

Planning Authority Monitoring Report

April 2014 - March 2015

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



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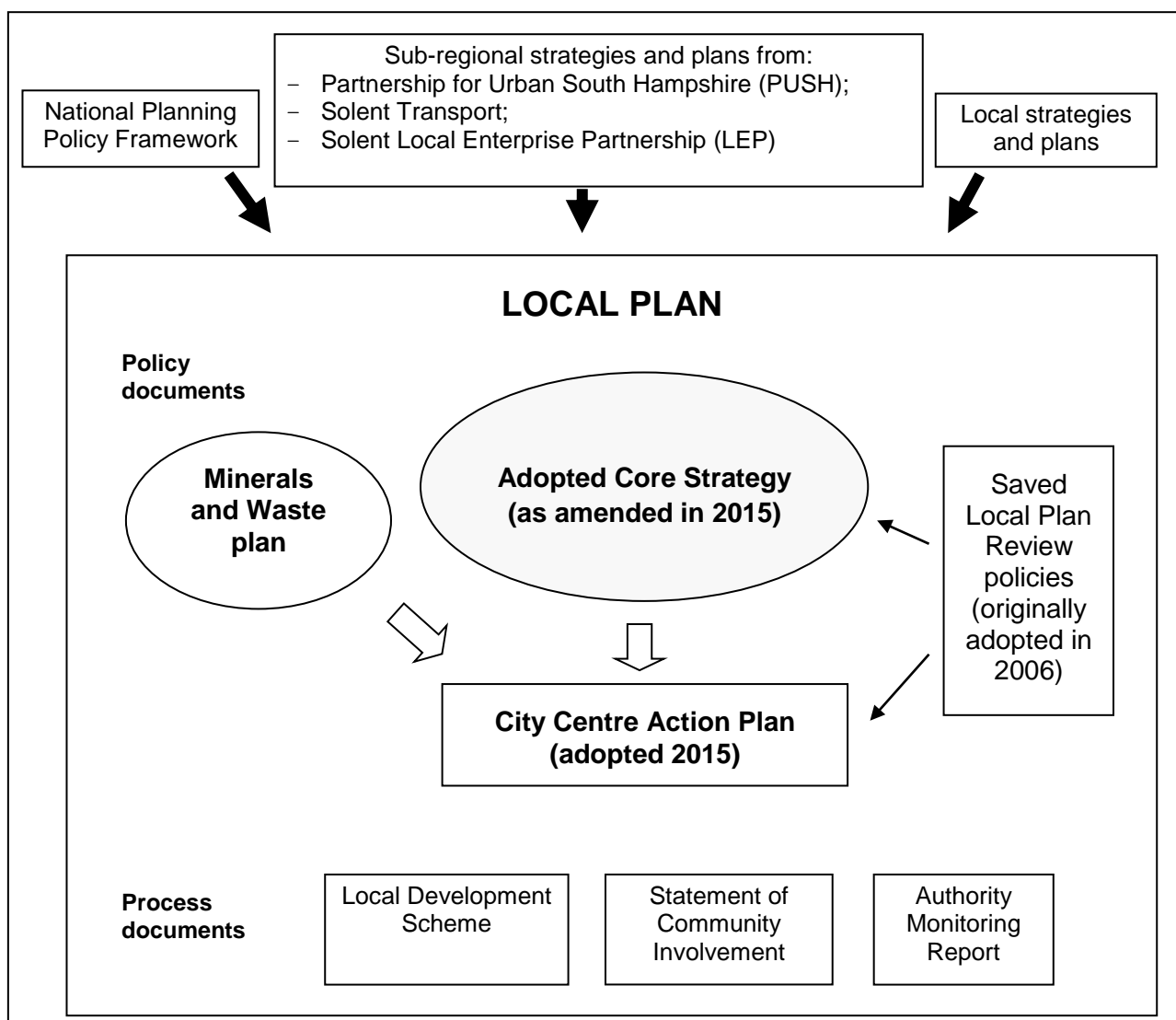
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Chapter 1 Introduction

- 1.1 This Authority Monitoring Report covers the period April 2014 – March 2015. The information in this report helps assess the progress and effectiveness of policies in the Local Plan. It also reports on the emerging new Local Plan for Southampton, Neighbourhood Plans and the Community Infrastructure Levy.
- 1.2 Monitoring is an important of the plan-making process. It ensures that
- the policies set out in the local plan are effective – they help to deliver the plan’s objectives; and
 - early warning is given if there are changes in the wider context that may influence the assumptions in the plan – such as the economic forecasts; and
 - the policies in the local plan are contributing to a more sustainable way of living, as required by the National Planning Policy Framework
- 1.3 The data provided in this report will help the Council to assess the effectiveness and continuing relevance of its plans and, if necessary, to trigger alterations to the plans and policies to reflect changing circumstances.

Figure 1 Local planning documents



- 1.4 The city's local plan is shown in figure 1 on the previous page. It currently comprises of:
- the adopted Core Strategy (as amended in March 2015 to incorporate the Partial Review);
 - the adopted City Centre Action Plan (March 2015)
 - the adopted Hampshire Minerals & Waste Plan (2013); and
 - saved policies from the adopted Local Plan Review (amended March 2015).
- 1.5 Planning for minerals and waste is undertaken jointly by Hampshire County Council, Southampton City Council, Portsmouth City Council, New Forest National Park Authority and the South Downs National Parks Authority. The Annual Monitoring Report for the Minerals and Waste Plan can be seen at: <http://www3.hants.gov.uk/mineralsandwaste/planning-policy-home.htm>.

The wider context

- 1.6 The planning system has the difficult task of balancing the needs for additional development with the protection of sensitive historical and natural environments and promotion of more sustainable development. The Council has set challenging development targets in order to encourage development and boost prosperity in the city, and provide new businesses, local facilities and homes to meet local needs. This is in the context of changing population with both an ageing population and increasing number of children in the city, see table 1 below. More information is available online on the 'Southampton Statistics' section of <http://www.southampton.gov.uk>.

Table 1 Population change

Age	2006	2009	2011	2013	2014	% change 13/14-14/15
Under 5	12,100	14,000	15,400	16,210	16,306	+ 0.6%
5-14	23,200	21,700	23,300	24,365	24,945	+ 2.4%
15-24	47,000	49,900	47,300	48,290	49,147	+ 1.8%
25-49	83,100	86,500	85,500	85,750	86,268	+ 0.6%
50-64	32,800	33,700	34,400	35,335	35,980	+ 1.8%
65-79	20,700	20,900	21,300	22,575	23,049	+ 2.1%
80 and over	9,800	10,100	9,500	9,620	9,595	- 0.3%
TOTAL	228,600	236,700	236,900	242,140	245,290	+ 1.3%

Source: Office for National Statistics Released June 2015. Due to rounding totals may not sum correctly.

- 1.7 The Council has continued to apply key policies in the Core Strategy with flexibility in recognition of the continuing viability pressures on development in recent years. Housing, office, industrial and retail completion figures all significantly increased in 2014/15, although there continues to be a loss of office floorspace to residential uses. The recently adopted Core Strategy Partial Review and City Centre Action Plan reduced the office and retail targets development targets to reflect the economic situation and likely development rates for these uses. The new Local Plan will provide the opportunity to review the wider policy for commercial development.

- 1.8 Despite the recent economic downturn a number of large developments are under construction:
- WestQuay Watermark is the next phase of the WestQuay development incorporating a cinema, restaurants and retail uses in the city centre
 - The new arts complex, restaurants and new homes at Northern Above Bar is expected to open in Spring 2016
 - The Centenary Quay (former Vospers) site in Woolston and Ordnance Survey sites continue to deliver new dwellings.
 - The Estate Regeneration programme is transforming shopping parades and delivering new dwellings across the city

Development targets and objectives

- 1.9 The Core Strategy sets out three overarching objectives for development in Southampton and key targets for the plan period up to 2026:
- A growing regional centre within a prosperous South Hampshire
 - Strong and distinctive neighbourhoods - A good place to live
 - An environmentally sustainable city

Table 2 Development Targets

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

- 1.10 In addition to the development targets in table 2 above, this report monitors issues identified in the Sustainability Appraisal report prepared for the Core Strategy. The objectives where there may be significant adverse effects from policies in the Core Strategy are set out below:
- Strategic Objective 2: Reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment
 - Strategic Objective 10: Reduce air pollution and ensure air quality continues to improve
 - Strategic Objective 11: Address the causes of climate change through reducing emissions of greenhouse gases and ensure that the city is prepared for its impacts
 - Strategic Objective 12: Protect, enhance and make accessible the city's biodiversity and greenspaces. Encourage the creation of green open spaces in new developments and maintain an adequate gap between Southampton and adjacent urban areas
 - Strategic Objective 15: Reduce waste generation and achieve the sustainable management of waste

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

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

Chapter 2 Progress in preparing plans

The Local Development Scheme (LDS)

2.1 The Local Development Scheme contains a description and timetable of the statutory plans which will be in preparation during a given 3 year period. Table 3 assesses the progress of plans against the most recent Local Development Scheme, version 3 which was published in February 2014.

Table 3 Progress on preparing plans

Emerging Development Plan Document	Date in the 2014 LDS	Date achieved / proposed	Comments
New Local Plan			
Commencement	Mar / Apr 2014	July 2014	Result of delays due to CCAP and CSPR examination
Initial consultation on issues & options	Jan / Feb 2015	July – Oct 2015	Result of delays starting plan and planned 12 week consultation period
Public consultation on preferred options	2016	Sept / Oct 2016	Result of initial delays
Consultation on proposed submission document	2016	Late 2017	Result of initial delays
Submission	2017	Early 2018	Result of initial delays
Examination	2017	Mid 2018	Result of initial delays
Adoption	2017	Late 2018	Result of initial delays
Completed Development Plan Documents	Date in the 2014 LDS	Date achieved	Comments
City Centre Action Plan (CCAP)			
Consultation on proposed submission document	August 2013	September 2013	Slight delay to provide sufficient time to prepare document
Submission	December 2013	December 2013	Key milestone met
Examination	March / April 2014	March/April 2014	Key milestone met
Adoption	Summer 2014	Adopted March 2015	Result of delay receiving Inspectors report
Core Strategy Partial Review (CSPR)			
Consultation on proposed submission document	August 2013	Sep / Oct 2013	Slight delay to provide sufficient time to prepare document
Submission	December 2013	December 2013	Key milestone met
Examination	March/April 2014	March/April 2014	Key milestone met
Adoption	Summer 2014	Adopted March 2015	Result of delay receiving Inspectors report

CIL Charging Schedule			
Informal consultation	January 2012	December 2011 – February 2012	Key milestone met
Public consultation (4 weeks)	September 2012	September 2012	Key milestone met
Submission	February 2013	February 2013	Key milestone met
Examination	March 2013	March 2013	Key milestone met
Receipt of Inspector's report	May 2013	April 2013	Key milestone met
Adopt	July 2013	September 2013	Slight delay to provide sufficient time to get detailed supporting information and procedures in place
Hampshire Minerals & Waste Plan			
			Plan adopted in October 2013 Monitoring is co-ordinated by Hampshire County Council
Development Plan Documents not progressed	Date in the 2014 LDS	Date achieved	Comments
Sites and Policies Plan			
Commencement	March 2009	March 2009	Key milestone met
Consultation on issues & Options	September 2010	Plan not progressed	Joint evidence collecting commenced. Decision taken to stop work on this separate document and subsequently to produce a new citywide Local Plan combining all the documents

Key changes to the programme of planning documents

- 2.2 In March 2015 the Council adopted two plans; the City Centre Action Plan to guide future development in the city centre and the Core Strategy Partial Review. The Partial Review focused primarily on reducing office and retail floorspace target to reflect the economic situation and likely delivery of development. This review was progressed alongside the City Centre Action Plan and a joint examination took place on both plans.
- 2.3 Following the adoption of these two plans, the Council has started work on the new Local Plan. This will replace the saved policies in the Local Plan Review and policies in the Core Strategy and City Centre Action Plan. Due to delays receiving the Inspectors report for the joint examination, there was a slight delay in the start of the new Local Plan. In accordance with the revised Local Development Scheme (February 2014), the milestone for 2015/16 is:
- New City Local Plan – initial public consultation on issues and Sustainability Appraisal; originally timetabled for January / February 2015 but now expected in July – October 2015 (with a longer consultation period)

- 2.4 Two plans in the LDS are now completed and not programmed for further work. These are the Hampshire Minerals and Waste Plan and the Community Infrastructure Levy Charging Schedule.

Duty to Co-operate

- 2.5 As the local planning authority, the council is required to co-operate with other local planning authorities and prescribed bodies in relation to strategic matters. The Planning & Compulsory Purchase Act (amended by the Localism 2011 Act) defines a strategic matter as “*sustainable development or use of land that has or would have a significant impact on at least two planning areas...*” This includes provision of strategic infrastructure. S33A (4) (a).
- 2.6 Southampton City Council is a member of the three key strategic planning partnership groups in South Hampshire which address sub-regional planning matters: the Partnership for Urban South Hampshire; Solent Transport; and the Hampshire Minerals and Waste Joint Members Panel. These partnerships have developed joint documents and strategies for the sub region covering the overall approach to development in South Hampshire and on specific issues such as minerals and waste and transport. This fulfils the major part of meeting the council’s duty to co-operate. In addition, the Planning Policy Group Leader has started a secondment, working for PUSH for two days a week in order to progress the South Hampshire Strategy. It is expected that the strategy, which sets out development targets for planning authorities in the South Hampshire sub region, will go out for consultation in late 2015.
- 2.7 In line with the regulations, the council has formally consulted the prescribed organisations during consultation periods. The council has also consulted relevant bodies informally in the development of its policies and approach.

Progress of Neighbourhood Plans

- 2.8 The Bassett Neighbourhood Plan was published for draft consultation (Regulation 14 of the Neighbourhood Planning Regulations 2012) August – October 2014. Following comments received on the draft plan, the plan was amended and published for formal consultation February – March 2015.
- 2.9 The council has been meeting with Councillor Harris and other members of the Bassett Neighbourhood Forum to progress the plan to examination. The plan is expected to go to examination in summer 2015 and a referendum will be held soon afterwards.
- 2.10 In addition to the Bassett Neighbourhood Plan, local businesses are investigating the potential for a business-led neighbourhood plan in the East Street area of the city centre. Consultants have been appointed to help local businesses decide whether or not to progress the plan. They have held two workshops in February and March 2015 to discuss opportunities for change within the area and whether a neighbourhood plan would be most suitable to deliver these opportunities.

Community Infrastructure Levy (CIL) receipts & expenditure

- 2.11 Southampton city council has charged Community Infrastructure Levy (CIL) since September 2013. This was set at a rate of £43 for retail development (A1-A5 uses) and £70 per sq m for residential uses.
- 2.12 CIL receipts in 2013/14 were only £69,936. This was partly because CIL charges do not become due until the development is commenced and there is also the option for larger developments to pay the charge in instalments.
- 2.13 In 2014/15 CIL receipts were collected from 29 sites and totalled £706,784.90.
- 2.14 No CIL money was spent in 2014/15.

Chapter 3 A growing regional centre

- 3.1 Southampton is the major regional centre for economic growth and for social and cultural venues, much of which is concentrated in the city centre. Policies encouraging new businesses and jobs and economic growth are currently split between policies in the City Centre Action Plan and policies for the rest of the city in the Core Strategy.
- 3.2 The City Centre Action Plan (adopted March 2015) updated planning policies for the city centre. The approach is:
- Providing additional office floorspace in the city centre, creating a new business district near to the Central Station. A flexible approach is taken to the replacement of existing offices in secondary locations (City Centre Action Plan, policies AP 1 and 2)
 - Identifying existing industrial areas in the city centre to be protected (CCAP, policy AP 3)
 - Improving and consolidating the main shopping area. Identifying a location for the long term expansion of the primary shopping area (CCAP, policies AP 5, 6 and 7)
- 3.3 Policies in the Core Strategy apply outside of the city centre and are intended to encourage new businesses and jobs by:
- Providing additional industrial and warehousing floorspace and protecting existing factories and warehouses. (Core Strategy policy CS6)
 - Supporting the economic and social role of town, district and local centres which provide shops and local services in safe, accessible locations (Core Strategy policy CS3)
- 3.4 The City Centre Action Plan updated the commercial allocations for the city centre. All Local Plan Review allocations were assessed and a number were released to be redeveloped for other uses.
- 3.5 Table 4 overleaf shows the retail and commercial completions and amount of floorspace either allocated or with planning permission for 2014/15.
- 3.6 There has been a significant increase in the amount of industrial land available due to allocations in the CCAP. In comparison to 168 sqm developed in 2013/14, there has also been a significant increase in completions to over 30,000 sqm. This included large sites at Endeavour Park (at the former NXP site), Dock Gate 20 and Third Avenue.
- 3.7 There were significant increases in office completions from 353 sqm in 2013/14 to 10,655 sqm in 2014/15. This was on two sites constructed outside the city centre with the majority of floorspace at the University of Southampton's Boldrewood campus.
- 3.8 Retail completions in 2014/15 were from two sources; changes of use to builders' merchants and ground floor commercial floorspace developed in mixed use developments including student schemes at Mayflower Halls and City Gateway.

Providing additional floorspace

Table 4 New office, industrial and retail floorspace

	Target 2006 - 2026 Annualised figures in brackets	Target 2006 - 2014 Annualised figures in brackets	Completions 2006 – 2014 Annualised figures in brackets	Completions 2014/15 sq m City centre figures in brackets
Office Use				
Total Floorspace Developed	110,000 (5,500)	44,000 (5,500)	66,114 (8,260)	10,655 (0)
Amount of Floorspace (Land) Available for Office Use, with planning permission &/or allocated				19,082 (18,429)
Industrial use (Use classes* B1 – B8 excluding B1A)				
Total Floorspace Developed	97,000 (4,850)	38,800 (4,850)	65,133 (8,140)	30,992 (0)
Amount of Floorspace (land) Available for Industrial Use, with planning permission &/or allocated				138,650 (91,631)
Retail and Leisure				
Total Floorspace developed for A1	90,000 (4,500)	36,000 (4,500)	82,465 (10,310)	6,369 (3,919)

* Town & Country Planning Use Classes Order

A1 - Shops;

B1 - Business;

B1A- offices

B2-8 General industrial

Supporting town, district and local centres

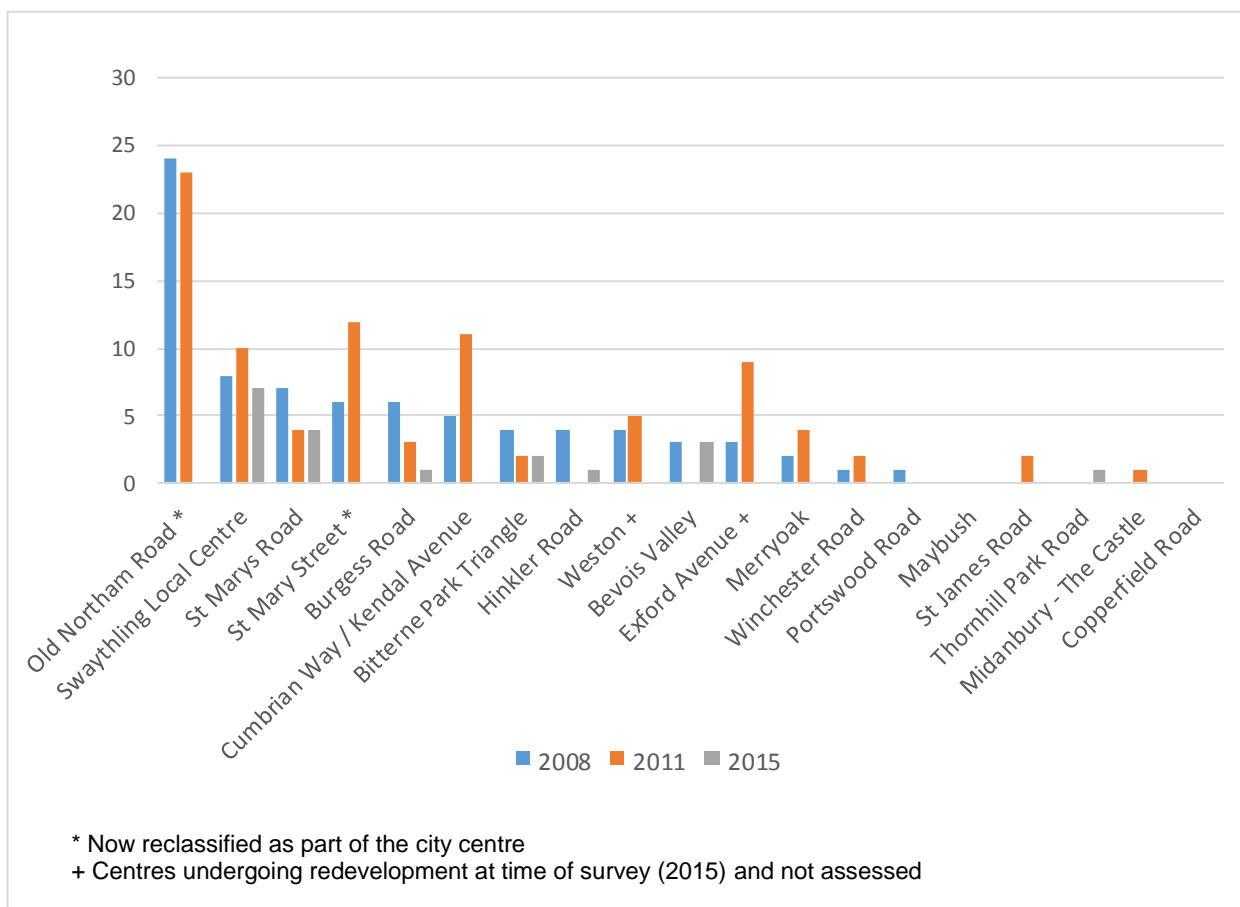
3.9 Local and district centres were surveyed in the Southampton Town, District and Local Centres Study undertaken by GL Hearn in March 2015. Table 5 shows the vacancy rates in the district centres. Graph 1 shows the vacancy rates in the local centres and includes Copperfield Road as it is identified in the emerging Bassett Neighbourhood Plan.

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

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

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

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



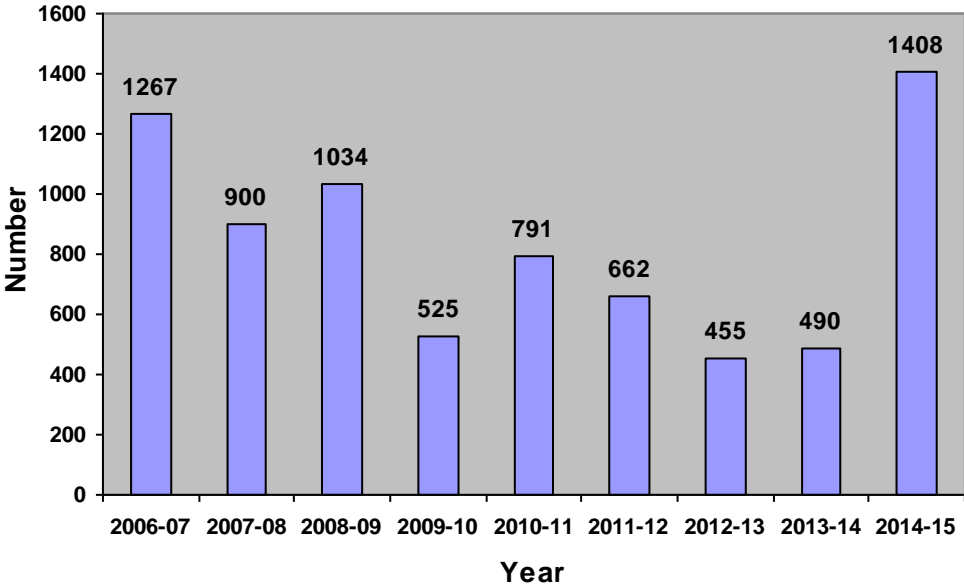
Chapter 4 A good place to live

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

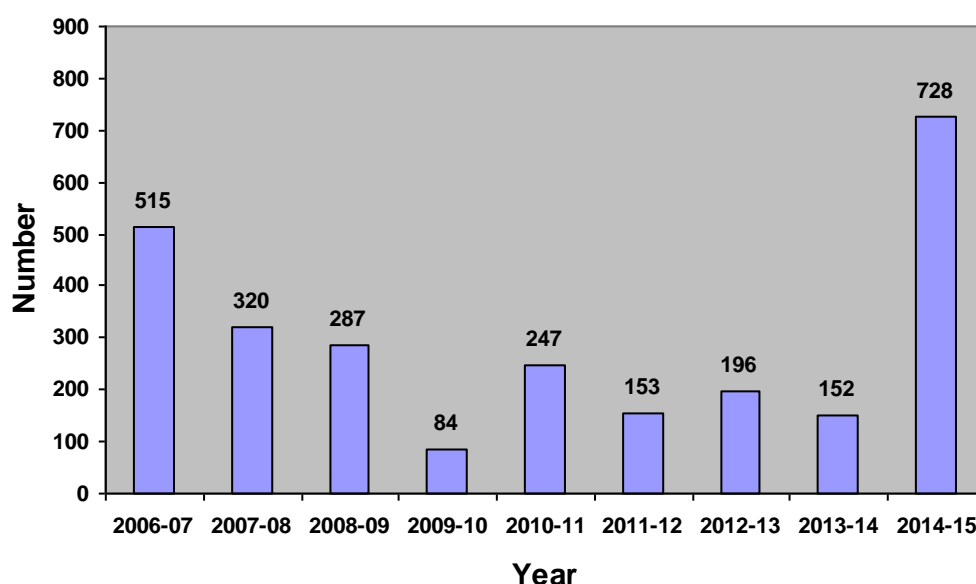
Housing completions

- 4.2 There was a net increase of 1,408 dwellings in Southampton in 2014/15 (compared to 490 in 2013/14). This was significantly above the annualised target of 820 completed dwellings per year and the completions in recent years:
- 728 (52%) of these were in the city centre;
 - 4,718 residential units have permission but have not been built;
 - 1,256 (net) dwellings have been provided on large sites capable of accommodating 10 or more units and 152 (net) dwellings have been provided on small sites capable of accommodating less than 10 units;
 - 62% came forward on unallocated sites. However, the majority of these sites are identified as potential sites in the SHLAA.

Graph 2 New dwellings completed 2006 – 2015 city-wide (net)



Graph 3 New dwellings completed 2006 – 2015 city centre (net)



4.3 In 2014/15 gross completions were significantly greater than the previous two years. Net completion levels in both the city centre and whole of Southampton are the highest recorded in the Local Plan period from 2006/07.

4.4 The record completions reflect continuing high completions from student housing schemes. In 2014/15, there was a net increase of 398 units (577 student units were built and 179 demolished). These included Richmond House (202 units), Mayflower Halls (197 units) and City Gateway (81 units). Other completions included continuing completions at Ordnance Survey (206 units), Admirals Quay (159 units) and Centenary Quay (72 units). Estate regeneration projects at Meggeson Avenue, Exford Avenue, Laxton Close and Cumbrian Way also delivered 141 units.

Table 6 Size of site (net) 2006-2015

	2006/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Large sites	1,067	571	672	290	636	477 (72%)	295 (65%)	355 (72%)	1,256 (89%)
Small sites	201	329	362	235	155	185 (28%)	160 (35%)	135 (28%)	152 (11%)
Total	1268	900	1034	525	791	662	455	490	1408

Source: SCC, Corporate Research and Hampshire County Council

Table 7 Site Completions 2014/15

	Large Sites 14/15	Small Sites 14/15	TOTAL 14/15
Total Gross Gain	1,452	179	1,631
Total Loss	196	27	223
Total Net Gain	1,256	152	1,408

Source: SCC, Corporate Research and Hampshire County Council

4.5 Table 8 below shows the composition of the new homes (tables 9 and 10 breaks this down further for large and small sites). Although one and two bedroom flats continue to deliver a large number of units, there has been an increase in flats with three or more bedrooms; 29% of the new homes completed in 2014/15 were larger houses or flats with 3 bedrooms or more, compared to an average 18% 2006-2015 of only 18%.

Table 8 Residential completions (gross) by type 2006-2015

TYPES	No. of beds	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	2006-15	
											TOTAL	%
FLATS	1	517	464	577	262	335	149	238	312	614	3468	39.6
FLATS	2	703	442	397	190	379	330	199	222	472	3334	38.1
FLATS	3	17	2	9	10	22	13	24	48	13	158	1.8
FLATS	4	0	4	2	1	2	0	2	17	5	33	0.4
FLATS	5+	0	0	1	0	0	0	0	0	124	125	1.4
SUB-TOTAL		1237	912	986	463	738	492	463	599	1228	7118	81.3
HOUSES	1	0	4	5	3	2	2	3	11	4	34	0.4
HOUSES	2	37	18	34	34	12	87	23	36	63	344	3.9
HOUSES	3	97	83	77	53	65	97	74	100	181	827	9.4
HOUSES	4	19	29	31	30	49	23	19	31	95	326	3.7
HOUSES	5+	1	3	1	1	2	3	3	6	5	25	0.3
HMO	3	0	0	0	0	0	0	2	1	0	3	0.0
HMO / Cluster flats	4	0	2	0	0	4	1	3	1	2	13	0.1
HMO / Cluster flats	5+	0	0	3	2	0	1	6	1	53	66	0.8
SUB TOTAL		154	139	151	123	134	214	133	187	403	1638	18.7
TOTAL		1391	1051	1137	586	872	706	596	786	1631	8756	100
LOSSES All dwelling units		124	151	103	61	81	44	141	296	223	1224	14
NET DWELLINGS		1267	900	1034	525	791	662	455	490	1408	7532	86

Source: SCC and Hampshire County Council

Table 9 Large Sites Net Gains (10 or more units) 2014/15

Beds	Flats	Houses	HMOs / Cluster flats	TOTAL
GAINS				
1-Bed	245	0	0	245
1-Bed student	313	0	0	313
2-Bed	431	47	0	478
3-Bed	6	164	0	170

Table 10 Small Sites Net Gains (<10 units) 2014/15

Beds	Flats	Houses	HMOs / Cluster flats	Res care	TOTAL
GAINS					
1-Bed	45	4		6	55
1-Bed student	5				5
2-Bed	41	16			57
3-Bed	7	17			24

4-Bed	0	71	0	71
5-bed	124	0	51	175
Totals	1,119	282	51	1,452
LOSSES	192	1	3	196
NET GAIN	927	282	48	1,256

Source: SCC and Hampshire County Council

4-Bed	5	24	2	31
5-bed		5	1	6
6-bed			1	1
Totals	103	66	4	6
LOSSES	10	16	1	0
NET GAIN	93	50	3	152

Table 11 Summary of unallocated / allocated sites 2006 - 2015

	2006/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Windfall sites (not allocated)	966 (78%)	721 (80%)	850 (82%)	429 (81%)	449 (57%)	372 (56%)	397 (87%)	340 (69%)	868 (62%)
Allocated sites	302 (24%)	179 (20%)	184 (18%)	96 (19%)	342 (43%)	290 (44%)	58 (13%)	150 (31%)	540 (38%)
Total	1,268	900	1,034	525	791	662	455	490	1,408

Source: SCC and Hampshire County Council

4.6 The appropriate density level for a site is determined in accordance with the site's location in relation to public transport. In 2014/15, the proportion of low density development of 30-50 dwellings per hectare (dph) continued to increase. This reflects the increased numbers of houses and larger flats constructed.

4.7 Table 12 has been further split to show more information about the highest densities. Most completions in 2014/15 were in development of over 250dph. The densest schemes are former office blocks converted to studio apartments for students at Richmond House (1,188 dph) and Queens Gate (1,067dph). The monitoring of density levels is important as it will influence whether the city can accommodate the full target of new homes by 2026.

Table 12 Density of New Development

Density Levels (dph)	No of Units (gross)								
	2006/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Greater than 50	1248 (90%)	961 (91%)	1001 (88%)	477 (81%)	786 (90%)	619 (88%)	495 (83%)	635 (81%)	1299 (80%)
• Greater than 250							187 (31%)	132 (17%)	665 (41%)
• Between 101 & 250							92 (15%)	322 (41%)	334 (21%)
• Between 51 & 100							216 (36%)	181 (23%)	300 (18%)
Between 30 & 50	114 (8%)	58 (6%)	92 (8%)	64 (11%)	71 (8%)	60 (8%)	69 (12%)	118 (15%)	301 (18%)
Under 30	30 (2%)	32 (3%)	44 (4%)	45 (8%)	15 (2%)	27 (4%)	32 (5%)	33 (4%)	31 (2%)
TOTALS	1391	1,051	1,137	586	872	706	596	786	1,631

Source: SCC and Hampshire County Council

Affordable Homes

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

Table 13 Affordable homes by type

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

Source: SCC and Hampshire County Council

4.9 The number of households waiting on the Council's property register has fallen for the last three years. Table 14 below shows the numbers on the housing register have almost fallen back to 2006/07 levels.

Table 14 Numbers on the Council's property register

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

Source: SCC Corporate Research

Gypsy and traveller accommodation

4.10 The number of unauthorised Gypsy and Traveller Encampments in Southampton has decreased in recent years dropping from 25 in 2007/08. In 2011/12 and 2012/13 there were no unauthorised encampments on city council or private land in the city. In 2013/14 there were 2 unauthorised encampments in the city.

4.11 In 2014/15 there were 2 unauthorised encampments in the city.

- 4.12 One planning application was received for Gypsy and Traveller accommodation in 2014/15. This was for the subdivision of land to form plots for use by travelling showpeople at Botley Road / Bursledon Road.

Office to residential prior approvals

- 4.13 In 2013/14, the Government amended the permitted development rights to permit the change of use from offices to residential. This was introduced on 30 May 2013 and applies to development completed by 30 May 2016.
- 4.14 A total of 40 applications were received for the conversion of offices to residential under prior approval in 2014/15. Of these, 23 were for city centre offices and 17 for offices outside the city centre. Some of these were multiple applications on the same site.
- 4.15 99 completions were delivered through prior approval permissions in 2014/15. This source of new dwellings will increase as 164 dwellings were started on 17 sites. In addition dwellings were started and completed on sites which originally had prior approval permissions and subsequently gained full planning permission.

Future housing supply

- 4.16 The Core Strategy sets out a target of 16,300 new homes to be built between 2006 and 2026 (policy CS 4). As at 1 April 2015, a total of 7,532 of these had been delivered (46%) leaving a residue of 8,768 to be completed by 2026. This equates to 797 dwellings per year 2015/16 – 2025/26. (Table 16 sets out the 5 year land supply for Southampton).
- 4.17 Southampton's future housing supply includes large sites with a net increase of 10 or more units identified in the Strategic Housing Land Availability Assessment; small sites with planning permission; and an allowance for small windfall sites. The windfall site allowance is based on the delivery of small windfall sites in the last 5 years. Yields prior to 2012/13 were revised to reflect the changing national policy on garden land and local policy on the provision of family housing.
- 4.18 Table 15 on page 21 provides a trajectory of Southampton's future housing supply. It is projected that the target of 16,300 in the current Local Plan Review will be met.

SHLAA monitoring and 5 year land supply

- 4.19 The council published the latest Strategic Housing Land Availability Assessment (SHLAA) in March 2013. This identified sources to deliver the overall target and demonstrated a 5 and 10 year supply (as at December 2012). In accordance with Planning Practice Guidance, the assessment of sites should be kept up to date. Paragraph 47 in the National Planning Policy Framework also requires authorities to identify a five year supply of housing with a buffer to ensure choice and competition in the market.

4.20 The figures for identified sites in Table 16 on page 23 are based on the SHLAA sites, updated to reflect completions and changes in timescales and numbers since its publication. The targets have also been revised to reflect completions in 2014/15. The projected supply as at 31st March 2015 is as follows:

2015/16 – 2019/20 (5 year supply) of 5,049 dwellings compared with a target of 4,184 dwellings (adjusted to reflect over delivery of 197 dwellings and to include a 5% buffer). This equates to a 6.1 year supply.

4.21 The calculation of Southampton's 5 year supply includes a 5% buffer brought forward from later in the plan period. The National Planning Practice Guidance requires local authorities to apply a 5% or alternatively a 20% buffer if there is a record of persistent under-delivery. The guidance states that the 'assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle'. Until 2012/13 the cumulative delivery of housing in Southampton exceeded the cumulative target. This was followed by two years when cumulative completions fell below the target. However, due to high completions in 2014/15 this no longer the case. Therefore Southampton does not have a record of persistent under-delivery.

Table 15 Annualised requirement and projected annual supply

	Completions									Projections										
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past completions – Allocated sites	302	179	184	96	342	290	58	150	540											
Past completions - Unallocated sites	966	721	850	429	449	372	397	340	868											
Total completions	1267	900	1034	525	791	662	455	490	1408											
Projected completions – Identified sites										1136	957	774	819	1043	982	987	969	848	620	629
Projected completions - small windfalls													160	160	160	160	160	160	160	160
Small site commitments										100	100	100	100	100						
Cumulative completions	1267	2167	3201	3726	4517	5179	5634	6124	7532	8768	9825	10699	11778	13081	14223	15370	16499	17507	18287	19076
Plan – Strategic Allocation (annualised)	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815
Monitor No. above / below cumulative allocation	452	537	756	466	442	289	-71	-396	197	618	860	919	1183	1671	1998	2330	2644	2837	2802	2776
Manage – annual requirement taking account of past/projected completions	815	791	785	771	786	786	794	820	848	797	753	719	700	646	537	415	233			

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

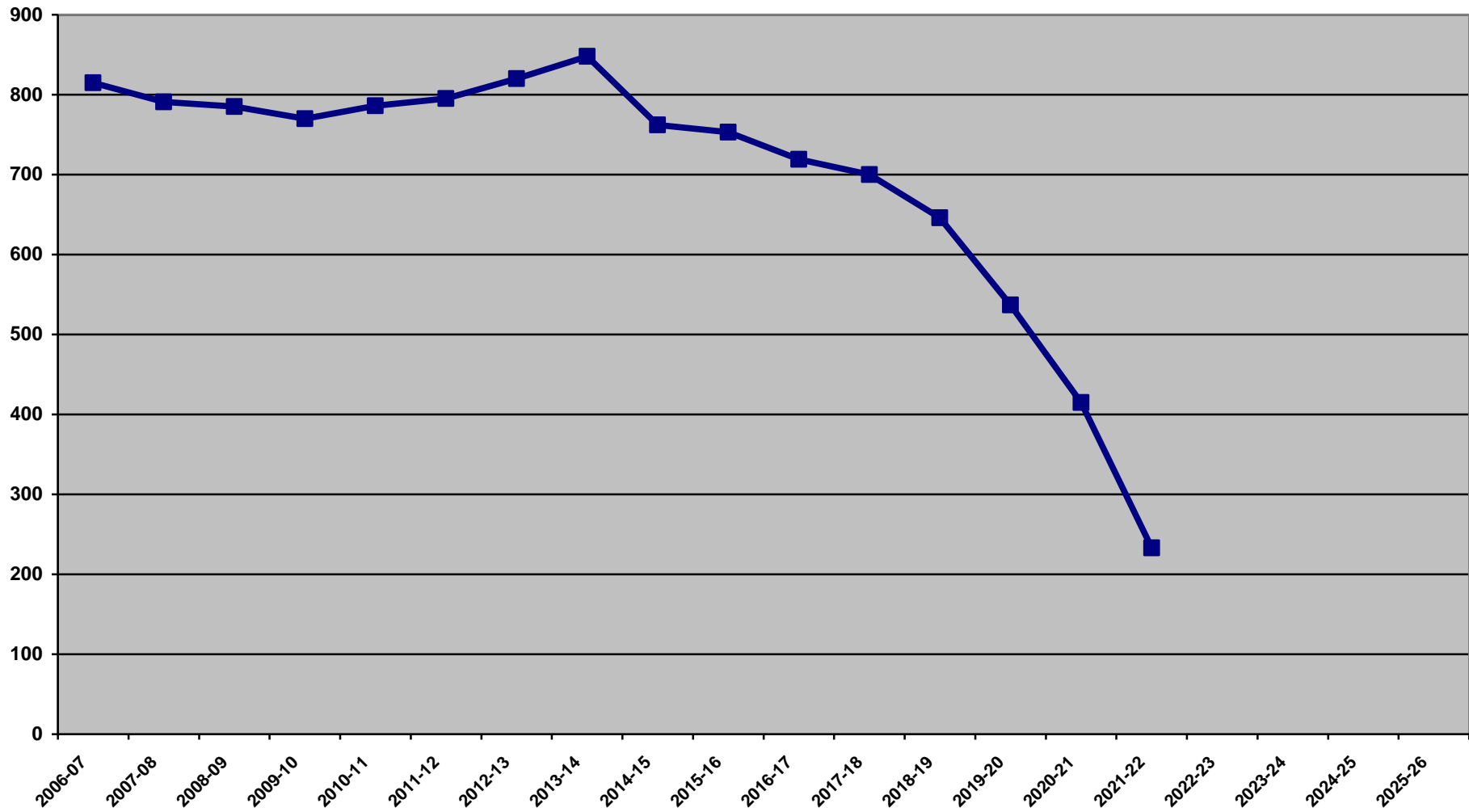


Table 16 5 year housing land supply

	Figures
Targets:	
Requirement 2006-2026	16,300 dwellings
Amount built 2006-2015	7,532 dwellings
Residual amount to be built 2015-2026 (11 years)	8,768 dwellings
Requirement 2015/16-2019/20 (5 years)	3,985 dwellings
Additional 5% buffer	199 dwellings
Revised total housing requirement 2015-2019	4,184 dwellings
Revised annual housing requirement 2015-2019	837 dwellings
Supply:	
Projected supply from identified sites 2015-2019	4,729 dwellings
Small site windfall allowance 2018/19 and 2019/20 (based on past delivery adjusted to reflect current planning policy on garden land)	320 dwellings
Total projected housing supply 2015-2019	5,049 dwellings
Summary:	
Projected housing surplus	865 dwellings
Projected years housing supply	6.1 years

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

4.23 The SHLAA was based on sites assessed at 31st December 2012. The following changes have taken place to SHLAA sites in 2014/15:

Update on SHLAA sites

Sites completed in 2014/15

- CC 35 Mayflower Halls
- C 51 Park Centrale - South East corner
- C 56 122-126 St Mary's Road
- E 23 Land at Yeovil Chase (Harefield School)
- E 44 Meggeson Avenue (222 - 252) (Estates Regen)
- E 46 Birch Lawn, Sullivan Road

N 18 City Gateway Parkville Road (now for 81 student units)
 N 31 468-480 Portswood Road
 S 19 Johns Road & Inkerman Road
 W 48 37 - 75 Cumbrian Way (Estates Regen)
 Thorners, Regent Park Road (Omitted from SHLAA in error)

Sites under construction in 2014/15

CC 7 Admirals Quay (part complete)
 CC 10 Fruit and Vegetable Warehouses and Brunswick Square (part complete)
 CC 27 Watermark West Quay (phase 1)
 CC 36 Northern Above Bar (now for 38 units)
 CC 49 60-64 St Mary's Road
 CC 51 21 Southampton Street and 16-18 Upper Banister Street (part – Southampton Street)
 CC 56 Richmond House (now for 212 student units – prior approval)
 C 18 39 Archers Road
 C 24 84-86 Millbrook Rd East / Cracknore Road
 C 41 Earls Road Car Park
 C 45 110-132 Bevois Valley Road
 C 52 Southampton Podiatry Centre, 7 Archers Road
 C 56 122-126 St Mary's Road
 C 59 Park Hotel, 90 Shirley Road
 E 43 Exford Avenue (Estates Regen) (part complete)
 S 21 Centenary Quay (1,220 units outstanding)
 W 15 Poor Clare Convent, Bracken Lane (part complete)
 W 26 Ordnance Survey (Eastern Site) (part complete)
 W 37 Ordnance Survey (Western Site) (part complete)
 W 45 Whitehaven, Buttermere Close
 W 46 Vacant pub on Wimpson Lane

Table 17 Changes in planning status for SHLAA sites 2014/15

Site code	Site name	Change in planning status
CC 19	165 St Mary Street and former Chantry Hall	Application approved for 59 flats (13/01828/FUL)
CC 25	23-25 Hanover Buildings	Application for 12 flats in upper floor and additional storey (14/01472/FUL)
C 5	Meridian	Application for 351 dwellings (14/01747/OUT)
C 21	Police Offices, Hulse Road	Application approved for 44 dwellings (14/01446/FUL)
C 42	30-68 Bevois Valley Road	Application approved for extra 3 flats at Kingsbury House, 64 (14/00226/OUT)
C 54	Bedford House, Mental Health Day Centre	Application pending for 18 dwellings (14/01778/FUL)
N 6	68-94 Portswood Road	Application pending for 71 student flats (14/02045/FUL)

N 35	Chamberlain Halls (& Bassett House)	Applications approved (12/1450/FUL 12/01451/FUL)
S 10	216-220 Spring Road	Application approved including 2 houses (14/01252/FUL)
S 16	Former Woolston School	Application pending for 40 dwellings (14/00101/R3OL)
S 36	17-21 Portsmouth Road	Outline application approved (13/00614/OUT)

Sites allocated in CCAP (adopted March 2015)

- CC 26 West Quay Retail Park
- CC 31 City Industrial Park
- CC 33 Central Station
- CC 41 Car park, Kings Park Road
- CC 44a Aviation Museum
- CC 44b 24-32 Canute Road and 157-159 Albert Road South
- CC 45 College Place Car Park
- CC 54 Chapel Riverside (formerly Town Depot)
- CC 55 Car Park adj 14-18 College Street
- CC 57 135-141 Albert Road South
- CC 58 Cedar Press
- CC 60 American Wharf
- CC 61 59-61 St Mary Street
- CC 62 Car park on Northam Road
- CC 63 Sites either side of Northern Above Bar
- CC 65 Handford Place car park
- CC 69 East of Castle Way
- CC 70 Heart of the city - Asda, Marlands (CCAP Quarter)
- CC 71 Station Quarter - south of station; hotels, Toys R Us & restaurants
- CC 72 Western Gateway - non City Industrial Estate (part of CCAP Quarter)
- CC 73 West of Queensway (formerly East of)

Chapter 5 An environmentally sustainable city

- 5.1 Policies in the Core Strategy are intended to contribute to Southampton's commitment to thrive in a new low carbon economy by:
- Tackling climate change, in particular through promoting a modal shift in people's transport choices away from the use of private vehicles and thus reducing the level of CO2 emissions (policy CS 18)
 - Ensuring that the city's use of resources is more efficient and reduced, through a greater use of renewable and alternative sources of energy; a reduction in water consumption and wastage; a growth in the recycling of waste products and an increase in greener building designs (policy CS 20)
 - Protecting and enhancing the natural environment and the city's biodiversity (policies CS21 and CS22)
 - Ensuring that areas subject to flooding are protected, and that water quality is protected also, with drainage, surface and groundwater treatment not harming the environment (policies CS20 and CS23)

Sustainable transport

- 5.2 Table 19 shows the split of the different modes of vehicles travelling inbound to the city centre during the morning peak (7-9am). Although most modes have remained at similar levels, over the long term the share for rail travel and walking has increased steadily. There has been no real increase in the share of light vehicles over that period although this has fluctuated.

Table 18 Modal split for movements into the City Centre 2011-2015 (am peak)

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

Renewable energy

- 5.3 Southampton's Geothermal Heating is one of the largest District Heating and Chilling Schemes in the United Kingdom. The scheme continues to expand and in 2014/15, the Southampton Arts Complex connected in to the system.
- 5.4 In 2014/15, hot brine from the geothermal well provided 0% of the total district heating mix with natural gas providing 97% and fuel oil 3%. In the 2014/15, the Scheme produced over 32,193 MWh of heat per annum; 24,681 MWh of electricity from the CHP plant; and 10,103 MWh of chilled water for air

conditioning. It is planned to re-pump the geothermal well in 2016 after completion of a major refurbishment.

Greener building design

- 5.5 Policy CS20 states that *'From 2012 - once energy efficiency measures and renewable or low-carbon technology opportunities have been maximised, any remaining CO2 emissions can be offset through contributions to a carbon offset fund, which will be invested in off-site renewable energy and energy efficiency projects throughout the city. This will be in place for 2012 when the requirements for new development increase'*. A study was carried out in 2012 by United Sustainable Energy Agency on behalf of Southampton City council which demonstrated how a local carbon offset fund could be set up and managed as part of the ambitions to reduce CO2 emissions in Southampton. This is based on a definition of zero carbon as all regulated emissions from a development.
- 5.6 Following the results of the study, the Carbon Offset Fund was launched in April 2013 through the Developer Contributions Supplementary Planning Document. The contribution is set at £210 per tonne of carbon dioxide emitted in the first year of a development's life (to a maximum of £3 per square metre of development), which is based on the local cost of offsetting a tonne of carbon. This is secured from development through a Section 106 agreement.
- 5.7 Management of the fund will be undertaken by the Environment Centre who will evaluate projects applying for funding and track installations. However this will likely involve retrofitting projects in the most part which will reduce resident's energy bills, improve the condition of the city's housing stock and reduce the city's carbon emissions.
- 5.8 No payments were made in the 2014/2015 financial year due to the timescales of the s106 process. However contributions are expected from a number of sites in 2015/16.

Protecting and enhancing the natural environment

- 5.9 There are 73 biosites, identified by SCC Ecologists as having good biodiversity interest, in the city. Although the number of biosites remains the same as 2013/14, the number of SINC's identified increased from 47 to 49 following surveys undertaken in 2014. This increases the area identified as SINC's by 4.82 hectares. Further information on this can be accessed from the Hampshire Biodiversity Information Centre through the Hampshire County Council website www.hants.gov.uk.

Reducing flood risk

- 5.10 There have been no planning permissions granted in 2014/15 contrary to Environment Agency advice on flooding.

Chapter 6 Links to other information

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