

Title of meeting: Leader with responsibilities for Planning, Regeneration and Economic Development

Date of meeting: 28th February 2018

Subject: Authority Monitoring Report (AMR) 2016/17

Report by: Assistant Director of City Development

Wards affected: All

Key decision: No

Full Council Decision: No

1. Purpose of report

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

2. Recommendations

2.1 **The Leader with responsibilities for PRED is recommended to approve the AMR for publication on the council's website**

3. Background

3.1 As the Local Planning Authority the Council must publish an annual report detailing the progress made against the Local Development Scheme as well as the ongoing effectiveness of adopted Local Plan policies. The latest report covers the period of 1 April 2016 to 31 March 2017. It helps to show how the Council's planning policies are contributing towards the regeneration of the city and the provision of sustainable development while safeguarding the environment.

4. Findings

4.1 The full AMR is set out in Appendix 1 to this report.

4.2 Previously the AMR was a formal document setting out progress made against prescribed indicators which was required to be submitted to the Secretary of State. However, due to changes that accompanied the Localism Act 2011, this is no longer the case. The approach is now to report on a selection of key indicators that show significant facts or trends rather than report on all indicators each year without reporting to the Secretary of State.

4.3 The AMR 2016/17 highlights the following key findings to note:

- The Council is now well into its initial work on the new Local Plan. The Council held an Issues and Options consultation and is now preparing its programme of work for composing the draft Plan ready for further consultation in 2018.
- Since adoption of the Portsmouth Plan in 2012 there have been significant progress made in many of the strategic sites for regeneration that were identified in that document. This work has continued during the current monitoring period with particular new developments completed on the Seafront in the form of the Hotwalls development and significant development in the city centre, and elsewhere in the city such as at the Hard.
- Numbers of new housing completions for this monitoring period continue to fall below the housing targets set by the Local Plan with 393 net additional dwelling completed. However, if numbers of properties released back onto the market as a result of student housing completions are factored into this year's totals, then the annual target for completions has been met. It is considered that adjustments for student accommodation completions are a short term measure though and it would not be appropriate to rely on these in order to meet shortfalls in housing completions across the city in the medium to long term; therefore completions are still an area for concern going forwards.
- The Council has a five year supply of housing land (5.1 years), but the position remains marginal. In the short term, this position is dependent upon the delivery of student accommodation and the potential for it to release existing stock back for occupation by other groups. It should also be recognised that should the Government confirm its proposals for a standardised methodology for calculating housing need, then that is likely to impact upon this current position.
- Delivery of affordable housing remains low at 127 homes. Not all larger market housing schemes are delivering a proportion of affordable housing in accordance with the Local Plan policy due to viability issues. This needs to be considered carefully in the new Local Plan.
- Completions of family size dwelling (3, 4 and 5 bedrooms) are falling far below the policy threshold of 40% of new completions and also not meeting PUSH estimated requirements for the area (59% of completions).
- The majority of tall building applications that have been permitted during the monitoring period have been in the identified preferred locations across the city.
- Flood defence works have continued on the north of the island and initial consultation work has commenced in Southsea. These developments are vital to ensuring the ongoing resilience of the city and safety of its inhabitants to future climate change.
- B1 office space has experienced significant losses in the last seven years, which has continued during this monitoring period and has had the impact of limiting overall employment floor space gains across the city as a whole since 2011.

- Occupied proportions of class A1 retail frontage continue to show declines across the city, and whilst vacancy rates have improved along Commercial Road and in North End, there have however been increases in vacant frontage in Southsea Town Centre and the other District Centres.
- The report highlights that current policy is not delivering a significant number of 'pocket parks' with new development for various reasons. Recent large applications were either providing financial contributions to existing spaces instead, or exempt due to being classed as general permitted development or student accommodation. Given the role that open space plays in the quality of life in the city, the effectiveness of this approach need to be considered carefully in the new Local Plan.

4.4 The AMR is required to be published on the Council website and made publically available to provide an update of progress on the planning policies contained in the Portsmouth Plan.

4.5 The AMR highlights a number of indicators that need addressing in the next Local Plan. Whilst housing delivery falls below target significant progress has been made to move key strategic sites forward with the realignment work to the city centre road creating the development opportunity for the city centre and significant progress made in planning for the future of Tipner.

5. Reasons for recommendations

5.1 The City Council is required to publish an authority monitoring report.

6. Equality impact assessment (EIA)

6.1 An equality impact assessment is not required as the recommendations do not have a disproportionately negative impact on any of the specific protected characteristics as described in the Equality Act 2010 for the following reasons:

- This is a document that updates members on the effectiveness of adopted policies and progress made towards targets and therefore there are no decisions to be made regarding this document other than to approve the document for publication on the Council website.
- The development plan documents and supplementary planning documents which make up the LDF would have been subject to an Equality Impact Assessment if required. Furthermore individual EIAs would include consultation with the pertinent groups of these projects/actions if there was a potential impact, positive or negative.

7. Legal Implications

7.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires all local planning authorities (LPAs) to publish a monitoring report with prescribed details of the performance towards the implementation of the local development scheme and

the extent to which the policies set out in the local development documents are being achieved during the relevant year. Submission and reception of the report are necessary to comply with such legislation. Publication of the report as recommended is compliant with obligations and with the general local government principles of transparency and accountability.

8. Director 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 Director of Culture & City Development

Appendices: Appendix 1 – Annual Monitoring Report 2016/17

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

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Signed by: