

**Agenda item:** **Title of meeting:** Planning, Regeneration and Economic Development**Subject:** Annual Monitoring Report - 19 November 2012**Report by:** Assistant Head of Planning Services**Wards affected:** All**Key decision (over £250k):** No**Full Council Decision** No

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**1. Purpose of report**

1.1 To set out the results of the eighth Annual Monitoring Report (AMR) for Portsmouth City Council.

**2. Recommendations**

2.1 The Cabinet Member is recommended to:

1. **approve the AMR for publication on the council's website;**
2. **authorise the Assistant Head of Planning Services to make editorial amendments to the AMR prior to publication, in consultation with the Cabinet Member for Planning, Regeneration and Economic Development.**

**3. Background**

3.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires all local planning authorities (LPAs) to publish an annual monitoring report covering the period 1 April – 31 March of the preceding year. The 2012 report covers the period from 1 April 2011 to 31 March 2012.

**4. Findings**

4.1 The full AMR is attached at Appendix 1.

4.2 Elements that can be highlighted as particularly positive are:

- Significant progress has been made in bringing the Portsmouth policy framework up to date, with the adoption of the Portsmouth Plan, and work commencing on the site allocations
- Portsmouth is one of the first authorities in the country to approve its Community Infrastructure Levy Charging Schedule.

- Significant progress has been made on a number of the key regeneration sites during this monitoring period. Most notably planning permission has been granted for the redevelopment of Tipner and the clean-up operation has begun, and in Somerstown, Phase 1 of the regeneration plan is well underway.

4.3 There are some policy areas, where indicators show a difficult picture, but where there are strong indications that the situation will improve:

- The number of housing *completions* is significantly below the annual target, but a very large number of housing *permissions* were granted during the same period; it is expected that development targets will once again be met as economic conditions improve nationally.
- The city is able to demonstrate an adequate housing land supply for the first five years (the most important period) of the projections. The national requirement of an additional 5% buffer cannot be shown, but this is clearly due to the complexity of the site at Tipner, which will take longer to deliver, although planning permissions have now been granted for almost 600 homes there.
- One third of city council refusals for new HMO uses were successfully appealed by applicants during the monitoring period. It is anticipated that the adoption of an SPD, setting out how Policy PCS20 of the Portsmouth Plan will be implemented, will reduce the number of successful appeals as the document will now be afforded significant weight as a material consideration in the determination of planning applications for new HMO uses
- Whilst three of the four policy requirements are currently breached in Albert Road / Elm Grove district centre, the policy is being used successfully in preventing further changes of use.

4.4 Some indicators will need to be monitored carefully in future to ensure they improve. The city council should consider the following:

- Family dwellings (3 bedrooms or more) made up only 8% of the net gain of all dwellings during the monitoring period.
- There has been a significant loss of employment floorspace during the monitoring period
- The level of A1 shopping frontage in the Commercial Road area has fallen below the minimum threshold envisaged in the Portsmouth Plan.
- As in previous years, vacancy rates on Fratton District Centre remain very high.

In order to ensure that these indicators do not continue down this trajectory, particular care will need to be taken in development management decisions to take

account of the threshold and target and use the protection mechanisms in the Portsmouth Plan.

## **5. Reasons for recommendations**

5.1 The city council is required to publish an annual monitoring report

## **6. Equality impact assessment (EIA)**

6.1 An EIA has not been carried out on the AMR as the report monitors adopted policies and progress towards targets. The development plan documents and supplementary planning documents which make up the LDF have been, or will be, subject to EIA.

## **7. Head of legal services' comments**

7.1 The Planning and Compulsory Purchase Act 2004 established the current process of devising and maintaining the development plan in the Local Development Framework. At the same time, the Act introduced the requirement for the annual monitoring report which is referred to the Cabinet Member by this report.

7.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 make provision in respect of the content of the annual monitoring report to be submitted by the Council to the Secretary of State.

7.3 The AMR gives useful information for developers and their agents, and for residents and community stakeholders, and to inform their future development proposals or to formulate a response to them.

## **8. Head of Finance's comments**

8.1 This report is recommending that the Annual Monitoring Report (AMR) be published. The AMR reports progress made by Portsmouth City Council as the Local Planning Authority against the Portsmouth City Local Plan and the emerging Portsmouth Local Development Framework. This being so, there are no financial implications in approving the recommendations contained within this report.

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Signed by:

Assistant Head of Planning Services

**Appendices:**

Appendix 1 – Annual Monitoring Report

**Background list of documents: Section 100D of the Local Government Act 1972**

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by ..... on .....

.....  
Signed by: