

Planning Authority Monitoring Report

April 2013 - March 2014

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



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Chapter 1 Introduction

- 1.1 This Authority Monitoring Report covers the period April 2013 – March 2014. It collates information to assess policies in the local plan. It also reports on emerging plans for Southampton, Neighbourhood Plans and the Community Infrastructure Levy.
- 1.2 Monitoring is an important of the plan-making process. It ensures that
- the policies set out in the local plan are effective – they help 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
- 1.3 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.

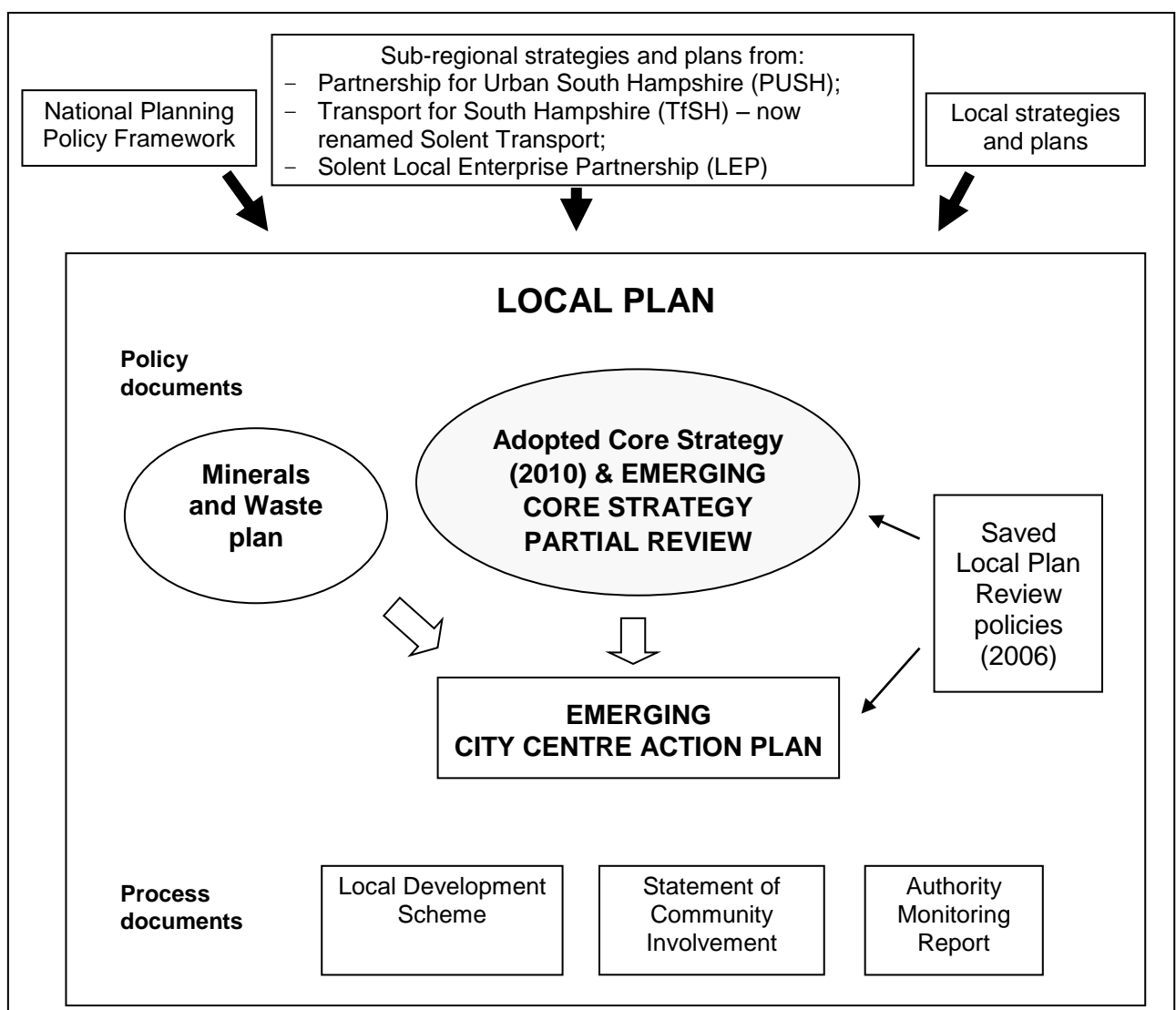


Figure 1 Local planning documents

- 1.4 The city's local plan is shown in figure 1 overleaf. It currently comprises of:
- the adopted Core Strategy (2010);
 - the adopted Hampshire Minerals & Waste Plan (2013);
 - saved policies from the adopted Local Plan Review (amended 2010)
 - emerging plans; the City Centre Action Plan and Core Strategy Partial Review.
- 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. The Annual Monitoring Report for the Minerals and Waste Plan can be seen at: <http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home.htm>.

The wider context

- 1.6 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 in the city, see table 1 overleaf. For more statistics, see <http://www.southampton.gov.uk/council-democracy/council-data/statistics/>.
- 1.7 The Council has continued to apply key policies in the Core Strategy with flexibility in recognition of the continuing viability pressures on development at this time. In addition, the Core Strategy Partial Review (currently at examination stage) is proposing a reduction in the office and retail targets development targets to reflect the economic situation and likely development rates for these uses. The new Local Plan will provide the opportunity to review the wider policy.

