

Agenda item:

Title of meeting: PRED 2nd December 2014

Subject: City Development - Annual Monitoring Report 2013/14

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 tenth Annual Monitoring Report (AMR) for Portsmouth City Council.

2. Recommendations

2.1 **The Cabinet Member is recommended to approve the AMR for publication on the council's website**

3. Background

3.1 As local planning authority the Council must publish an annual monitoring report in each year covering the period 1 April – 31 March of the preceding year. The 2014 report covers the period from 1 April 2013 to 31 March 2014.

3.2 The report sets out progress made towards delivering the policies in the Portsmouth Plan, and reports on a number of indicators that are of particular interest to the government.

4. Findings

4.1 The full AMR is attached at Appendix 1.

4.2 Elements that can be highlighted as particularly positive are:

- The city council continues to build on its up-to-date planning framework, by adding detail to the adopted Portsmouth Plan in the form of site allocations, masterplans and supplementary planning documents. The joint Hampshire Minerals and Waste Plan has been adopted.

- Significant progress has been made on a number of the key regeneration sites during this monitoring period. Most notably a historic City Deal was signed with Government to deliver the strategic development sites at Tipner and Horsea Island, and the Tipner Park and Ride is now open and operating very successfully. Somerstown Central (the community hub) is now complete and open. A masterplan to guide investment in the Seafront has been adopted.
- An exciting new project has been launched which will find sustainable new uses for historic buildings in the Dockyard in Portsmouth and other important historic sites around Portsmouth Harbour.
- Local peoples' perception of their own quality of life in the city has improved, and fewer people now say that there are areas of Portsmouth they would avoid because of fear of crime
- We can demonstrate a five year housing land supply from 1 April 2015, 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 where refusals have been justified by reference to the relevant development plan policy and SPD.
- No planning permissions were granted on protected open spaces during the monitoring period
- A comprehensive SPA mitigation framework to protect the birds in the Harbours has been established through the Solent Special Protection Areas Supplementary Planning Document.

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

- During the 2012/13 monitoring period, 236 net additional dwellings were delivered, which is a fall compared to previous years. Although the completion figure is far short of the average 584 net additional dwellings which are required per year over the 21 year plan period, the city council is confident that as the economy continues to recover, further sites will come forward and be built out and data regarding housing starts reinforces this conclusion.
- The CIL regime is operating successfully, although the amount collected in this monitoring period is still quite low. This should improve as post-CIL permissions are implemented.
- While the loss of employment land figures may seem large, it should also be noted that there have been net gains of around 22,000sqm in permissions for new B1-B8 employment floorspace, with 15,000sqm coming from vacant land

on existing industrial estates, demonstrating that the city's employment land stock is being regenerated.

4.4 Some indicators will need to be monitored carefully in future to ensure they improve:

- The delivery of large family homes, while showing a more promising picture than previous years, 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. Inspector's appeal decisions have backed this up. 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.
- Vacancies in the city centre are up noticeably from previous years. The Level of A1 shop uses is below the level aimed for in the Portsmouth Plan. The regeneration of the city centre remains high on the council's agenda.
- 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 strategic planning work, and also ensure that ongoing monitoring and integration with the planning process is improved. In the future, infrastructure planning will be more closely integrated with development planning. This will take shape in the review of the Portsmouth Plan, planned for 2015.
- A number of changes to the planning system are proposed at national government level, which are likely to affect the implementation of local policies designed to protect town centres and achieve sustainable development. This change will need careful management to ensure that good work achieved locally is not affected unduly by national changes.
- Health Indicators of life expectancy and obesity remain below the national picture. Colleagues in planning and public health are now working much more closely together to bring about change.

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 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. Head of 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 2013/14

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: