Planning Annual Monitoring Report

April 2007 - March 2008

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

SOUTHAMPTON CITY COUNCIL ®

Annual Monitoring Report

April 2007 - March 2008

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Introduction

This Annual Monitoring Report (AMR) covers the period April 2007 – March 2008 and it sets out the outcomes achieved through the delivery of the City of Southampton Local Plan Review, adopted in March 2006.

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

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

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

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

Monitoring of minerals and waste aspects will be co-ordinated by Hampshire County Council through the Annual Monitoring Report on the joint Hampshire Minerals & Waste Core Strategy, adopted July 2007.

Changing population

- The population stands at 231,200. This is an increase of 1.14% from the 2006 figure of 228,600.
- The most striking percentage increases in the figures show that people between 25-29 years old have increased by 6.55%, and those aged over 85 have increased by 6.38%.
- The largest percentage decreases, show that children between 5-9 years old have gone down by 3.64%, and those between 10-14 by 3.28%.

Table 1 2007 population by age (mid year estimate)

Age	Male		Female		Total	
	Number	Percent	Number	Percent	Number	Percent
Aged under 1 year	1,400	1.2%	1,400	1.2%	2,800	1.2%
Aged 1-4 Years	4,900	4.2%	4,800	4.2%	9,800	4.2%
Aged 5-9 Years	5,400	4.6%	5,200	4.6%	10,600	4.6%
Aged 10-14 Years	5,900	5.0%	5,800	5.1%	11,800	5.1%
Aged 15-19 Years	8,300	7.1%	8,200	7.2%	16,400	7.1%
Aged 20-24 Years	16,400	14.0%	14,700	12.9%	31,100	13.5%
Aged 25-29 Years	13,200	11.3%	11,200	9.8%	24,400	10.6%
Aged 30-34 Years	8,700	7.4%	8,200	7.2%	17,000	7.4%
Aged 35-39 Years	8,100	6.9%	7,400	6.5%	15,500	6.7%
Aged 40-44 Years	7,800	6.7%	7,100	6.2%	14,900	6.4%
Aged 45-49 Years	6,800	5.8%	6,400	5.6%	13,200	5.7%
Aged 50-54 Years	6,100	5.2%	5,600	4.9%	11,600	5.0%
Aged 55-59 Years	5,700	4.9%	5,500	4.8%	11,200	4.8%
Aged 60-64 Years	5,200	4.4%	5,000	4.4%	10,200	4.4%
Aged 65-69 Years	3,800	3.2%	4,000	3.5%	7,800	3.4%
Aged 70-74 Years	3,200	2.7%	3,500	3.1%	6,700	2.9%
Aged 75-79 Years	2,700	2.3%	3,600	3.2%	6,200	2.7%
Aged 80-84 Years	1,900	1.6%	3,100	2.7%	5,000	2.2%
Aged 85 and over	1,600	1.4%	3,300	2.9%	5,000	2.2%
Aged 65 and over	**13,200**	**11.3%**	**17,500**	**15.3%**	**30,700**	**13.3%**
Total	**117,000**		**114,200**		**231,200**	

Source: ONS, 2007

Table 2 Population - percentage change

Age	2006	2007	2006/07	
	Number	Number	Change	Change %
Aged under 1 year	2,800	2,800	0	0.00%
Aged 1-4 Years	9,300	9,800	500	5.38%
Aged 5-9 Years	11,000	10,600	-400	-3.64%
Aged 10-14 Years	12,200	11,800	-400	-3.28%
Aged 15-19 Years	16,300	16,400	100	0.61%
Aged 20-24 Years	30,700	31,100	400	1.30%
Aged 25-29 Years	22,900	24,400	1,500	6.55%
Aged 30-34 Years	17,100	17,000	-100	-0.58%
Aged 35-39 Years	15,500	15,500	0	0.00%
Aged 40-44 Years	14,600	14,900	300	2.05%
Aged 45-49 Years	13,000	13,200	200	1.54%
Aged 50-54 Years	11,500	11,600	100	0.87%
Aged 55-59 Years	11,500	11,200	-300	-2.61%
Aged 60-64 Years	9,800	10,200	400	4.08%
Aged 65-69 Years	7,700	7,800	100	1.30%
Aged 70-74 Years	6,800	6,700	-100	-1.47%
Aged 75-79 Years	6,200	6,200	0	0.00%
Aged 80-84 Years	5,100	5,000	-100	-1.96%
Aged 85 and over	4,700	5,000	300	6.38%
Aged 65 and over	**30,500**	**30,700**	**200**	**0.66%**
Total	**228,600**	**231,200**	**2,600**	**1.14%**

Source: ONS, 2007

Chapter 1

Local Development Scheme – progress in preparing the plans

The latest approved version (second version) of the Local Development Scheme was approved by the Government Office for the South East (GOSE) in September 2007. In response to government advice, particularly in relation to the changing emphasis in government requirements through revisions to PPS12 (especially concerning delivery and infrastructure planning), the submission of the Core Strategy was delayed. A revised Local Development Scheme was prepared in January 2008 to reflect the new programme, however this was not considered by GOSE due to the impending changes to procedures through PPS 12 and the Planning Bill.

The delay in Submission of the Core Strategy has had knock – on effects to the whole of the rest of the programme due to staff needing to focus on the production of this key document. The Planning Policy Team also experienced vacancies in key posts during 2007, most notably the team manager. Whilst the city centre Action Plan was commenced and the consultation on Issues and Options was carried out, the further progression of this DPD, along with the other two DPDs, was halted to concentrate on the Core Strategy. In addition work is underway to deliver an additional SPD on Family Homes to give guidance on Policy H12 of the Local Plan Review. Joint work has continued on the preparation of the Hampshire Minerals & Waste Core Strategy (adopted July 2007), led by Hampshire County Council, and the joint preparation of the Hampshire Minerals Sites Plan (now at proposed Submission stage), and the Hampshire Waste Sites Plan (now at Issues and Options stage). The Statement of Community Involvement was adopted in September 2006.

A revised version of the Local Development Scheme is being prepared with the intention that it is submitted to the Government Office for the South East in January 2009. This will consider whether to merge the Site Allocations DPD with the Development Control Policies DPD.

Table 3 **Progress in plan preparation**

Development Plan Documents	Date in LDS	Date achieved	Comments
Core Strategy			
Commencement		January 2006	
Consultation on Issues & Options	May – July 2006	May – July 2006	
Public consultation on preferred options	October 2006	October 2006	Delayed due to need for additional survey work and changing requirements through PPS12 ACTION – All stages reprogrammed – new LDS to be submitted to GOSE January 2009.
Publication (consultation) of proposed submission document		December 2008 (expected)	
Submission	October 2007	March 2009 (intended)	
Examination			
Receipt of inspectors report			
Adoption	November 2008		
City Centre Action Plan			
Commencement	October 2006	October 2006	
Consultation on issues & Options	April 2007	April – May 2007	
Public consultation on preferred options	April 2008		Delayed due to delay in the Core Strategy and staff vacancies ACTION – All stages reprogrammed – new LDS to be submitted to GOSE January 2009.
Publication (consultation) of proposed submission document			
Submission	April 2009	March 2011	
Examination			
Receipt of inspectors report			Anticipated submission date subject to adoption of revised LDS
Adoption	May 2010		
Site Allocations DPD			
Commencement	April 2007	Scoping report for DPD prepared	Delayed due to delay in the Core Strategy and staff vacancies ACTION - All stages reprogrammed – new LDS to be submitted to GOSE January 2009.
Consultation on issues & Options	February 2008		
Public consultation on preferred options	October 2008		
Publication (consultation) of proposed submission document	August – September 2009		Anticipated submission date subject to adoption of revised LDS
Submission	June 2009	March 2012	
Examination			
Receipt of inspectors report			
Adoption	September 2010		
Development Control Policies DPD			
Commencement	May 2008	Not commenced	Delayed due to delay in the Core Strategy and staff vacancies
Consultation on issues & Options	January 2009		ACTION - All stages reprogrammed – new LDS to be submitted to GOSE January 2009.
Public consultation on preferred options	September 2009		
Publication (consultation) of proposed submission document			
Submission	April 2010	March 2012	Anticipated submission date subject to adoption of revised LDS
Examination			
Receipt of inspectors report			
Adoption	May 2011		

Chapter 2

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

Objectives and targets

- The target for housing provision in the South East Plan for South Hampshire is 80,000 dwellings between 2006 and 2026. The target, for Southampton is 16,300 dwellings (Core Output Indicator H1).
- Upgrade delivery with a target of 815 dwellings a year, stated in the Local Area Agreement, an affordable target of 400 dwellings a year, and increasing the number of family homes provided.
- Ensure that housing and economic growth is balanced and jointly managed on a sustainable basis, and reflects demographic change, migration patterns, tenures, type and size requirements.
- Ensure appropriate increases in density of housing provision on brownfield land.
- Meeting housing need on an effective and affordable basis, especially for key groups:- “concealed” households, first time buyers, homeless, disabled and elderly, employees vital to city’s economy.
- Ensure that reduction in non-decent homes across all tenures, and numbers on the housing register.
- Develop an appropriate transit site to accommodate gypsies and travellers, to help eliminate unauthorised encampments.
- Ensure the provision of safer and higher quality residential environments with greater levels of energy efficiency, sustainability, and loss of fuel poverty.
- Seek to reduce the need for car use in urban residential areas.

Housing stock

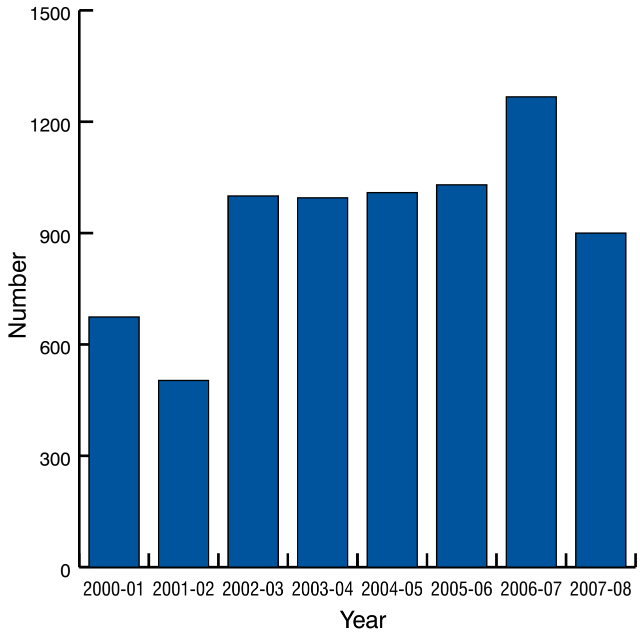
- The overall number of properties (2007/08) in Southampton is now 99,667.

The housing pattern within the city is:

- Local Authority Property within ownership and bought – 17,197.
- Properties owned by Registered Social Landlords – 5,739
- Properties owner occupied in the Private Sector – 76,731

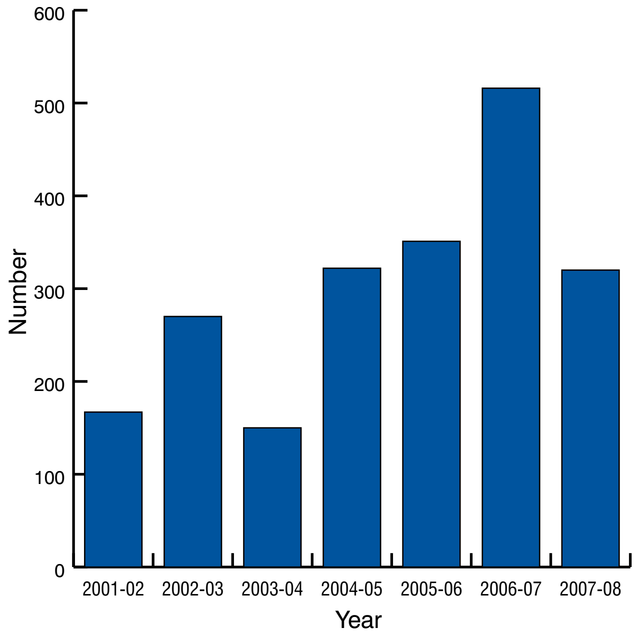
Housing completions - previous years Core Output Indicator H2(b) and NI154 Net additional dwellings – 2007/8

Graph 1
New dwellings completed



Source: SCC Corporate Research

Graph 2
New dwellings in city centre



Source: SCC Corporate Research

Housing completions 2007/08

Core Output Indicator H2(b) and NI154 Net additional dwellings – 2007/8

- Southampton has delivered 900 dwellings during 2007-08; a reduced level of delivery compared with previous years, however still in excess of the annual target of 815 new homes.
- 571 dwellings have been provided on large sites capable of accommodating 10 or more units and 329 provided on small sites capable of accommodating less than 10 units.
- Within the city centre area, 320 dwellings have been delivered. Only 21 have been provided on small sites, with 299 on large sites.
- The number of dwellings completed on windfall sites is the highest on record at 80%.
- With an overall delivery of 900 dwellings (net) in 2007/8 86% has been in the form of 1 and 2 bedroom flats.

Table 4 Size of site

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

Source: Southampton City Council, Corporate Research

Table 5 Site completions 2007/8

	Large sites	Small sites	Total
Total Gross Gain	620	431	1051
Total Loss	49	102	151
Total net gain	**571**	**329**	**900**

Source: Southampton City Council, Corporate Research

Table 6 Large sites net residential gains (sites with 10 or more units), 2007/8

Beds	Flats	Houses	Total
GAINS			
1-Bed	224	0	224
2-Bed	345	0	345
3-Bed	0	36	36
4-Bed	0	15	15
Totals	**569**	**51**	**620**
LOSSES Unknown	**27**	**22**	**49**
NET GAIN Unknown	**542**	**29**	**571**

Source: Southampton City Council, Corporate Research

Table 7 Small sites net residential gains (sites with < 10 units) 2007/8

Beds	Flats	Houses	Total
GAINS			
1-Bed	240	4	244
2-Bed	97	18	115
3-Bed	2	47	49
4-Bed	4	14	18
5+bed	0	5	5
Totals	**343**	**51**	**431**
LOSSES Unknown	**27**	**22**	**49**
NET GAIN Unknown	**542**	**29**	**571**

Source: Southampton City Council, Corporate Research

Windfall sites

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

Table 8 Summary of windfall and allocated sites

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

Source: Southampton City Council, Corporate Research

Table 9 Windfall sites – net gains 2007/8

Beds	Flats	Houses	Total
Large windfall sites			
GAINS			
1-Bed	146	0	146
2-Bed	262	0	262
3-Bed	0	33	33
4-Bed	0	0	0
Total gains:	**408**	**33**	**441**
LOSSES Unknown	**27**	**22**	**49**
NET GAIN Unknown	**381**	**11**	**392**
Small windfall sites – net gains			329
Windfall sites – total net gains			**721**

Source: Southampton City Council, Corporate Research

Table 10 Large allocated sites – net gains 2007/8
See also windfall sites – net gains on left

Beds	Flats	Houses	Total
1-Bed	78	0	78
2-Bed	83	0	83
3-Bed	0	3	3
4-Bed	0	15	15
Total	**161**	**18**	**179**

Source: Southampton City Council, Corporate Research

There were no losses of units from large allocated sites.

Type and size of new homes

- Over the last 5 years 85% of gross residential completions are in the form of 1 and 2 bedroom flats. The figure in 2007/8 is 86% which is a reduction from the 2006/7 figure of 87.7%.
- Within the total figure of 900 new homes (net) in 2007/8 conversions amounted to 100 units involving the net loss of 41 houses.

Table 11 **Residential Completions 2003 – 2008**

Gains								
Types	**Size**	**Gross 2003-04**	**Gross 2004-05**	**Gross 2005-06**	**Gross 2006-07**	**Gross 2007-08**	**Total**	**%**
Flats	1-bed	236	289	282	517	464	1788	31.2
Flats	2-bed	603	636	702	703	442	3086	53.8
Flats	3-bed	23	6	4	17	2	52	0.9
Flats	4-bed	30	2	0	0	4	36	0.6
Flats	5+bed	35	0	0	0	0	35	0.6
Sub-total		927	933	988	1237	912	4997	
Houses	1-bed	17	2	7	0	4	30	0.5
Houses	2-bed	28	26	11	37	18	120	2.1
Houses	3-bed	57	94	102	97	83	433	7.5
Houses	4-bed	30	33	13	19	29	124	2.2
Houses	5+bed	20	0	3	1	3	27	0.5
Hmo	4-bed	0	0	1	0	2	3	0.05
Hmo	5+bed	0	0	1	0	0	1	0.02
Sub total		152	155	138	154	139	738	
Total		**1079**	**1088**	**1126**	**1391**	**1051**	**5735**	**99.97**
Losses								
All dwelling units		**84**	**80**	**96**	**124**	**151**	**535**	
Net dwellings		**995**	**1008**	**1030**	**1267**	**900**	**5200**	

Source: Southampton City Council, Corporate Research

Table 12 **Residential Completions 2007/08**

	Flats		Houses		
	gains	Losses	Gains	Losses	Net gains
1-bed	464	-	4	-	468
2-bed	442	-	18	-	460
3-bed	2	-	83	-	85
4-bed	4	-	29	-	33
5-bed	0	-	3	-	3
Unknown	-	55	2	96	-149
Total	**912**	**55**	**139**	**96**	
Net gain	**857**		**43**		**900**

Source: Southampton City Council, Corporate Research

Table 13 Residential conversions 2007/8

	Flats		Houses		
	Gains	Losses	Gains	Losses	Net gains
1-Bed	125	7	1	0	119
2-Bed	32	2	1	0	31
3-Bed	1	2	6	0	5
4-Bed	4	1	2	0	5
5-bed		9	1	52	-60
Total	**162**	**21**	**11**	**52**	
Net gain	**141**		**-41**		**100**

Source: Southampton City Council, Corporate Research

Density levels 2005 – 2008

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

Table 14 Density of new development

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

* units per hectare (gross). The total gross housing figure for 2007/08 is 1051.

Source: Southampton City Council, Corporate Research

Housing completions – future years

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

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

- 2009/10 – 2013/14 (5 year supply) of 5758 dwellings compared with a target of 4075 dwellings.
- 2009/10 – 2018/19 (10 year supply) of 10,173 dwellings compared with a target of 8150 dwellings.

The 2008/09 figure of 864 dwellings is not included in this estimate.

The anticipated phasing of the housing delivery for this period is shown in Table 15

Annual completions over the next two years are expected to be lower than in previous years, due primarily to the national economic situation, the current fall in property construction and mortgage delivery. Beyond this period, the high level of committed sites, and those set out in the forthcoming City Centre Action Plan in particular, should assist in raising the delivery levels.

From 2003/4 every year has seen a higher level of delivery from unallocated sites than from allocated sites. No unallocated sites have been included in the projections, however there are likely to be some unforeseen housing sites coming from this source.

Core Output Indicator H2 (d) managed delivery target

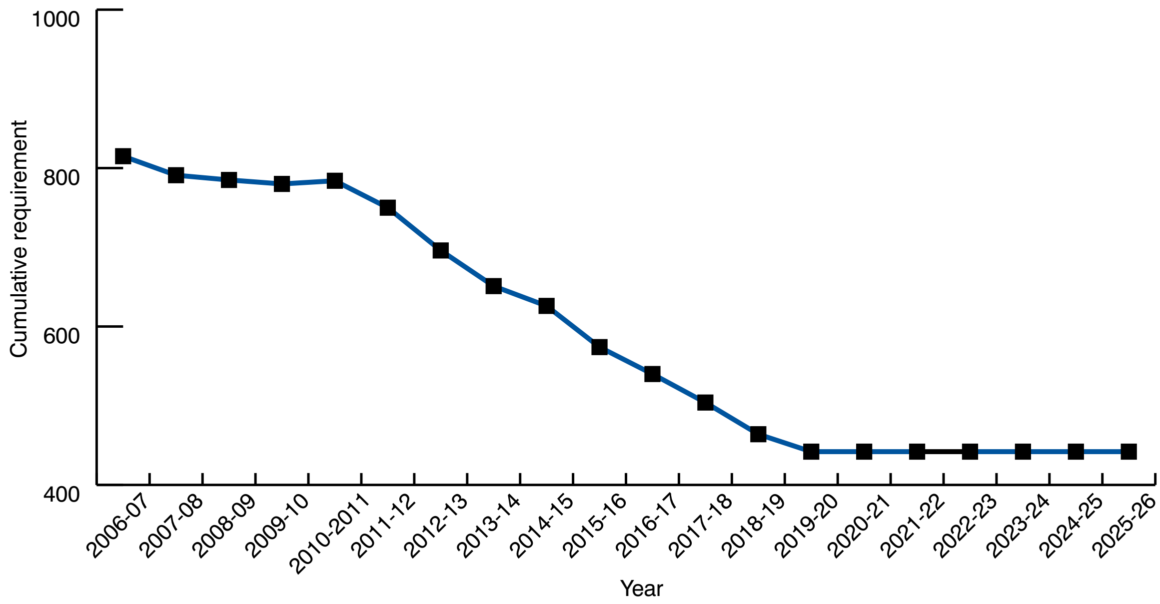
The housing delivery set out in the South East Plan of 16,300 between 2006 -2026 equates to an average delivery of an additional 815 properties per annum. The housing completion figures for 2006/7 and 2007/8 total 2,167 dwellings. Taking account of the actual and projected completions the annual requirement will reduce as shown in Graph 3.

Table 15 Housing completions and projections 2003/04 - 2026

	Completions						Projections										
	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-9	19-26
Projected annual completions - allocated sites						864	722	1299	1509	1269	959	1200	911	867	817	620	278pa
Projected annual completions – unidentified sites						-	-	-	-	-	-	-	-	-	-	-	164pa
Actual annual completions - allocated sites	368	382	299	546	179												
Actual annual completions - unallocated sites	627	627	731	721	721												
Actual completions - total	**995**	**1009**	**1030**	**1267**	**900**												
Projected completions - total						**864**	**722**	**1299**	**1509**	**1269**	**959**	**1200**	**911**	**867**	**817**	**620**	**442 pa**
Cumulative completions 2006-26				**1267**	**2167**	**3031**	**3753**	**5052**	**6561**	**7830**	**8789**	**9989**	**10900**	**11767**	**12584**	**13204**	**16300**
Hampshire County Structure Plan (1996-2011) allocation annualised	486	486	486	486	486	486	486	486									
Hampshire County Structure Plan (1996-2011) allocation annualised				815	815	815	815	815	815	815	815	815	815	815	815	815	815

Source : Hampshire County Council, Southampton City council

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



Dwellings on previously developed land

Core Output Indicator H3 new and converted dwellings on previously developed land

The percentage of dwellings on previously developed land over the last five years has varied between 95% and 100%. In 2007/8 95% of the new units have been on previously developed land.

Information is currently not available to quantify the amount of previously developed land which has remained vacant or derelict for more than five years. A baseline is to be established, and a national indicator introduced for 2008/09 (N170).

Gypsy and traveller accommodation

Core Output Indicator H4 net additional pitches (gypsy & traveller)

The city has one permanent site for gypsies and travellers with 14 pitches. The Gypsy and Travellers Accommodation Assessment for Hampshire and the Isle of Wight was carried out in 2006 and the South East England Regional Assembly considered the numbers of additional pitches required across the region and the apportionment between Local Authorities through a Partial Review of the South East Plan. The consultation ended on the 21st November 2008.

The number of unauthorised Gypsy and Traveller Encampments in Southampton for 2007/08 rose to 25, involving 172 caravans. There is however double counting within these figures as, in the course of the year the same caravans can camp on more than one particular encampment site.

Affordable homes

Core Output Indicator H5 and NI 155 gross affordable housing completions

The number of affordable homes delivered in 2007/08 is lower than in the previous four years, but has still reached the 2007/08 target of 350. 207 of these 350 properties are rented (59%) and 144 are for low cost home ownership (41%), of which 84 were new build, and 60 were via open market home-buy schemes. This is slightly below the draft South East Plan target of 65% for social rented properties and 35% for low cost home ownership.

Table 16 Affordable homes completions 2002 - 2008

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

Source: Southampton City Council, Corporate Research

Table 17 Affordable homes by type 2006 - 2008

Affordable housing proportions	2006/07	2007/08
Low cost home ownership	170	144 (59%)
Rented properties	349	207 (41%)
Total:	**519**	**351**

Source: Southampton City Council, Corporate Research

The number of households waiting on the council's property register has increased to 11,662, compared to approximately 11,000 for 2006/07 showing consistently high levels of need for affordable homes.

Table 18 Numbers on council's property register (2003 – 2008)

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

Source: Southampton City Council, Corporate Research

House prices

Property values in the city are falling with the exception of detached properties prices. This fall, which began in August 2007, is reflected in the prices in for England & Wales. The rise in detached property prices may be partly due to the reduced level of construction of detached homes in the past few years, so that demand is currently exceeding the supply.

Property prices across Hampshire and in the South East region are all substantially higher than those in Southampton especially for detached homes. Detached homes in Hampshire are on average over £110,000 more expensive than those in the city, and flats and maisonettes are £4,500 dearer. In Portsmouth, most property prices are also higher, with detached houses nearly £90,000 more, but flats and maisonettes around £1,500 less.

Table 19 Southampton house prices (2004 – 2008)

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

Source: Land Registry (March 2008)

Table 20 House prices in the South East and England/Wales (2006 – 2008)

	2006/07	2007/08	2006/07	2007/08
	South - East		England/Wales	
Detached	£382,696	£397,193	£300,349	£277,807
Semi-Detached	£222,085	£225,825	£180,170	£172,756
Terraced	£184,071	£178,065	£158,493	£144,562
Maisonette/Flat	£155,727	£141,001	£185,703	£172,443

Source: Land Registry (March 2008)

Housing quality – decent homes standard

Core Output Indicator H6 housing quality – building for life assessments

The percentage of council housing stock reaching the Decent Homes Standard has risen to 81% with a total of 922 properties during 2007/08 being achieved. This has progressed on an annual basis since 2004/05 from 40% to 60% and 75%. In order to meet the Decent Homes Standard by 2010, it is estimated that a further £64 million will be required to bring the rest of the council's homes up to a decent homes level.

The number of private sector vacant dwellings returned to occupation is 102 which exceeds the SCC target of 100 dwellings. This level has been consistent over the last few years at 105 for 2006/07; 104 for 2005/06; 102 for 2004/05 (source – Southampton City Council Housing Solutions).

The Core Output Indicator will be addressed in the next AMR.

Chapter 3

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

Objectives and targets

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

Safeguarding existing employment land

BD1 Total amount of additional employment floorspace – by type

BD2 Total amount of additional employment floorspace on previously developed land – by type

BD3 Employment land available

Table 21 Existing floorspace

	Sq m	No. of units
Offices	478,000	1,460
Industrial (factories)	590,000	745
Warehouses	370,000	613
Total	**1,438,000**	**2,818**

Source: Commercial and Industrial Floorspace and Rateable Value Statistics, April 2007

Table 22 Floor space developed for employment for 2007/2008

	SQM
Industrial	24,271
Office	4,716
Retail	1,207
Leisure	1,357

Source: Southampton City Council, Corporate Research

All new employment floorspace was located on previously developed land. For the year 2007/2008, total floorspace has increased to 1,456,272 sq. metres from 1,438,000 the previous year.

Table 23 Amount of employment land available within the city

	SQM
Industrial	100,004
Office	33,772
Retail	53,183
Leisure	645

Source: Southampton City Council, Corporate Research

The amount of employment land available shows a total of 187,604 sq. metres has planning permission or is allocated.

The loss of employment land for residential use for 2007/08 has been 9,710 sq. metres.

For the year 2007/08, the vacancy rates within office floor space has been 58,829 sq. metres and within industrial floor space, 34,862 sq. metres. This involves 118 offices and 63 warehouses and factories.

Viable city, local and district centres

BD4 Total amount of floorspace for "town centre uses"

City centre

- The pattern of retail use has changed during 2007 with the introduction of weekly 80 stall market held every Friday around the Bar Gate.
- The ranking of the Retail Centre has fallen on a national basis from number 7, to number 13 (Experian 2007)
- One of the city centre's principal retail centres, The Mall, has had £2.5m spent on its refurbishment throughout 2006-2008.

The key points from the table below are that

- The total retail floorspace remains largely the same at 295,014 sq. metres, decreasing slightly from 300,235 sq. metres the previous year.
- The main change in use lies in the sale of convenience goods in one particular unit, which has led to a 38% decline in this field.
- There is an increase in vacant retail floorspace but a decrease in vacant office floorspace and other vacant floorspace.
- The retail land use mix remains similar to that in previous years, but durable uses are down by 2%, and food and drink also down by 2%.
- The amount of "town centre uses" (A1, A2, B1 and D2 uses) is 446 units (B1 business is nul).

Table 24 Uses within the city centre

	Use	Units (Prior years in brackets)		Sq metres 2007	% of total sq metres 2007	Change in sq metres 2007	% change in sq metres 2007
A1*	Convenience Durables Service	17 281 64	(18) (289) (61)	7,335 208,410 13,233	2 49 3	-4,651 -1,463 446	-38.08 -0.70 3.49
A2	Financial services (counter services)	74	(72)	29,132	7	774	2.62
A3	Food & drink	99	(98)	36,904	9	-297	-0.80
C1	Hotels & hostels	2	(2)	6,518	2	0	0.00
C3	Dwellings	136	(130)	11,098	3	572	5.43
D1	Non-residential institutions (inc. education)	14	(13)	23,709	6	550	2.37
D2	Assembly & leisure (inc cinemas & theatres)	10	(10)	21,293	5	0	0.00
	Vacant offices	13	(14)	4,718	1	-244	-4.92
	Vacant retail	75	(67)	52,270	13	5,685	12.20
	Vacant other	3	(5)	158	0	-1,342	-89.47
	Total:	**788**	**(779)**	**414,778**	**100%**	**30**	

Source: Southampton City Council, City Centre Management, City Centre Health Check 2006/7

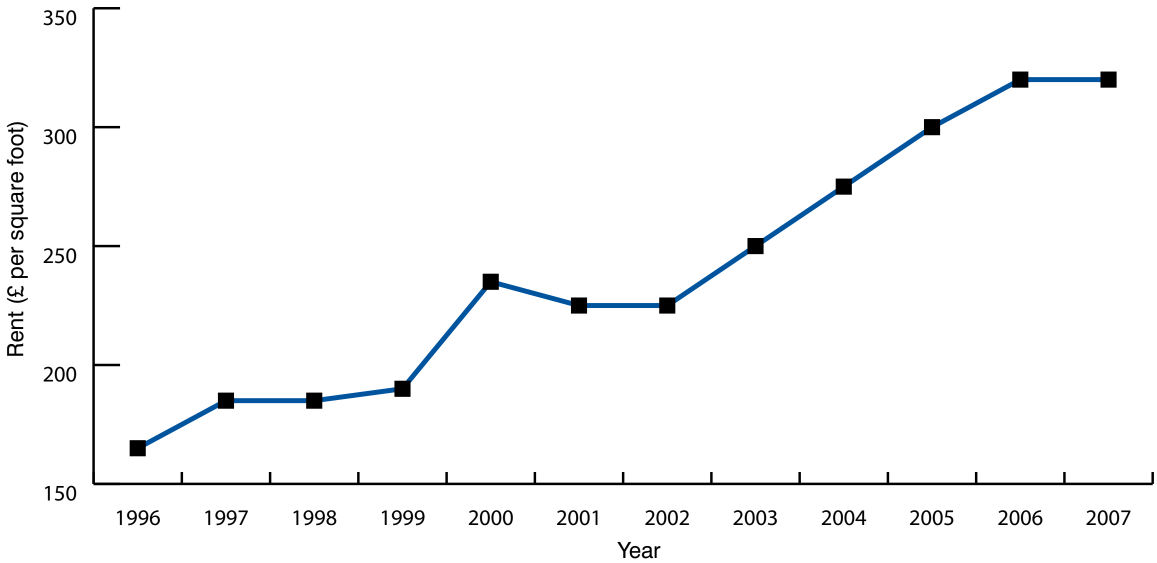
Key to use classes

A1	Shops
A2	Financial/professional services
A3	Restaurants and cafes
A4	Drinking establishments
A5	Hot food takeaway
B1	Business
C2	Residential institutions
C3	Dwelling houses
D1	Health/medical services; libraries; places of worship
D2	Sports halls; gymnasiums; bingo halls; leisure uses
S/G	Sui-generis

Retail rents are an important indication of the strength and competitiveness of the centre. In the prime pitch of the Central Retail Area, rents remain at £320 per sq. foot (see Graph 4)

Graph 4

Southampton zone A retail rents 1996 - 2007



Source: Southampton Health Check – Savills

District and local centres

Recent survey work by SCC Planning Policy team in the Spring of 2008 demonstrates that the vacancy rates in the town and district centres has reduced or stayed the same compared with 2006. In Portswood and Shirley, the number of vacant units have fallen, in Woolston, Bitterne and Lordshill the numbers have remained the same.

The number of retail units in all centres except for Lordshill has increased over the last 2 years. This is likely to be due to larger units being split into 2 or more smaller units rather than significant numbers of new shops being built. The breakdown of the types of non – residential units within the centres has not changed dramatically, but the number of residential units (C3), which are all above the ground floor units, has increased considerably.

Table 25 Uses within the town and district centres

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

Source: Southampton City Council Planning Policy Survey of District Centres 2008

Table 25 continued Residential completions 2007/08

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

Source: Southampton City Council Planning Policy Survey of District Centres 2008

Please see previous page for key to use classes

Business development

Table 26 indicates the number of enterprises registering for VAT in 2006 which is an indication of business start – ups. It also shows the number of businesses de-registering from VAT which indicates the number of business closures. Overall there are more registrations than de-registrations, leading to a net increase in the number of businesses.

The stocks at end of year category is an indicator of the size of the business population which has seen a yearly increase between 2003 and 2006.

In 2006 the only area where the number of enterprises have reduced is in the manufacturing sector which has been a consistent feature from 2003 – 2006. There is however an increase in the number of hotels and restaurants, real estate and construction.

Table 26 VAT registrations and de-registrations by industry 2006

	Registrations		De-registrations		Stocks at end of year		Net-change	
Southampton	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**
Agriculture; fishing forestry and (SIC A,B)	0	0	0	0	20	0.4	0	0
Mining & quarrying: electricity, gas & water supply (SIC C,E)	0	0	0	0	5	0.1	0	0
Manufacturing (SIC D)	20	4.1	35	8.1	365	7.5	-15	-27.3
Construction (SIC F)	70	14.4	65	15.1	705	14.4	5	9.1
Wholesale, retail and repairs (SIC G)	95	19.6	95	22.1	1,030	21.1	0	0
Hotels & restaurants (SIC H)	70	14.4	50	11.6	460	9.4	20	36.4
Transport, storage & communication (SIC I)	30	6.2	25	5.8	265	5.4	5	9.1
Financial intermediation (SIC J)	5	1.0	5	1.2	50	1.0	0	0
Real estate, renting and business activities (SIC K)	170	35.1	120	27.9	1,530	31.3	50	90.9
Public administration; other community, social & personal services (SIC L,O)	25	5.2	25	5.8	350	7.2	0	0
Education; health & social work (SIC M,N)	5	1.0	5	1.2	105	2.1	0	0
Column total:	**490**	**101.0**	**425**	**98.8**	**4,885**	**100.0**	**65**	**118.2**
Totals for previous years								
2005	**530**		**435**		**4820**		**95**	
2004	**505**		**435**		**4745**		**70**	
2003	**550**		**515**		**4680**		**35**	

Source: ONS Crown Copyright Reserved (from NOMIS on 2 September 2008)

The port of Southampton - cruise passengers

The numbers of cruise passengers passing through the Port of Southampton has been increasing over the years. Southampton Port now serves 50% of the United Kingdom cruise market, and the figures handled have doubled over the last 5 years. A new cruise terminal is under construction, which will increase the number of cruise terminals in the Port to 5.

Table 27 Cruise passengers passing through Southampton port

	Passengers (Thousand)	Increase
2003	470	+21%
2004	550	+17%
2005	680	+24%
2006	702	+10%
2007	737	+5%

Source: Southampton City Council Local Transport Plan and City Centre Health Check 2006/2007

Employment

The majority of jobs in the city are in education and health, property & other business and wholesale and retail. There have been no significant changes in the city job structure between 2004 – 2006, however the total number of employees has decreased. There has been an increase in the proportion of employees working in construction, property and other related business and education and health.

Reducing unemployment and enhancing skills

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

Table 28 GVA per head (2005)

	2004	2005
Southampton	£19,467	£20,014
Portsmouth	£18,959	£19,359
S.E. average	£18,804	£19,434
England average	£17,577	£18,267

Source: ONS, 2007

Table 29 Total number of employees

2006	Male	Female	Total
Southampton	55,148	58,614	113,762
Portsmouth	47,163	49,466	96,630
Hampshire	278,218	261,501	539,720
South-East	1,842,814	1,825,836	3,668,657

Source: ONS, 2007

Table 30 Employment by industry

SIC*	Industry	Percent of total employees			Number of employees
		2004	2005	2006	2006
ABC	Agriculture, Fishing & Mining	0.0	0.1	0.1	209
DE	Manufacturing & Utilities	6.4	5.9	6.0	6,828
F	Construction	4.0	4.6	4.9	5,554
G	Wholesale & Retail	16.7	16.4	15.8	17,993
H	Hotels & Restaurants	6.2	5.6	5.0	5,744
1	Transport & Communications	7.1	7.0	6.8	7,712
J	Finance & Insurance	6.0	5.6	5.5	6,308
K	Property & Other Business	18.4	19.0	19.9	22,640
LO	Public Admin & Community	8.1	8.5	8.1	9,233
MN	Education & Health	27.2	27.2	27.8	31,542
Total number of employees:		**116,645**	**120,253**		**113,762**

Source: Annual Business Inquiry 2007, Office for National Statistics
*SIC – Standard Industrial Classification 2003

Economic activity

As before, the Economic Activity Rate within Southampton is a little lower than that of Hampshire and the South-East in general and is marginally higher than that of Portsmouth.

The percentage of unemployed people of working age is significantly higher in Southampton than Hampshire and the South East and slightly higher than Portsmouth. Male unemployment is particularly high. In common with Hampshire and the South East the city's unemployment rate rose in 2006 and fell slightly in 2007.

Table 31 Economic activity rate of working age people

Jan 2007 – Dec 2007		Economic activity rate – working age		
		All people	Males	Females
Southampton	Number Percent	123,100 78.8	68,300 82.1	54,800 75.0
Portsmouth	Number Percent	100,200 77.6	54,300 81.2	45,900 73.7
Hampshire	Number Percent	634,300 83.6	348,900 88.8	285,400 77.9
South-East	Number Percent	4,122,700 82.0	2,259,000 86.7	1,863,600 76.9

Source: ONS Annual Population Survey 2007

Table 32 Unemployment rate of working age people

		Unemployment rate – working age				
		Jan 2007 – Dec 2007			2006	2005
		All people	Males	Females	All people	All people
Southampton	Number Percent	8,800 7.1	6,400 9.4	2,400 4.3	7.4	4.9
Portsmouth	Number Percent	6,200 6.2	3,600 6.7	2,600 5.6	6.0	6.6
Hampshire	Number Percent	20,600 3.2	11,500 3.3	9,100 3.2	3.4	2.9
South-East	Number Percent	178,800 4.3	103,900 4.6	74,900 4.0	4.6	3.8

Source: ONS Annual Population Survey 2007

Table 33 Gross average annual pay for the workplace (2007)

	Full-time	Part-time
Southampton	£25,320	£8,496
Hampshire	£25,000	£7,550
South-East	£25,547	£7,978

Source: ONS, 2007

Qualifications – working age

To deliver further economic growth in the city the new and expanding businesses require a skilled and well qualified workforce. Southampton's performance in terms of people having NVQ 3 qualifications is below the level in Hampshire and the South East. Over the past 3 years the proportion of people of working age with the qualification has decreased, in contrast with Hampshire, the South-East and Portsmouth.

Table 34 Working age people with NVQ's

		% of people working age with					
		Jan 2007 – Dec 2007				2006	2005
		NVQ4+	NVQ3+	NVQ2+	NVQ1+	NVQ3+	NVQ3+
Southampton	Number	40,100	73,600	102,200	123,600		
	Percent	25.6	47.1	65.4	79.0	48.6	48.9
Portsmouth	Number	31,900	59,400	80,900	100,300		
	Percent	24.7	46.1	62.8	77.8	42.8	43.4
Hampshire	Number	228,000	376,200	535,500	643.400		
	Percent	30.1	49.6	70.6	84.8	49.8	47.7
South-East	Number	1,549,400	2,491,400	3,428,700	4,134,400		
	Percent	30.8	49.6	68.2	82.3	49.4	48.6

Source: ONS Annual Population Survey 2007
Notes NVQ4 is the highest level of qualification; NVQ3 is equivalent to A level NVQ1 is the lowest level of qualification.

Educational attainment

The proportion of school pupils gaining more than 5 GCSE grades A*-C increased again in July 2007 reaching 50.7% (including English and Maths) compared with 48.4% in the year before. However, the gap between attainment in the city and attainment in England as a whole has increased from 8% in 2006 to 11% in 2007.

In Key Stage 2 the percentage of Southampton pupils achieving level 4 and above has improved at a faster rate than that in England in all 3 subjects.

Table 35 Key stage 2 attainment (2006 – 2008)

	English		Maths		Science	
	2006/07	2007/08	2006/07	2007/08	2006/07	2007/08
Southampton	75%	77%	71%	76%	84%	87%
England	79%	80%	76%	77%	87%	88%

Source: Department for Children, Schools and Families

Chapter 4

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

Objectives and targets

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

Promote the modal shift towards non – car traffic

Annual traffic levels within the overall city

There has been a slight increase in the traffic levels in the city of 0.5%:

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

Source: National Traffic Census

Cycling trips

Cycling use is increasing, well ahead of predicted targets set out in the Local Transport Plan. There is an annual growth rate of 25% for 2007/08; well in excess of the target rate of 8%.

Table 36 Cycle trips

	Actual	Target
2004/05	781	753
2005/06	1637	1500
2006/07	2866	1556
2007/08	3267	2117

Source: Southampton City Council, Local Transport Monitoring Report

Bus journeys

There was an increase in public transport use by 2.1%, which was just below the target of 20 million journeys. Concessionary fares entitlement is expected to increase bus use, and there is a target of a further bus use increase of 2% over the next three years.

- Year 2006/07 - 19.3 million
- Year 2007/08 - 19.7 million

Source: Southampton City Council, Local Transport Monitoring Report

Other journeys

- Peak period movement of light traffic vehicles into the city centre in the mornings has gone down by just over 5% from 30,784 vehicle movements per annum (2002 – 2004) to 29,193 in 2007/8.
- The number of National Express Coaches passenger journeys coming into the city centre has been growing slightly. In 2005/06, 177,000 passengers came in, 6.6% more than the previous year. The most recent figure shows 179,000 passengers, a 1.1% increase over the 2005/6 figures.
- The number of rail journeys into Southampton and out, has also increased. In 2005/06, 4,844,000 passengers travelled, 4.1% more than the previous year. The most recent figure shows 5,092,000 passengers travelling, a 5.1% increase.
- Southampton International Airport has dealt with nearly 1.9 million passengers in 2006/07, up from 1.5 million in the previous year. The latest annual figure is nearly 2 million passengers with a further five destinations having come forward giving a total of 47 destinations in 14 European countries.

Accessibility

Access to the city's hospital by bus has improved. The baseline target was 81.4% of residents being able to reach it within 40 minutes. The figure of 2006/07 and 2007/08 has increased to 82% and 82.7% respectively, and the future target is progressing to 83.4% for 2008/09; 84.2% for 2009/10; 85% for 2010/11.

The proportion of people within a fifteen minute bus journey from the city centre, town and district centres has been 82% for 2007/08, but the target for the future by 2011, is now 75%. In all the town and district centres the number of bus services running through the centres is high, with a high level of frequency.

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

Chapter 5

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

Objectives and targets

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

Climate change and sustainable energy

Core Output Indicator E3 Renewable energy generation

The task of tackling climate change is being placed on an increasingly formal footing, with the City of Southampton taking a lead in quantifying carbon reduction action plans in a manner that can be objectively assessed in future years. National Indicator 185 now requires the council to monitor its total CO_2 emissions and report on them yearly. The CO_2 emissions of the city are being quantified on an annual base by DEFRA as part of the new National Indicator 186.

With regard to the council's own emissions:

- A Local Area Agreement stretched target is in place that commits the council to putting carbon reduction measures in place to reduce its CO_2 emissions by 938 tCO_2 by March 2010.
- The SCC Salix energy efficiency programme has secured a reduction of 551 tCO_2 to date.
- In addition to energy consumption related CO_2 emissions the SCC Fleet Transport related CO_2 emissions are now being put on a more robust and quantified basis.

With regard to the City of Southampton's emissions:

- Per capita CO_2 emissions for the city of Southampton were 5.7 tCO_2 per capita in 2006/2007.
- A 2010 Local Area Agreement stretched target for a citywide CO_2 reduction target of 9.5 (+/- 2.2) % relative to 2005 has been set.

Ongoing Projects that will help deliver CO2 reductions in the city include:

- The ongoing Schools Renewables Programme
- Feasibility studies for installing CHP units in the Civic Centre and Bitterne Leisure Centre.
- Freemantle CoE School has received the first Eco-Schools green flag school in the city and has set itself the target of becoming the first low carbon school in the city by 2012. Ludlow Infants is hoping to gain the award in the very near future. A drive to help all schools become Eco-Schools is underway.
- Planning applications that include a sustainable energy component received in 2007/08 include:
  - The Centenary Quay development will include a gas fired CHP based district energy network.
  - Proposed installation of a CHP unit at the rear of a Tesco Store, Tebourba way.
  - Proposed installation of two 19.6m wind turbines at the former Calor Gas and Dimplex Site redevelopment.

Southampton's Geothermal Heating is the largest District Heating and Chilling Scheme in the United Kingdom. Throughout the period 2007/08, the following key features took place, boosting renewable and sustainable energy changes

- Two new developments attached to the existing city centre CHP scheme in 2007/08:
  - The Accor Group's Etap hotel (Heat)
  - West Quay Phase 3A, Carnival Offices (Heat and Chilling)
- The total heat sales from the Southampton District Energy Scheme in 07/08 were over 31.6 million kWh (heat).
- The total electricity generated by the SDES in the same period was over 10.6 million kWh (elec).

Waste and recycling

The overall amount of waste fluctuates year on year but is predicted to reduce due to more recycling and reduced consumption due to the economic climate.

- The recycled waste collection levels have increased in both percentage terms and tonnage, and are above the target figure of 18% delivery, and eighteen thousand tonnes being recycled.
- The amount of composting has remained the same.
- The amount and percentage of waste put in landfill sites has risen slightly, however, the amount of incinerated household waste has fallen.

Table 37 Waste collection and recycling (percentage and thousand tonnes)

	2005/06	2006/07	2007/08
Recycled (tonnes)	18.3% 17.2	17.8% 18.3	19.2% 19.4
Composted (tonnes)	7.4% 6.9	7.7% 7.9	7.8% 7.9
Land filled (tonnes)	15.2% 21.4	17.5% 8.1	22.7% 22.9
Incineration (tonnes)	59.1% 55.7	57.0% 58.6	50.0% 50.6

Source: Southampton City Council, Corporate Improvement Plan

Biodiversity and protection of the natural environment.

Core Output Indicator E2 Change in areas of biodiversity importance

There are 73 identified Biodiversity Sites within the city which are monitored. In early 2007, there were 18 sites stable or improving; in early 2008, the figure had risen to 25.

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

Flood risk and water supply

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

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

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Southampton City Council Decent Homes (2007) Housing Revenue Account Business Plan 2007-2037

Southern Water (2008) Water Resources Management Plan

Partnerships for Urban South Hampshire (2008) Strategic Flood Risk Assessment

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