainable Energy Agency on behalf of Southampton City council which demonstrated how a local carbon offset fund could be set up and managed as part of the ambitions to reduce CO2 emissions in Southampton. This is based on a definition of zero carbon as all regulated emissions from a development.
- 5.6 Following the results of the study, the Carbon Offset Fund was launched in April 2013 through the Developer Contributions Supplementary Planning Document. The contribution is set at £210 per tonne of carbon dioxide emitted in the first year of a development's life (to a maximum of £3 per square metre of development), which is based on the local cost of offsetting a tonne of carbon. This is secured from development through a Section 106 agreement. From 27th March 2015 the Carbon Offset Fund was applicable to all new developments requiring Section 106.
- 5.7 Management of the fund will be undertaken by the Environment Centre who will evaluate projects applying for funding and track installations. However this will likely involve retrofitting projects in the most part which will reduce resident's energy bills, improve the condition of the city's housing stock and reduce the city's carbon emissions. No projects have been funded as yet.
- 5.8 Two payments totalling £10,169 were agreed in 2015/2016. These were from a new retail unit and a conversion for purpose built student accommodation.

Protecting and enhancing the natural environment

- 5.9 Southampton has a total of 581 hectares of priority habitats, including 263 hectares of lowland mixed deciduous woodland and 129 hectares of intertidal mudflats. There are 49 SINC's in Southampton, covering 423.22 hectares. This is the same as in 2014/15. Further information on this can be accessed from the Hampshire Biodiversity Information Centre through the Hampshire County Council website www.hants.gov.uk.

Reducing flood risk

- 5.10 There have been no planning permissions granted in 2015/16 contrary to Environment Agency advice on flooding.

Chapter 6 Links to other information

- 6.1 This Monitoring Report contains information relevant to the planning policies. These policies are supported by a large evidence base and were informed by statistics and information from a variety of different sources within the council and outside.
- 6.2 The following information is available on Southampton city council's website (www.southampton.gov.uk):
- Population statistics and key information on Southampton
 - Transport and parking
 - Biodiversity
 - Flood risk
 - Air quality
 - Waste
- 6.3 The Joint Strategic Needs Assessment (JSNA) is an online resource providing data on health and wellbeing (available at www.publichealth.southampton.gov.uk)
- 6.4 Hampshire County Council's website (www.hants.gov.uk) has further information about the:
- Hampshire Minerals & Waste Plan
 - sub-regional transport partnership, Solent Transport (formerly Transport for South Hampshire)
 - data on wildlife and the natural environment in the Hampshire Biodiversity Information Centre