Planning Annual Monitoring Report

April 2010 - March 2011

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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Executive Summary

2010-11 was another difficult year for the building industry, following the recession, although delivery did pick up slightly in this period. 791 (net) dwellings were completed during the monitoring period, significantly up on the 525 (net) homes the previous year. The council undertook measures to actively intervene in a number of ways to encourage delivery to pick up (outlined in the 2009/10 report) which may well have contributed to this improvement.

There were notable successes in 2011 with; the adoption of the Parking Standards Supplementary Planning Document; the new police offices opened; construction commenced at Centenary Quay; significant (housing) completions occurred at Parc Central; and work was almost completed on the Sea City Museum and the Eastpoint Centre in Thornhill.

Introduction

This Annual Monitoring Report (AMR) covers the period April 2010 – March 2011 and it sets out the outcomes achieved through the delivery of the City of Southampton Local Plan Review, adopted in March 2006 and the Core Strategy, adopted January 2010.

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 collection of data has changed over time and some information is no longer available. Where this is the case information is either no longer reported or more recent data is used.

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 239,700. This is an increase of 1.3% from the 2009 mid year figure of 236,700.
- The largest percentage increase shows that people aged 90 and over have increased by 10.5%, those aged 30-34 years have increased by 7.9%, and people aged 1-4 years have increased by 4.6%.
- The largest percentage decrease shows people aged 10-14 years have decreased by 3.6% and people aged 75-79 by 3.3%.

Table 1 **2010 Population by age (mid year estimate)**

Age	Total		Male	Female
	Number	Percent	Number	Number
0	3,200	1.3%	1,600	1,500
1-4	11,300	4.7%	5,800	5,600
5-9	10,800	4.5%	5,400	5,400
10-14	10,600	4.4%	5,300	5,300
15-19	17,300	7.2%	8,600	8,700
20-24	33,400	13.9%	17,300	16,100
25-29	24,700	10.3%	12,900	11,700
30-34	19,200	8.0%	10,200	9,000
35-39	15,800	6.6%	7,900	8,000
40-44	14,600	6.1%	7,600	6,900
45-49	13,900	5.8%	7,200	6,700
50-54	12,300	5.1%	6,300	5,900
55-59	10,800	4.5%	5,600	5,200
60-64	10,700	4.5%	5,400	5,300
65-69	8,500	3.5%	4,300	4,200
70-74	6,800	2.8%	3,200	3,600
75-79	5,800	2.4%	2,600	3,300
80-84	4,700	2.0%	1,900	2,800
85-89	3,300	1.4%	1,100	2,200
90 +	2,100	0.9%	700	1,500
Aged 65 and over	**31,200**	**13.0%**	**13,800**	**17,600**

Source: Office of National Statistics 30/06/11. All figures have been rounded and therefore may not sum correctly.

Table 2 **Population – percentage change**

Age	2006	2007	2008	2009	2010	2009/10	
	Number	Number	Number	Number	Number	Change	Change %
Aged under 1 year	2,800	2,800	3,200	3,200	3,200	0	0%
Aged 1-4 Years	9,300	9,800	10,200	10,800	11,300	500	4.6%
Aged 5-9 Years	11,000	10,600	10,600	10,700	10,800	100	0.9%
Aged 10-14 Years	12,200	11,800	11,300	11,000	10,600	-400	-3.6%
Aged 15-19 Years	16,300	16,400	16,700	17,600	17,300	300	1.7%
Aged 20-24 Years	30,700	31,100	31,300	32,300	33,400	1100	3.4%
Aged 25-29 Years	22,900	24,400	25,900	24,700	24,700	0	0%
Aged 30-34 Years	17,100	17,000	17,100	17,800	19,200	1400	7.9%
Aged 35-39 Years	15,500	15,500	15,700	15,800	15,800	0	0%
Aged 40-44 Years	14,600	14,900	15,000	14,700	14,600	-100	-0.7%
Aged 45-49 Years	13,000	13,200	13,300	13,500	13,900	400	3.0%
Aged 50-54 Years	11,500	11,600	11,900	12,100	12,300	200	1.7%
Aged 55-59 Years	11,500	11,200	11,000	10,900	10,800	-100	-0.9%
Aged 60-64 Years	9,800	10,200	10,500	10,700	10,700	0	0%
Aged 65-69 Years	7,700	7,800	8,000	8,200	8,500	300	3.6%
Aged 70-74 Years	6,800	6,700	6,700	6,700	6,800	100	-1.5%
Aged 75-79 Years	6,200	6,200	6,200	6,000	5,800	-200	-3.3%
Aged 80-84 Years	5,100	5,000	4,900	4,800	4,700	-100	-2.0%
Aged 85-89 Years	4,700	3,296	3,400	3,400	3,300	-100	-3.0%
Aged 90 and over	#	1,682	1,700	1,900	2,100	200	10.5%
Aged 65 and over	**30,500**	**30,700**	**30,900**	**31,000**	**31,200**	**200**	**0.6%**
Total	**228,600**	**231,200**	**234,600**	**236,700**	**239,700**	**3,000**	**1.3%**

Components of change 2009 to 2010

Mid-2009 Population	**236,700**
Births	3,300
Deaths	(1,700)
Natural Change	1,600
Net Migration	1,500
Total Changes	3,100
Mid-2010 Population	**239,700**

Source: Office of National Statistics 30/06/11. All figures have been rounded to the nearest 100 and therefore may not add correctly.

Chapter 1

Local Development Scheme – progress in preparing the plans

The approved Local Development Scheme is still the February 2009 version. The LDS sets out the timetable for producing Development Plan Documents (DPD) including the City Centre Action Plan and the Southampton Development Plan.

The LDS timetable is set out below, this has now changed and comments have been added to give the latest thinking on a revised timetable for the CCAP. Production of a document for the Southampton Development Plan DPD is currently on hold. However, joint evidence gathering (with the CCAP) is still taking place.

The CCAP and Southampton Development Plan front pages on the Councils website are updated to reflect any planned or anticipated changes to the timetables.

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

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 the Hampshire Minerals and Waste Plan from November 2011 - January 2012.

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 January - February 2012
Publication (consultation) of proposed submission document	December 2010		Now January - February 2013
Submission	March 2011		Now spring 2013
Examination	July 2011		Now summer 2013
Receipt of inspectors report	October 2011		
Adoption	January 2012		Now early 2014
Site and Policies DPD			
Commencement	March 2009	March 2009	Key milestone met
Consultation on issues & Options	September 2010		Joint evidence collecting continuing. Production of document on hold.
Publication (consultation) of proposed submission document	December 2011		
Submission	March 2012		
Examination	July 2012		
Receipt of inspectors report	October 2012		
Adoption	January 2013		

Chapter 2

Progress in achieving key elements of the Local Development Framework – new and improved homes

Objectives and targets

- 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 2010/11 total 4,517 dwellings at an average of 903 dwellings a year. The city now only needs to deliver an average of 786 dwellings a year (2011/12 - 2025/26) to meet the total requirement.
- The SHLAA demonstrates that the city has a potential projected supply (Indicator H2c net additional dwellings) as follows, based on the residual average annual requirement of 786:

  2011/12 – 2015/16 (5 year supply) of 3020 dwellings compared with a target of 3930 dwellings.

  2011/12 – 2020/21 (10 year supply) of 7134 dwellings compared with a target of 7860 dwellings.

The main reason for the lower supply is due to the recession.

Southampton is not alone in experiencing lower development rates than expected. A briefing note produced by Hampshire County Council giving a commentary on housing completions in 2010/11 indicates that in the county housebuilding was at its lowest level for 10 years.

The difficulties in the housing market nationally have been recognised by the government.

Already the Council has taken a proactive stance in trying to help the market and maintain housing supply in the city. The AMR for April 2009 to March 2010 outlined the approaches the council has taken which included

- Supporting bids for Kickstart funding when it was available which meant that development has proceeded on such sites as the former Wickes site on Portswood Road.
- Planning a phase of new council house building; a number of small sites such as Keynsham Road have been completed.
- Continuing the Estate Regeneration programme; sites such as Hinkler Parade are being constructed and permission has just been granted for sites such as Exford Avenue.
- Reviewing Section 106 agreements where a viability case has been proven to reduce or phase payments to encourage development to take place

The anticipated phasing of the housing delivery for this period is shown in Table 13.

- 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 in new development.

- 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.

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.

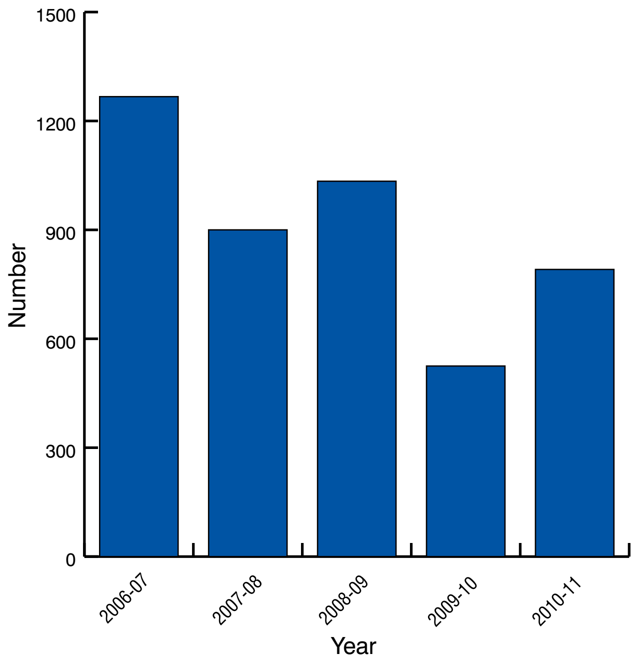
Table 4 Core Output Indicator H1: Plan periods and housing target

Core Output Indicator	Start of plan period	End of plan period	Total housing required	Source of plan target
H1	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.

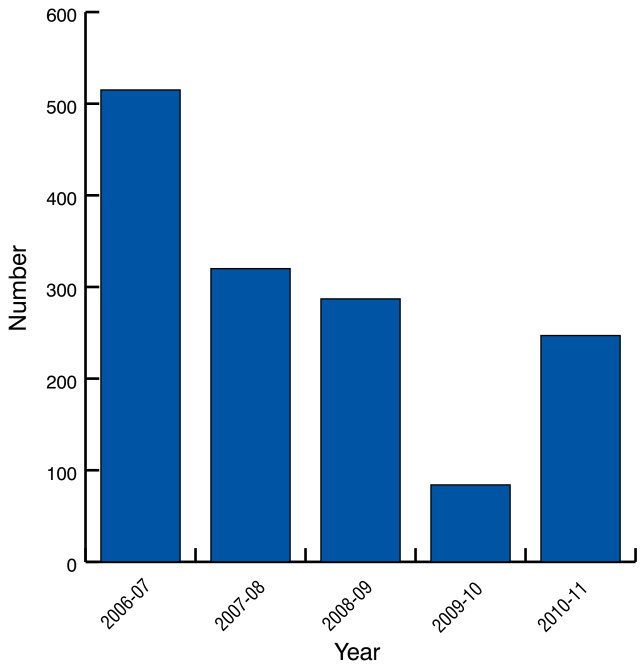
Housing completions - previous years

Graph 1
New dwellings completed



Source: SCC, Corporate Research

Graph 2
New dwellings completed - city centre



Source: SCC, Corporate Research

Housing completions 2010/11

- Southampton has delivered 791 (net) dwellings during 2010-11; a significant increase on the 2009-10 delivery of 525 dwellings and slightly above the annual average (residual) target of 786 new homes. The council had expected to see an increase this year and had predicted completions of 752 in last years Annual Monitoring Report. It is therefore encouraging to see completions improving. Even so the council expects a lower trend of delivery to continue over the coming years reflecting the wider national trend.
- 636 (net) dwellings have been provided on large sites capable of accommodating 10 or more units and 155 (net) dwellings have been provided on small sites capable of accommodating less than 10 units.
- Within the City Centre Area 247 dwellings have been delivered.
- ‘Windfall’ sites (i.e. not allocated in the LPR) accounted for the majority of units within the monitoring period. However, the majority of these sites are identified in the SHLAA (see list in the appendix).

Table 5 Size of site (net) 2006-11

	2006/07	2007/08	2008/09	2009/10	2010/11
Large sites	1067	571	672	290 (55%)	636 (80%)
Small sites	201	329	362	235 (45%)	155 (20%)
Total	**1268**	**900**	**1034**	**525**	**791**

Source: SCC, Corporate Research

Table 6 Site completions 2010/11

	Large Sites	Small Sites	TOTAL
Total Gross Gain	683	189	872
Total Loss	47	34	81
Total	**636**	**155**	**791**

Source: SCC, Corporate Research

Table 7 Large sites net residential gains (sites with 10 or more units), 2010/11

Beds	Flats	Houses	Total
GAINS			
1-bed Live/Work	4	0	4
1-Bed	269	0	269
2-Bed	329	0	329
3-Bed	10	27	37
4-Bed	2	42	44
Totals	**614**	**69**	**683**
LOSSES	**45**	**2**	**47**
NET GAIN	**569**	**67**	**636**

Source: SCC Corporate Research

Table 8 Small sites net residential gains (sites with < 10 units) 2006/11

Beds	Flats	Houses	HMO's	TOTAL
GAINS				
1-Bed	62	2	4	68
2-Bed	50	12	0	62
3-Bed	12	38	0	50
4-Bed	0	7	0	7
5-bed	0	2	0	2
Totals	**124**	**61**	**4**	**189**
LOSSES	**11**	**21**	**2**	**34**
NET GAIN	**113**	**40**	**2**	**155**

Source: SCC Corporate Research

Table 9 Summary of windfall and allocated sites 2006-11

	2006/07	2007/08	2008/09	2009/10	2010/11
Windfall sites	721 (58%)	721 (80%)	850 (82%)	429 (81%)	449 (57%)
Allocated sites	546 (42%)	179 (20%)	184 (18%)	96 (19%)	342 (43%)
Total	**1267**	**900**	**1034**	**525**	**791**

Source: SCC, Corporate Research

Type and size of new homes

- With an overall delivery of 872 dwellings (gross) in 2010/11, 84% has been in the form of 1 and 2 bedroom flats and houses. 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. 16% of the delivery has been in the form of 3+ bed units. This is significantly below the 30% target for family homes. In reality many of these schemes 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 872 new homes (gross) in 2010/11 there was a loss of 23 houses, 13 flats and 3 HMOs.

Table 10 **Residential completions 2006-2011**

GAINS								
TYPES	SIZE	Gross 2006-07	Gross 2007-08	Gross 2008-09	Gross 2009-10	Gross 2010-11	TOTAL	%
Flats	1-bed	517	464	577	262	335	2055	40.8
Flats	2-bed	703	442	397	190	379	2111	41.9
Flats	3-bed	17	2	9	10	22	60	1.19
Flats	4-bed	0	4	2	1	2	9	0.18
Flats	5+bed	0	0	1	0	0	1	0.02
Sub total		1237	912	986	463	738	4336	
Houses	1-bed	0	4	5	3	2	14	0.28
Houses	2-bed	37	18	34	34	12	135	2.68
Houses	3-bed	97	83	77	53	65	375	7.44
Houses	4-bed	19	29	31	30	49	158	3.14
Houses	5+bed	1	3	1	1	2	8	0.16
HMO	4-bed	0	2	0	0	4	6	0.12
HMO	5+bed	0	0	3	2	0	5	0.10
Sub total		154	139	151	123	134	701	
Total		**1391**	**1051**	**1137**	**586**	**872**	**5037**	**98%**
LOSSES All dwelling units		**124**	**151**	**103**	**61**	**81**		
Net dwellings		**1267**	**900**	**1034**	**525**	**791**		

Source: SCC, Corporate Research

Table 11 Residential conversions 2010/11

	Flats		Houses		HMO's		
	gains	Losses	Gains	Losses	Gains	Losses	Net gains
1-bed	46	-	0	-	0	-	46
2-bed	17	-	2	-	0	-	19
3-bed	4	-	2	-	0	-	6
4-bed	0	-	2	-	0	-	2
5-bed	0	-	1	-	3	-	4
Total	**67**	**11**	**7**	**16**	**3**	**2**	**77**
Net gain	**56**		**-9**		**-1**		**48**

Source: SCC, Corporate Research

Density levels 2006-2011

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 12 Density of new development

Density levels	**No of Units (gross) ***					**% of Units**				
	2006/07	2007/08	2008/09	2009/10	2010/11	2006/07	2007/08	2008/09	2009/10	2010/11
Greater than 50	1248	961	1001	477	786	89.6	91.4	88	81.4	90.1
Between 30 & 50	114	58	92	64	71	8.2	5.5	8.1	10.9	8.2
Under 30	30	32	44	45	15	2.1	3.1	3.9	7.6	1.7

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

Housing completions – future years

Strategic Housing Land Availability Assessment (SHLAA)

The council completed its SHLAA in March 2009 (with an update completed in May 2011). 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.

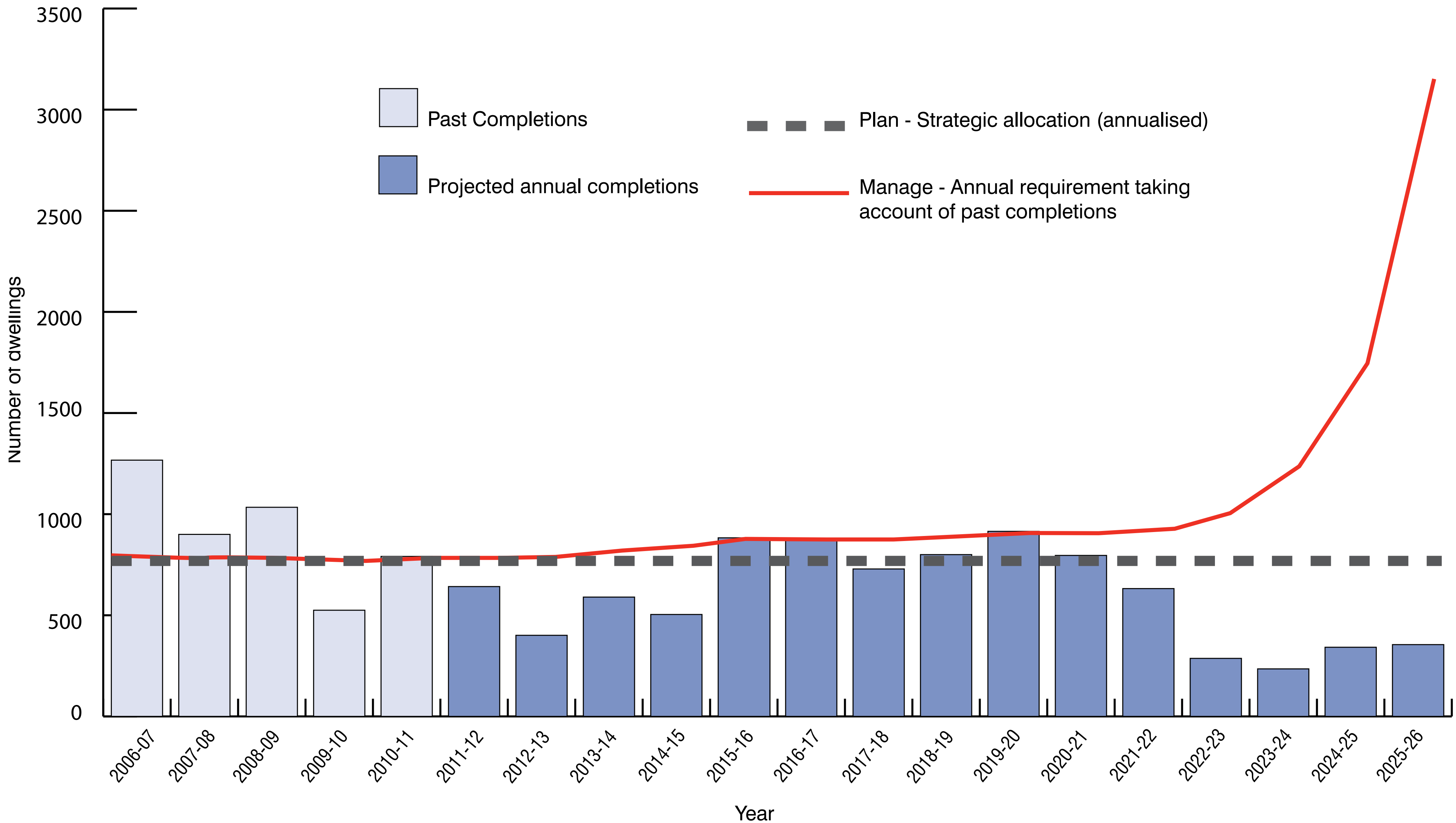
As part of the monitoring: the projection of future housing completions has been updated to reflect the latest knowledge on sites; a list of those sites where development has been completed is included (see appendix); and any sites which were not previously identified in the SHLAA but have since come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

Table 13 **Housing Trajectory**

	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	Total
Past completions – Allocated sites	546	179	184	96	342																1347
Past completions – Unallocated sites	721	721	850	429	449																3170
Total Completions	1267	900	1034	525	791																4517
Projected annual completions						642	401	590	504	883	874	729	800	915	796	632	287	235	342	355	8985
Cumulative completions	1267	2167	3201	3726	4517	5159	5560	6150	6654	7537	8411	9140	9940	10855	11651	12283	12570	12805	13147	13502	
Plan - Strategic Allocation (annualised)	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	16,300
Monitor No. above or below cumulative allocation	452	573	756	466	442	269	-145	-370	-681	-613	-554	-640	-655	-555	-574	-757	-1285	-1865	-2338	-2798	
Manage – Annual requirement taking account of past and projected completions	815	791	785	770	786	786	795	826	845	876	876	876	895	908	907	929	1004	1243	1747	3153	-2798

