Planning Annual Monitoring Report

April 2009 - March 2010

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 ®

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Exec Summary

2009/10 was a difficult period for the building industry and delivery (particularly of housing) has been strongly affected by the recession. The recession influenced the levels of house building with only 525 (net) homes being built and the level of new planning applications was lower than usual. It also clearly influenced the levels of employment and the state of town centres. The council has been actively trying to intervene in a number of ways to encourage delivery to pick up. In particular the Council has supported bids for kick start funding, has started the process of building its own houses and has taken a more flexible approach to Section 106 agreements to try and help enable development to take place.

There were notable successes in 2009/10 with; the adoption of the Core Strategy; the opening of Carnival's offices in July 2009; the completion of new council offices at 1 Guild Hall Square in 2010; the redevelopment of the Guild Hall Square and new offices and a loading bay for the Mayflower Theatre were completed at the Gantry site. The development of the new police offices has continued to progress well. Work has also started on the Sea City Museum project.

Introduction

This Annual Monitoring Report (AMR) covers the period April 2009 – March 2010 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.

Though the Core Strategy was adopted in January 2010 the council will not be reporting the outcomes in this AMR. The reason being the time frame which is monitored; April to March would have meant that the Core Strategy had only been in operation for 2 months. This is not enough time to fully monitor how successfully the policies were being implemented. Thus it would be very difficult to ascertain what outcomes were achieved.

This AMR is monitoring the old – style Local Plan Review which does not set out specific targets. Consequently this AMR builds upon the information collected for previous AMRs which measured progress against objectives and targets derived from key documents in force at the time that the Local Plan Review was produced. For consistency (where possible and appropriate) it includes indicators used in previous AMRs.

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

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

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

Changing population

- The population stands at 236,700. This is an increase of 0.9% from the 2008/09 figure of 234,600.
- The largest percentage increase shows that people aged 90 and over have increased by 11.7%, those aged 1-4 years have increased by 5.8%, and people aged 15-19 have increased by 5.3%.
- The largest percentage decrease shows people aged 25-29 years have decreased by 4.6% and people aged 75-79 by 3.2%.

Table 1 **2009 Population by age (mid year estimate)**

Age	Total		Male	Female
	Number	Percent	Number	Number
All Ages	236,700		119,000	117,700
0	3,200	1.35%	1,700	1,500
1-4	10,800	4.56%	5,500	5,400
5-9	10,700	4.52%	5,400	5,300
10-14	11,000	4.65%	5,500	5,500
15-19	17,600	7.44%	8,600	9,000
20-24	32,300	13.65%	16,600	15,700
25-29	24,700	10.44%	13,000	11,800
30-34	17,800	7.52%	9,300	8,500
35-39	15,800	6.68%	8,000	7,800
40-44	14,700	6.21%	7,700	7,000
45-49	13,500	5.70%	7,000	6,500
50-54	12,100	5.11%	6,300	5,800
55-59	10,900	4.60%	5,600	5,300
60-64	10,700	4.52%	5,400	5,300
65-69	8,200	3.46%	4,100	4,100
70-74	6,700	2.83%	3,200	3,500
75-79	6,000	2.53%	2,600	3,400
80-84	4,800	2.03%	1,900	2,900
85-89	3,400	1.44%	1,100	2,300
90+	1,900	0.80%	600	1,300
Aged 65 and over	**31,000**	**13.10%**	**13,500**	**17,500**

Source: Office of National Statistics 24/06/10. All figures have been rounded and therefore may not sum correctly.

Table 2 **Population – percentage change**

Age	2006	2007	2008	2009	2008/09	
	Number	Number	Number	Number	Change	Change %
Aged under 1 year	2,800	2,800	3,200	3,200	0	0%
Aged 1-4 Years	9,300	9,800	10,200	10,800	600	5.8%
Aged 5-9 Years	11,000	10,600	10,600	10,700	100	0.9%
Aged 10-14 Years	12,200	11,800	11,300	11,000	-300	-2.6%
Aged 15-19 Years	16,300	16,400	16,700	17,600	900	5.3%
Aged 20-24 Years	30,700	31,100	31,300	32,300	1000	3.1%
Aged 25-29 Years	22,900	24,400	25,900	24,700	-1,200	-4.6%
Aged 30-34 Years	17,100	17,000	17,100	17,800	700	4%
Aged 35-39 Years	15,500	15,500	15,700	15,800	100	0.6%
Aged 40-44 Years	14,600	14,900	15,000	14,700	-300	-2%
Aged 45-49 Years	13,000	13,200	13,300	13,500	200	1.5%
Aged 50-54 Years	11,500	11,600	11,900	12,100	200	1.6%
Aged 55-59 Years	11,500	11,200	11,000	10,900	-100	-0.9%
Aged 60-64 Years	9,800	10,200	10,500	10,700	200	1.9%
Aged 65-69 Years	7,700	7,800	8,000	8,200	200	2.5%
Aged 70-74 Years	6,800	6,700	6,700	6,700	0	0%
Aged 75-79 Years	6,200	6,200	6,200	6,000	-200	-3.2%
Aged 80-84 Years	5,100	5,000	4,900	4,800	-100	-2%
Aged 85-89 Years	4,700	3,296	3,400	3,400	0	0%
Aged 90 and over	#	1,682	1,700	1,900	200	11.7%
Aged 65 and over	**30,500**	**30,700**	**30,900**	**31,000**	**100**	**0.3%**
Total	**228,600**	**231,200**	**234,600**	**236,700**	**2,100**	**0.9%**

Components of change 2008 to 2009

Mid-2008 Population		**234,120**
Births		3,280
Deaths		1,870
Natural Change		1,410
Internal Migration	In	15,810
	Out	16,750
	Net	-940
International Migration	In	5,590
	Out	3,510
	Net	2,080
Other Changes		10
Mid-2009 Population		**236,680**

Source: Office of National Statistics 24/06/10. All figures have been rounded to the nearest 10 and therefore may not add correctly.

Chapter 1

Local Development Scheme – progress in preparing the plans

The 2007/08 AMR identified the reasons behind the need to amend and update the Local Development Scheme (LDS).

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

The Core Strategy was adopted in January 2010 meeting a major milestone.

The timetable set out below has now changed, comments have been added to give the latest thinking on the revised timetable (the latest timetable can be found by going to the Local Development Framework pages and then on front pages of the CCAP and Southampton Development Plan).

The jointly adopted Hampshire Minerals & Waste Core Strategy (adopted July 2007), with Hampshire County Council and Portsmouth City is currently being reviewed in order for it to be updated. The latest timetable is available through Hampshire County Councils Website. The next key date is the consultation scheduled for January-March 2011.

Table 3 Progress in plan preparation

Development Plan Documents	Date in LDS	Date achieved	Comments
Core Strategy			
Commencement		November 2004	
Consultation on Issues & Options	May – July 2006	May – July 2006	
Public consultation on preferred options	October 2006	October 2006	
Publication (consultation) of proposed submission document	December 2008 - February 2009	December 2008 – February 2009	Key milestone met
Submission	March 2009	March 2009	Key milestone met
Examination	July 2009	July 2009	Met
Receipt of inspectors report	October 2009	October 2009	Met
Adoption	January 2010		Key milestone met
City Centre Action Plan			
Commencement	October 2006	October 2006	Key milestone met
Consultation on issues & Options	April 2007	April – May 2007	Key milestone met
Public consultation on preferred options	January – February 2010		Now June/July 2011
Publication (consultation) of proposed submission document	December 2010		Now May-June 2012
Submission	March 2011		Now September 2012
Examination	July 2011		Now January 2013
Receipt of inspectors report	October 2011		
Adoption	January 2012		Now July 2013
Site and Policies DPD			
Commencement	March 2009	March 2009	Key milestone met
Consultation on issues & Options	September 2010		Now December 2011
Publication (consultation) of proposed submission document	December 2011		Now October 2012
Submission	March 2012		Now March 2014
Examination	July 2012		Now July 2014
Receipt of inspectors report	October 2012		
Adoption	January 2013		Now January 2015

Chapter 2

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

Objectives and targets

- The target for housing provision in the South East Plan for South Hampshire is 80,000 dwellings between 2006 and 2026. The target, for Southampton is 16,300 dwellings (Core Output Indicator H1). To meet this requirement the council would need to deliver an average of 815 dwellings per year during the plan period. Currently Southampton is delivering in excess of 815 dwellings a year having delivered 3726 so far. **We would now only need to deliver an average of 786 dwellings a year (20010/11 - 2025/56) to meet the total requirement.**
- Delivery of additional homes with a target of 815 dwellings a year, stated in the Local Area Agreement, an affordable target of 400 dwellings a year and increasing the number of family homes provided. Due to the state of the economy this target was revised to 730 for 2009/10, 785 2010/11 and back to 815 from 2011/12 on. This is unlikely to have a significant impact on delivering the total requirement, particularly as the Council has over-delivered in the first few years.
- Ensure 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 an appropriate density of housing provision on brownfield land.
- Meeting housing need on an effective and affordable basis, especially for key groups:- “concealed” households, first time buyers, homeless, disabled and elderly, employees vital to city’s economy.
- Ensure that reduction in non-decent homes across all tenures, and numbers on the housing register.
- Ensure the provision of safer and higher quality residential environments with greater levels of energy efficiency, sustainability, and loss of fuel poverty.
- Seek to reduce the need for car use in urban residential areas.

Housing stock

- The overall number of properties (April 2010) in Southampton is now approximately 103,430 of which 17,160 are within Local Authority Ownership.

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

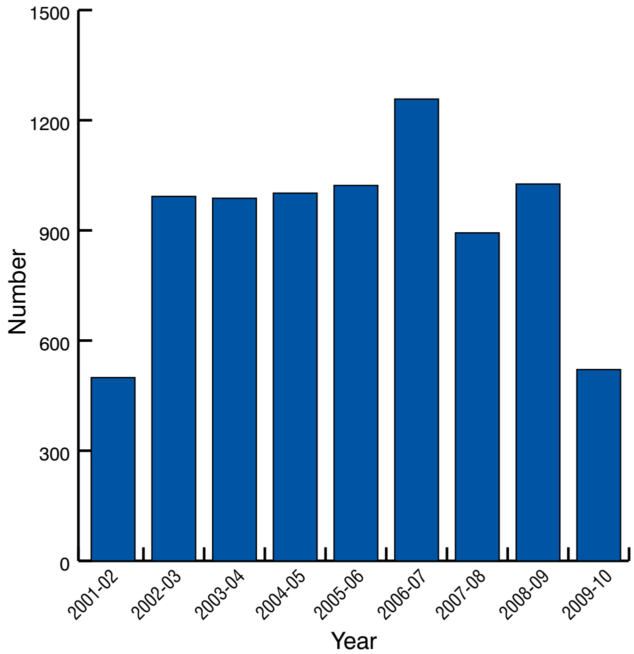
Core Output Indicator	Start of plan period	End of plan period	Total housing required	Source of plan target
H1(a)	June 2006	2026	16,300 dwellings	Adopted Regional Spatial Strategy for South East of England
H1(b)	2006	2026	16,300 dwellings	Adopted Core Strategy

In calculating housing requirements the adopted plan for Southampton is the 2010 Core Strategy which sets out the housing requirement to 2026, reflecting the allocation in the South East Plan (the Regional Spatial Strategy). During the course of the monitoring period the South East Plan was revoked although this has since been subject to a successful High Court Challenge. So the Regional Spatial Strategy remains an integral part of the Development Plan and decisions must be made in accordance with that plan until the Localism Bill is enacted.

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

Graph 1

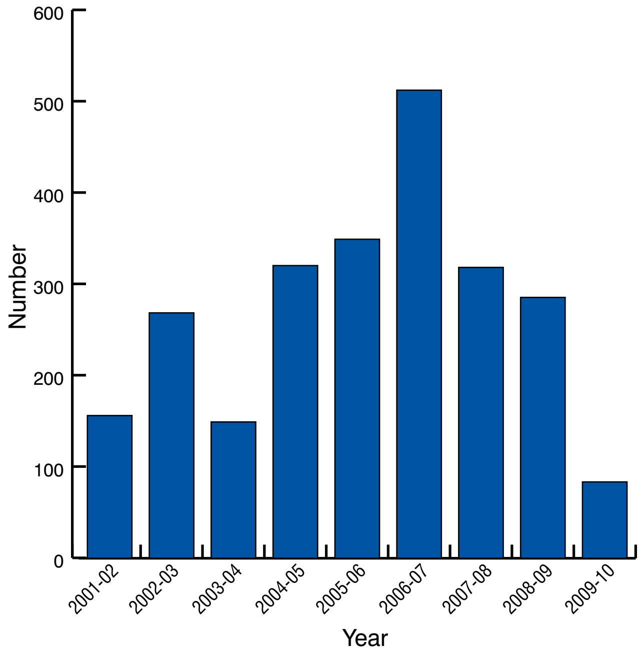
New dwellings completed



Source: SCC, Corporate Research

Graph 2

New dwellings completed - city centre



Source: SCC, Corporate Research

Housing completions 2009/10

Core Output Indicator H2(b) and NI154 Net additional dwellings – 2009/10

- Southampton has delivered 525 (net) dwellings during 2009-10; a significant decrease on the 2008-09 delivery of 1034 dwellings, and below the annual target of 815 new homes. The council had expected to see a significant decrease this year and had only predicted completions of 578 in last years Annual Monitoring Report. Therefore this has not come as a surprise as it is the expected knock on effect of the recession and reflects the fact that a limited number of sites began work following the recession and that the level of planning applications dropped as well. It is expected that this lower trend of delivery will continue until the market picks up again. The council was involved in trying to help the market by supporting bids for kick start funding and it is expected that this will be reflected in next years monitoring period as sites such Wickes start to build out due to this intervention. The Council has also been involved in planning a phase of new build council house building as well as continuing with the estate regeneration programme (for example planning permission was granted for the Hinkler parade scheme). A more flexible approach to S106 agreements has also been taken to try and enable development to take place.
- 290 (net) dwellings have been provided on large sites capable of accommodating 10 or more units and 235 (net) dwellings have been provided on small sites capable of accommodating less than 10 units. This reflects the fact that the larger sites seem to have been more greatly affected by the recession than the smaller sites. This has been influenced by the impact the recession has had on large flatted developments and the unwillingness of banks to give mortgages.
- Within the City Centre Area only 84 dwellings have been delivered. This likely reflects the cost of delivering sites in the city centre and the greater reliance on larger sites which were mothballed due to the recession.
- 'Windfall' sites accounted for the majority of units within the monitoring period. However, some of these sites are identified in the SHLAA (see list in the appendix) and would no longer constitute being windfall under the definition of windfall in the DCLG guidance on producing SHLAAs.
- The contribution from small sites is down from the high levels from the previous two monitoring periods (when the market was at its peak) but is still making a similar contribution to that seen prior to 2007/08.

Table 5 **Size of site (net)**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Large sites	380	867	806	762	819	1067	571	672	290 (55%)
Small sites	123	133	189	247	211	201	329	362	235 (45%)
Total	**503**	**1000**	**995**	**1009**	**1030**	**1268**	**900**	**1034**	**525**

Source: SCC, Corporate Research

Table 6 **Site completions 2009/10**

	Large Sites	Small Sites	TOTAL
Total Gross Gain	295	291	586
Total Loss	5	56	61
Total	**290**	**235**	**525**

Source: SCC, Corporate Research

Table 7 **Large sites net residential gains (sites with 10 or more units), 2009/10**

Beds	Flats	Houses	Total
GAINS			
1-Bed	140	0	140
2-Bed	115	6	121
3-Bed	1	13	14
4-Bed	0	20	20
Totals	**256**	**39**	**295**
LOSSES	**3**	**2**	**5**
NET GAIN	**253**	**37**	**290**

Source: SCC Corporate Research

Table 8 **Small sites net residential gains (sites with < 10 units) 2009/10**

Beds	Flats	Houses	Total	
GAINS				
1-Bed	122	3	0	125
2-Bed	75	28	0	103
3-Bed	9	40	0	49
4-Bed	1	10	0	11
5+bed	0	1	2	3
Totals	**207**	**82**	**2**	**291**
LOSSES	**10**	**43**	**3**	**56**
NET GAIN	**197**	**39**	**-1**	**235**

Source: SCC Corporate Research

Windfall sites

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

Table 9 **Summary of windfall and allocated sites**

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Windfall sites	383 (76%)	586 (59%)	627 (63%)	627 (62%)	731 (70%)	721 (58%)	721 (80%)	850 (82%)	429 (81%)
Allocated sites	120 (24%)	414 (41%)	368 (37%)	382 (38%)	299 (30%)	546 (42%)	179 (20%)	184 (18%)	96 (19%)
Total	**(18%)**	**96**	**995**	**1009**	**1030**	**1267**	**900**	**1034**	**525**

Source: SCC, Corporate Research

Table 10 Windfall sites – net gains 2009/10

Beds	Flats	Houses	Total
Large windfall sites			
GAINS			
1-Bed	92	0	92
2-Bed	71	6	77
3-Bed	1	9	10
4-Bed	0	20	20
5-Bed	0	0	0
Total gains	**164**	**35**	**199**
LOSSES	**3**	**2**	**5**
NET GAIN	**161**	**33**	**194**
Small windfall sites – net gains			**235**
Windfall sites – total net gains			**429**

Source: SCC Corporate Research

Table 11 Large allocated sites – net gains 2009/10

Beds	Flats	Houses	Total
GAINS			
1-Bed	48	0	48
2-Bed	44	0	44
3-Bed	0	4	4
4-Bed	0	0	0
Totals	**92**	**4**	**96**
LOSSES			**0**
NET GAIN	**92**	**4**	**96**

Source: SCC Corporate Research

Type and size of new homes

- With an overall delivery of 586 dwellings (gross) in 2009/10, 86% has been in the form of 1 and 2 bedroom flats. This has followed the trend of recent years as Southampton continues to provide a significant proportion of 1 and 2 bed flats in comparison to other unit types and sizes. 18% of the delivery has been in the form of 3+ bed units. This is significantly below the 30% target for family homes. In reality most of these schemes (if not all) will have been granted prior to the Core Strategy adoption and therefore the target would have not been relevant. It will be important to monitor the mix of units delivered over the coming years to see if the new policy is having the desired impact and resulting in a higher number of larger units being built.
- Within the total figure of 586 new homes (gross) in 2009/10 there was a loss of 45 houses, 13 flats and 3 HMOs.

Table 12 Residential completions 2004 – 2010

Gains Types	Size	Gross 2004-05	Gross 2005-06	Gross 2006-07	Gross 2007-08	Gross 2008-09	Gross 2009-10	Total	%
Flats	1-bed	289	282	517	464	577	262	2391	37.4
Flats	2-bed	636	702	703	442	397	190	3074	48.1
Flats	3-bed	6	4	17	2	9	10	48	0.7
Flats	4-bed	2	0	0	4	2	1	9	0.1
Flats	5+bed	0	0	0	0	1	0	1	0.01
Sub-total		933	988	1237	912	986	463	5519	
Houses	1-bed	2	7	0	4	5	3	21	0.3
Houses	2-bed	26	11	37	18	34	34	160	2.5
Houses	3-bed	94	102	97	83	77	53	506	7.9
Houses	4-bed	33	13	19	29	31	30	155	2.4
Houses	5+bed	0	3	1	3	1	1	9	0.1
Hmo	4-bed	0	1	0	2	0	0	3	0.04
Hmo	5+bed	0	1	0	0	3	2	6	0.09
Sub total		155	138	154	139	151	123	860	
Total		**1088**	**1126**	**1391**	**1051**	**1137**	**586**	**6379**	**99.64**
LOSSES									
All dwelling units		**80**	**96**	**124**	**151**	**103**	**61**		
Net dwellings		**1008**	**1030**	**1267**	**900**	**1034**	**525**		

Source: SCC, Corporate Research

Table 13 Residential completions 2009/10

	Flats		Houses		HMO's		
	gains	Losses	Gains	Losses	Gains	Losses	Net gains
1-bed	262	-	3	-	-	-	265
2-bed	190	-	34	-	-	-	224
3-bed	10	-	53	-	-	-	63
4-bed	1	-	30	-	-	-	31
5-bed	0	-	1	-	2	-	3
Total	463	**13**	121	**-**	2	**3**	-
Net gain	**450**		**76**		**-1**		**525**

Source: SCC, Corporate Research

Table 14 Residential conversions 2009/10

	Flats		Houses		HMO's		
	gains	Losses	Gains	Losses	Gains	Losses	Net gains
1-bed	88	-	0	-	-	-	88
2-bed	42	-	7	-	-	-	49
3-bed	6	-	4	-	-	-	10
4-bed	1	-	0	-	-	-	1
5-bed	0	-	1	-	1	-	2
Total	**137**	**9**	**12**	**33**	**1**	**2**	
Net gain	**128**		**-21**		**-1**		**106**

Source: SCC, Corporate Research

Density levels 2005-2010

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. The high level also reflects the continued high levels of flatted development.

Table 15 Density of new development

Density levels	No of units (gross) *				% of units			
	2006/07	2007/08	2008/09	2009/10	2006/07	2007/08	2008/09	2009/10
Greater than 50	1248	961	1001	477	89.6	91.4	88	81.4
Between 30 & 50	114	58	92	64	8.2	5.5	8.1	10.9
Under 30	30	32	44	45	2.1	3.1	3.9	7.6

* units per hectare (gross). The total gross housing figure for 2009/10 is 586.
Source: SCC Corporate Research

Housing completions – future years

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

The SHLAA demonstrates that the city has a potential projected supply (net additional dwellings) as follows (based on the average annual requirement of 786):

- 2010/11 – 2014/15 (5 year supply) of 3923 dwellings compared with a target of 3930 dwellings.
- 2010/11 – 2019/20 (10 year supply) of 7466 dwellings compared with a target of 7860 dwellings.

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

Core Output Indicator H2 (d) managed delivery target

The housing delivery set out in the South East Plan of 16,300 between 2006-2026 equates to an average delivery of an additional 815 properties per annum. The housing completion figures for 2006/7 to 2009/10 total 3,726 dwellings. Taking account of the actual and projected completions the annual requirement will reduce.

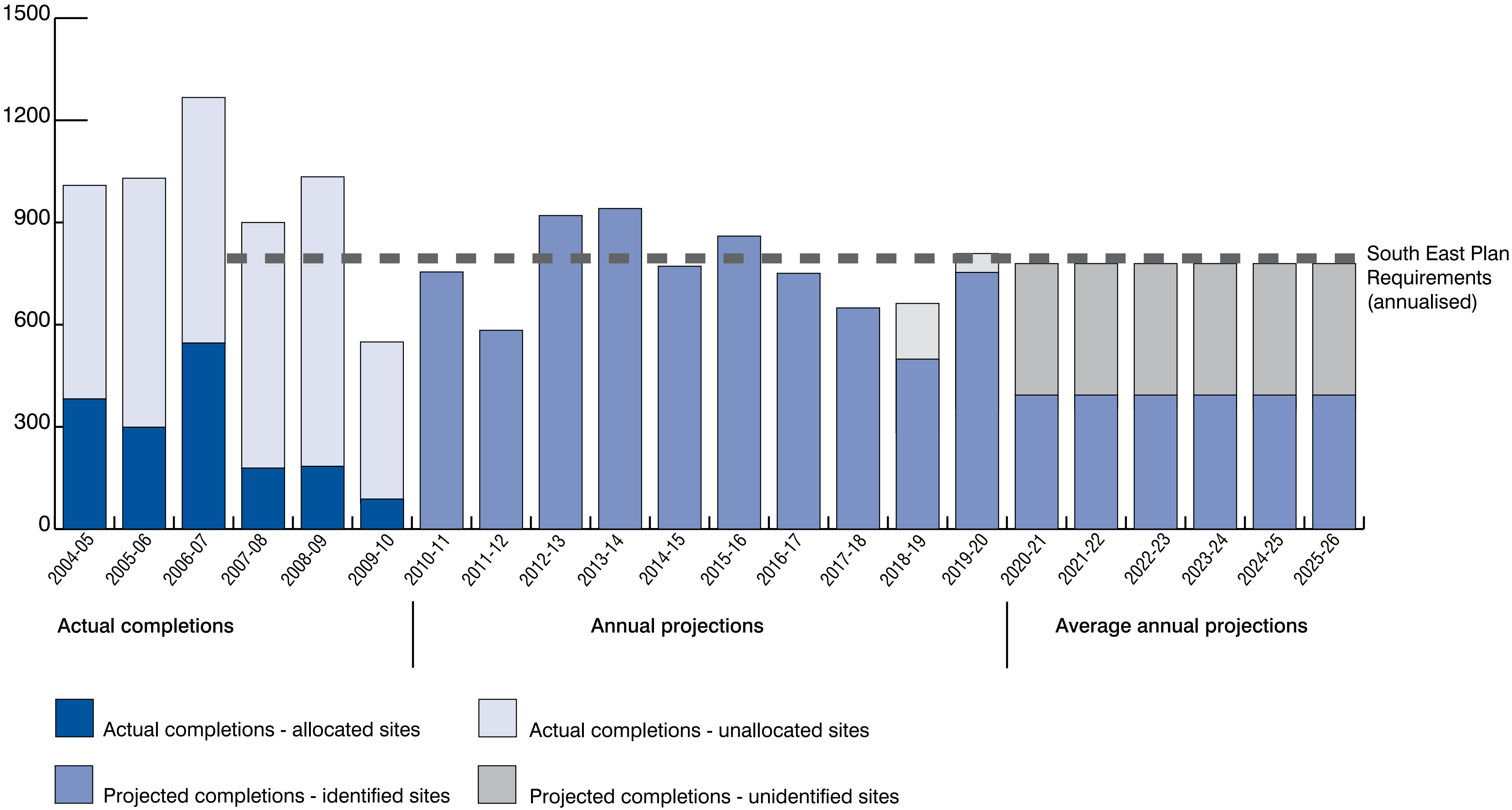
Table 16 Housing completions and projections 2004/05 - 2026

	Completions						Projections										
	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	18/19	19/20	20/26
Projected annual completions – Identified sites							752	570	913	918	770	867	759	655	505	757	393pa
Requirement remaining							-	-	-	-	-	-	-	-	160	58	422pa
Actual annual completions – Allocated sites	382	299	546	179	184	96											
Actual annual completions – Unallocated sites	627	731	721	721	850	429											
Actual completions – Total	**1009**	**1030**	**1267**	**900**	**1034**	**525**											
Projected annual completions Total							752	570	913	918	770	867	759	655	505	757	393pa
Cumulative completions 2006-26			**1267**	**2167**	**3201**	**3726**	**4478**	**5048**	**5961**	**6879**	**7649**	**8516**	**9725**	**9930**	**10435**	**11192**	**13550**
Requirement annualised			815	815	815	815	815	815	815	815	815	815	815	815	815	815	815
Manage (cumulative per annum)			815	1630	2445	3260	4075	4890	5705	6520	7335	8150	8965	9780	10595	11410	16300

Source: SCC and Hampshire County Council

Graph 3 **Actual and projected net dwelling completions in Southampton: 2004-2026**

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



Source: SCC and Hampshire County Council

Strategic Housing Land Availability Assessment (SHLAA)

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

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

A partial review of the SHLAA is taking place to inform the City Centre Action Plan. Once completed this will be made available on the council's website.

As stated previously delivery was very low in this monitoring period because of the recession. It is expected that this should pick up in 2010/11 as a number of big sites that were under construction are expected to be completed (including Maritime Walk and the former Deanery Sports Hall site) and sites where kick start funding was gained (e.g. Former Wickes site) are also expected to start contributing. Following that rise if the market does not pick up it is expected that the amount of completions will dip again. If the market picks up there are sufficient sites in the pipeline that numbers should then begin to rise from 2012/13. It is very difficult to make long term predictions on when a site will be developed this is even more the case in the current climate, these projections will be reviewed and an updated table provided next year.

Dwellings on previously developed land

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

The percentage of dwellings on previously developed land over the last six years has varied between 95% and 100%. In 2009/10 97.6% of the new units have been on previously developed land.

Gypsy and traveller accommodation

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

The city has one permanent site for gypsies and travellers with 14 pitches. The Gypsy and Travellers Accommodation Assessment for Hampshire and the Isle of Wight was carried out in 2006. Work on the Partial Review was halted, due to the governments plan to revoke the regional strategies.

The number of unauthorised Gypsy and Traveller Encampments in Southampton has decreased in recent years dropping from 25 in 2007/08 to 11 in 2008/09. It dropped even further in 2009-10 with there being only 4 recorded enforcement incidents. This data should be treated with caution as there is a possibility of double counting if in the course of the year the same caravans are present on more than one particular encampment site.

Affordable homes

Core Output Indicator H5: Gross affordable housing completions

The number of affordable homes delivered in 2009/10 is lower than in the previous year. 191 of these are new build affordable homes and 57 are via open market home-buy schemes; providing a total of 248 affordable homes. Of these 248, 136 are rented (55%) and 112 are for Intermediate forms of affordable housing (45%). This is slightly different from the South East Plan target of 65% for social rented properties and 35% for Intermediate forms of affordable housing.

The decrease in the number of affordable housing units provided is a knock on effect of the recession and reflects the generally bad state of the housing market over the last 15+ months.

Table 17 Affordable homes completions 2009/10

	Target	Provision
2002/03	300	342
2003/04	300	401
2004/05	300	406
2005/06	350	440
2006/07	350	519
2007/08	350	351
2008/09	380	372
2009/10	240	248

Source: SCC Corporate Research

Table 18 Affordable Homes by Type 2006 – 2010

Affordable housing proportions	Dwellings			
	2006/07	2007/08	2008/09	2009/10
Social rented housing	349	207	207	136 (55%)
Intermediate affordable housing:	170	144	165	112 (45%)
Intermediate rent homes Low cost home ownership Open Market Homebuy homes			11 59 95	15 40 57
Total:	**519**	**351**	**372**	**248**

Source: SCC Corporate Research

The number of households waiting on the Council's property register has decreased to 14,297, compared to 15,529 for 2008/09 – a decrease of 8%. However, the list still shows there have been consistently high levels of need for affordable homes over the last decade. The dramatic increase last year was probably linked to the recession and the slight decrease this year may be a reflection that for part of the monitoring period the housing market improved slightly before starting to slow again towards the later part of the period.

In 2009/10 the number of households presenting as homeless was 219 of which 196 were statutory homeless where the local authority had a full housing duty; this was a slight increase from the number presenting homeless in 2008/09 (210). There were 943 homeless preventions for the period an increase from 2008/09 (902 preventions).

Table 19 Numbers on council's property register (2003/10)

Housing register households	
2003/04	8128
2004/05	9225
2005/06	11,126
2006/07	11,000
2007/08	11,662
2008/09	15,529
2009/10	14,297

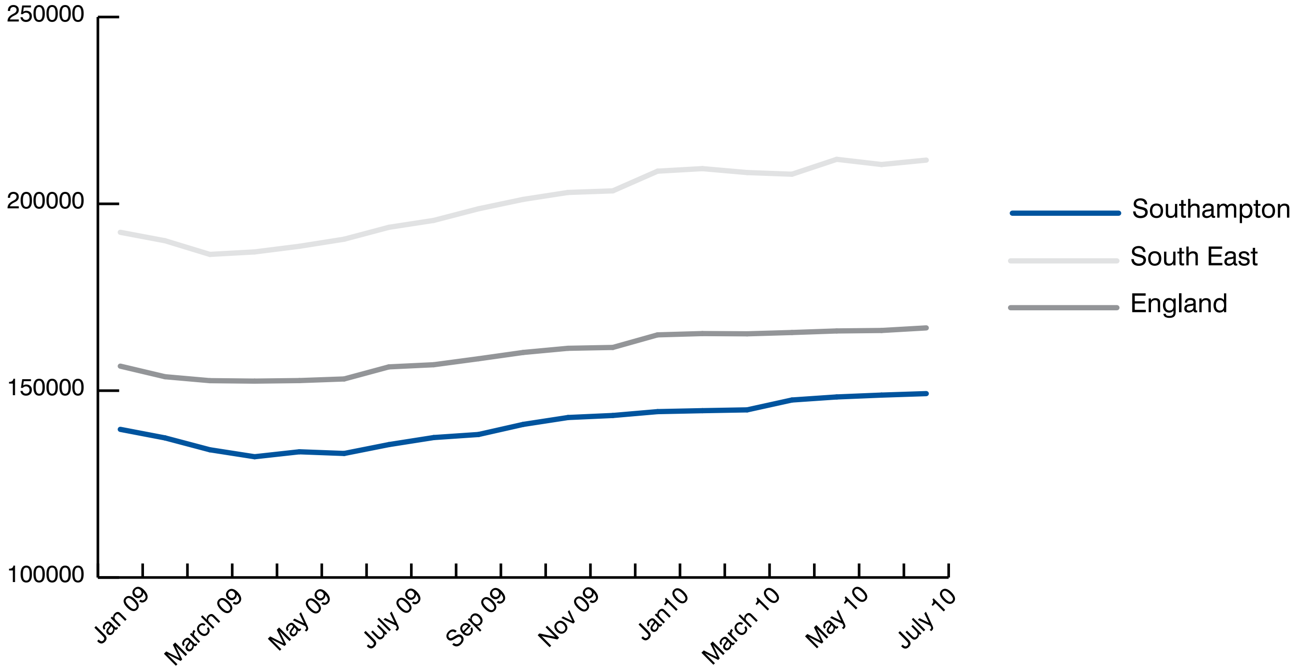
Source: SCC Corporate Research

House prices

Following two years of average property values falling in the city 2009/10 saw a turnaround with an increase in the average values of all property types. The breakdown shows that values are still below those that the city was seeing in 2005/06 and 2006/07. However, the greater month by month breakdown of property values shows that prices have risen continuously throughout the monitoring period. For example the average house price for a detached property has risen from £229,666 in January 2009 to £244,969 by July 2010. It is difficult to know at this time whether this trend will continue. This is likely to be heavily influenced by the state of the economy and also the availability of mortgages and whether the banks ease their requirements for high deposit to loan ratios.

Average property prices across the South East region are still substantially higher than those in Southampton especially for detached and semi detached properties, with detached homes £117,108 and semi-detached homes £43,687 more expensive. Detached houses and maisonette & flat properties in England & Wales remain higher than Southampton, while semi-detached and terraced properties are more expensive than the national average price.

Graph 4 Average House prices 2009 - 2010



Source: Land registry

Table 20 Southampton house prices (2004 – 2010)

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
Detached	£230,674	£241,000	£249,005	£257,808	£220,811	£231,275
Semi-Detached	£180,295	£170,509	£177,317	£172,099	£147,402	£154,387
Terraced	£152,857	£154,865	£157,702	£149,824	£128,324	£134,405
Maisonette/Flat	£136,259	£131,000	£136,681	£127,609	£109,297	£114,869

Source: Land Registry September 2010

Table 21 House prices in the South East and England/Wales (2006 – 2010)

	South - East				England/Wales			
	2006/07	2007/08	2008/09	2009/10	2006/07	2007/08	2008/09	2009/10
Detached	£382,696	£397,193	£336,645	£348,383	£300,349	£277,807	£240,249	£248,604
Semi-Detached	£222,085	£225,825	£191,400	£198,074	£180,170	£172,756	£147,441	£150,915
Terraced	£184,071	£178,065	£150,921	£156,183	£158,493	£144,562	£120,213	£122,964
Maisonette/ Flat	£155,727	£141,001	£119,507	£123,674	£185,703	£172,443	£145,147	£149,217

Source: Land Registry September 2010

H6: Housing Quality- Building for Life Assessments

Currently applications are not assessed against the building for life criteria. Some training was undertaken this year to enable the council to undertake these assessments in the future. The Council now has a trained assessor. However, with the cut of funds to CABE it remains to be seen whether this assessment will still be supported in the future. The Core Indicator is interested in homes that have been built to the building for life standards; it will take a few years before we start to see this information becoming available.

Image courtesy of Aggregate Industries

Chapter 3

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

Objectives and targets

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

Safeguarding existing employment land

Table 22 Amount of Floorspace Developed for Employment and Amount of Floorspace (land) Available for Employment by Type (2009/10)

Office Use (B1A)	Sq metres
Total Floorspace Developed	322
Total Floorspace Developed on Previously Developed Land	322
Amount of Floorspace (land) Available for Office Use	68,411
Industrial Use (B1-B8 excluding B1A)	**Sq metres**
Total Floorspace Developed	3,938
Total Floorspace Developed on Previously Developed Land	3,938
Amount of Floorspace (land) Available for Industrial Use	49,231

Table 22 Continued

Retail and Leisure	Sq metres
Total floor space developed for A1	7,975
Total floor space developed for A2	1,464
Total floor space developed for D2	0
City Centre Development	**Sq metres**
Total floor space developed for A1	1461
Total floor space developed for A2	0
Total floor space developed for B1a	322

Source: SCC Corporate Research

All new employment floorspace was located on previously developed land. 4,260 sq metres of floorspace was developed for the year 2009/2010. According to the County Council figures the combined amount of floorspace available for office and industrial use is 117,642 sq metres.

The loss of employment land for residential use for 2009/10 has been 3,490 sq metres which was a slight increase on the amount lost in 2008/09 (3,214 sq metres) which in turn was only a third of the amount that was lost to residential in 2007/08.

Viable city, local and district centres

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

- The ranking of Southampton City Centre as a retail centre has risen on a national basis from 15th to 14th (Experian 2009).

The key points from the table below are that

- The total retail floorspace is 174,960 sq metres (A1; A2; A3; A4 and A5)
- A1 durables are the main land use within the city centre accounting for 134,160 sq metres – 64% of total sq metres.
- The amount of "town centre uses" (A1, A2, B1 and D2 uses), not including vacant retail, is 380 units which accounts for 161,770 sq metres – approximately 77% of total sq metres.

Table 23 Uses within the city centre

	Use	Units	Sq metres	% of total sq metres
A1*	Convenience	20	7960	4
	Durables	253	134160	64
	Services	46	5900	3
A2	Financial services (counter services)	36	8250	4
A3	Food & Drink	41	5550	2
A4	Drinking establishments	24	9940	5
A5	Hot food takeaways	27	3200	1.5
C1	Hotels & Hostels	2	3120	1.5
B1	Business	19	3300	1.5
D1	Non-residential institutions (inc education)	2	1660	0.5
D2	Assembly & leisure (inc cinemas & theatres)	6	2200	1
	Vacant offices	1	480	0.5
	Vacant retail	80	22,510	11
	Vacant other	1	380	0.5
Total	**552**	**208,510**		

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

Key to Use Classes

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

The number of vacant retail premises increased in the period which is to be expected due to the recession. The City Centre Health Check comments on some of the more significant vacant retail units, this includes the former Tyrrell and Green site which has been demolished to make way for the new Arts Complex and the former McDonalds on the corner of Above Bar and Hanover Buildings which has since been occupied by new retail units. Although the number of vacancies seems quite high the survey data is quite dated and anecdotally it can be reported that there seem to be fewer vacant shops at present, with a number of long term vacant shops on Above Bar becoming occupied in the last year and there also seem to be fewer vacancies in the Mall, the exception to this is the East Street Centre where the majority of units are still vacant.

Retail rents are an important indication of the strength and competitiveness of the centre. In the prime pitch of the Central Retail Area, rents have dropped slightly from £375 per sq. foot in 2007/08 to £350 in 2009 this again is likely to have been a direct result of the recession (Southampton Health Check).

District and local centres

Although a full survey was not undertaken some information on vacancy rates was collected in September 2009. This information indicated that generally there has been no significant increase in vacancy rates in the District Centres. The percentage of shops vacant has decreased in Shirley (to 3%), Bitterne (5%) and Lordshill (0%) and only slightly increasing in Portswood (to 7%) and Woolston (16%). It is intended that a full survey of the district centres will take place to inform next years AMR.

Table 24 Uses within the town and district centres

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

Source: SCC Planning Policy Survey of District Centres 2009

Table 24 continued

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

Source: SCC Planning Policy Survey of District Centres 2009

Business development

Previous Annual Monitoring reports have included a table summarising the number of enterprises registering and de-registering for VAT as an indication of business start-ups and closures. This information is no longer collected and has been superseded by new business demography data, which supplies information on the number of births and deaths of enterprises as well as the total number of active enterprises. Detail can also be provided on survival, although not reproduced here it is available on the Office of National Statistics website and may be used in future years.

The previous data had to rely on stock size to give an indication of the size of business. The new business demography data breaks the information down into employment size bands.

One weakness of this data at present is that it does not provide a detailed break-down by industry for Southampton, it is therefore not possible to analyse the change in the number of businesses in different industries as it was previously.

The data itself shows that the majority of Southampton's enterprises are in the lower employment size bands. The numbers of enterprise births and deaths have been broadly comparable and overall there has been an increase in the number of enterprises. There have been a greater number of births in the smallest employment size band offsetting the slightly higher death rate (in comparison to births) in the 5-9 band upwards.

Table 25 **Births, Deaths and Active Enterprises in 2008**

Employment size Band	0-4	5-9	10-19	20+	Total
Count of Births	650	55	15	10	730
Count of Deaths	555	60	30	15	660
Active Enterprises	4,730	795	415	375	6,315

Source: Office for National Statistics

The number of births and deaths and active enterprises has remained relatively stable throughout the last 5 years. This data predates the recession and it will be interesting to see how that affects the finding in next years data.

Table 26 Births, Deaths and Active Enterprises 2004-07

Year	2004	2005	2006	2007
Count of Births	825	845	780	785
Count of Deaths	750	765	680	800
Active Enterprises	6,215	6,285	6,300	6,395

Source: Office for National Statistics

Employment

The data groupings of the various industries have altered and therefore cannot be compared with the results from previous years. Table 27 shows that the majority of jobs in the city are in education, health, business administration and support services, retail and public administration. There are fewest employees in agriculture, forestry and fishing followed by property. Portsmouth has a broadly similar makeup of employees, one of the most significant differences is that a higher percentage of Portsmouth's employees are in Manufacturing in comparison to Southampton. The total number of employees working in Southampton has reduced by over 4000 in comparison to last year, where as Portsmouth, Hampshire and the south East as a region have all seen a rise in the total number of employees over the last year.

Table 27 Total number of employees

ABI 2008	Hampshire	Portsmouth	Southampton	South East
1: Agriculture, forestry & fishing (A)	1274	!	!	34,471
2: Mining, quarrying & utilities (B,D,E)	5,835	612	772	35,345
3: Manufacturing (C)	55,035	9,557	5,586	282,785
4: Construction (F)	30,260	3,557	3,121	181,089
5: Motor trades (Part G)	12,031	1,947	2,113	77,693
6: Wholesale (Part G)	31,994	2,596	2,628	183,489
7: Retail (Part G)	60,410	10,817	11,982	403,727
8: Transport & storage (H)	21,458	3,697	7,435	169,174
9: Accommodation & food services (I)	35,875	7,996	6,214	254,930
10: Information & communication (J)	34,579	5,556	2,228	207,795
11: Finance & insurance (K)	18,057	2,383	6,321	127,014
12: Property (L)	8,884	853	1,048	49,784
13: Professional, scientific & technical (M)	41,092	3,329	7,218	293,881
14: Business administration & support services (N)	50,527	8,116	12,682	308,824
15: Education (P)	48,793	9,049	13,228	371,556
16: Health (Q)	53,254	15,042	17,601	425,823
17: Public admin & other (O,R-U)	53,379	14,365	9,344	350,330
Column Total	**562,737**	**99,646**	**109,530**	**3,757,711**

Source: Annual business Inquiry 2009. ! these figures have been suppressed

Table 28 Employment Rates (2009-10)

	Male	Female	Total
Southampton	64,000	53,100	117,100
Portsmouth	50,400	49,200	99,600
Hampshire	348,100	304,700	652,800
South-East	2,197,300	1,925,300	4,122,600

Source: ONS Crown Copyright Reserved [from Nomis on 5 October 2010]

Table 27 shows the number of employees working in Southampton where as table 28 shows the number of people who live in Southampton who are in employment.

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 2008, but the most recently available figures, show that Southampton has a higher level of GVA per head than Portsmouth or the South East.

Table 29 GVA per head (2007)

	2004	2005	2006	2007
Southampton	£19,467	£20,014	£20,800	£21,423
Portsmouth	£18,959	£19,359	£20,178	£21,154
South East	£18,804	£19,434	£20,152	£21.248
England	£17,577	£18,267	£19,413	£20,458

Source: ONS Crown Copyright Reserved [from Nomis on 5 October 2010]

Economic activity

In general the Economic Activity rate of working age people within Southampton is slightly lower than that of Portsmouth, Hampshire and the South-East. Southampton's economic activity rate has also fallen against last year's rate, particularly the female activity rate.

The percentage of unemployed people of working age is now higher than Portsmouth when comparing all people or females but slightly lower when comparing male unemployment rate. It remains higher than the South East and Hampshire. Southampton's unemployment rate has significantly increased from 4.8% in 2008/09 to 8% in 2009/10. This follows the trend of increases across the South East and England and can be easily explained as being one of the most direct consequences of the recession.

Table 30 Economic Activity Rate of Working Age People

Apr 2009-Mar 2010		Economic Activity Rate – working age		
		All people	Males	Females
Southampton	Number Percent	124,500 of 168,400 **73.9%**	68,000 of 87,100 **78%**	56,500 of 81,300 **69.5%**
Portsmouth	Number Percent	105,000 of 136,600 **76.8%**	54,600 of 68,900 **79.2%**	50,400 of 67,800 **74.4%**
Hampshire	Number Percent	665,900 of 809,000 **82.3%**	354,100 of 398,200 **88.9%**	311,800 of 410,800 **75.9%**
South East	Number Percent	4,265,600 of 5,360,000 **79.6%**	2,285,500 of 2,653,700 **86.1%**	1,980,100 of 2,706,200 **73.2%**

Source: ONS Crown Copyright Reserved [from Nomis on 5 October 2010]

Table 31 Unemployment Rate of Working Age People

		Unemployment rate Working age						
		Apr 2009-Mar 2010			2008	2007	2006	2005
		All people	Males	Females	All people	All people	All people	All people
Southampton	Number Percent	9,900 **8%**	5,400 **8%**	4,500 **7.9%**	4.8	7.1	7.4	4.9
Portsmouth	Number Percent	7,400 **7.1%**	5,300 **9.6%**	2,200 **4.4%**	6.6	6.2	6.0	6.6
Hampshire	Number Percent	32,900 **4.9%**	18,500 **5.2%**	14,500 **4.6%**	3.6	3.2	3.4	2.9
South East	Number Percent	271,700, **6.4%**	165,000 **7.2%**	106,700 **5.4%**	4.6	4.3	4.6	3.8

Source: ONS Crown Copyright Reserved [from Nomis on 5 October 2010]

Table 32 Gross average annual pay for the workplace (2009)

	Full-Time	Part-Time
Southampton	£22,683	Data not available
Hampshire	£28,136	8,831
Portsmouth	£25,081	7,845
South-East	£28,663	8,785

Source: ONS Crown Copyright Reserved [from Nomis on 5 October 2010]

Southampton's average pay has actually decreased in this period, which is likely explained by the impact of the recession on the local economy. However, in contrast average annual wages have continued to rise in the region/county and Portsmouth. No data was available for the part time workers for Southampton.

Qualifications – working age

To deliver further economic growth in the city, new and expanding businesses require a skilled and well qualified workforce. Southampton's skills levels are now above the level for the South East region for NVQ 3 qualifications. The percentage of people with NVQ 3 is also greater than in Portsmouth. The percentage of those with NVQ 4 is higher than Portsmouth but lower than the level for the South East region. The rise shown in the most recent figures continues the upward trend of the previous year as in contrast to the declining trend that preceded it.

Table 33 Working Age People with NVQ's

		% of people working age with						
		Jan 2009 – Dec 2010			2008	2007	2006	2005
		NVQ4+	NVQ3+	NVQ2+	NVQ3+	NVQ3+	NVQ3+	NVQ3+
Southampton	Number							
	Percent	32.1	55.2	73.9	47.8	47.1	48.6	48.9
Portsmouth	Number							
	Percent	28.9	51.3	70.8	47.9	46.1	42.8	43.4
Hampshire	Number							
	Percent				49.7	49.6	49.8	47.7
South East	Number							
	Percent	35.3	54.7	74.5	50.8	49.6	49.4	48.6

Source: www.fti.communities.gov.uk © Crown copyright 2010

Educational attainment

The proportion of school pupils gaining more than 5 GCSE grades A*-C (including English and Maths) increased in 2009 reaching 43.1% an increase on 42.5% in 2008 and continuing the trend in the rising proportion of students meeting this level of attainment. The percentage of students achieving 5 GCSE grades A*-C also increased from 55.8% in 2008 to 60.6% in 2009 (all data is from www.fti.communities.gov.uk © Crown copyright 2010)

No figures were available for Key Stage 2 Science this year. In Maths and English the percentage of Southampton pupils achieving level 4 and above has slightly increased. It has also gained slightly against the national rate in England.

Table 34 Key Stage 2 Attainment (2006 – 2009)

	English				Maths			
	2006	2007	2008	2009	2006	2007	2008	2009
Southampton	75%	77%	73%	74%	71%	76%	74%	75%
England	79%	80%	80%	80%	76%	77%	79%	79%

Source: www.fti.communities.gov.uk © Crown copyright 2010

Chapter 4

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

Objectives and targets

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

Promote the modal shift towards non – car traffic

Annual traffic levels within the overall city

- Year 2006/07 – 1174m vehicle kilometres (all vehicles including buses)
- Year 2007/08 – 1180m vehicle kilometres
- Year 2008/09 - 1138m vehicle kilometres
- Year 2009/10 - data was not available

Cycling trips

Cycle use is continuing to be well ahead of predicted targets set out in the Local Transport Plan. There was, however, a slight reduction in 2009/10 of 3% from 2008/09.

Table 35 Cycle trips

	Actual	Target
2004/05	781	753
2005/06	1637	1500
2006/07	2866	1556
2007/08	3267	1680
2008/09	3537	1815
2009/10	3424	2117

Source: SCC Local Transport Monitoring Report
Based on sample would expect nominal movement.

Bus journeys

There is a target of increasing bus use towards 20 million journeys by 2010/11. There has been a reduction in the number of bus journeys for the for the first time – dropping below the number of journeys that occurred in 2006/07 and leaving us someway short of our target of 20 million journeys by 2010/11. The recession is likely to be a factor in the reduced number of journeys that we have seen in this monitoring period.

- Year 2006/07 – 19.3 million
- Year 2007/08 – 19.7 million
- Year 2008/09 - 19.8 million
- Year 2009/10 – 19.1 million

Source: SCC Local Transport Monitoring Report

Other journeys

- Peak period movement of light traffic vehicles into the city centre in the mornings has reduced year on year from the baseline figure of 30,784 vehicle movements per annum 2005/06 to 30,275 in 2006/07 and 29,193 in 2007/08 to 28,734 in 2008/09. 2009-10 has seen this trend continue with the number of vehicle movements per annum falling to 28,113. A percentage decrease of 2% from 2008/09

Journey information on; the number of National Express Coach Passenger Journeys; Rail journeys into Southampton; and number of passengers at Southampton International Airport is reported in the City Centre Health Check (www.invest-in-southampton.co.uk/Economy/reports/health_checks.asp).

The information is often made available on the relevant companies' website.

Accessibility

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

In the City Centre and in all the town and district centres the number of bus services running through the centres is high, with a high level of frequency.

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

Chapter 5

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

Objectives and targets

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

Climate change and sustainable energy

Core Output Indicator E3 Renewable energy generation

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

With regard to the council's own emissions:

- The council previously adopted a Local Area Agreement stretched target to implement carbon reduction measures totalling at least 938 tCO_2 by March 2010 for its own operational estate. This target has now been achieved resulting in a reduction of 1,355 tCO_2 by March 2010.
- To date the SCC Salix energy efficiency programme and other measures have secured a reduction of 1,750 tCO_2.

- The initial monitoring system for National Indicator NI185 suggests that we have reduced our carbon footprint by 7.5% compared to last year. With time the monitoring system will become more accurate allowing firmer annual comparisons to be made in the future. The CRC database project and the new fleet transport database have now greatly helped to improve the accuracy of our data going forward.
- In addition to energy consumption related CO_2 emissions the monitoring of SCC Fleet Transport related CO_2 emissions has been placed on a more robust basis through the use of a new database that allows better monitoring of fuel usage than in previous years.
- The Carbon Reduction Commitment has led to work in the council to obtain a database of all electricity and gas meters and to obtain energy bill data from across the council's service areas.

With regard to the City of Southampton's emissions:

- Per capita CO_2 emissions for the city of Southampton were 5.4 tCO_2 per capita in 2008, a reduction of approximately 3% compared to 2007 (DECC data).
- A PhD project is underway at the University of Southampton with the aim of producing a carbon footprint for the City of Southampton.
- A 2010 Local Area Agreement stretched target for a citywide CO_2 reduction target of 9.5 (+/- 2.2) % relative to 2005 has been set. Ongoing Projects that will help deliver CO_2 reductions in the city include:
- A £650k grant has been won from the Homes and Communities Agency to extend the existing city centre district energy network. The physical laying of the network pipes is now completed.
- A £2.5m grant has been won from the Homes and Communities Agency to develop a low carbon energy network for the Centenary Quay development at Woolston riverside. Construction of the first Energy Centre has begun.
- A Combined Heat and Power unit has now been installed within Bitterne Leisure Centre.
- A heat mapping project is underway to identify areas in the city suitable for future district energy networks.
- The ongoing Schools Renewables Programme has fully implemented 8 Solar PV projects in Schools and 1 Wood Pellet Biomass Boiler project to date.
- The Core Strategy has now been adopted and all developments are now required to consider the use of sustainable energy components to reduce CO_2 emissions.
- In total, 67 % of major planning applications were approved with Code for Sustainable Homes Level 3 /BREEAM Very Good.
- Examples of planning applications that include a sustainable energy component in 2009/10 include:
  - Erection of a new 6th form college building at Bitterne Park Secondary School has included Photovoltaics.
  - Sea City Museum will connect to the city centre CHP district heating system.
  - Solar hot water heating to 50-56 West End Road where approval has been granted for 36 sheltered housing flats for the elderly.
- Southampton's Geothermal Heating is the largest District Heating and Chilling Scheme in the United Kingdom. Progress in growing the network includes:
  - 3 new developments were connected to the existing city centre District Energy Scheme in 2009/10:
    - o A heating connection to the new Hampshire Constabulary Headquarters
    - o Heating and cooling connections to the One Guildhall Square office space development
    - o A Heating connection to the Gantry Mayflower residential development. This is linking into the infrastructure installed as part of the HCA Low Carbon Infrastructure Programme.
  - In addition work has begun on-site for the Premier Inn Hotel that will connect to the existing city centre scheme
  - An electrical connection has been established allowing electricity from the scheme to be sold directly to ABP.
  - The total heat sales from the Southampton District Energy Scheme in 09/10 were over 33.5 million kWh (heat).
  - The total cooling sales from the Southampton District Energy Scheme in 09/10 were over 6.6 million kWh (chilled water).
  - The total electricity generated by the SDES in the same period was over 19.8 million kWh (elec).

Waste and recycling

The overall amount of waste generated has decreased on the previous two years; primarily driven by recessionary forces.

The overall amount of waste has reduced again in 2009/10 from 95.2 thousand tonnes to approximately 92.6 thousand tonnes, a percentage change of 2.7%. This reduction in the overall amount of waste generated has followed the recent trend of the previous two monitoring periods (where the amount of waste also reduced).

- The recycled waste collection levels have decreased for the second successive year both in terms of the amount and also in terms of the percentage of the overall waste produced.
- The amount of composting has increased again (following the general trend from the last four years) both in terms of tonnage and also in terms of its increased share in the total percentage of waste produced.
- Although a low increase, for the second successive year the amount of incinerated waste has increased in terms of tonnage and percentage of the total waste produced.
- For the second year in a row there was a reduction in the percentage and the tonnage of landfill waste produced.

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

	2005/06	2006/07	2007/08	2008/09	2009/10
Recycled (tonnes)	18.3%	17.8%	19.2%	18.7%	16.4%
	17.2	18.3	19.4	17.8	15.2
Composted (tonnes)	7.4%	7.7%	7.8%	8.4%	9.2%
	6.9	7.9	7.9	8.0	8.5
Land Filled (tonnes)	15.2%	17.5%	22.7%	19.3%	18.6%
	21.4	18.1	22.9	18.4	17.2
Incineration (tonnes)	59.1%	57.0%	50.0%	53.6%	55.8%
	55.7	58.6	50.6	51	51.7
Total	**101.2**	**102.9**	**100.8**	**95.2**	**92.6**

Source: SCC Corporate Improvement Plan

Biodiversity and protection of the natural environment.

Core Output Indicator E2: change in areas of biodiversity importance

There are 73 identified Biodiversity Sites within the City which are monitored. In early 2007 18 sites were stable or improving; in early 2008, the figure had risen to 25; in March 2009 the figure had increased to 35; and by March 2010 48 sites were either stable or improving.

The city has four Green Flag Awards (a national standard awarded for high quality green spaces) at Southampton Common, Central Parks, Mayfield Park and Weston Shore. Two further green flag awards were awarded in July (outside of the current monitoring period)

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

One planning permission was granted contrary to Environment Agency advice, although this was technically outside of this monitoring period (09/10). This related to an application for 23 flats at American Wharf which was granted on appeal by the Secretary of State.

The percentage of the City within Floodzones 2 and 3 is approximately 10%. During the monitoring year the Strategic Flood Risk Assessment 2 was completed. This is a key document in flood risk planning setting out the potential options for approaching flood risk when considering development sites within the city. It will inform the upcoming options and for CCAP and will no doubt provide vital information for the delivery plan of that document.

36 planning applications were granted within flood risk zones 2 and 3 within the last monitoring year. The majority of the applications were relatively minor or related to water based activities. There were a couple of minor applications for new dwellings. The most significant permission was for the Watermark West Quay Development which is a major mixed use scheme comprising office, retail, leisure and residential development.

There were two flooding incidents during the monitoring period (according to emergency planning records) that took place on 13/14th November 2009 and 26/27 February 2010. Both were escalating surface water flooding on the key roads network within the city as a result of heavy rain and high tides. On the first occasion the White Swan at Mansbridge was also flooded as a result.

Appendix

List of SHLAA sites (10+ gross) where Development was completed in 2009/10

The following is a list of SHLAA sites which contributed to this years housing completions. The number of units below is based on a net calculation; it also is only based on the amount of units completed in 2009/10 and does not include unit numbers completed prior to that. Numbers should therefore only be used as an indication of development. For information on the total number of units see the full SHLAA report (available on the council's website).

SHLAA No	Site Address	No of units
CC4	Custom House	10
CC21	Former Deanery Sports Hall	62
CC11	107-122 High Street	3
	Total City Centre	**75**
Identified in last years AMR	Richmond Road	4
C17	78-79 The Avenue	26
C16	Parc Central (former New College site)	67
C20	13 Hulse Road	11
C27	117-119 Millbrook Road East	11
	Total Central	**119**
E10	7 Cobbett Road +3-5 Cobbett Road	18
E17	r/o Sheridan Close	14
E29	49-51 Bath Road	8
E32	301-307 Bursledon Road	15
	Total East	**55**
N7	68-86 Belmont Road	11
N11	268-276 Portswood Road	14
	Total North	**25**
S20	33-35 Victoria Road	15
	Total South	**15**

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

Area	Site Address	No of units
	2009/10	
Central	10-16 Bourne Road	10
City Centre	Zeb Bar St. Mary Street	13
City Centre	40A - 42A London road	12
East	68 Mousehole Lane	10
North	1 Winn Road	10
	2008/09	
Central	82 Richmond Road	10
	Post April 2010	
Central	59 Avenue Road	12
Central	Land to Rear of 429 Shirley Road Freemantle	10
City Centre	American Wharf, Elm Street	23
City Centre	Gladstone Club, Clifford St	25
City Centre	Cedar Press	122
East	St Francis of Assisi Church, Montague Avenue	9
North	Stoneham Cemetery Lane	11
West	Thorners Court	5
West	Headway Centre, Cumbrian Way	16

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