# Planning Annual Monitoring Report

## April 2011 - March 2012

**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**

# Contents

# Chapter 1 Introduction

1.1 This Annual Monitoring Report covers the period April 2011 – March 2012. It assesses the effectiveness of the policies in the adopted Core Strategy (2010) and the remaining policies in the Local Plan Review (2006).

1.2 Southampton City Council is the Local Planning Authority for the city. This means that the Council has responsibility for making plans and taking decisions on planning applications. It is important that, over time, 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.

1.3 Monitoring is an important of the plan-making process. It ensures that

- the policies set out in the local plan are effective – they are helping to deliver the plan's objectives; and
- early warning is given if there are changes in the wider context that may influence the assumptions in the plan – such as the economic forecasts; and
- the policies in the local plan are contributing to a more sustainable way of living, as required by the National Planning Policy Framework

1.4 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.

1.5 The city's local plan currently comprises of the adopted Core Strategy (2010); the adopted Hampshire Minerals & Waste Plan (1998) and saved policies from the adopted Local Plan Review 2006.

1.6 Preparation of the plans setting out the policies for minerals and waste across the whole of Hampshire 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. The Annual Monitoring Report for this plan can be seen on Hampshire County Council website. See Chapter 6 for the web address.

## 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.

1.8 Throughout 2011/12 the economic downturn continued to have a significant impact on the amount of development coming forward in the city with the number of planning applications received reducing by over a third since 2006. It is also having an impact on development activity as some schemes with planning permission are not being built out.

**Table 1 Number of planning applications received**

| Year | Planning applications |
|---|---|
| 2006 / 2007 | 1930 |
| 2007 / 2008 | 1794 |
| 2008 / 2009 | 1390 |
| 2009 / 2010 | 1152 |
| 2010 / 2011 | 1107 |
| 2011 / 2012 | 1213 |

Source: SCC Corporate Research

1.9 This has had an impact on the delivery of the development targets set out in the Core Strategy including the number of new homes completed and the amount of new office and retail floorspace. The economic downturn also impacts on the individual's personal circumstances and their accommodation needs. Chapter 3 sets out the significant increase in the number of people on the Council's property register.

1.10 In recognition of this, and to encourage appropriate developments, the Council has applied the flexibility which is built into the key policies in the Core Strategy when assessing the level of developers' contributions for individual planning applications.

**1.11 With the exception of the review of the office and retail targets for the city contained in the Core Strategy Partial Review (currently in preparation) the Council does not consider that it is appropriate to undertake a wider review of policy at this time,** although the situation will continue to be monitored.

**Table 2 Population change**

| **Age** | **2006** | **2009** | **2011** | **% change** |
|---|---|---|---|---|
| Under 5 | 12,100 | 14,000 | 15,400 | + 27.2% |
| 5-14 | 23,200 | 21,700 | 23,300 | +0.4% |
| 15-24 | 47,000 | 49,900 | 47,300 | +0.6% |
| 25-49 | 83,100 | 86,500 | 85,500 | +2.9% |
| 50-64 | 32,800 | 33,700 | 34,400 | +4.9% |
| 65-79 | 20,700 | 20,900 | 21,300 | +2.9% |
| 80 and over | 9,800 | 10,100 | 9,500 | -3.1% |
| **TOTAL** | **228,600** | **236,700** | **236,900** | |

Source: Office for National Statistics Released 28 September 2012. Due to rounding totals may not sum correctly.

1.12 The city has seen an increase in pre-school children since 2006 of about 3,300 persons. The number of people aged 80+ has decreased slightly, although the number of people aged 65+ has a very slight increase.

1.13 Despite the economic downturn a number of large developments have been commenced:

- The Centenary Quay (former Vospers) site in Woolston has seen 102 new homes completed by March 2012 with more under construction.
- 115 flats at Blechynden Terrace have been completed to the rear of Mayflower theatre all of which were affordable units.
- Sea City Museum completed in April 2012

- Construction of The Premier Inn, Harbour Parade commenced and completed in 2012.

1.14 The Core Strategy provides the strategic framework for planning in the city and the more detailed plans such as the emerging City Centre Action Plan must fit within that. Consequently this report is organised into chapters to reflect the key objectives of the Core Strategy and each chapter identifies the key targets for that theme. When the City Centre Action Plan is adopted any additional targets that need to be measured will be added to the relevant sections.

1.15 The key objectives and key targets of the Core Strategy for the monitoring period are:

- **A growing regional centre within a prosperous South Hampshire**
  - At least 322,000 sq m of additional office space – to be reduced to 110,000 sq m through the current Core Strategy Partial Review
  - 97,000 sq m of additional industrial and warehouse uses
  - About 130,000 sq m of new comparison shopping – to be reduced to 100, 000 sq m through the Core Strategy Partial Review.

- **Strong and distinctive neighbourhoods - A good place to live**
  - An additional 16,300 new homes
  - Affordable homes – developments of 15 or more new homes to include 35% affordable homes; developments of 5-14 new homes to include 20% affordable homes, with a target of 65% social rented and 35% intermediate affordable housing.

- **An environmentally sustainable city**
  - Reduce journey lengths and the need to travel; achieve an increase in use of more sustainable transport modes
  - All residential development to achieve at least Level 3 Code for Sustainable Homes
  - All non-residential developments with a floor space of over 500 m2 achieve at least the BREEAM “very good“ standard
  - Improving energy efficiency and incorporating renewable energy in new developments
  - Percentage reduction of C02 emissions for new development schemes
  - Reducing flood risk

1.16 The Sustainability Appraisal report prepared for the Core Strategy assesses the potential impact of the plan’s policies on key sustainability objectives. Not surprisingly, these objectives are broad ranging, covering all aspects of sustainable living. In many cases there is very little the planning process can do to directly influence whether or not the objective is met, although it is important that planning policies and decisions do not prevent this. As a consequence the indicators for these objectives are monitored by other organisations (such as the health organisations, or the police), or other parts of Southampton City Council and these have not been included in this report. For the same reasons, the indicators to assess the wider context have not been included in this planning - related report.

1.17 The Sustainability Appraisal report identified that some policies in the Core Strategy could potentially have a significant negative effect on the sustainability objectives set out below. Where the planning process can have a significant direct impact on these objectives they are addressed in the chapter 5.

*2. Reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment* – see chapter 5.

*10. Reduce air pollution and ensure air quality continues to improve* – see link in chapter 6

*11.Address the causes of climate change through reducing emissions of greenhouse gases and ensure that the city is prepared for its impacts*- see chapter 5, and the link in chapter 6

*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 - see chapter 5 and the link in chapter 6.

*15.Reduce waste generation and achieve the sustainable management of waste* – see the link in chapter 6.

1.18 The Town & Country Planning (Local Planning) (England) Regulations 2012 introduced the requirement that the Annual Monitoring Report 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.

Since these requirements came into effect after the end of the monitoring period (31st March 2012) these elements have not been included in this report.

# Chapter 2 Progress in preparing plans – the Local Development Scheme

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.

2.2 For the period of this report the relevant Local Development Scheme was the one which was adopted in February 2009. However, in order to reflect the significant changes to the planning system that have been introduced through the Localism Act 2011 and the National Planning Policy Framework (2012) the city's Local Development Scheme was updated in November 2012.

**Table 3 Progress in plan preparation**

| Development Plan Document | Date in the 2009 LDS* | Date achieved | Comments |
|---|---|---|---|
| **City Centre Action Plan** | | | |
| Commencement | October 2006 | October 2006 | Key milestone met |
| Consultation on issues & Options | April 2007 | April – May 2007 | Key milestone met<br>Work suspended to allow staff to focus on progressing the Core Strategy to adoption. |
| Public consultation on preferred options | January – February 2010 | January – February 2012 | Delayed due to the focus on the Core Strategy, the need for additional evidence and the need to reduce the office targets to reflect the economic downturn. |
| Publication (consultation) of proposed submission document | December 2010 | | Revised date June / July 2013 |
| Submission | March 2011 | | Revised date Sep / Oct 2013 |
| Examination | July 2011 | | Revised date Jan / Feb 2014 |
| Adoption | January 2012 | | Revised date Summer 2014 |
| | | | |
| **Sites and Policies Plan** | | | |
| Commencement | March 2009 | March 2009 | Key milestone met. |
| Consultation on issues & Options | September 2010 | | Joint evidence collecting commenced. Production of document on hold pending changes to the planning system. |
| | | | |
| **Hampshire Minerals & Waste Plan** | | | Monitoring is co-ordinated by Hampshire County Council |

* LDS = Local Development Scheme

## Key changes to the programme of planning documents

2.3 The Localism Act 2011 and the Town & Country Planning (Local Planning) (England) Regulations 2012 changed the types of statutory planning documents that need to be produced by local planning authorities. The previous approach required the preparation of a Core Strategy (setting out the strategic approach), as well as one or more further plans setting out detailed site allocations and development management policies. The new approach is that local planning authorities are now required to produce just the one document – a local plan.

2.4 As a result, in 2011/12, the Council took the decision to halt work on the Sites & Policies Plan, pending the publication of the above Regulations (April 2012), and a subsequent review of the Local Development Scheme. The Council also decided to continue to progress the City Centre Action Plan to provide clarity about the future development in the city centre (to stimulate economic development), and to maintain the considerable local interest created through significant informal public consultation. Consequently the Preferred Approach document for the City Centre Action Plan was published for public consultation in January 2012.

2.5 As part of the evidence base for the City Centre Action Plan a review of the office and retail floorspace targets was carried out. The target for these types of development contained in the Core Strategy was felt to be undeliverable taking into account the downturn in the economy. Consequently the Council decided to prepare a Core Strategy Partial Review to reduce the office and retail targets. This will be progressed alongside the City Centre Action Plan with the intention of having a joint / consecutive Examination.

2.6 The updated Local Development Scheme (adopted in November 2012, and therefore outside the timeframe for this annual monitoring report) explains that 4 plans will be progressed over the next 3 years as follows:

- **Core Strategy Partial Review**
  This review updates the adopted Core Strategy by reducing the targets for retail and office development across the city in the period to 2026, to reflect the impact of the economic recession on the level of new development.
- **City Centre Action Plan**
  This plan provides the planning framework for the city centre until 2026. It demonstrates how the ambitious targets set out in the Core Strategy can be realised and allocates sites for specific uses including new housing, retail, and mixed use developments.
- **City Local Plan**
  This new plan will commence by April 2014 and will set the strategic and local policies for the whole city. It will replace the Core Strategy, Local Plan Review and the City Centre Action Plan, incorporating and updating key policies from the three documents.
- **Hampshire Minerals and Waste Plan**
  The Hampshire Minerals and Waste Plan is produced jointly with Hampshire County Council, Portsmouth City Council, New Forest National Park Authority and the South Downs National Park Authority. It sets out policies and site allocations to enable the delivery of sustainable minerals and waste up to 2030. Progress on the plan can be viewed on the Hampshire County Council web pages. See Chapter 6 for the web address.

# Chapter 3 A growing regional centre

3.1 Southampton is the power-house for economic development across the region. It is the major regional centre for economic growth and for social and cultural venues, much of which is concentrated in the city centre. Policies in the Core Strategy are intended to encourage new businesses and jobs by:

- Providing additional office floorspace in the city centre, creating a new business district near to the Central Station (Core Strategy policies CS1and CS2)
- Providing additional industrial and warehousing floorspace and protecting existing factories and warehouses. (Core Strategy policy CS6)
- Providing additional shopping floorspace in the city centre, revitalising and expanding the current main shopping area (Core Strategy policy CS1).
- 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 CS3)

3.2 The former Portswood bus depot has been redeveloped by Sainsbury's supermarket which delivered 9,730 sq m of retail floorspace, and 1230 sq m of office floorspace was delivered at Merlin Quay, Hazel Road. All new employment floorspace was located on previously developed land.

## Providing additional floorspace

**Table 4 New office, industrial and retail floorspace**

| | **City Centre SQM** ***Figures for 2010/11 in brackets*** | **Total Floorspace SQM** ***Figures for 2010/11 in brackets*** |
|---|---|---|
| **Office Use** | | |
| Total Floorspace Developed | 700<br>(7,802) | 1,930<br>(7,802) |
| Amount of Floorspace (Land) Available for Office Use<br>With planning permission &/or allocated | 35,407<br>(36,107) | 52,609<br>(56,354) |
| **Industrial use (Use classes* B1 – B8 excluding B1A)** | | |
| Total Floorspace Developed | 700<br>(3,818) | 4300<br>(3,818) |
| Amount of Floorspace (land) Available for Industrial Use<br>With planning permission &/or allocated | 0<br>(0) | 38,628<br>(37,463) |
| **Retail and Leisure** | | |
| Total Floorspace developed for A1 | 312<br>(827) | 10,928<br>(827) |

* Town & Country Planning Use Classes Order
A1 - Shops; B1 - Business; B1A- offices B2-8 General industrial

## Supporting town, district and local centres

3.3 Surveys were undertaken of local and district centres in September – December 2011. The tables below show that :

- there has been no significant change in vacancy rates in the Town and District Centres.
- The percentage of vacant shops has decreased in Shirley and Bitterne and only slightly in Portswood.
- In Woolston the vacancy rates have increased slightly since the last full survey (2008)
- The average vacancy rate of local centres in 2011 has increased by 6% since 2008 from 16 to 22%.
- The increase in vacancy rates has been as a result of closure of units in Harefield and Cumbrian local centres which are to be comprehensively redeveloped under the Council's Estate Regeneration programme.
- Hinkler Parade redevelopment was recently completed with a net reduction from 17 to 5 units; all new units are now occupied.

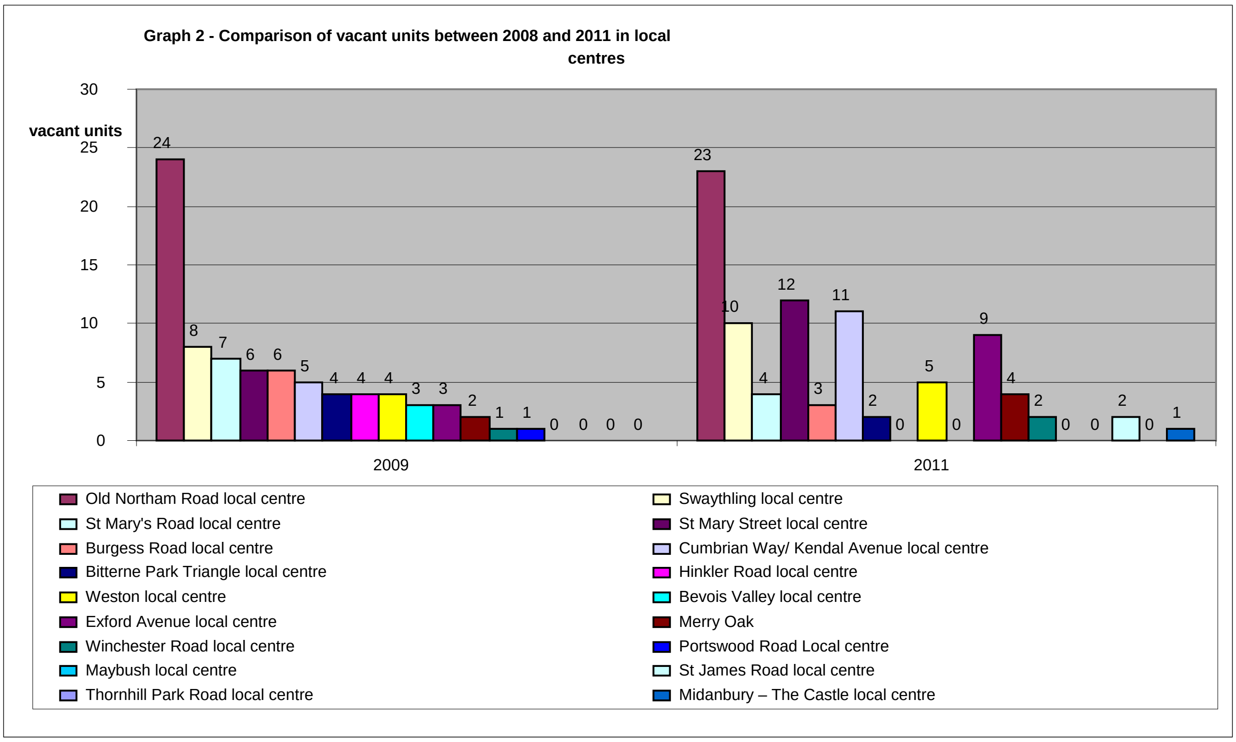
**Table 5 Ground floor uses within the town and district centres.**

| | Shirley Town Centre | | Woolston District Centre | | Portswood District Centre | |
|---|---|---|---|---|---|---|
| | **2008** | **2011** | **2008** | **2011** | **2008** | **2011** |
| A1 | 124 | 126 | 51 | 47 | 69 | 67 |
| A2 | 31 | 32 | 14 | 16 | 11 | 12 |
| A3,A4,A5 | 40 | 44 | 16 | 18 | 14 | 19 |
| B1 | 5 | 3 | 1 | 1 | 2 | 2 |
| D1 | 11 | 11 | 4 | 4 | 5 | 6 |
| D2 | 3 | 3 | 1 | 1 | 1 | 1 |
| S/G | 8 | 9 | 1 | 3 | 3 | 3 |
| Empty no.& % | 16 6.7% | 11 4.6% | 13 12.9% | 15 14.2% | 5 4.5% | 3 2.7% |
| **TOTALS** | **238** | **239** | **101** | **105** | **110** | **113** |

| | Bitterne District Centre | | Lordshill District Centre | |
|---|---|---|---|---|
| | **2008** | **2011** | **2008** | **2011** |
| A1 | 39 | 39 | 4 | 5 |
| A2 | 20 | 21 | 1 | 1 |
| A3,A4,A5 | 13 | 12 | 1 | 1 |
| B1 | 1 | 1 | 0 | 0 |
| D1 | 3 | 3 | 3 | 3 |
| D2 | 2 | 1 | 1 | 1 |
| S/G | 3 | 3 | 1 | 1 |
| Empty no.& % | 6 6.9% | 4 4.8% | 8 42.1% | 0 0% |
| **TOTALS** | **87** | **84** | **19** | **12** |

Source: SCC Planning Policy Survey of District Centres 2011

## Table 6 Comparison of vacancy rates 2008-11 in local centres




Source; SCC surveys 2008 and Autumn 2011.

# Chapter 4 A good place to live

4.1 Southampton is the focus for much of the new housing development for South Hampshire. The Core Strategy sets out a target of 16,300 new homes to be built between 2006 and 2026 (Core Strategy policy CS 4). As at 31 March 2012, 5,179 of these had been delivered (32%) leaving a residue of 11,121 to be completed in the next 14 years (an annualised rate of 795 dwellings per year).

4.2 Policies in the Core Strategy are intended to encourage the delivery of new homes in high quality accessible environments as follows:

- A variety of house size will be promoted including family homes as well as homes for smaller households (Core Strategy 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 (policy 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.

4.3 The Strategic Housing Land Availability Assessment is currently being updated, this demonstrates that the city has a potential projected supply as follows, based on the average annual requirement of 795:

- 2012/13 – 2016/17 (5 year supply) of 4,622 dwellings compared with a target of 3,975 dwellings.
- 2012/13 – 2021/22 (10 year supply) of 8,506 dwellings compared with a target of 7,950 dwellings.

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

4.4 The recession is having a major impact on housing delivery and the Council expects the lower level of delivery to continue over the coming years. The Council has taken a proactive approach to help the market and maintain a housing supply, which includes:

- Supporting bids for Kickstart funding when it was available which meant that development on the former Wickes site on Portswood Road has been completed.
- Continuing the Estate Regeneration programme at:
  - Exford Avenue for 35 houses and 90 flats
  - Laxton Close for 30 houses and 33 flats
  - Meggeson Avenue for 10 houses and 23 flats
  - Cumbrian Way for 12 houses and 38 flats
- The Council obtained funding from the Homes and Community Agency to build 53 new council homes.

## Housing completions 2011/12

4.5 2011/12 saw 662 net housing completions, which was below the annualised target of 785 completed dwellings per year and, below the level of completions delivered in 2010-11 (791):

- 153 (23%) of these were in the city centre.
- 4,070 residential units have permission but have not been built,
- 477 (net) dwellings have been provided on large sites capable of accommodating 10 or more units and 185 (net) dwellings have been provided on small sites capable of accommodating less than 10 units.
- 56% came forward on unallocated sites. However, the majority of these sites are identified as potential sites in the SHLAA.

**Table 7 Size of site (net) 2006-12**

| | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 |
|---|---|---|---|---|---|---|
| Large sites | 1067 | 571 | 672 | 290 | 636 (80%) | 477 (72%) |
| Small sites | 201 | 329 | 362 | 235 | 155 (20%) | 185 (28%) |
| **Total** | **1268** | **900** | **1034** | **525** | **791** | **662** |

Source: SCC Corporate Research

**Table 8 Site Completions 2011/12**

| | Large Sites | Small Sites | TOTAL |
|---|---|---|---|
| Total Gross Gain | 479 | 227 | 706 |
| Total Loss | 2 | 42 | 44 |
| **Total Net Gain** | **477** | **185** | **662** |

Source: SCC Corporate Research

**Table 9 Large Sites Net Residential Gains (10 or more units) 2011/12**

| Beds | Flats | Houses | TOTAL |
|---|---|---|---|
| **GAINS** | | | |
| 1-bed Live/Work | 0 | 0 | 0 |
| 1-Bed | 78 | 1 | 79 |
| 2-Bed | 279 | 55 | 334 |
| 3-Bed | 6 | 46 | 52 |
| 4-Bed | 0 | 14 | 14 |
| **Totals** | **363** | **116** | **479** |
| | | | |
| **LOSSES** | **2** | **0** | **2** |
| | | | |
| **NET GAIN** | **361** | **116** | **477** |

Source: SCC Corporate Research

**Table 10 Small Sites Net Residential Gains (<10 units) 2011/12**

| Beds | Flats | Houses | HMO's | TOTAL |
|---|---|---|---|---|
| **GAINS** | | | | |
| 1-Bed | 71 | 1 | 0 | 72 |
| 2-Bed | 51 | 32 | 0 | 83 |
| 3-Bed | 7 | 51 | 0 | 58 |
| 4-Bed | 0 | 9 | 1 | 10 |
| 5-bed | 0 | 3 | 1 | 4 |
| **Totals** | **129** | **96** | **2** | **227** |
| | | | | |
| **LOSSES** | **15** | **25** | **2** | **42** |
| | | | | |
| **NET GAIN** | **114** | **71** | **0** | **185** |

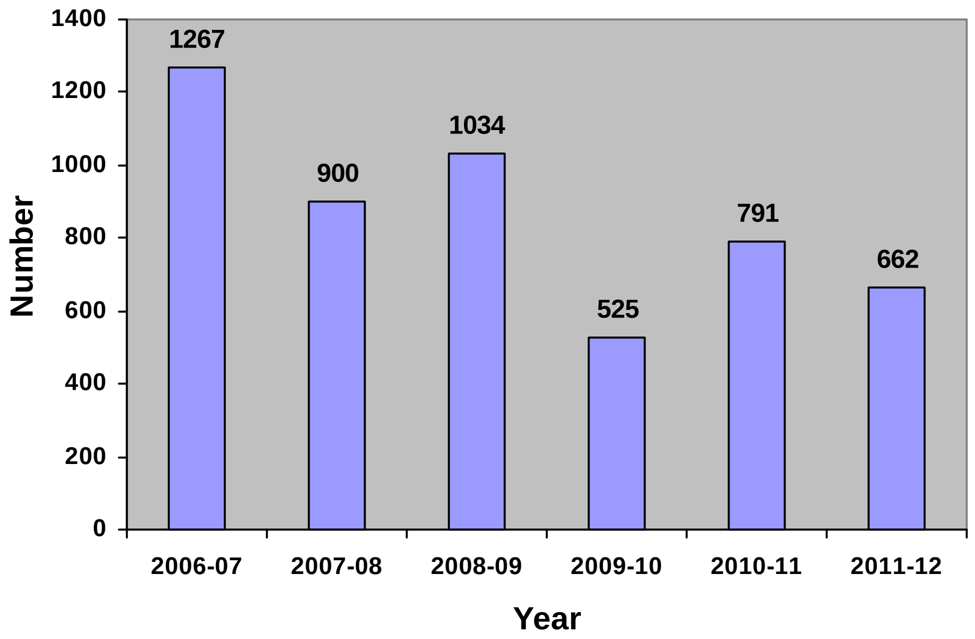
**Table 11 Summary of unallocated / allocated sites 2006 - 2012**

| | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | 2011/12 |
|---|---|---|---|---|---|---|
| Windfall sites (not allocated) | 966 (78%) | 721 (80%) | 850 (82%) | 429 (81%) | 449 (57%) | 372 (56%) |
| Allocated sites | 302 (24%) | 179 (20%) | 184 (18%) | 96 (19%) | 342 (43%) | 290 (44%) |
| **Total** | **1268** | **900** | **1034** | **525** | **791** | **662** |

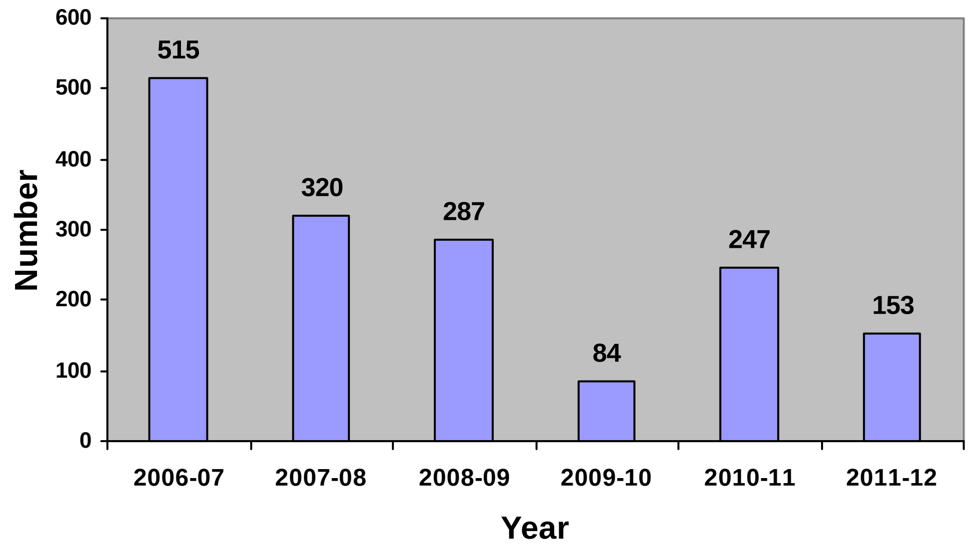
<u>Where the new homes are located</u>

- 23% of the new homes were delivered in the city centre.

**Graph 1 New dwellings completed 2006 – 2012 city-wide**




**Graph 2 New dwellings completed 2006 – 2012 city centre**



Type and size of new homes

4.6 21% of the new homes delivered were larger homes with 3 bedrooms or more. This is an increase on last year when the figure was 16%.

**Table 12 Residential completions by type 2006-2012**

| TYPES | SIZE | Gross 2006-07 | Gross 2007-08 | Gross 2008-09 | Gross 2009-10 | Gross 2010-11 | Gross 2011/12 | 2006-12 | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | TOTAL | % |
| FLATS | 1-BED | 517 | 464 | 577 | 262 | 335 | 149 | 2304 | 40.1 |
| FLATS | 2-BED | 703 | 442 | 397 | 190 | 379 | 330 | 2441 | 42.5 |
| FLATS | 3-BED | 17 | 2 | 9 | 10 | 22 | 13 | 73 | 1.3 |
| FLATS | 4-BED | 0 | 4 | 2 | 1 | 2 | 0 | 9 | 0.2 |
| FLATS | 5+BED | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 0.2 |
| SUB-TOTAL | | 1237 | 912 | 986 | 463 | 738 | 492 | 4828 | |
| | | | | | | | | | |
| HOUSES | 1-BED | 0 | 4 | 5 | 3 | 2 | 2 | 16 | 0.3 |
| HOUSES | 2-BED | 37 | 18 | 34 | 34 | 12 | 87 | 222 | 3.9 |
| HOUSES | 3-BED | 97 | 83 | 77 | 53 | 65 | 97 | 472 | 8.2 |
| HOUSES | 4-BED | 19 | 29 | 31 | 30 | 49 | 23 | 181 | 3.2 |
| HOUSES | 5+BED | 1 | 3 | 1 | 1 | 2 | 3 | 11 | 0.2 |
| HMO | 4-BED | 0 | 2 | 0 | 0 | 4 | 1 | 7 | 0.1 |
| HMO | 5+BED | 0 | 0 | 3 | 2 | 0 | 1 | 6 | 0.1 |
| SUB TOTAL | | 154 | 139 | 151 | 123 | 134 | 214 | 915 | |
| **TOTAL** | | **1391** | **1051** | **1137** | **586** | **872** | **706** | **5743** | **100** |
| | | | | | | | | | |
| **LOSSES All dwelling units** | | **124** | **151** | **103** | **61** | **81** | **44** | | |
| **NET DWELLINGS** | | **1267** | **900** | **1034** | **525** | **791** | **662** | | |

Source: SCC Corporate Research

Density levels

4.7 The appropriate density level for a site is determined in accordance with the site's location in relation to public transport. The monitoring of density levels is important as it will influence whether the city can accommodate the full target of new homes by 2026.

**Table 13 Density of New Development**

| Density Levels | No of Units (gross) | | | | | |
|---|---|---|---|---|---|---|
| | **2006/07** | **2007/08** | **2008/09** | **2009/10** | **2010/11** | **2011/12** |
| Greater than 50 | 1248(90%) | 961(91%) | 1001(88%) | 477(81%) | 786 (90%) | 619 (88%) |
| Between 30 & 50 | 114 (8%) | 58 (6%) | 92 (8%) | 64 (11%) | 71 (8%) | 60 (8%) |
| Under 30 | 30 (2%) | 32 (3%) | 44 (4%) | 45 (8%) | 15 (2%) | 27 (4%) |
| **TOTALS** | **1391** | **1051** | **1137** | **586** | **872** | **706** |

Source: SCC Corporate Research

Affordable Homes

4.8 The number of affordable homes delivered in 2011/12 was lower than the previous years, except for 2009/10. 344 new units have been delivered, of which 229 are for rent and 115 for Intermediate forms of affordable housing. This broadly meets the Core Strategy target of 65% for social rented properties and 35% for intermediate affordable housing.

**Table 14 Affordable homes by type**

| Affordable housing proportions | Dwellings | | | | |
|---|---|---|---|---|---|
| | **2007/08** | **2008/09** | **2009/10** | **2010/11** | **2011/12** |
| Social rented housing | 207 | 207 | 136 (55%) | 272 (57%) | 229 (67%) |
| Intermediate affordable housing | 144 | 165 | 112 (45%) | 200 (43%) | 115 (33%) |
| Intermediate rent homes<br>Low cost home ownership<br>Open Market Homebuy homes | | 11<br>59<br>95 | 15<br>40<br>57 | 41<br>97<br>62 | 53<br>40<br>22 |
| Total | 351 | 372 | 248 | 472 | 344 |

Source: SCC Corporate Research

4.9 The number of households waiting on the Council's property register has increased to 15,500, compared to 12,967 for 2010/11. This increase brings the levels of need for affordable housing back to the high level experienced in 2008/9 at the start of the current recession. The table below shows there have been consistently high levels of need for affordable homes over at least the last 6 years.

**Table 15 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 |

Source: SCC Corporate Research

## Gypsy and traveller accommodation

4.10 The number of unauthorised Gypsy and Traveller Encampments in Southampton has decreased in recent years dropping from 25 in 2007/08 to 11 in 2008/09, to 4 in 2009-10, and 10 encampments in 2010/11.

4.11 Since February 2011 there have been no unauthorised encampments on city council or private land in the city. No planning applications were received for Gypsy and Traveller accommodation in 2011/12.

## Housing completions - future supply

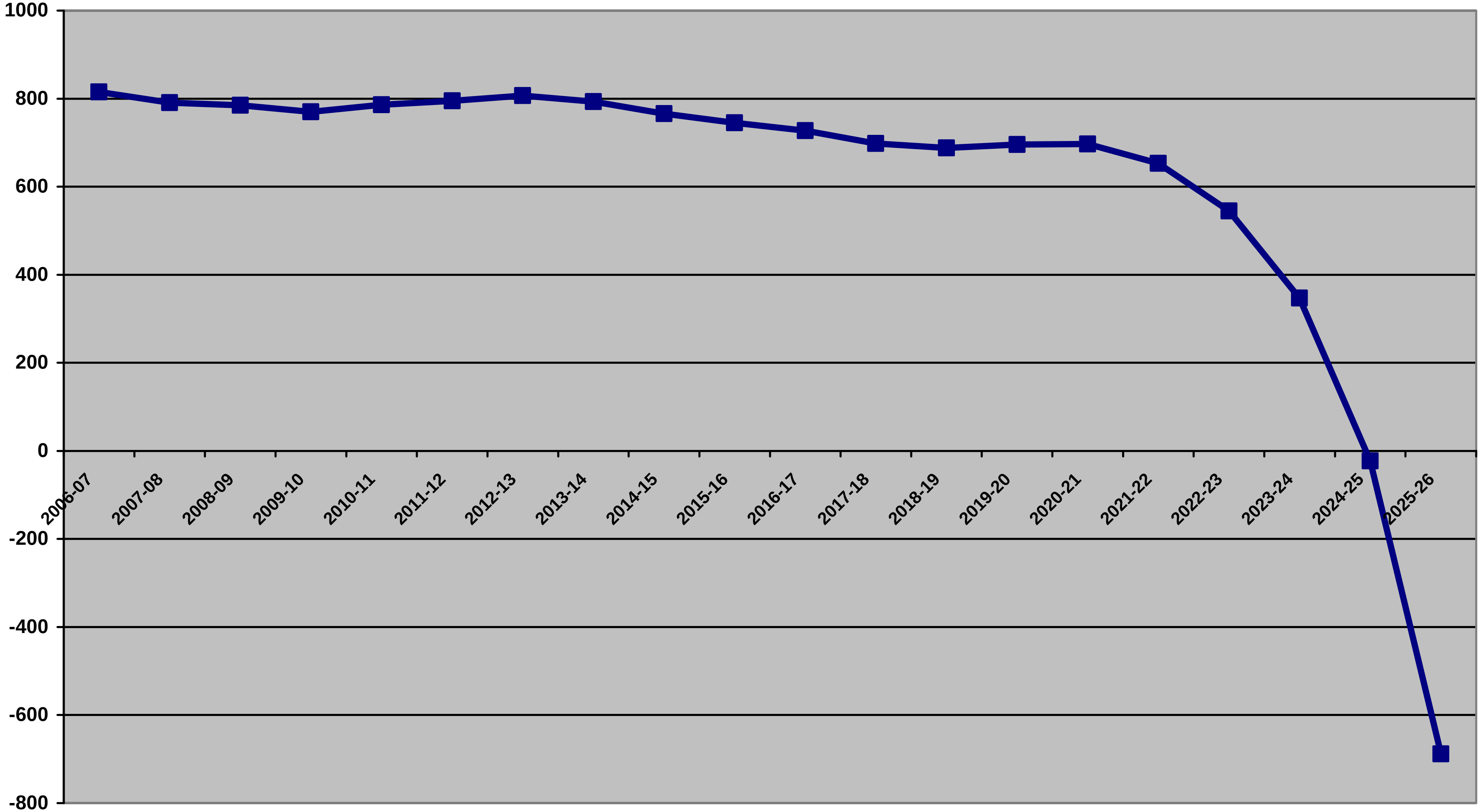
4.12 The council has updated the Strategic Housing Land Availability Assessment (SHLAA). The housing trajectory in Table 16 shows the different components of Southampton's housing supply. The future supply includes large sites (with a net increase of 10 or more units) identified in the SHLAA, small sites with planning permission and an allowance for small windfall sites. The windfall site allowance is based on the delivery of small windfall sites in the last 5 years with yields revised to reflect the changing national policy on garden land and local policy on the provision of family housing.

## Table 16 Annualised requirement and projected annual supply

| | Completions | | | | | | Projections | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 |
| Past completions – Allocated sites | 302 | 179 | 184 | 96 | 342 | 290 | | | | | | | | | | | | | | |
| Past completions - Unallocated sites | 966 | 721 | 850 | 429 | 449 | 372 | | | | | | | | | | | | | | |
| **Total completions** | 1268 | 900 | 1034 | 525 | 791 | 662 | | | | | | | | | | | | | | |
| Projected completions – Identified sites | | | | | | | 522 | 988 | 992 | 637 | 552 | 787 | 581 | 440 | 546 | 605 | 935 | 756 | 532 | 480 |
| Projected completions - small windfalls | | | | | | | | | | 185 | 185 | 185 | 185 | 185 | 185 | 185 | 185 | 185 | 185 | 185 |
| Small site commitments | | | | | | | 112 | 112 | 112 | 112 | 113 | | | | | | | | | |
| **Cumulative completions** | 1268 | 2168 | 3202 | 3727 | 4518 | 5180 | 5814 | 6914 | 8019 | 8953 | 9803 | 10775 | 11541 | 12166 | 12897 | 13687 | 14807 | 15748 | 16465 | 17130 |
| Plan – Strategic Allocation (annualised) | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 | 815 |
| Monitor No. above / below cumulative allocation | 453 | 538 | 757 | 467 | 443 | 290 | 109 | 394 | 684 | 803 | 838 | 995 | 946 | 756 | 672 | 647 | 952 | 1078 | 980 | 830 |
| Manage – annual requirement taking account of past/projected completions | 815 | 791 | 785 | 770 | 786 | 795 | 807 | 793 | 766 | 745 | 727 | 698 | 688 | 696 | 697 | 653 | 545 | 347 | -23 | -688 |

Source: Figures from the Strategic Housing Land Availability Assessment, SCC March 2013

**Graph 3 Annual Requirement (taking into account actual and projected completions)**




Source: Strategic Housing Land Availability Assessment, SCC March 2013

# Chapter 5 An environmentally sustainable city

5.1 Southampton has ambitions to become the country's leading low carbon city. To achieve this, the council has produced its Low Carbon City Strategy. The vision is that Southampton will thrive in a new low carbon economy. By galvanising local action we will be competitive, prosperous and future-proofed; a focal point for green business as we move swiftly to low carbon energy, low carbon transport and a low carbon built environment. A city adapted to a changed future which is greener, healthier and safer.

5.2 Policies in the Core Strategy are intended to contribute to this commitment 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 23)

### *5.3 Sustainable transport*

**Table 17 Modal split for movements into the City Centre (am peak) 2005-10**

| Dates | Light Vehicles | | Bus | | Motor Cycle | | Pedal Cycle | | Rail | | Hythe Ferry | | **Total** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (No.) | (%) | (No.) | (%) | (No.) | (%) | (No.) | (%) | (No.) | (%) | (No.) | (%) | |
| Oct 05 to 07 | 23,736 | 71.7 | 6,385 | 19.3 | 380 | 1.1 | 614 | 1.9 | 1,804 | 5.4 | 192 | 0.6 | **33,111** |
| Oct 06 to 08 | 23,019 | 70.9 | 6,314 | 19.5 | 358 | 1.1 | 611 | 1.9 | 1,971 | 6.1 | 179 | 0.6 | **32,451** |
| Oct 07 to 09 | 22,467 | 70.3 | 6,183 | 19.4 | 343 | 1.1 | 651 | 2.0 | 2,139 | 6.7 | 162 | 0.5 | **31,945** |
| Oct 08 to 10 | 21,252 | 69.3 | 6,062 | 19.8 | 321 | 1.0 | 672 | 2.2 | 2,219 | 7.2 | 144 | 0.5 | **30,671** |

***5.4 Renewable energy:*** Southampton's Geothermal Heating is one of the largest District Heating and Chilling Schemes in the United Kingdom.

### *5.5 Greener building design*

- In total, 100 % of applicable planning applications were approved with Code for Sustainable Homes Level 3 /BREEAM 'Very Good' since the adoption of the Core Strategy.

***5.6 Protecting and enhancing the natural environment:*** There are 73 identified Biodiversity Sites within the City which are monitored. Further information on this can be accessed from the Hampshire Biodiversity Information Centre at the following web address http://www3.hants.gov.uk/biodiversity/hbic

***5.7 Reducing flood risk:*** There have been no planning permissions granted in 2011/12 contrary to Environment Agency advice on flooding and water quality grounds.

# Chapter 6 Links to other information

**Hampshire Minerals & Waste Plan**
http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home.htm

**Housing delivery and the 5 year housing supply**
http://www.southampton.gov.uk/s-environment/policy/

**Transport information**
http://www.southampton.gov.uk/s-environment/transportplanning/

For sub- regional transport information visit Transport for South Hampshire site:
http://www3.hants.gov.uk/tfsh

**Biodiversity**
Hampshire Biodiversity Information centre
http://www3.hants.gov.uk/biodiversity/hbic

Southampton City Council information
http://www.southampton.gov.uk/s-environment/Biodiversity/

**Climate change and flood risk**
http://www.southampton.gov.uk/s-environment/climatechange/

**Renewable energy**
http://www.southampton.gov.uk/s-environment/energy/

**Pollution**
http://www.southampton.gov.uk/s-environment/pollution/

**Waste**
http://www.southampton.gov.uk/s-environment/householdwaste/