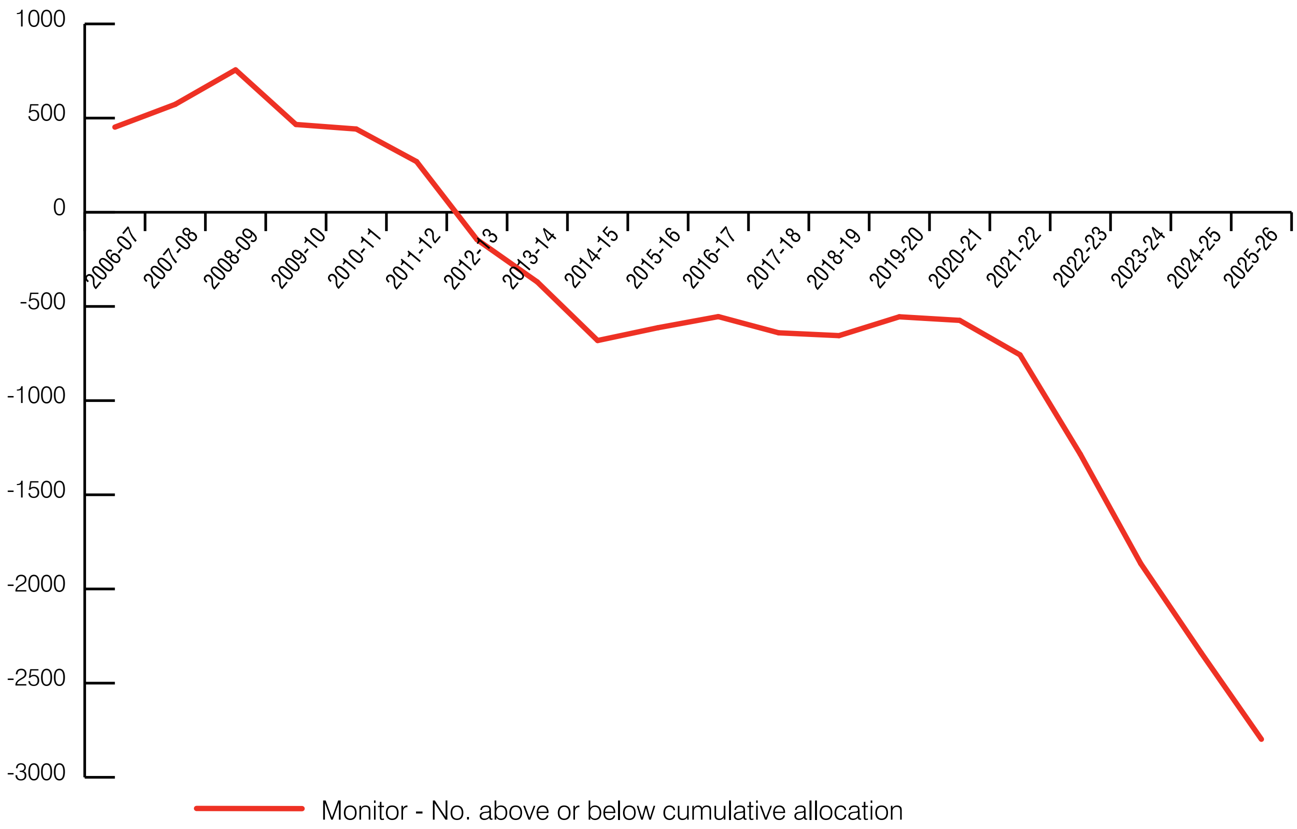
Source: SCC and Hampshire County Council

Graph 3 Housing Trajectory



Source: SCC and Hampshire County Council

Graph 4 Housing trajectory - monitor



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 20010/11 99.6% of the new units have been on previously developed land.

Gypsy and traveller accommodation

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 but this year returned to 10 encampments much like previous years. This data should be treated with a bit of 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

The number of affordable homes delivered in 2010/11 is higher than in previous years. 410 of these are new build affordable homes and 62 are via open market home-buy schemes; providing a total of 472 affordable homes. Of these 472, 272 are rented (57%) and 200 are for Intermediate forms of affordable housing (43%).

This broadly meets the South East Plan target of 65% for social rented properties and 35% for Intermediate forms of affordable housing.

Table 14 Affordable homes completions 2006-11

	Target	Provision
2006/07	350	519
2007/08	350	351
2008/09	380	372
2009/10	240	248
2010/11	460	472

Source: SCC Corporate Research

Table 15 Affordable Homes by Type 2007-2011

Affordable housing proportions	Dwellings			
	2007/08	2008/09	2009/10	2010/11
Social rented housing	207	207	136 (55%)	272 (57%)
Intermediate affordable housing:	144	165	112 (45%)	200 (43%)
Intermediate rent homes Low cost home ownership Open Market Homebuy homes		11 59 95	15 40 57	41 97 62
Total:	**351**	**372**	**248**	**472**

Source: SCC Corporate Research

The number of households waiting on the Council's property register has decreased to 12,967, compared to 14,297 for 2009/10 – a decrease of 9%. However, the list still shows there have been consistently high levels of need for affordable homes over the last decade. The decrease shows a continuing reduction in the number of households on the register from the high of 2008/09 which was almost certainly linked to the recession.

218 people applied to SCC as homeless during this period of which 191 were statutorily homeless, whereby the council had a full homelessness duty. This was minimal movement from 2009/10 where 219 people applied as homeless. 1024 households were prevented from becoming homeless during 2010/2011, an increase from 2009/10 (943 preventions).

Table 16 Numbers on council's property register 2003-11

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
2010/11	12,967

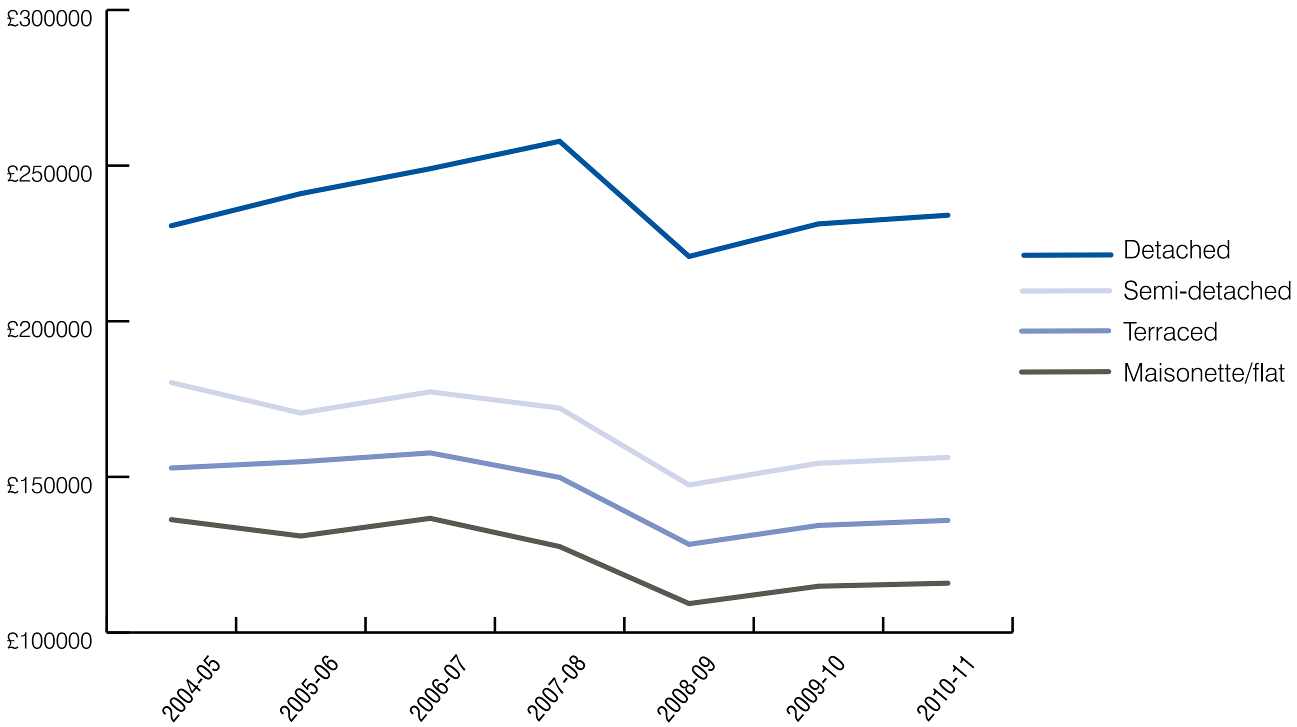
Source: SCC Corporate Research

House prices

Following several years of average property values falling in the city 2010/11 saw a continued recovery and increases 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. The greater month by month breakdown of property values shows that prices have remained fairly constant over the Jan-Aug 2011 period, with signs that all property types are currently experiencing a downward pressure on prices. 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 £126,886 and semi-detached homes £48,970 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 5 **Southampton average house prices by type 2004-11**



Source: Land registry

Table 17 **Southampton house prices (2004-2011)**

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Detached	£230,674	£241,000	£249,005	£257,808	£220,811	£231,275	£234,061
Semi-Detached	£180,295	£170,509	£177,317	£172,099	£147,402	£154,387	£156,247
Terraced	£152,857	£154,865	£157,702	£149,824	£128,324	£134,405	£136,024
Maisonette/Flat	£136,259	£131,000	£136,681	£127,609	£109,297	£114,869	£115,855

Source: Land Registry September 2010

Table 18 **House prices in the South East and England/Wales (2007-2011)**

	South - East				England/Wales			
	2007/08	2008/09	2009/10	2010/11	2007/08	2008/09	2009/10	2010/11
Detached	£397,193	£336,645	£348,383	£360,947	£277,807	£240,249	£248,604	£255,205
Semi-Detached	£225,825	£191,400	£198,074	£205,217	£172,756	£147,441	£150,915	£153,004
Terraced	£178,065	£150,921	£156,183	£161,816	£144,562	£120,213	£122,964	£124,060
Maisonette/ Flat	£141,001	£119,507	£123,674	£128,134	£172,443	£145,147	£149,217	£151,441

Source: Land Registry September 2010

Chapter 3

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

Objectives and targets

- The delivery 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 19 Amount of Floorspace Developed for Employment and Amount of Floorspace (land) Available for Employment by Type (2010/11)

Office Use (B1A)	Total Floorspace SQM	City Centre SQM
Total Floorspace Developed	7,802	7,802
Total Floorspace Developed on Previously Developed Land	7,802	7,802
Amount of Floorspace (land) Available for Office Use	56,354	36,107

Table 19 Continued

Industrial Use (B1-B8 excluding B1A)	SQM	SQM
Total Floorspace Developed	3,818	3,818
Total Floorspace Developed on Previously Developed Land	3,818	3,818
Amount of Floorspace (land) Available for Industrial Use	37,463	0
Retail and Leisure	**SQM**	**SQM**
Total floor space developed for A1	827	827
Total floor space developed for A2	0	0
Total floor space developed for D2	1,542	1,542

Source: SCC Corporate Research

All new employment floorspace was located on previously developed land. 11,620 sq metres of floorspace was developed for the year 2010/11. According to the County Council figures the combined amount of floorspace available for office and industrial use is 93,817 sq metres. All of the employment floorspace built in 2010/11 was provided in the city centre (figures only include information on sites above 250sqm).

The loss of employment land for residential use for 2010/11 has been 625 sq. metres which was significantly less than the amount lost in 2009/10 (3,490 sq metres). 1100 sq. metres of retail (A1) land was also lost to residential development.

Viable city, local and district centres

- Southampton City Centre is ranked 14th (Experian 2009) on the national ranking of retail centres.

The key points from the table below are that

- The total retail floorspace is 172,580 sq. metres (A1; A2; A3; A4 and A5)
- A1 durables are the main land use within the city centre accounting for 131,010 sq metres – 63.4% of total sq metres.
- The amount of "town centre uses" (A1-A5, B1 and D2 uses), not including vacant retail, is 458 units which accounts for 180,420 sq metres – approximately 87% of total sq metres.

Table 20 Uses within the city centre

	Use	Units	Sq metres	% of total sq metres
A1*	Convenience	27	10,500	5%
	Durables	235	131,010	63.5%
	Services	49	6,780	3%
A2	Financial services (counter services)	32	7,490	4%
A3	Food & Drink	42	6,100	3%
A4	Drinking establishments	20	7,760	4%
A5	Hot food takeaways	25	2,940	1%
C1	Hotels & Hostels	1	910	0.5%
B1	Business	19	3,830	1.5%
D1	Non-residential institutions (inc education)	2	1,660	1%
D2	Assembly & leisure (inc cinemas & theatres)	9	4,010	2%
	Vacant offices	0	0	0%
	Vacant retail	84	21,010	10%
	Vacant other	1	380	0.5%
	Vacant hotel	1	2,210	1 %
Total		**552**	**206,590**	**100**

Source: SCC City Centre Management, City Centre Health Check 2009-10

*Convenience	Retail outlets primarily selling perishable goods bought on a regular basis eg supermarkets,
Durables	Retail outlets primarily selling goods with a longer life span, eg clothing, houseware, furniture.
Services	Retail outlets primarily offering a service, eg travel agents, hairdressers.

The number of vacant retail premises has not changed significantly since the last Health Check. The City Centre Health Check analysis identifies that a number of relatively long term vacant units have now been occupied, including Lidl (1,840 sq m) and Tesco 330 sq m both on the High Street. In addition to this previously vacant units on Above Bar and in the Marlands Mall have also been occupied. The British Heart Foundation has occupied a 970 sq m unit previously vacant on the corner of Queensway and Hanover Buildings and new units at 1 Guildhall

Square have also been occupied. The Bargate Shopping Centre and (to a lesser degree) The Marlands Mall still have large numbers of vacant units. However, it is accepted that there will always be vacancies, even in the strongest centre, and it is when units remain vacant for a particularly long time that concern should be raised. Some of the vacant units are being refurbished and are likely to be occupied again soon. The centre seems to be performing well in terms of take up of floorspace. (See Southampton Health Check 2009/10 for further information).

Retail rents are an important indication of the strength and competitiveness of the centre. In the prime pitch of the Central Retail Area, rents that dropped in 2008 have remained steady in 2009 at £350 per sq. foot. This compares well when compared to other centres in the South East and reflects the strong demand for retail space in the City Centre. (See Southampton Health Check 2009/10 for further information).

District and local centres

Full surveys have taken place, in 2011, of the town and district centres as well as the local centres. The policy team intends to undertake annual surveys of the town and district centres and biennial surveys of the local centres.

Generally there has been no significant change in vacancy rates in the Town and District Centres. The percentage of vacant shops has decreased in Shirley and Bitterne and only slightly in Portswood. In Woolston the vacancy rates have increased slightly since the last full survey (2008), however, a quick survey in 2009 recorded vacancy rates at 16% and the 2011 results would represent a slight decrease in the proportion of vacant units compared to 2009. With the expansion of Sainsburys at Lordshill there are now no vacant units in the District Centre.

Table 21 G/F uses within the town and district centres

	Shirley Town Centre		Woolston District Centre		Portswood District Centre	
	2008	**2011**	**2008**	**2011**	**2008**	**2011**
A1	124	126	51	47	69	67
A2	31	32	14	16	11	12
A3,A4,A5	40	44	16	18	14	19
B1	5	3	1	1	2	2
D1	11	11	4	4	5	6
D2	3	3	1	1	1	1
S/G	8	9	1	3	3	3
Empty	16	11	13	15	5	3
% Empty	6.7%	4.6%	12.9%	14.2%	4.5%	2.7%
Totals	**238**	**239**	**101**	**105**	**110**	**113**

Source: SCC Planning Policy Survey of District Centres 2011

Table 21 continued

	Bitterne District Centre		Lordshill District Centre	
	2008	**2011**	**2008**	**2011**
A1	39	39	4	5
A2	20	21	1	1
A3,A4,A5	13	12	1	1
B1	1	1	0	0
D1	3	3	3	3
D2	2	1	1	1
S/G	3	3	1	1
Empty	6	4	8	0
% Empty	6.9%	4.8%	42.1%	0%
Totals	**87**	**84**	**19**	**12**

Source: SCC Planning Policy Survey of District Centres 2011

Local centre vacancy rates

Graph 6 shows the change in vacancy rates for local centres between 2008 and 2011. The average vacancy rate of local centres in 2011 has increased by 6% since 2008 from 16 to 22%. The increase in vacancy rates has been skewed by the closure of units in Harefield and Cumbrian local centres which are to be comprehensively redeveloped under the Council's Estate Regeneration programme. Furthermore, the Hinkler Parade redevelopment was recently completed with a net change from 17 to 5 units; all new units are now occupied.

Otherwise, 7 of the local centres have seen an increase in vacancy rates, although only by 1 or 2 units in most cases (apart from the centres under redevelopment) as shown by table 22; 2 local centres have no change in vacancy rates; and the vacancy rates have dropped in 7 local centres with an increase of between 1 to 3 units. The large increase in vacant units in St Mary Street should take into account that the survey area for the local centre has been extended by 20 units which were not surveyed previously.

Graph 6 Comparison of vacancy rates 2008-11 in local centres

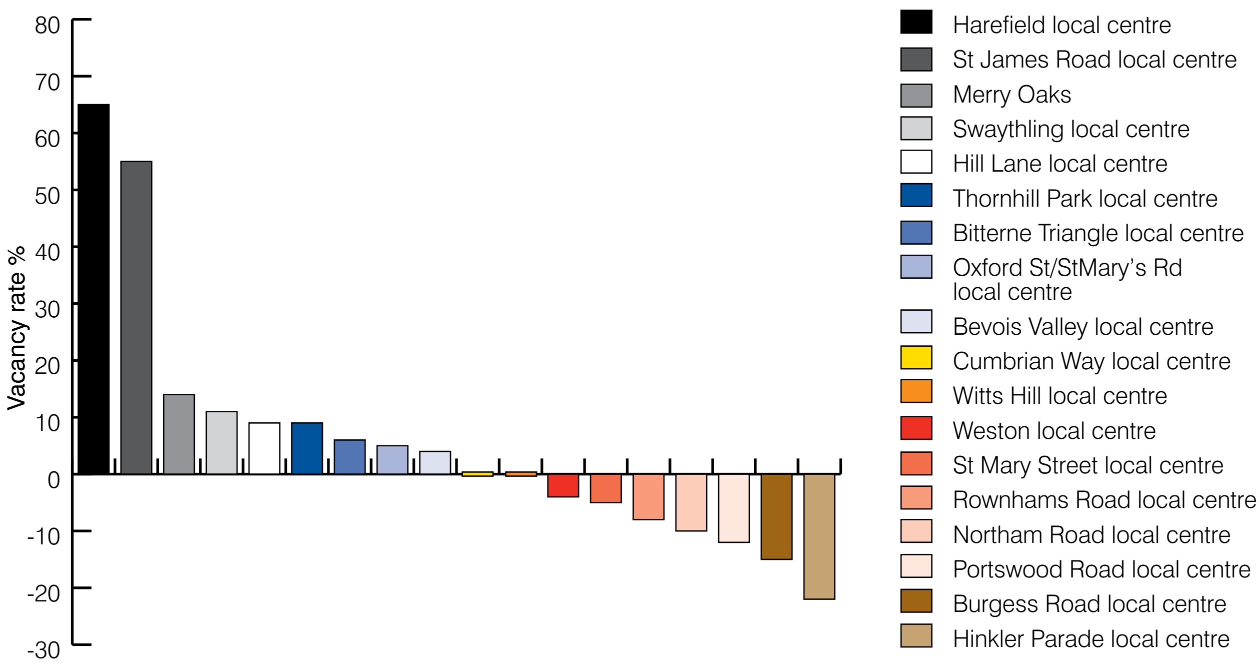


Table 22 Change in number of vacant units in local centres 2008-11

Local centre	Change in vacant units between 2008 and 2011
St Mary Street local centre	6
Cumbrian Way local centre	6
Harefield local centre	6
Swaythling local centre	2
Merry Oaks	2
St James Road local centre	2
Weston local centre	1
Hill Lane local centre	1
Witts Hill local centre	1
Rownhams Road local centre	0

Local centre	Change in vacant units between 2008 and 2011
Thornhill Park local centre	0
Northam Road local centre	-1
Portswood Road Local centre	-1
Bitterne Triangle local centre	-2
Oxford Street/St Mary's Road local centre	-3
Burgess Road local centre	-3
Bevois Valley local centre	-3
Hinkler Parade local centre	-4

Source: SCC Planning Policy Survey 2011

Business development

The data on business demography shows that Southampton's number of active enterprises has remained fairly constant for the last 6 years. From 2004-07 the number of businesses was steadily rising from 6,215 in 2004 to 6,395 in 2007. From 2008 this number has been slowly declining and in 2009 the number of active businesses was 6,255. This is not surprising and is likely to be a direct result of the recession.

Table 23 **Count of active enterprises for 2004-09**

Active	2004	2005	2006	2007	2008	2009
UK	2,158,555	2,182,750	2,207,290	2,280,215	2,325,770	2,341,900
GB	2,106,730	2,129,255	2,151,845	2,222,555	2,265,740	2,282,200
England and Wales	1,971,475	1,992,270	2,013,285	2,078,350	2,116,730	2,131,275
England	1,885,265	1,904,490	1,924,485	1,987,590	2,024,990	2,040,150
South East	353,770	355,905	357,215	366,680	372,810	375,595
Southampton UA	6,215	6,285	6,300	6,395	6,315	6,255

Source: Business Demography 2009 ONS

The number of births and deaths have fluctuated slightly more but 2009 sees the lowest number of births and the highest number of deaths for the period. As highlighted above this is no doubt one of the most direct consequences of the recession.

Table 24 **Count of births of new enterprises for 2004-09**

Active	2004	2005	2006	2007	2008	2009
UK	280,080	274,855	255,530	280,730	267,445	236,025
GB	274,350	269,220	249,950	274,770	261,790	232,080
England and Wales	259,975	252,285	234,880	256,605	245,565	217,355
England	248,450	241,410	225,120	246,700	236,345	209,030
South East	44,345	42,555	39,195	42,320	40,365	36,320
Southampton UA	825	845	780	785	720	590

Source: Business Demography 2010 ONS

Table 25 **Count of deaths of enterprises for 2004-09**

Active	2004	2005	2006	2007	2008	2009
UK	243,615	228,155	207,125	223,600	221,185	279,180
GB	239,705	224,580	203,350	219,840	216,925	273,710
England and Wales	224,985	210,920	190,755	207,820	203,900	258,270
England	215,995	202,210	182,800	199,300	195,185	248,110
South East	39,280	36,345	32,660	35,090	33,810	42,550
Southampton UA	750	765	680	805	665	855

Source: Business Demography 2009 ONS

Employment

Southampton's employment rates have followed a similar pattern to Portsmouth and to Hampshire and the wider region with overall employment rates rising between 2005 and 2008 and then falling from 2008. Portsmouth has experienced a recovery since then but Southampton's employment rate has continued to fall. This pattern is unsurprising; given the periods it ties in with the recession and is what we would expect to see.

Table 26 Employment Rates - aged 16-64 (2005-10)

Date	Southampton	Portsmouth	Hampshire	South East
2010	67.7	71.8	76.4	74.5
2009	68.9	70.6	78.4	75.0
2008	73.4	72.7	78.3	76.4
2007	71.5	71.4	79.2	76.6
2006	69.3	74.4	79.8	76.7
2005	69.0	74.7	79.4	77.3

Source: Annual Population Survey 2011

Southampton's employment rate (for males) has recovered slightly in 2010 to 72.9%, increasing slightly from 2009 (72.3%). The proportion is similar to the proportion seen in Portsmouth (71.1%) but does not compare favourably to Hampshire and the South East where the proportion is significantly higher, approximately 80%.

Table 27 Males Employment rate - aged 16-64 (2005-10)

Date	Southampton	Portsmouth	Hampshire	South East
2010	72.9	71.1	80.5	79.9
2009	72.3	71.3	84.6	80.4
2008	77.4	76.8	85.8	82.7
2007	74.4	75.9	85.9	82.8
2006	75.4	78.7	86.1	83.2
2005	71.2	77.6	86.4	83.6

Source: Annual Population Survey 2011

Southampton's employment rate (for females) has not fared as well and has continued to drop from 65.3% (2009) to 62.2% (2010). This does not compare favourably with Portsmouth where the rate has risen in the last year from 69.8% (2009) to 72.5% (2010). It also does not compare well to Hampshire or the South East where the rate has stabilised. All of the comparative rates are significantly higher than Southampton.

Table 28 Females Employment rate - aged 16-64 (2005-10)

Date	Southampton	Portsmouth	Hampshire	South East
2010	62.2	72.5	72.4	69.2
2009	65.3	69.8	72.3	69.6
2008	69.1	68.5	71.0	70.3
2007	68.5	67.0	72.7	70.6
2006	62.9	70.0	73.7	70.4
2005	66.6	71.7	72.7	71.1

Source: Annual Population Survey 2011

Table 29 GVA per head (2005-08)

Date	2005	2006	2007	2008
Southampton	£19,801	£20,449	£21,035	£21,109
Portsmouth	£19,445	£20,527	£21,547	£21,855
South East	£19,509	£20,427	£21.327	£21,681
England	£18,589	£19,538	£20,558	£21,049

Source: ONS Crown Copyright Reserved [2011]

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 2009, but the most recently available figures, show that Southampton continues to have a slightly lower level of GVA per head than Portsmouth or the South East, but that it is slightly higher than the England (average). (The 2005-07 figures have been updated since last years AMR).

Table 30 Gross average annual pay for the workplace (2010)

	Full-Time	Conf %	Part-Time	Conf %
Southampton	£23,352	5.0	£8,316	13.0
Hampshire	£28,274	11.0	£8,889	14.0
Portsmouth	£25,439	2.6	£7,935	6.1
South-East	£28,792	1.0	£8,869	2.1
England	£26,268	0.3	£8,553	0.8
United Kingdom	£25,879	0.3	£8,519	0.7

Source: Annual Survey of Hours and Earnings 2011

Southampton's average annual pay (FT) has increased slightly, although, it is still significantly lower than the average annual pay (FT) in Portsmouth, Hampshire and also compared to the national average wage. Part time wages for Southampton hold better against national and local comparisons.

Qualifications – working age

To deliver further economic growth in the city, new and expanding businesses require a skilled and well qualified workforce. Southampton's proportion of working age people with NVQ3 qualifications (and above) is still slightly above the level of Hampshire and Portsmouth. Although, it remains slightly lower than the South East average. The percentage of those with NVQ 4 is on a par with Portsmouth but lower than the level for the South East region and Hampshire. Generally there has been an upward trend in these figures over recent years. The previous years figures (2006-09) have been amended (from last years AMR) to reflect the most recent data available.

Table 31 Working Age People with NVQ's 2006-10

	% of people working age with						
	Jan 2010 – Dec 2010			2009	2008	2007	2006
	NVQ4+	NVQ3+	NVQ2+	NVQ3+	NVQ3+	NVQ3+	NVQ3+
Southampton	29.9%	53.0%	66.3%	53.3%	48.5%	49.1%	50.1%
Portsmouth	29.4%	50.2%	66.3%	50.0%	49.3%	48.8%	45.3%
Hampshire	31.3%	52.3%	71.5%	50.8%	50.7%	51.9%	52.4%
South East	33.9%	53.8%	70.8%	52.5%	51.7%	51.3%	51.4%

Source: ONS annual population survey (Open Government Licence)

Educational attainment

The proportion of school pupils gaining more than 5 GCSE grades A*-C (including English and Maths) increased in 2010 reaching 47.5% an increase on 43.1% in 2009 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 60.6% in 2009 to 68.7% in 2010 (Source: DfE: Performance Tables 2010 © Crown copyright 2010)

The percentage of Southampton pupils achieving level 4 in Key Stage 2 Maths and English has slightly increased. It has gained against the national rate in England and is now only a slightly lower proportion than the national average.

Table 32 Key Stage 2 Attainment 2006-10

	English				Maths			
	2007	2008	2009	2010	2007	2008	2009	2010
Southampton	77%	73%	74%	77%	76%	74%	75%	78%
England	80%	81%	80%	80%	77%	79%	79%	79%

Source: DfE: National Curriculum Assessments at Key Stage 2 in England 2009/10 (Revised) © 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

Modal split for am peak movements into the city centre

Peak period movement of light traffic vehicles into the city centre in the mornings has reduced year on year. Based on the figures from the Outer cordon the number has steadily declined from 25,800 1996-98 to 21,252 2008-10. Overall there has been a change of 17.6% since 1996-98. The overall trend has been a downwards one.

Table 33 Modal split for movements into the City Centre (am peak) 2005-10

Dates	Light Vehicles		Bus		Motor Cycle		Pedal Cycle		Rail		Hythe Ferry		**Total**
	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	(No.)	(%)	
Oct 05 to 07	23,736	71.7	6,385	19.3	380	1.1	614	1.9	1,804	5.4	192	0.6	**33,111**
Oct 06 to 08	23,019	70.9	6,314	19.5	358	1.1	611	1.9	1,971	6.1	179	0.6	**32,451**
Oct 07 to 09	22,467	70.3	6,183	19.4	343	1.1	651	2.0	2,139	6.7	162	0.5	**31,945**
Oct 08 to 10	21,252	69.3	6,062	19.8	321	1.0	672	2.2	2,219	7.2	144	0.5	**30,671**

Source: ONS annual population survey (Open Government Licence)

Table 33 helps us to get a picture of how am peak movements into the city centre (outer cordon) change over time. Since 2005 levels have remained reasonably constant. There has been a gradual increase in the proportion of rail and (pedal) cycle movements over the period. The Hythe Ferry and motorcycle have been very steady, while the number of bus movements has fluctuated slightly but remains about 19% of the overall amount of movements

Cycling trips

Cycling use is continuing to increase in line with the trend from recent years. The method of calculating this figure has changed and is now based on 12 hour count data based on 31 sites.

Table 34 Cycle trips 2006-11

	Actual	Target
2006/07	5275	5196
2007/08	5536	5538
2008/09	5463	5812
2009/10	5618	5736
2010/11	6040	5898

Source: SCC Local Transport Monitoring Report

Bus journeys

There is a target of increasing bus use towards 20 million journeys by 2010/11. The reduction in the number of bus journeys has continued for the second successive year falling to 18.1m.

- Year 2006/07 – 19.3 million
- Year 2007/08 – 19.7 million
- Year 2008/09 – 19.8 million
- Year 2009/10 – 19.1 million
- Year 2010/11 – 18.1 million

Source: SCC Local Transport Monitoring Report

Other journeys

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.

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.

With regards the council's emissions:

- The council has adopted a Carbon Reduction Policy that details a target to reduce carbon emissions by 40% by 2020 within its own operational estate.
- The Policy above and the Carbon Reduction Commitment legislation has ensured the Council now fully understand how much and where all energy is used within its estate. This has shown that during the financial year 2010/11 the Council energy use emitted 30,386 tonnes of CO_2 from non transport operations. This is the first year we have accurate records of emissions from our energy use.
- The Carbon Reduction Commitment has also led to work in the council to better manage all electricity and gas meters and to obtain energy bill data from across the council's service areas. This has lead to improved energy management and realised costs reductions of over £300k.
- To date the SCC Salix and other energy efficiency programme and other measures have secured a reduction of 2709 tCO_2.

With regard to the City of Southampton's emissions:

- Per capita CO2 emissions for the city of Southampton were 4.8 tCO2 per capita in 2009, a reduction of approximately 12% compared to 2008 (DECC data).
- The Low Carbon City Strategy (LCCS) has been adopted. The LCCS sets out the council's strategic vision for a more sustainable city.
- The Low Carbon City Group has been established. This is a formal partnership between business (Chamber of Commerce) University of Southampton and Council to progress action to develop a low carbon business community locally.
- The Green and Blue Space Adaptation for Urban Areas and Eco Towns (GRaBs) has been completed and the Climate Change Adaptation Action Plan has been published.
- Partnership in LEAP (The Leadership for Energy Action and Planning project).
- The Council Use of Resources Programme has been established to deliver cashable savings through the improved use of energy, water, waste and transport in council buildings and operations.
- DECC grant awarded to Cofely to replace Geothermal well pump (replacement took place in 2011).
- A new £2.5m CHP network has been brought on stream at Centenary Quay.
- FiT programme in Civic buildings, schools and housing has been established. The overall investment is £700k. This will generate free electricity at the sites where it is installed as well as additional revenue that will pay off the capital investment within 10 years and then generate further revenue of over £800k over the next 15 years.
- Southampton City Council is taking advantage of this scheme through the following proposals:

  o Solar PV installations on up to 15 school sites across the City.

  o Solar PV installations on up to 10 council owned housing properties

  o Solar PV installation on the Civic Centre.
- In total, 100 % of applicable 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 2010/11 include:

  o Oasis Academy Mayfield approved with PV contributing to at least 15% Co2 reduction.

  o Stoneham Cemetery Road which has homes being built to code level 6.

  o PV array at City Depot.
- Southampton's Geothermal Heating is the largest District Heating and Chilling Scheme in the United Kingdom. Progress in growing the network includes:
- 2 new developments were connected to the existing city centre District Energy Scheme in 2010/11:

  o The Gantry residential scheme.

  o Premier Inn (West Quay).
- 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 10/11 were 37,000 MWh (heat).
- The total cooling sales from the Southampton District Energy Scheme in 10/11 were 7,400 MWh (chilled water).
- The total electricity generated by the Southampton District Energy Scheme in the same period was 24,100 MWh (electricity).

Waste and recycling

The overall amount of waste generated has reduced again in 2010/11; primarily driven by recessionary forces. The overall amount of waste has reduced from 92.6 thousand tonnes in 2009/10 to 90.2 thousand tonnes in 2010/11, a percentage change of 2.6%. This reduction in the overall amount of waste generated has continued the trend that started in 2007/08.

- The recycled waste collection levels have decreased for the third 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 decreased, slightly, both in terms of tonnage and also in terms of its increased share in the total percentage of waste produced. This is in contrast to recent years, which has seen a trend of increases in the amount and percentage of composted waste.
- Although a relatively small increase, for the third successive year the amount of incinerated waste has increased in terms of tonnage and percentage of the total waste produced.
- For the third year in a row there was a reduction in the percentage and the tonnage of landfill waste produced.

Table 35 Waste Collection and Recycling 2005-11

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
Recycled (tonnes)	18.3%	17.8%	19.2%	18.7%	16.4%	15.5%
	17.2	18.3	19.4	17.8	15.2	14
Composted (tonnes)	7.4%	7.7%	7.8%	8.4%	9.2%	8.7%
	6.9	7.9	7.9	8.0	8.5	7.8
Land Filled (tonnes)	15.2%	17.5%	22.7%	19.3%	18.6%	18%
	21.4	18.1	22.9	18.4	17.2	16.2
Incineration (tonnes)	59.1%	57.0%	50.0%	53.6%	55.8%	57.8%
	55.7	58.6	50.6	51	51.7	52.1
Total	**101.2**	**102.9**	**100.8**	**95.2**	**92.6**	**90.2**

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; this figure has been steadily improving and has increased to 48 by March 2010. The figure has remained the same for March 2011 (48).

The following information comes from the Hampshire Biodiversity Information Centre which monitors changes in priority habitats, species and designated areas.

Condition of Sites of Special Scientific Interest (SSSIs):

There are 215.9ha of SSSI in Southampton, of which 110.8ha (51.3%) is favourable, 102.10 (47.3%) is unfavourable recovering and 3.10ha (3.10%) is unfavourable no change. None of Southampton's SSSIs are recorded as being unfavourable declining, part destroyed or destroyed. While the amount of SSSI in favourable condition has remained fairly constant there has been a significant change from 2009/10 where 26.58ha was recorded as being unfavourable declining and only 73.76ha were recorded as being unfavourable recovering.

BAP priority species – population trends:

The HBIC looks at the population trends of the 50 BAP priority species across Hampshire, of which 21 species occur in Southampton. The 2010/11 report looks at the population trends over the last decade and identifies that rates of declines (of species) is slowing for many of Hampshire's BAP priority species. The number of species in decline has dropped from 42% to 32% since 2010. However, there are some concerns that declines have levelled off and 'stabilised' at low levels, rather than stabilising at high levels that are sustainable in the long term.

In 2010/11 the city had six Green Flag Awards (a national standard awarded for high quality green spaces) at Southampton Common, Central Parks, Mayfield Park, Weston Shore, Hinkler Green and Mansel Park and one Green Pennant at Shirley Warren Community Garden. The council has decided not to reapply for these in 2011/12 as we now have adopted a Southampton Quality Scheme.

Flood risk and water supply

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

As reported in last years monitoring report the only planning permission granted contrary to Environment Agency advice was 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%. In 2010/11 a key piece of flood related work was commenced, the Southampton (Redbridge to Woodmill Lane) Coastal Flood and Erosion Risk Management Strategy.

61 planning applications were granted within flood risk zones 2 and 3 within the last monitoring year. The majority of the applications were relatively minor (extensions, shop fronts etc) or related to water based activities. There were a couple of minor applications for new dwellings and small office developments. The most significant permissions were for 23 flats at American Wharf, 53 flats on Canute Road and permission for a 37 bed hotel on Wide Lane.

There were two flooding incidents during the monitoring period (according to emergency planning records) that took place overnight 8th/9th November and 22nd/23rd August. Both were the caused by torrential rain, resulting in localised flooding and run off impacting primarily upon the arterial road network within the lower reaches of the city. There was some disruption to rush hour traffic but there were no reports of businesses or residential properties being impacted upon.

Appendix

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

The following is not a comprehensive list of all SHLAA sites where development took place but is rather a list of those sites where some housing units were completed in this monitoring period (2010/11).

SHLAA No	Site Address	No of units
CC1	Maritime Walk	130
CC21	Former Deanery Sports Hall, Chapel Road	113
	Total City Centre	**243**
C3	81-97 Portswood Road (Wickes)	101
C16	Park Centrale, The Avenue	87
C47	10-16 Bourne Road	10
	Total City Central	**198**
E16	50-56 West End Road	36
E20	Hill Cottage, Mansbridge Road	1
E36	Hinkler Parade, Hinkler Road / Tatwin Crescent	30
E42	68 Mousehole Lane	12
	Total East	**79**
W11	152 Winchester Road	63
W22	70 Porlock Road	11
	Total West	**74**
N3	129 Burgess Road	10
N8	125 – 129 Osborne Road North	14
N14	Swaythling Clinic, Mayfield Rd	27
N19	SHB Vehicle Hire Depot, Wessex Lane	14
N28	316A Priory Road North	24
	Total North	**89**

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