

Agenda item:

Title of meeting: PRED 25th November 2013

Subject: Annual Monitoring Report 2012/13

Report by: City Development Manager

Wards affected: All

Key decision (over £250k): No

Full Council Decision No

1. Purpose of report

1.1 To set out the results of the ninth 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 City Development Manager 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 2013 report covers the period from 1 April 2012 to 31 March 2013.

4. Findings

4.1 The full AMR is attached at Appendix 1.

4.2 Elements that can be highlighted as particularly positive are:

- Following the adoption of the Portsmouth Plan, the city council has made further progress towards updating its policy framework, with the adoption of a number of topic and area based SPDs designed to guide development.

- Significant progress has also been made on a number of the key regeneration sites during this monitoring period. Most notably the clean-up operation at Tipner has begun and work is progressing well on the M275 junction.
- We can demonstrate a five year housing land supply from 1 April 2014, as well as the additional 5% buffer required by the NPPF.
- Local policies on C4 HMOs are working well, providing a robust basis for decision making, and standing up well at appeal.
- Vacancy rates in the City Centre and in Southsea Town Centre are low and the level of A1 shopping uses remains relatively stable
- The Community Infrastructure Levy was introduced at the beginning of this monitoring period and around half a million pounds were collected in its first year.

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 the city council is confident that as the economy continues to recover, further sites will come forward and be built out.
- Commercial developments have largely met the requirement for BREEAM Excellent. There has been some difficulty in residential development meeting the sustainable design standards, but negotiations have generally led to developments including the maximum feasible on their sites.
- A study had found that new development is likely to have an impact on protected bird populations on the coast. While this presents a significant challenge, the council and its partners are working on an interim planning and legal framework and detailed mitigation plan, in order to ensure that development can continue to go ahead.
- There have been some losses of employment land, but the figures are much lower than in previous years.

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

- The delivery of large family homes is falling short of the city's needs and of the target of 40% set in the Portsmouth Plan. Particular care will be needed in decisions on individual planning applications, but also in policy making. Negotiations with developers must be firm in ensuring that wherever possible family homes are delivered. In addition, in allocating sites for development, the city council will have to consider whether it would be appropriate to allocate some sites specifically for family dwellings.
- Many of the required infrastructure projects are progressing well. Others have seen little or no progress. The Infrastructure Delivery Plan is now some years old. The city

council will need to update its IDP to inform its site allocations work, and also ensure that ongoing monitoring and integration with the planning process is improve.

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. Legal 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. Finance 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:

City Development Manager

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

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Signed by: