Planning Annual Monitoring Report

April 2006 - March 2007

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

SOUTHAMPTON CITY COUNCIL ®

Annual Monitoring Report

April 2006 - March 2007

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Indicators - current trends

↑ Improved

↘ declined

→ unchanged

1. Housing provision issues

Targets:-

- The target for housing provision in South Hampshire is 80,000 dwellings between 2006 and 2026, and for Southampton 16,300 dwellings.
- Meet 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. Upgrade delivery with an initial target of 1000 dwellings a year, an affordable target of 350 dwellings a year, and family housing delivery of up to 30%.
- Meet future growth based upon South East Plan proposals to supply 16,300 dwellings over the next years, 2006 - 2026.
- 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 the 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.
- Ensure appropriate increases in density of housing provision on brownfield land.
- Seek to reduce the need for car use in urban residential areas.
- Develop the appropriate transit site to accommodate gypsies and travellers, to help eliminate unauthorised encampments.

Key findings and indicators

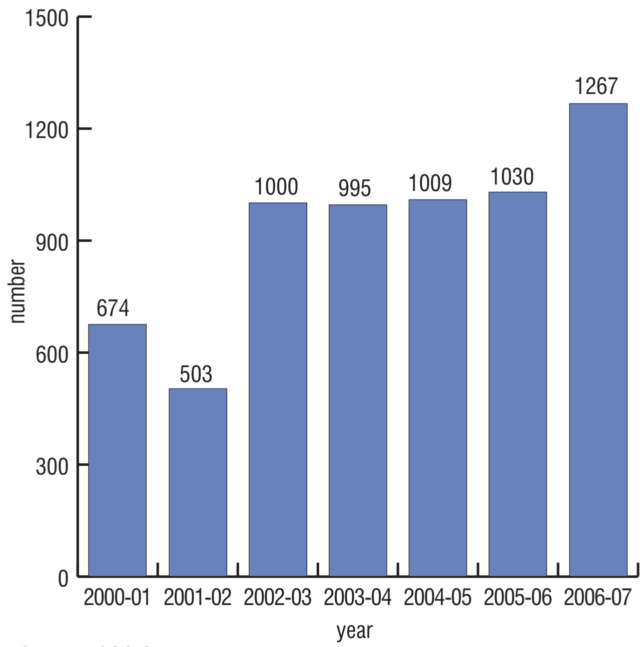
Southampton has delivered 1267 dwellings during 2006-07, its highest level of delivery.[2]

Hampshire built 7,353 new dwellings during 2006-07, significantly above the Regional Planning Guidance requirement of 6,030.[3]

Housing completions / projections / allocations

Graph 1

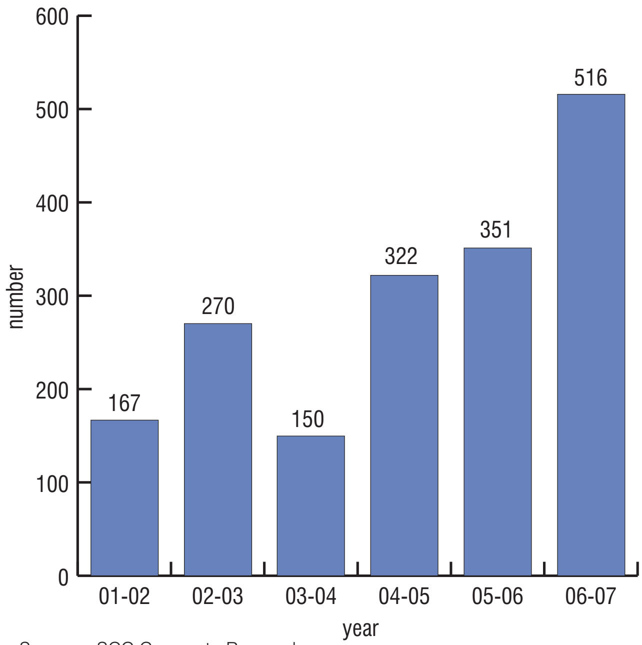
Net New Dwellings Completed in Southampton 2001-2007[2]



Source – SCC Corporate Research

Graph 2

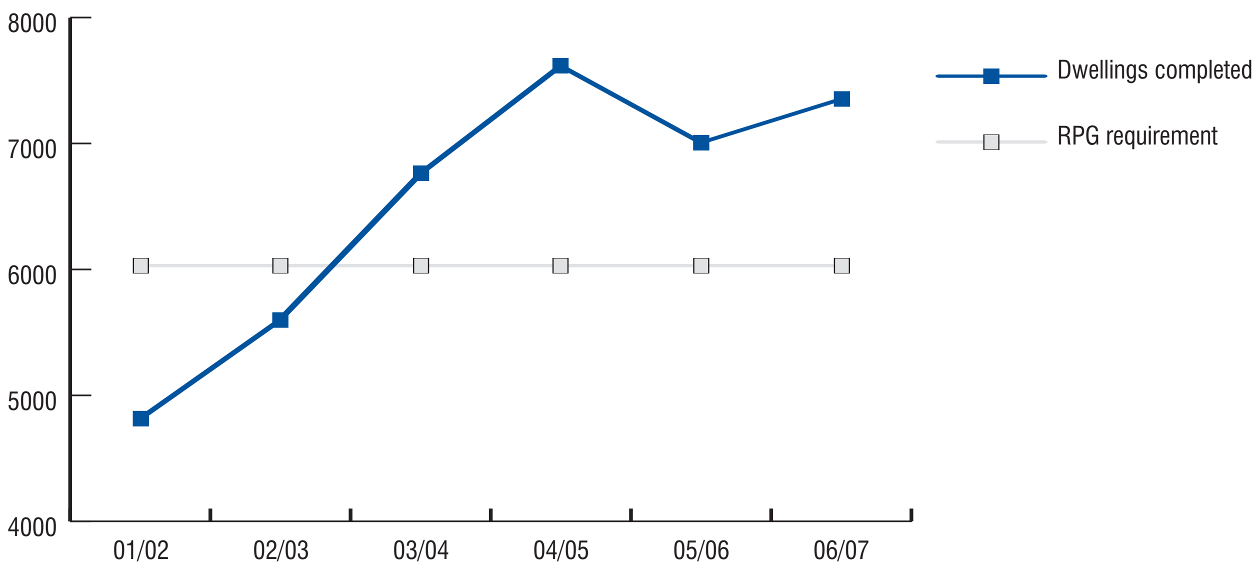
City Centre Area Completions 2001-2007[2]



Source – SCC Corporate Research

Graph 3

Hampshire Housing Completions 2001 - 2007[3]



Source - Hampshire County Council

Table 1

Hampshire Housing Completions 2001 - 2007[3]

	01/02	02/03	03/04	04/05	05/06	06/07	Total
Dwellings completed	4,815	5,600	6,762	7,618	7,006	7,353	39,154
RPG requirement	6,030	6,030,	6,030	6,030	6,030	6,030	36,180
% of requirement	80%	93%	112%	126%	116%	122%	108%

Source - Hampshire County Council

Table 2

Residential Divisions 2005/06; 2006/07

	Flats				Houses			
	Gains		Losses		Gains		Losses	
	2005/06	2006/07	2005/06	2006/07	2005/06	2006/07	2005/06	2006/07
1 bed	282	517	1	12	7	0	0	1
2 bed	702	703	3	6	11	36	0	0
3 bed	4	17	1	1	102	96	6	3
4 bed	0	0	0	1	13	18	2	1
5 bed	0	0	0	0	3	1	0	1
Unkn	0	0	14	22	0	0	65	73
Total	988	1237	19	42	136	151	73	79

Source - SCC Corporate Research

With a record delivery of 1267 dwellings, the greatest level of increase in dwelling type, lies in the provision of one bed flats, and two bed houses. Flat delivery overall is 94% of the total dwellings for both 2005/06 and 2006/07.[2]

All the new and converted dwellings are on previously developed land.

Table 3

Density Levels (Gross Figures per hectare)

Density Levels	No. of Units		% of Units	
	2005/06	2006/07	2005/06	2006/07
Greater than 50	910	1248	80.81	89.65
Between 30-50	123	114	10.92	8.19
Under 30	93	30	8.25	2.16

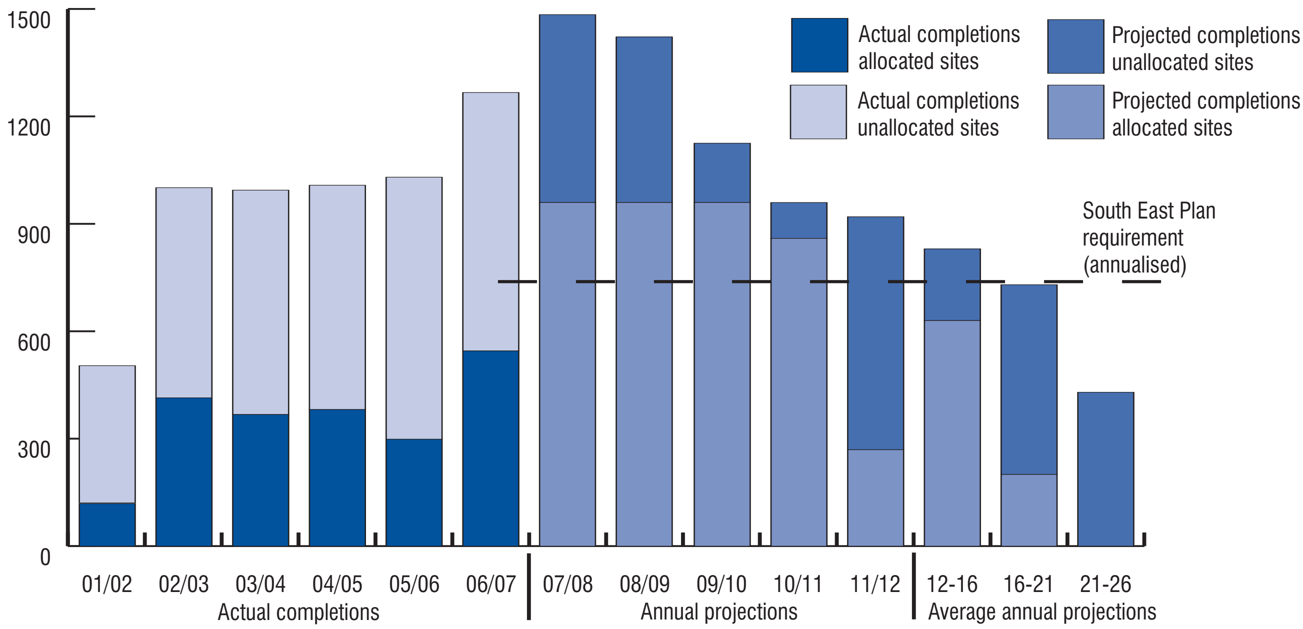
Source – SCC Corporate Research

Density levels have risen by approximately 9% in the above 50 units per hectare area, with the number of lower density units having fallen.

There are now 98,767 properties (2006/07) in Southampton.[2]

Graph 4

Housing Trajectory – Actual and Projected Net Completions 2001-2026



Source - Hampshire County Council; Southampton City Council

Table 4

Housing Completions and Projections 2001-2026

	Completions						Projections							
	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-16	16-21	21-26
Projected annual completions - allocated sites							960	960	960	860	270	630 pa	200 pa	-
Projected annual completions - unallocated sites							525	463	165	100	650	200pa	530pa	430pa
Actual annual completions - allocated sites	120	414	368	382	299	546								
Actual annual completions - unallocated sites	383	586	627	627	731	721								
Actual completions - total	503	1,000	995	1,009	1,030	1,267								
Projected annual completions - total							1,485	1,450	1,125	960	920	830	730pa	430pa
Cumulative completions 2006-26 (end of period where applicable)						1,267	2,752	4,175	5,300	6,260	7,180	10,500	14,150	16,300
Hampshire County Structure Plan (1996-2011) allocation annualised	486	486	486	486	486	486	486	486	486	486	-	-	-	-
South East Plan (Regional Spatial Strategy) requirement annualised						815	815	815	815	815	815	815 pa	815 pa	815 pa

Source - Hampshire County Council, Southampton City council

Table 5

Housing Completions 2001/02 - 2006/07 sites; Windfalls; Allocations

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Large sites	380	867	806	762	819	1090
Small sites	123	133	189	247	211	177
Windfalls	383 (76%)	586 (59%)	627 (63%)	627 (62%)	731 (70%)	721 (58%)
Allocations	120 (24%)	414 (41%)	368 (37%)	382 (38%)	299 (30%)	546 (42%)
Total	**503**	**1,000**	**995**	**1,009**	**1,030**	**1,267**

Source - Southampton City Council, Corporate Research

Since 2002/03, Southampton has delivered a housing supply of more than double the Structure Plan requirement, and more than the average annual figure of 815 dwellings required by the South East Plan. With a total of 1267 dwellings constructed in 2006-07, it is expected that the 16,300 dwellings to be provided by 2026 will be achieved by a smaller annualised delivery on a progressive basis. One of the major sources of housing supply will be a former shipbuilding site, which will deliver approximately 1,500 dwellings by 2017. Fifty eight per-cent of the sites developed during 2006-07 were "windfall" sites, which was a lower percentage than the previous years.[3]

Population growth within Southampton has officially grown to approximately 224,500, - 2006/07; however research into the Eastern Europeans within the city has boosted the figure by a further 10,000 or so.

The most likely population figure for the city is therefore around 235,000.[2] This exceeds the official projected figure, illustrated in the Chelmer Model shown overleaf.

Population

Table 6
Projected Change in Population by Age Group

Age group	2006		2026		Change	
	Number	% of total pop.	Number	% of total pop.	Actual change	% Change
0-4	12,634	6%	11,881	5%	-753	-6%
5-15	27,357	12%	25,612	11%	-1,745	-6%
16-29	57,478	26%	54,354	24%	-3,124	-5%
30-44	47,736	21%	44.089	20%	-3,647	-8%
45-64	47,245	21%	53,060	24%	5,815	12%
65-74	15,718	7%	21,323	9%	5,605	36%
75-84	11,893	5%	16,400	7%	4,507	38%
85+	4,526	2%	6,824	3%	2,298	51%
All ages	224,587		233,543		8,956	4%

Source: Chelmer Model, HCC (2006)

Housing improvements

In terms of housing improvement, the percentage of Council homes meeting Decent Homes Standards has risen again.[1]

2004/05 – 40%
2005/06 – 60%
2006/07 – 75%

The Council owns 17,385 properties (2006-07).[1]

The level of improvement of unfit private housing through the introduction of a new Home Loans Service is 170.[1]

The number of Private Sector Homes improved through Housing Grant Assistance has risen again, beyond the target of 850.[1]

2004/05 – 879
2005/06 – 884
2006/07 – 902

(The City has over twice the national average of privately rented dwellings :- 21%, compared to 10% nationally).

The number of vacant homes brought back into use has risen again beyond the target of 100.[1]

2004/05 – 102
2005/06 – 104
2006/07 – 105

The target of 75 for bringing Houses in Multiple Occupation up to Council HMO standards has been exceeded[5] – 80 properties.

The city has approximately 7,600 Houses in Multiple Occupation.

Commentary

The number of dwellings built is the highest level ever achieved. The proportion of flatted development is the same as 2005/06.

Key issues, such as Council Decent Homes Standards, Private Sector Home Improvement Standards and Vacant Homes coming back into use all increased over the previous years.

Population growth within the city is considerable due to East European movement, which will have implications for the delivery in the future of housing levels.

Services to help people to live independently are improving for the elderly and disabled; sustainable communities are assisted by more affordable homes delivery.

Affordable Housing issues

The provision of Affordable Housing by the Council in partnership with Registered Social Landlords continues to exceed targets:-[1]

Housing delivery

Table 7

Affordable Housing Delivery

	Target	Provision
2002-03	300	342
2003-04	300	401
2004-05	300	406
2005-06	350	440
2006-07	350	519

Source: SCC Corporate Research

House prices

Table 8

House Prices by Type : Southampton

	Nov 2005	Feb 2006	Feb 2007
Detached	£230,674	£241,000	£249,005
Semi-Detached	£180,295	£170,509	£177,317
Terraced	£152,857	£154,865	£157,702
Flats / Maisonettes	£136,259	£131,000	£136,681

Source: HM Land Registry

Table 9

February 2007 House Prices by Type: South-East : England/Wales

	South-East	England
Detached	£382,696	£300,349
Semi-Detached	£222,085	£180,170
Terraced	£184,071	£158,493
Flats / Maisonettes	£155,727	£185,703

Source: HM Land Registry

In Southampton, house prices by type in detached properties tend to be substantially lower than in the South-East and England and Wales.

In semi-detached properties, prices are lower in Southampton, but not by such a large amount.

Terraced property prices within Southampton are similar to those across England and Wales, but substantially less than across the South-East.

There is a considerable difference between property prices in the flat and maisonette category. Southampton's prices are much lower than those across England and Wales, and quite a lot lower than those across the South-East. This may be partly to do with the high percentage of delivery within the city, around 94%, which is greater than across England and Wales generally.

Average house prices across England and Wales and the South-East were beginning to stabilise, and fall very slightly (February 2007), but in Southampton there remains a small rise, 0.5%. Throughout 2006/07, overall prices have risen by approximately 7%.[16]

Flats and Maisonettes are the principal point of entry for first time buyers, especially those moving out of rental accommodation. The number of Affordable Homes occupied by Key Workers is 75.[10]

Table 10
Average House Prices 2006/07

Southampton	£151,800
South-East	£212,300
England	£172,000

Source: HM Land Registry

The rise in house prices in Southampton is relatively low at around 7%.[1]

The proportion of affordable properties in low cost ownership, and rented is in exact accordance with Core Strategy and Partnership for Urban South Hampshire (PUSH) targets:- from the 40% provision – 15% low cost intermediate purchase; 25% social rent.

Table 11
Affordable Housing Proportions – 2006/07

Low Cost Home Ownership	170
Rented Properties	349
Total	**519**

Source: SCC Corporate Research

Table 12
Housing Register Households

2003/04	-	8128
2004/05	-	9225
2005/06	-	11,126
2006/07	-	11,000

Source: SCC Corporate Research

Commentary

There is a very high delivery of affordable homes, 2006/07, with the number of applicants on the housing register broadly similar to 2005/06. There is a particularly high level of delivery of flats, which is likely to fall in the coming years, with an increase in family housing provision.

Actual house prices within the city tend to remain below those in England and the South-East, especially those in the detached and flats/maisonettes category.

2. Economic issues

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 the South-Hampshire sub-regional economy.[12]

Key findings and indicators

The number of jobs in Southampton during 2006/07 has risen by over 4000 from 116,000 to 120,305; in Portsmouth, by nearly 4000 from 99,000 to 102,890.[12]

Jobs and earnings

Table 13

The % Job Structure of Southampton 2006/07

	%
Agriculture, Fishing, Mining	0.1
Manufacturing / Utilities	5.9
Construction	4.7
Wholesale and Retail	16.2
Hotels and Restaurants	5.6
Transport and Communications	7.0
Finance and Insurance	5.7
Property / Other Business	19.0
Public Admin / Community	8.6
Education and Health	27.2

Source: ONS Nomis

The majority of jobs are in education and health, retail / hotels / restaurants, and business service; manufacturing and construction related employment is relatively low.

In terms of overall employment rates:-

The economic actively rate among the working age population is 76.1%, just 1% below the 2005/06 figure; England and Wales is 78.4%. Among males it is 81%, as opposed to 83% for England and Wales; among females it is 71%, as opposed to 73% for England and Wales.[12]

In terms of annual earnings, the gross figures between, Southampton, Hampshire and the South-East:

	2004/05	2005/06	2006/07	% change
Southampton	£21,820	£21,895	£22,267	1.7%
South-East	£24,700	£25,224	£26,001	3.0%
England	£22,430	£23,313	£23,982	2.8%

Source: ONS-Nomis

Southampton's average earnings are lower than those in the South-East, and the percentage change is less also, but a third of the businesses in the city have had an increase in turnover during 2006/07 of about 34%; 92% of the businesses employ less than 50 people, and 68% less than 10.[12]

Table 14
Percentage of Working Age Residents claiming Job Seekers Allowance

	Southampton	South-East	England
December 2005	2.1	1.5	2.4
March 2006	2.5	1.8	2.6
March 2007	2.4	1.6	2.5

Source: ONS-Nomis

Claims for job seekers allowance has remained relatively stable, with the South-East figures remaining lower, which would indicate a stronger level of employment.

Gross Value Added (GVA) is an indicator of Economic Prosperity, measuring the contribution to the economy of each individual producer, industry or sector. The figures for GVA per head are not available for 2006/07, but the most recently available figures indicate that compared to the UK, Hampshire, Isle of Wight, and Portsmouth, Southampton has the highest GVA level in the region. Wage levels are lower, but business activity is relatively highly concentrated.[12]

Table 15

GVA per head : Hampshire / UK	
United Kingdom	100
Southampton	112
Portsmouth	110
Hampshire C.C	96
Isle of Wight	59

Source: ONS-Nomis

The VAT registrations and de-registrations are the best guide to the pattern of business start-ups and closures; the latest figures show an improvement for Southampton.[12]

Table 16

	2006/07 Current Figures	Previous figures
Registrations	535	490
De-registrations	440	505
Net change	+95	-15

Source: ONS-Nomis

Currently, there are approximately 7,500 businesses in the city,[13] employing 50,000 economically active females, and 62,500 economically active males.[11]

Southampton is ranked 96th most deprived from the Index of Multiple Deprivation out of 354 Local Authorities in England.

Skills and qualifications

Economic prosperity is dependent upon skills levels and qualifications.

Table 17

GCSE Results 2006 (5 or more A-C Grade Passes)

Southampton	48.4%
England	56.0%

Table 18

Key Stage 2 Results 2006

	English	Maths	Science
Southampton	75%	71%	84%
England	79%	76%	87%

Source: DfES

Skills levels within Southampton, still remain below the overall standard in England; this has been the case since figures available in 2001, showed that the city was approximately 7% behind the average for England, regarding GCSE, A-C grade results. This percentage still remains. Key Stage 2 passes within the city remain between 3% and 5% below those for England.[18]

(NVQ) figures are measures of further qualifications to enhance skills, with NVQ4 being the highest level; Bachelors degree or the equivalent, and NVQ1 the lowest level.[12]

Table 19

NVQ Levels 2006

	Southampton	South-East
NVQ 4	26.2	30.5
NVQ 3	19.9	16.6
NVQ 2	14.6	16.3
NVQ 1	16.7	14.7

Source: ONS-Nomis

The figure for 2005, showed Southampton to be at a lower percentage for every NVQ qualification, than the South-East. For 2006, there is some improvement in NVQ 3, and NVQ 1, where the city is ahead of the South-East. However, NVQ 4 is the highest level of qualification, and it is here that the greatest disparity lies between Southampton and the region.[12]

The University student population has risen over the years to approximately 41,000, 2006/07.[1]

Floorspace / land

Over the last ten years the number of properties in the office and industrial sector from the period of 1997/98 to 2006/07 has fallen by 14.67% and 6.6% respectively, with nearly 11% of properties being lost.[14]

In terms of floorspace however, office and industrial rates have gone up by 7% and 19% respectively; a 15% increase overall, in the last ten years.[14]

The amount of floorspace developed as a whole for employment during 2006/07 is:-

Table 20

Office Development	1208 sq. metres
Industrial Development	5772 sq. metres
Retail Development	4215 sq. metres
Leisure	1885 sq. metres
Total	13,080 sq. metres

Source: Corporate Research

The amount of floorspace developed is substantially less than the 2005/06 figure of over 29,000 square metres.

Amount of employment land lost for residential development 2006/07 is 6,679 square metres, substantially less than the 2005/06 figure of 20,500 square metres.[2]

The amount of land within the city available for industrial use 2006/07 amounts to 29.32 hectares, with a total of 26 sites; this compares to 19.90 hectares, and a total of 29 sites in 2005/06.[2]

The amount of land available for office use 2006/07 is 11 hectares, with a total of 23 sites; this compares to 4.5 hectares, and a total of 20 sites in 2005/06.[2]

The Port of Southampton remains the most important employment generator within the city, and the Cruise Ship Industry continues its growth, with 702,000 passengers handled during 2006[11] (680,000 during 2005).

Retail

Southampton remains the regional centre for shopping, and has won a “Safe Business” award, as the county’s safest place to shop.

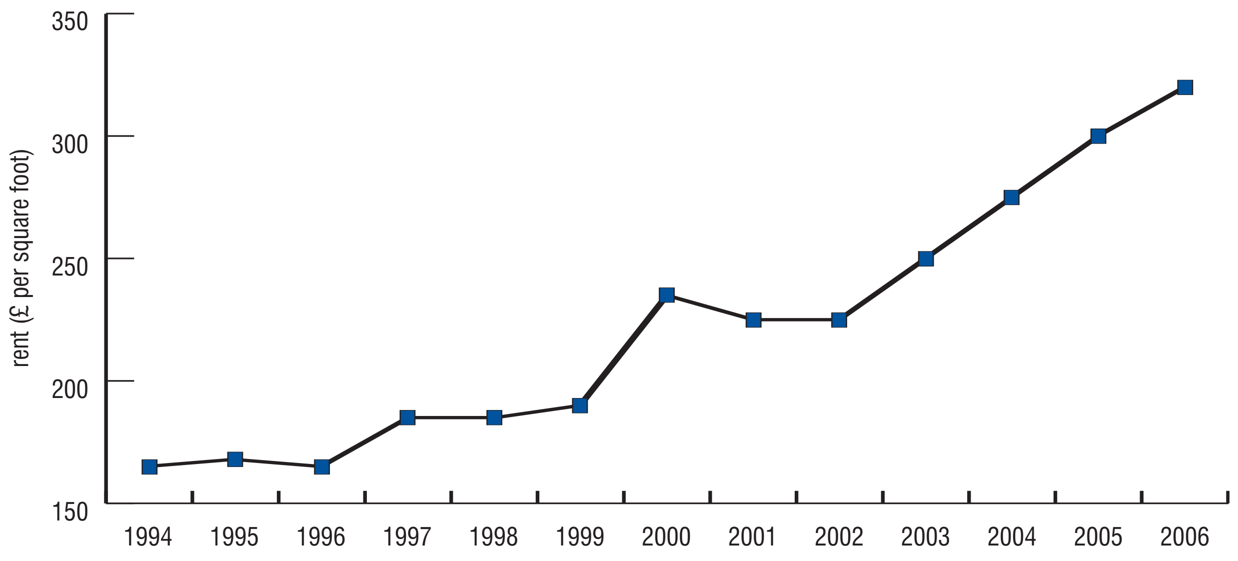
The West Quay shopping centre, attracted 14 million people in 2006; the market has increased by 17.5% in the period 2004-06.[15]

The city has retained its title as the region's top shopping destination. During 2006/07, Southampton has retained its position as 7th in the Experian league table of national retail cities.[17]

Retail rents are an important indication of the strength and competitiveness of the commercial property market.

Graph 5

Zone A Retail Rents



Source: Southampton Health Check – Savills

Commentary

Economic activity rates remain slightly below the national average in terms of percentage change in annual earnings, rates of increase are slightly lower also. Economic prosperity however, on the GVA indicator level is high.

Southampton has improved in terms of business start-ups; less employment land has gone over to residential development.

The city's dominant role as an important retail centre for the sub-region remains, with retail rents still rising in the primary West Quay shopping centre.

3. Transport issues

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.

Key findings and indicators

Bus journeys

Table 21
Peak Period Bus Journeys : (Percentage and Journeys in millions)

	Actual	Target
2005-06	24% (18.5m)	26% (20.6m)
2006-07	24.5% (19.0m)	25.4% (19.2m)

Source: Transport Monitoring Report

For the first time in several years, actual peak period bus use has increased in percentage terms, but remains slightly below the target.[7]

Table 22
Off-Peak Bus Journeys

	Actual	Target
2005-06	19.8%	19%
2006-07	20.8%	20%

Source: Transport Monitoring Report

Off-peak bus journeys have increased again, which is partly due to the increase in older people taking up concessionary journeys.[7]

Modal splits

Table 23
Movement into the City Centre at Peak Times

	2001	2002	2003	2004	2005	2006
Private Cars	60%	59.6%	59.3%	60%	60.3%	60%
Bicycles	1.5%	1.6%	1.8%	2%	2.1%	2.3%
Public Buses	20.3%	20.1%	19.9%	18.4%	18.2%	18.7%
Railways	4.5%	4.9%	5.1%	5.1%	5.0%	5.1%
Pedestrians	9.9%	10.4%	10.5%	11.1%	11.3%	10.8%

Source: LTP Monitoring Report

Transport Modal Splits have changed only slightly since 2001. For the first time in six years there has been a small increase over a previous year in bus service use into the city centre at peak times.[7]

Throughout the city, car use at peak times has remained relatively stable, but has reduced marginally: 2002-04:- 72.9%; 2006-07:- 72.4%.[7]

The proportion of people within a forty minute bus journey to the city's General Hospital has risen from 81.4% in 2005/06 to 84.5% in 2006/07; the target for 2010 being 85%.[7]

The proportion of people within a fifteen minute bus journey from city, town and district centres has risen marginally from 69.8% in 2005/06 to 70.7% in 2006/07; ahead of the target for 2010 of 70%.[7]

All the housing completions within 2006/07 are within thirty minutes travel time from schools, doctors, employment areas and local shopping centres.[7]

Cycling journeys

Table 24
Cycling Trips throughout the City

	Actual	Target
2004-05	781	753
2005-06	1637	1500
2006/07	2866	1334

Source: Local Transport Monitoring Report

The number of cycling trips across the city's administrative boundary has risen by 80%. It is ahead of the target, which was expected to fall over the 2005-06 period.[7]

Travel plans and highways

The number of Travel Plans designed to improve levels of accessibility, and reduce car journeys has increased:-

Table 25
Travel Plans

	City Workforce	Schools
2005-06	25%	80%
2006-07	29%	96%

Source: Transport Monitoring Report

Travel Plans for schools in particular, have nearly reached one hundred percent.

Highways and Transport Activity has been strongly financed during 2006/07 with the budget rising until 2009 from £18.5m to £25m.[7]

Table 26
Roads requiring Repair and Maintenance

	Principal	Non-Principal	Unclassified
2005-06	33.6%	32%	12%
2006-07	23%	20%	15%

Source: Transport Monitoring Report

It is clear that during 2006/07, repair to principal and non-principal roads within Southampton has resulted in a substantial reduction in the amount of work required for maintenance purposes in the future. Unclassified roads have a relatively low percentage of repair and maintenance need, but this has risen marginally.[7]

During 2006/07, investment in street improvements (£13 million) in the City Centre resulted in [11]:-

- road closure and pedestrianisation of the Bargate, improving pedestrian access to the precinct and the Bargate;
- re-introduction of the medieval street pattern and pedestrian linkages within the Lower City Conservation Area;
- new cycle route linking the city centre area to the docks.
- Commencement of major road improvements to the environment north of the city centre (London Road).

Port and airport delivery

Table 27
Cruise Ship Growth 2001-2006

	Passengers (thousand)	Increase
2001	354	
2002	390	+10%
2003	470	+21%
2004	550	+17%
2005	680	+24%
2006	702	+10%

Source: Local Transport Plan / Health Check : Savills

Internationally, Southampton is the largest Northern European Cruise Port. It needs to make use of the transport links within the city, particularly the rail links, and has for the second time won a 'Turnaround Port Operation' during the world's largest cruise conference in Miami.[11]

Southampton's International Airport 2006/07 deals with 1.9 million passengers (1.5 in 2005/06). It serves 42 destinations in 14 European countries.[11] A Master plan was released in 2006; £5 million will be invested for Terminal redevelopment.

Commentary

Public transport use at peak times, has for the first time since 2001, increased slightly. Cycling trips throughout the city have increased considerably, and Travel Plan numbers have risen.

Repair and maintenance to roads has increased through a higher level of investment and the continuing growth of the Port and Airport ensures the increase in use of the city's transport communications.

4. Environmental and sustainability issues

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.

Key findings and indicators

Waste and recycling

Table 28
Waste Collection and Recycling (Percentage and Thousand Tonnes)

	2003-04	2005-06	2006-07
Recycled	12.8%	18.3%	17.8%
(tonnes)		17.2	18.3
Composted	4.9%	7.4%	7.7%
(tonnes)		6.9	7.9
Land Filled	69.8%	15.2%	17.5%
(tonnes)		21.4	18.1
Incineration	12.5%	59.1%	57.0%
(tonnes)		55.7	58.6

Source: Corporate Improvement Plan

Although the percentage of recycled household waste has marginally fallen the actual tonnage has risen above the 2005/06 figure of 17,224 to 18,298, which has exceeded the target for 2006/07.[1]

The amount of household waste composted has risen by nearly 1000 tonnes over the 2006/07 period,[1] the amount of waste land filled has risen slightly, in percentage terms, but in actual tonnage, has fallen by over 3,000, which is a positive result. The less the amount of waste is landfilled, the better for sustainability objectives, and the amount during 2006/07 is higher than the target by nearly a thousand tonnes.[1]

Similarly, although in percentage terms the amount of incinerated household waste has slightly fallen, the actual tonnage has again, increased.

The overall result of each category therefore, is positive. The number of glass re-cycling banks in the city is now 65 (2006/07).

Sustainable energy

The City remains a leader in the production and use of Sustainable Energy.

The CHP district heating scheme has:-[8]

- An addition of two major commercial sites to connect to the system – 2006/07.
- A thousand residential units use the geothermal scheme, representing 10% of the total energy supply network; 18% of city's energy supplied overall.

The carbon savings are 11,000 tonnes:- 2006

Energy sales 2006/07:- 40 million KWh heat; 22 million KWh electricity; 8 million KWh cooling.

During the early part of 2007, Southampton has been included in the top 5 of the Guardian League table for Local Authorities performing well on environmental issues. In particular the city has achieved high performance levels in sustainable energy, with particular success in the Combined Heat and Power District Heating System.

Air quality / water

Six Air Quality Management Areas exist within the city.

Particulate Pollution; Ozone and Nitrogen Oxide levels, slightly increased over 2005-06 level.[8]

Sulphur Dioxide, Carbon Monoxide, Benzene levels consistent with 2005/06.[8]

In the Hampshire Supply Area which includes Southampton, average daily volume of water supplied is falling:-[9]

2001	–	198 million litres
2005-06	–	161 million litres
2006-07	–	154 million litres

This is a positive reduction in consumption levels.

In Southampton (2006/07) 284 hectares lie within the Environment Agency's indicative flood plain; 77 hectares lie within the indicative fluvial floodplain.[9]

Within Flood Zone 2	6572 properties	
Within Flood Zone 3	3213 properties	
	Total	**9785**

Source: Environment Agency

Within the South-East region as a whole 235,000 properties lie within Flood Zones 2 and 3.

There are 5 river stretches within the Southampton area:-

Table 29
GQA Sampling:- Water Quality Data

	2005/06	2006/07
Sholing Common Stream	Category C	Category B
Weston Common Stream	Category D	Category D
Westwood Stream	Category D	Category D
Monks Brook	Category B	Category B
River Itchen	Category A	Category B

A : Very Good
B : Good
C : Fairly Good
D : Fair

Source: Environment Agency

Biodiversity

Within the Biodiversity Monitoring Report 2006/07, statutory designations for Nature Conservation Areas have remained the same, SSSI areas, and changes in the nature of the established SINCS, have remained the same at 99.1% and 395.67 hectares respectively.[19]

A baseline of 50 priority species has been established during 2006/07, in order to assess changes within Southampton. The assessment work carried out 2006/07 has not discovered any real change in species.[19]

Commentary

The city is in the top five of the Guardian League Table on environmental issues, and the Corporate Assessment for Southampton has placed its performance in waste management and recycling as strong. It also takes the lead in sustainable energy issues. In the waste recycling area, the tonnage of waste composted, land filled, recycled and incinerated has been positive, and has exceeded targets in some cases.

The Open Space Audit and Biodiversity Action Plan which appeared in the previous Monitoring Report is ensuring the retention of the natural environment and lessening losses in the natural habitats.

5. Local authority performance issues

Table 30
Development Control Applications

	2004/05	2005/06	2006/07
Major Applications within 13 weeks	42%	70%	82%
Target		57%	60%
Minor Applications within 8 weeks	64%	78%	74%
Target		62%	65%
Other Applications within 8 weeks	81%	89%	86%
Target		82%	85%

Source: SCC Corporate Improvement Plan

In all cases, the number of planning applications dealt with, have exceeded the target levels; in particular major applications dealt with within the 13 week period have progressed well beyond the target level (60%).

The percentage of appeals allowed against the Authority's decision to refuse planning applications has risen slightly from 32% to 36.5%; but both are below the target of 45% and 40% respectively.[1]

Planning Documents

Statement of Community Involvement – SCI Adopted, September 2006; target date October 2006.

Residential Design Guide:- Adopted, September 2006; target date August 2006; reason for delay – re-taken to L.A. Cabinet.

Local Development Scheme:- LDS revised September 2006, following discussions with GOSE; re-submitted February 2007. Approved by GOSE - August / September 2007.

Core Strategy, Preferred Options Document:- Public involvement October / November 2006; target date August / September: reason for delay – lack of resources.

City Centre Action Plan: Issues and Options Document, Public Consultation April / May 2007, target date: January 2007: reason for delay – lack of resources.

Document reference

1. Corporate Improvement Plan
2. SCC Corporate Research
3. Hampshire County Council
4. HM Land Registry
5. Spotlight on Services
6. Hampshire County Council / Planning Policy
7. Transport Monitoring Report
8. SCC Sustainability
9. Environment Agency
10. SCC Housing Solutions
11. Savills Southampton Health Check
12. Office for National Statistics – NOMIS
13. Economic Development / Business Library SCC
14. Neighbourhood Statistics
15. SCC Business Survey
16. House Price Index Report
17. Experian
18. DfES
19. Biodiversity Monitoring Report

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