Table 1 Population change

Age	2006	2009	2011	2013	% change
Under 5	12,100	14,000	15,400	16,210	+ 5.3%
5-14	23,200	21,700	23,300	24,365	+ 4.6%
15-24	47,000	49,900	47,300	48,290	+ 2.1%
25-49	83,100	86,500	85,500	85,750	+ 0.3%
50-64	32,800	33,700	34,400	35,335	+ 2.7%
65-79	20,700	20,900	21,300	22,575	+ 6.0%
80 and over	9,800	10,100	9,500	9,620	+ 1.3%
TOTAL	228,600	236,700	236,900	242,140	+ 2.2%

Source: Office for National Statistics Released June 2014. Due to rounding totals may not sum correctly.

- 1.8 Despite the economic downturn a number of large developments are under construction:
- Bolderwood campus, Maritime Centre of Excellence
 - Endeavour Park offices

- Three major student schemes are expected to be completed for September 2014; Mayflower Halls, Richmond House (both in the city centre) and City Gateway, Swaythling
- The Centenary Quay (former Vospers) site in Woolston and Ordnance Survey sites continue to deliver new dwellings.
- The Estate Regeneration programme is transforming shopping parades and delivering new dwellings across the city

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. (The office and retail development targets are being updated in the emerging Core Strategy Partial Review CSPR):

- 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

	Target
Office space	322,000 sq m (CSPR proposes reduction to 110,000 sq m)
Industrial and warehouse uses	97,000 sq m
Comparison shopping	130,000 sq m (CSPR proposes reduction to 100,000 sq m)
New homes	16,300
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

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. Table 3 assesses the progress of plans against the Local Development Scheme version 2 which was in place during most of 2013/14 (version 3 was published in February 2014).

Table 3 Progress on preparing plans

Emerging Development Plan Document	Date in the 2013 LDS	Date achieved	Comments
City Centre Action Plan (CCAP)			
Commencement	October 2006	October 2006	Key milestone met
Consultation on issues & Options	April 2007	April – May 2007	Key milestone met Work suspended to allow staff to focus on progressing the Core Strategy to adoption.
Public consultation on preferred options	January – February 2012	January – February 2012	Delayed from the original timescale 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.
Consultation on proposed submission document	June / July 2013	September 2013	Slight delay to provide sufficient time to prepare document
Submission	Sep / Oct 2013	December 2013	Result of delay to the proposed submission consultation
Examination	Jan / Feb 2014	March/April 2014	Result of delay to the proposed submission consultation
Adoption	Summer 2014	Expected in Autumn 2014	Result of delay to the proposed submission consultation
Core Strategy Partial Review (CSPR)			
Commencement	October 2011	October 2011	Key milestone met
Consultation on issues & Options	January – March 2012	January – March 2012	Key milestone met
Public consultation on preferred options			Not held due to limited extent of changes proposed and to avoid delaying the CCAP and CSPR
Consultation on proposed submission document	June / July 2013	Sep / Oct 2013	Slight delay to provide sufficient time to prepare document
Submission	Sep / Oct 2013	December 2013	Result of delay to the proposed submission consultation
Examination	Jan / Feb 2014	March/April 2014	Result of delay to the proposed submission consultation
Adoption	Summer 2014	Expected in Autumn 2014	Result of delay to the proposed submission consultation

Completed Development Plan Document	Date in the 2013 LDS	Date achieved	Comments
Sites and Policies Plan			
Commencement	March 2009	March 2009	Key milestone met.
Consultation on issues & Options	September 2010	Plan not progressed	Joint evidence collecting commenced. Decision taken to stop work on document and subsequently to produce a new citywide Local Plan combining all the documents
CIL Charging Schedule			
Informal consultation	January 2012	December 2011 – February 2012	Key milestone met.
Public consultation (4 weeks)	September 2012	September 2012	Key milestone met.
Submission	February 2013	February 2013	Key milestone met.
Examination	March 2013	March 2013	Key milestone met.
Receipt of Inspector's report	May 2013	April 2013	Key milestone met.
Adopt	July 2013	September 2013	Slight delay to provide sufficient time to get detailed supporting information and procedures in place
Hampshire Minerals & Waste Plan			
			Plan adopted in October 2013 Monitoring is co-ordinated by Hampshire County Council

Key changes to the programme of planning documents

- 2.2 In 2011/12 the Council took the decision to halt work on the Sites & Policies Plan, pending confirmation about changes to the planning system. The Council decided however to continue to progress the City Centre Action Plan. This would avoid delaying important guidance on the future development in the city centre.
- 2.3 A review of the office and retail floorspace targets carried out at this time, highlighted issues delivering the targets in the Core Strategy taking into account the economic situation. It was therefore decided to prepare a focused Core Strategy Partial Review primarily to reduce these targets. This was progressed alongside the City Centre Action Plan and a joint examination is currently underway on both plans.
- 2.4 In accordance with the revised Local Development Scheme (February 2014), the milestones to 2015 are:
- Core Strategy Partial Review and City Centre Action Plan – receipt of Inspector's report followed by adoption and publication of both plans

- New City Local Plan – scoping work leading to the publication of an issues paper in early 2015, working towards submission, adoption and publication in 2017
- 2.5 Two plans in the LDS are now completed and not programmed for further work. These are the Hampshire Minerals and Waste Plan and the Community Infrastructure Levy Charging Schedule.

Duty to Co-operate

- 2.6 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).
- 2.7 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; Transport for South Hampshire; 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.
- 2.8 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

- 2.9 The Bassett Neighbourhood Forum has been formally designated for neighbourhood planning purposes. Bassett ward is also designated as a neighbourhood plan area. The determination of the neighbourhood area and forum was approved by council on 17 December 2013.
- 2.10 The council has been meeting with Councillor Harris and other members of the Bassett Neighbourhood Forum to discuss the issues to be addressed in the plan. A draft neighbourhood plan is expected to go out for consultation in summer 2014.
- 2.11 In addition to the Bassett Neighbourhood Plan, local businesses are investigating the potential for a business-led neighbourhood plan in the East Street area of the city centre. This is at an early stage and applications to designate the area or forum have not yet been received.

Community Infrastructure Levy (CIL) receipts & expenditure

- 2.12 The public examination on Southampton's Community Infrastructure Levy (CIL) Charging Schedule took place in March 2013 and the Examination Report was received in April 2013. The Inspector recommended reducing the proposed rate for residential floorspace from £90 to £70 per sq m and clarified the approach to different types of student housing.
- 2.13 The council fully accepted the Inspector's recommendations and the Charging Schedule took effect from September 2013. Although developments gaining planning permission after 1st September 2013 are CIL liable, CIL charges do not become due until the development is commenced. There is also the option for larger developments to pay the charge in instalments.
- 2.14 The CIL receipts in 2013/14 were £69,936.
- 2.15 No CIL money was spent in 2013/14.

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 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 CS1 and 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 Table 4 overleaf shows the commercial completions for 2013/14. Although a small amount of retail floorspace was under construction as part of student schemes, there were no A1 retail completions in 2013/14. This is in contrast to completions from 2006/07 which were averaging 10,871 sq m of A1 floorspace per annum.
- 3.3 There was a small amount of industrial floorspace completed in Southampton on one development site. This compares with an average annual floorspace of 4877 sq m.
- 3.4 Table 4 shows a very small increase in new office floorspace. The provision of offices was also affected by changes to permitted development in 2013/14 which permitted the change of use from offices to residential. Whilst this is expected to deliver large numbers of new dwellings (see chapter 4), it will also lead to the loss of office floorspace. It will affect a range of office types from offices above shops which may be converted to one or two dwellings to large city centre office blocks.

Providing additional floorspace

Table 4 New office, industrial and retail floorspace

	Target 2006 - 2026 Annualised figures in brackets	Target 2006 - 2013 Annualised figures in brackets	Completions 2006 – 2013 Annualised figures in brackets	Completions 2013/14 sq m City centre figures in brackets
Office Use				
Total Floorspace Developed	322,000 (16,100)	112,700 (16,100)	55,459 (7,923)	353 (0)
Amount of Floorspace (Land) Available for Office Use, with planning permission &/or allocated				29,158 (18,466)
Industrial use (Use classes* B1 – B8 excluding B1A)				
Total Floorspace Developed	97,000 (4,850)	33,950 (4,850)	34,141 (4877)	168 (0)
Amount of Floorspace (land) Available for Industrial Use, with planning permission &/or allocated				70,350 (247)
Retail and Leisure				
Total Floorspace developed for A1	130,000 (6,500)	45,500 (6,500)	76096 (10,871)	0 (0)

* Town & Country Planning Use Classes Order

A1 - Shops; B1 - Business; B1A- offices B2-8 General industrial

Supporting town, district and local centres

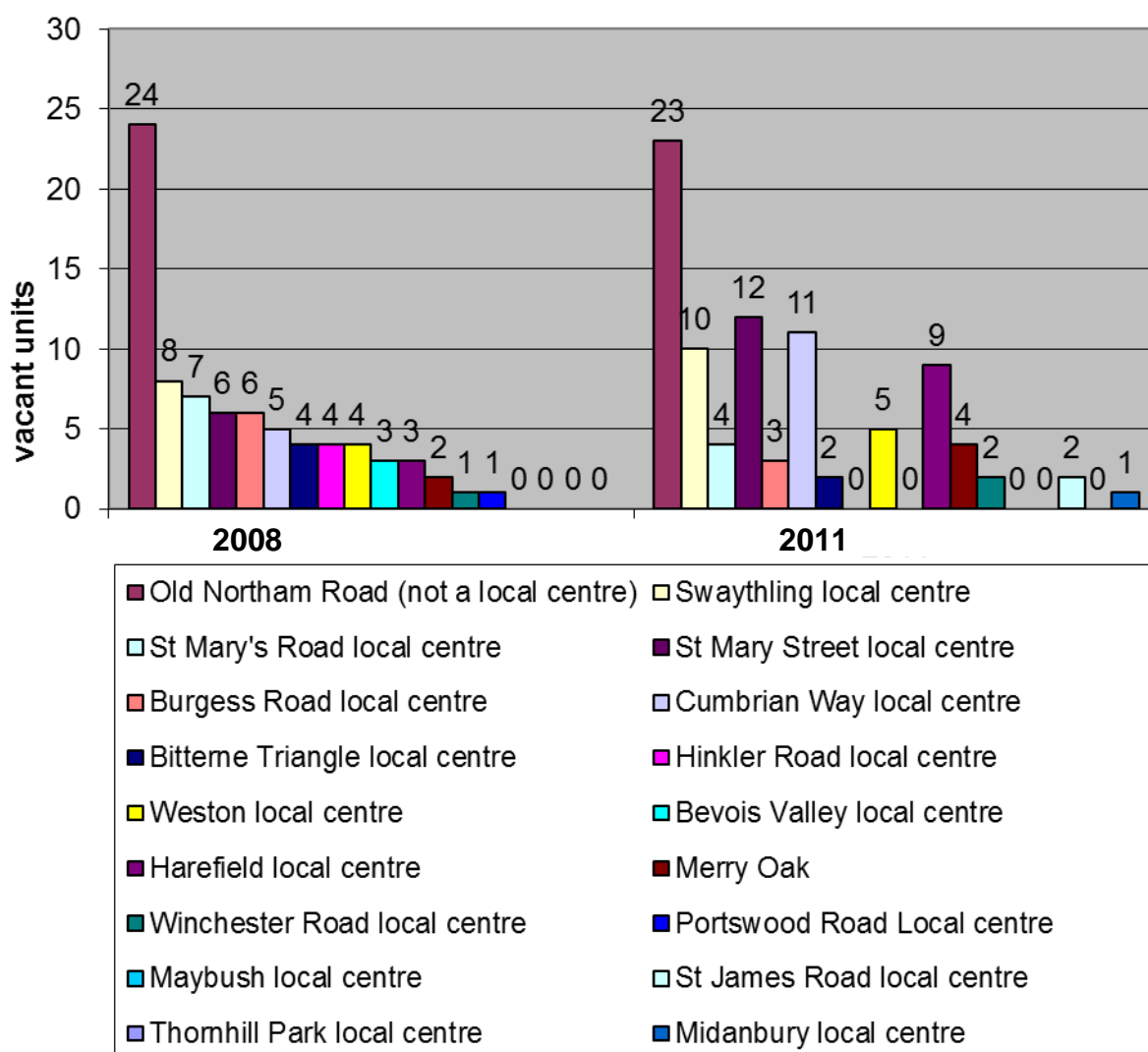
3.5 Surveys of local and district centres were last undertaken in late 2011. Table 5 shows the vacancy rates in the local centres. New surveys will be carried out in 2014/15 to inform the new Local Plan.

Table 5 Comparison of vacancy rates 2008-11 in district centres

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

Source: SCC Planning Policy Survey of District Centres 2011

Graph 1 Comparison of vacancy rates 2008-11 in local centres



Source: SCC surveys 2008 and 2011

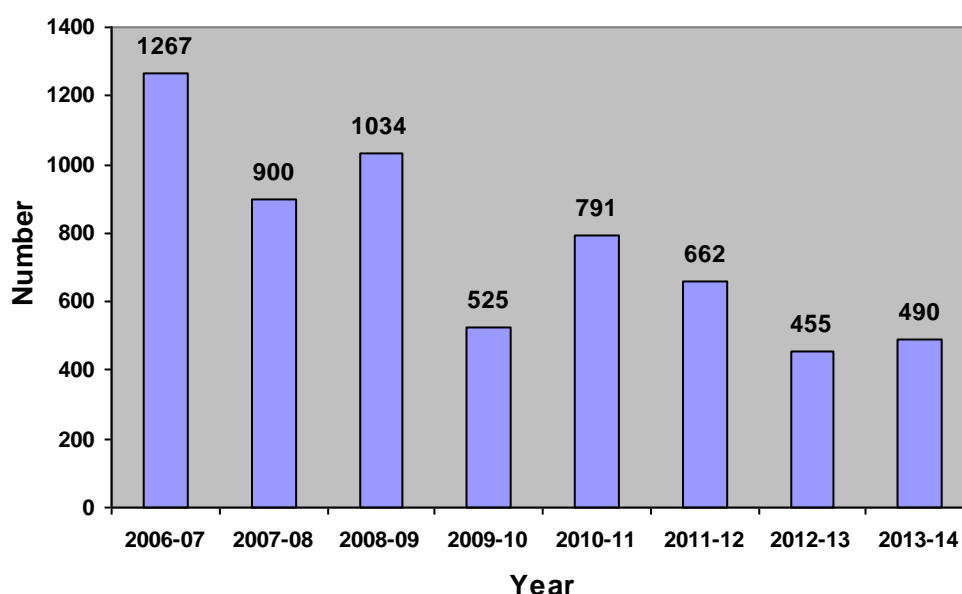
Chapter 4 A good place to live

- 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 will be built between 2006 and 2026 (CS 4)
 - 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.

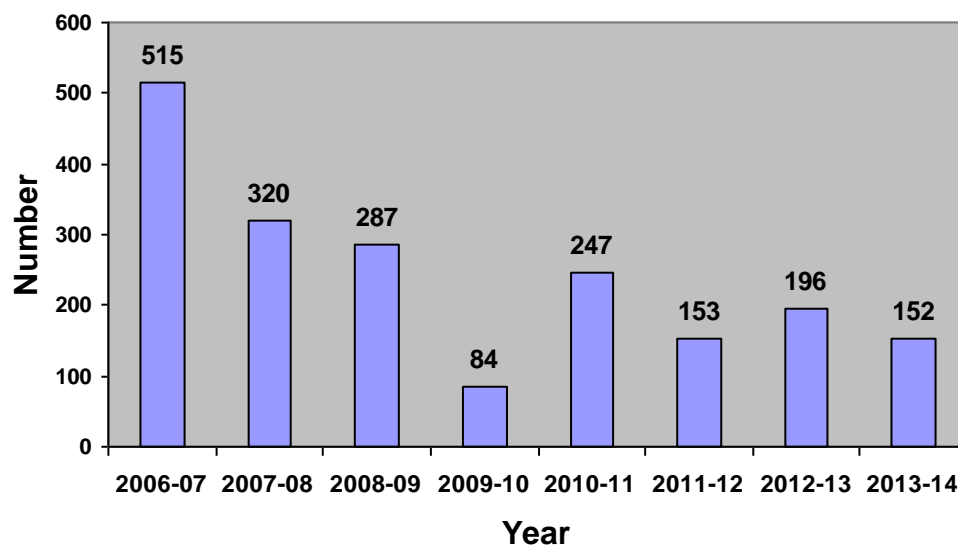
Housing completions

- 4.2 There was a net increase of 490 dwellings in Southampton in 2013/14 (compared to 455 in 2012/13). This was below the annualised target of 820 completed dwellings per year but above the level of completions delivered in 2012/13 (455):
- 152 (31%) of these were in the city centre;
 - 5,267 residential units have permission but have not been built;
 - 355 (net) dwellings have been provided on large sites capable of accommodating 10 or more units and 135 (net) dwellings have been provided on small sites capable of accommodating less than 10 units;
 - 69% came forward on unallocated sites. However, the majority of these sites are identified as potential sites in the SHLAA.

Graph 2 New dwellings completed 2006 – 2013 city-wide (net)



Graph 3 New dwellings completed 2006 – 2013 city centre (net)



4.3 In 2013/14 gross completions were significantly greater than the previous two years. Net completion levels reflect the high levels of large site demolitions, see table 7. In 2013/14 large site losses were greater than the previous 5 years combined. These included major demolitions as part of the estate regeneration schemes at Weston Lane, Laxton Close and Exford Drive.

Table 6 Size of site (net) 2006-13

	2006/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
Large sites	1067	571	672	290	636	477 (72%)	295 (65%)	355 (72%)
Small sites	201	329	362	235	155	185 (28%)	160 (35%)	135 (28%)
Total	1268	900	1034	525	791	662	455	490

Source: SCC, Corporate Research and Hampshire County Council

Table 7 Site Completions 2013/14

	Large Sites 13/14	Small Sites 13/14	TOTAL 13/14
Total Gross Gain	598	188	786
Total Loss	243	53	296
Total Net Gain	355	135	490

Source: SCC, Corporate Research and Hampshire County Council

4.4 Table 8 overleaf shows the composition of the new homes (tables 9 and 10 breaks this down further for large and small sites). Although one and two bedroom flats continue to deliver a large number of units, there has been an increase in flats with three or more bedrooms; 26% of the new homes delivered were larger houses or flats with 3 bedrooms or more.

Table 8 Residential completions (gross) by type 2006-2013

TYPES	No. of beds	2006/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	2006-13	
										TOTAL	%
FLATS	1	517	464	577	262	335	149	238	312	2854	40.1
FLATS	2	703	442	397	190	379	330	199	222	2862	40.2
FLATS	3	17	2	9	10	22	13	24	48	145	2.0
FLATS	4	0	4	2	1	2	0	2	17	28	0.4
FLATS	5+	0	0	1	0	0	0	0	0	1	0.1
SUB-TOTAL		1237	912	986	463	738	492	463	599	5890	82.7
HOUSES	1	0	4	5	3	2	2	3	11	30	0.4
HOUSES	2	37	18	34	34	12	87	23	36	281	3.9
HOUSES	3	97	83	77	53	65	97	74	100	646	9.1
HOUSES	4	19	29	31	30	49	23	19	31	231	3.2
HOUSES	5+	1	3	1	1	2	3	3	6	20	0.3
HMO	3	0	0	0	0	0	0	2	1	3	0.1
HMO	4	0	2	0	0	4	1	3	1	11	0.2
HMO	5+	0	0	3	2	0	1	6	1	13	0.2
SUB TOTAL		154	139	151	123	134	214	133	187	1235	17.3
TOTAL		1391	1051	1137	586	872	706	596	786	7125	100
LOSSES All dwelling units		124	151	103	61	81	44	141	296	1001	
NET DWELLINGS		1267	900	1034	525	791	662	455	490	6125	

Source: SCC and Hampshire County Council

**Table 9 Large Sites Net Gains
(10 or more units) 2013/14**

Beds	Flats	Houses	HMOs / Cluster flats	TOTAL
GAINS				
1-Bed	126	0	0	126
1-Bed student	103	0	0	103
2-Bed	192	23	0	215
3-Bed	42	74	0	116
4-Bed	16	22	0	38
5-bed	0	0	0	0
Totals	479	119	0	598
LOSSES	243	0	0	243
NET GAIN	236	119	0	355

Source: SCC and Hampshire County Council

**Table 10 Small Sites Net Gains
(<10 units) 2013/14**

Beds	Flats	Houses	HMOs / Cluster flats	Tied	TOTAL
GAINS					
1-Bed	83	11	0	0	94
1-Bed student	0	0	0	0	0
2-Bed	30	13	0	0	43
3-Bed	6	26	1	0	33
4-Bed	1	9	1	0	11
5-bed	0	6	1	0	7
Totals	120	65	3	0	188
LOSSES	27	19	3	4	53
NET GAIN	93	46	0	-4	135

Table 11 Summary of unallocated / allocated sites 2006 - 2013

	2006/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
Windfall sites (not allocated)	966 (78%)	721 (80%)	850 (82%)	429 (81%)	449 (57%)	372 (56%)	397 (87%)	340 (69%)
Allocated sites	302 (24%)	179 (20%)	184 (18%)	96 (19%)	342 (43%)	290 (44%)	58 (13%)	150 (31%)
Total	1268	900	1034	525	791	662	455	490

Source: SCC and Hampshire County Council

- 4.5 The appropriate density level for a site is determined in accordance with the site's location in relation to public transport. 2013/14 saw a continuing increase in the proportion of low density development of 30-50 dwellings per hectare (dph). This reflects the increased numbers of larger flats and houses constructed. 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 12 Density of New Development

Density Levels (dph)	No of Units (gross)							
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Greater than 50	1248 (90%)	961 (91%)	1001 (88%)	477 (81%)	786 (90%)	619 (88%)	495 (83%)	635 (81%)
Between 30 & 50	114 (8%)	58 (6%)	92 (8%)	64 (11%)	71 (8%)	60 (8%)	69 (12%)	118 (15%)
Under 30	30 (2%)	32 (3%)	44 (4%)	45 (8%)	15 (2%)	27 (4%)	32 (5%)	33 (4%)
TOTALS	1391	1051	1137	586	872	706	596	786

Source: SCC and Hampshire County Council

Affordable Homes

- 4.6 Table 13 shows the number of affordable house completions as reported by Hampshire County Council and Southampton City Council.

Table 13 Affordable homes by type

Affordable housing proportions	Dwellings (gross)					
	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Social rented housing	207	136 (55%)	272 (57%)	229 (67%)	98 (83%)	170 (58%)
Intermediate affordable housing	165	112 (45%)	200 (43%)	115 (33%)	20 (17%)	125 (42%)
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

Source: SCC and Hampshire County Council

- 4.7 The number of households waiting on the Council's property register has fallen slightly after two years at a similar level. Table 14 below shows there have been consistently high levels of need for affordable homes over at least the last 5 years with 14,000 or more households on the register in 5 out of the last 6 years. Please note these figures include tenants seeking a transfer (around 15% of households).

Table 14 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

Source: SCC Corporate Research

Gypsy and traveller accommodation

- 4.8 The number of unauthorised Gypsy and Traveller Encampments in Southampton has decreased in recent years dropping from 25 in 2007/08. In 2011/12 and 2012/13 there were no unauthorised encampments on city council or private land in the city. In 2013/14 there were 2 unauthorised encampments in the city.
- 4.9 No planning applications were received for Gypsy and Traveller accommodation in 2013/14 (or 2012/13).

Office to residential prior approvals

- 4.10 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 applies to development completed by 30 May 2016.
- 4.11 A total of 48 applications were received for the conversion of offices to residential under prior approval in 2013/14. Of these, 33 were for city centre offices and 15 for offices outside the city centre.
- 4.12 No completions were delivered through prior approval permissions in 2013/14. However 60 dwellings were started on 6 sites (58 of these dwellings were on 4 city centre sites).
- 4.13 Prior approval permissions are likely to deliver increasing numbers of dwellings in the next few years. If all the permissions at 1 April 2014 were built out, they would deliver 490 additional dwellings (and a loss of over 20,000 sqm office floorspace). A number of these schemes have subsequently sought planning permission and therefore may deliver higher numbers than approved.

Future housing supply

- 4.14 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 2014, a total of 6,125 of these had been delivered (38%) leaving a residue of 10,175 to be completed by 2026. The annualised target for 2014/15 onwards has therefore increased to 848 dwellings per year.
- 4.15 Southampton's future housing supply includes large sites with a net increase of 10 or more units identified in the Strategic Housing Land Availability Assessment; 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. Yields prior to 2012/13 were revised to reflect the changing national policy on garden land and local policy on the provision of family housing.
- 4.16 Table 15 provides a trajectory of Southampton's future housing supply. It is projected that the target of 16,300 will be met.

SHLAA monitoring

- 4.17 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). In accordance with Planning Practice Guidance, the assessment of sites should be kept up to date. Paragraph 47 in the National Planning Policy Framework also requires authorities to identify a five year supply of housing with a buffer to ensure choice and competition in the market.
- 4.18 The figures for identified sites in Table 16 are based on the SHLAA sites, updated to reflect completions and changes in timescales and numbers since its publication. The targets have also been revised to reflect the lower than expected completions in 2013/14. The projected supply as at 31st March 2014 is as follows:
- 2014/15 – 2018/19 (5 year supply) of 5,483 dwellings compared with a target of 4,695 dwellings (adjusted to address the current shortfall of 395 dwellings and include a 5% buffer). This equates to a 5.8 year supply.
- 4.19 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% or alternatively a 20% buffer if there is a record of persistent under-delivery. The guidance states that the 'assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle'. Although annual delivery has not met in annual targets in recent years, until 2012/13 the cumulative delivery of housing in Southampton exceeded the cumulative target. Therefore Southampton does not have a record of persistent under-delivery.

Table 15 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	58	150												
Past completions - Unallocated sites	966	721	850	429	449	372	397	340												
Total completions	1268	900	1034	525	791	662	455	490												
Projected completions – Identified sites									1676	904	775	557	677	639	553	565	518	457	632	322
Projected completions - small windfalls												146	146	146	146	146	146	146	146	146
Small site commitments									120	120	120	121	121							
Cumulative completions	1268	2168	3202	3727	4518	5180	5635	6125	7921	8945	9840	10664	11608	12393	13092	13803	14467	15070	15848	16316
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	-70	-395	586	795	875	884	1013	983	867	763	612	400	363	16
Manage – annual requirement taking account of past/projected completions	815	791	785	770	786	795	820	848	762	736	718	705	670	651	642	624	611	615	452	

Graph 4 Annual Requirement (taking into account actual and projected completions)

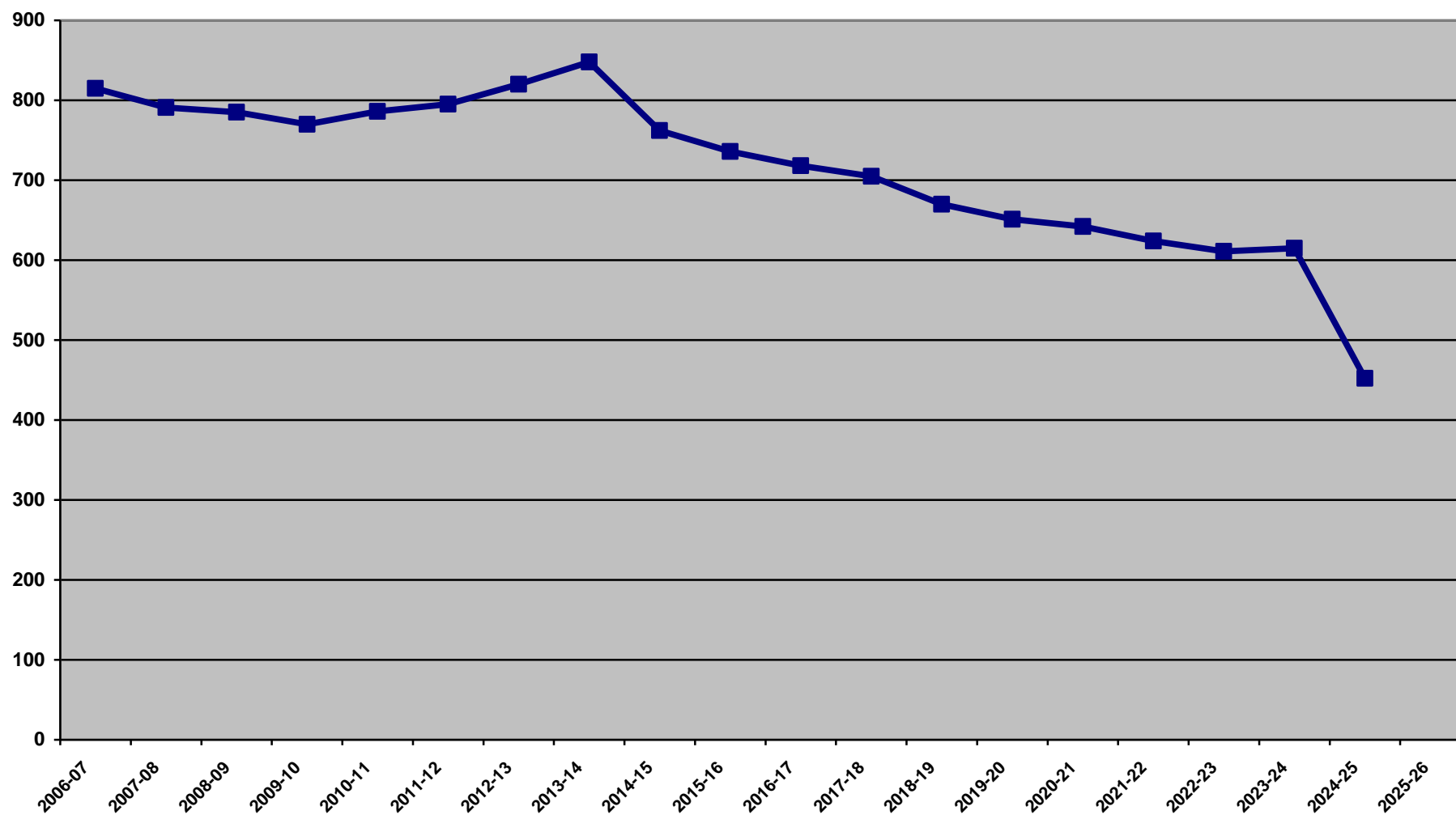


Table 16 5 year housing land supply

	Figures
Targets: Core Strategy requirement 2014-2019 Shortfall against requirement 2006-2013 Adjusted requirement 2014-2019 Additional 5% buffer Revised total housing requirement 2014-2019 Revised annual housing requirement 2014-2019	4,075 dwellings 395 dwellings 4,470 dwellings 224 dwellings 4,695 dwellings 939 dwellings
Supply: Projected supply from identified sites 2014-2019 Small site commitments 2014-19 Small site windfall allowance 2017-19 (based on past delivery adjusted to reflect current planning policy on garden land) Total projected housing supply 2014-2019	4,589 dwellings 602 dwellings 292 dwellings 5,483 dwellings
Summary: Projected housing surplus Projected years housing supply	788 dwellings 5.8 years

4.20 In accordance with the Strategic Housing Land Availability Assessments Practice Guidance (2007), the Authority Monitoring Report should include the following information on SHLAA sites; completions, sites now under construction, changes to planning status, constraints removed to make sites deliverable or developable or alternatively sites which are now no longer deliverable or developable. In addition, the report should consider if windfall development is coming forward as expected or if the windfall allowance needs adjusting.

4.21 As the SHLAA was based on sites as at 31st December 2012, there were limited changes to sites in 2012/13 (see table 18). The following changes have taken place to SHLAA sites in 2013/14:

Update on SHLAA sites 2013/14

Completed sites

CC 52	54-56 St. Mary Street
CC 64	Carlton House, Carlton Place
CC 66	102-108 Above Bar Street (Park House)
C 16	Park Centrale, former New College site
E 38	Hinkler Road & Tatwin Crescent
E 48	58 West End Road

N 30	Rear of 100-102 High Road Swaythling
W 34	Studland Road (Rosebank Cottage)
W 41	Hendy Ford, 360-364 Shirley Road
W 47	Cateran Close garage site
W 49	Blacksmiths Arms, Romsey Road

Sites under construction

CC 7	Admirals Quay
CC10	Fruit and Vegetable Warehouses and Brunswick Square – part (2-8 and 10-12 Queensway)
CC 35	Mayflower Halls
CC 36	Northern Above Bar (now for 38 units)
CC 56	Richmond House (now for 212 student units – prior approval)
C 18	39 Archers Road
C 24	84-86 Millbrook Rd East / Cracknore Road
C 51	Park Centrale - South East corner
C 56	122-126 St Mary's Road
C 59	Park Hotel, 90 Shirley Road
E 23	Land at Yeovil Chase (Harefield School)
E 43	Exford Avenue (Estates Regen)
E 44	Meggeson Avenue (222 - 252) (Estates Regen)
E 46	Birch Lawn, Sullivan Road
N 18	City Gateway Parkville Road (now for 81 student units)
S 19	Johns Road & Inkerman Road
S 21	Centenary Quay (1357 units outstanding)
W 15	Poor Clare Convent, Bracken Lane
W 26	Ordnance Survey (Eastern Site)
W 37	Ordnance Survey (Western Site)
W 48	37 - 75 Cumbrian Way (Estates Regen)
Thorners, Regent Park Road (Omitted in error)	

Table 17 Changes in planning status for SHLAA sites

Site code	Site name	Change in planning status
CC 5	Corner of Albert Road South / Canute Road and Royal Crescent Road	Non-material amendment approved 12/01912/NMA (internal arrangements)
CC 10	Fruit & Vegetable Warehouses and Brunswick Square	(Part of site) Permission granted on 2-8 Queensway for 44 dwellings (12/0162/FUL), Under construction
CC 27	Watermark West Quay	Outline permission granted including a max 260 dwellings (13/006464/OUT)
CC 49	60-64 St Mary's Road	Permission granted for 154 student flats (12/01525/FUL)
CC 55	Car Park adj 14-18 College Street	(Part of site) Change of use of Oxford House from offices to children's day nursery (14/00069/FUL)

CC 63	Sites either side of Northern Above Bar	Prior Approval for 11 flats 114-122 Above Bar Street (13/01178/PA56)
E 5	Bullar Rd (151-165 Bitterne Rd West)	(Part of site) Change of use for 2 flats on No. 159 (13/01178/PA56 – but prior approval not required)
S 16	Former Woolston School	Application pending for 40 dwellings (14/00101/R3OL)
S 19	Johns Road & Inkerman Rd	Revised permission granted for 11 dwellings (13/01364/FUL)
S 35	Woolston Trades & Labour Club	Permission on part of site for 4 houses (13/01228/FUL)
W 24	Triangle site at Lower Brownhill Road	Permission granted (12/00596/FUL)
W 45	Whitehaven, Buttermere Close	Application pending for 28 dwellings (13/01384/FUL)
W 46	Vacant Pub on Wimpson Lane	Permission for 9 dwellings (13/00906/FUL)

Table 18 Previous changes to SHLAA 2012/13

Site	Change
Completed sites	
CC 17 72 – 74 Canal Walk	All 36 dwellings completed 2012/13
CC 28 69-72 St Marys Street	All 13 dwellings completed 2012/13
CC 47 College Street / Richmond Street (Empress Heights)	All 97 dwellings delivered in 2012/13
CC 53 40a-42a London Road	32 dwellings completed in 2012/13 (in SHLAA for 34 dwellings in error)
C 57 Project House, Avenue Road	All 12 dwellings completed in 2012/13
E 21 79-83 Bullar Road	All 11 dwellings completed in 2012/13
S 30 Step Bottom (330 Bursledon Road)	All 14 dwellings completed in 2012/13
W 39 195-207 Coxford Road & Vine Road	All 24 dwellings completed in 2012/13
Changes to Planning status	
C 24 84-86 Millbrook Rd East / Cracknore Road	Planning permission granted - appeal allowed March 2013 (12/00862/FUL)
W 47 Cateran Close Garage site	Planning permission for 10 dwellings granted in March 2013 (12/01487/FUL)
W 48 37-75 Cumbrian Way	Planning permission for 50 dwellings (40 net) granted in January 2013 (12/00048/FUL)
E 48 58 West End Road	Planning permission for 10 dwellings (11/01987/FUL)
N 18 City Gateway Parkville Road	Numbers corrected to reflect increase in 12/00764/NMA to 81 units (SHLAA included 69 units in error)

W 43 Corner of Lord's Hill Way, Aldermoor Road and Coxford Road	Site rejected following public consultation in March 2013
N 29 1 Winn Road	Permission lapsed
Thorners Court, Henstead Rd	Discounted site excluded in error (34 dwellings – a net increase of 10 units)
Bitterne Triangle Boatyard	Discounted site excluded in error (51 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 23)

Sustainable transport

- 5.2 Table 19 shows the different modes of vehicles travelling inbound to the city centre in the morning peak times. Although most modes have remained at similar levels, there has been a small increase in cycling since 2011.

Table 19 Modal split for movements into the City Centre 2011-2014 (am peak)

	2011	2012	2013	2014
Light Vehicles	57.8%	58.6%	58.6%	57.3%
Bus	16.6%	15.9%	16.1%	16.7%
Cycling	2.7%	2.6%	2.7%	3.0%
Walking	13.5%	13.6%	13.4%	13.6%
Rail	6.5%	6.5%	6.4%	6.4%

Renewable energy

- 5.3 Southampton's Geothermal Heating is one of the largest District Heating and Chilling Schemes in the United Kingdom. The scheme continues to expand and in 2013/14, the Mayflower Halls student accommodation connected in to the system.
- 5.4 Although figures are not available for 31/3/13 – 01/04/14, the total heat sales from the Southampton District Energy Scheme in 01/11/13 – 31/10/14 were 31,976 MWh (heat). The total cooling sales from the Southampton District Energy Scheme in 13/14 were 11,291 MWh (chilled water). The total electricity generated by the Southampton District Energy Scheme in the same period was 22,237 MWh (electricity).

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, which is the same as the Government's proposed definition when the requirement for zero carbon homes comes into force in 2016.
- 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.
- 5.7 Management of the fund is 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.
- 5.8 Introduction of the Carbon Offset Fund has meant that all applicable development in the city is now zero carbon and some of the most sustainable in the country.

Protecting and enhancing the natural environment

- 5.9 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 through the Hampshire County Council website www.hants.gov.uk.

Reducing flood risk

- 5.10 There have been no planning permissions granted in 2013/14 contrary to Environment Agency advice on flooding and water quality grounds.

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