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# Summary



SOUTH EAST  
ENGLAND  
Regional Assembly

COUNCILS AND  
COMMUNITIES  
IN PARTNERSHIP

**Executive Summary**  
Regional Monitoring Report 2007

# Chapter 01

## Introduction

### THE CONTEXT

This is the Executive Summary of the South East England Regional Assembly's Regional Monitoring Report 2007 (RMR07).

At present the RMR provides an annual review of progress against the policies in Regional Planning Guidance 9 (RPG9) including its more recent revisions, and the objectives in the Integrated Regional Framework (IRF), the sustainable development framework for the region. However, RPG9 will soon be replaced by the new Regional Spatial Strategy for the South East, the South East Plan. The Plan has been informed by extensive consultation and has been subject to an Examination in Public (EiP) by independent inspectors<sup>1</sup>. The inspectors' report<sup>2</sup> has been published and Government's recommendations on changes to the Plan are expected in mid 2008. We expect the Plan to become the statutory planning document later in 2008, with the first RMR of the Plan to be published in 2009. While this 2007 report does not measure progress against South East Plan indicators and targets, it does begin to address the issues and implications for Plan policies as part of the transition process.


The IRF has also been reviewed. A new Regional Sustainability Framework (RSF) replaces the IRF in May 2008. The RSF sets out a common vision, 25 objectives and four regional priorities that will help guide sustainable development in the South East. The RMR will monitor RSF indicators instead of the IRF in future.


Historically, the RMR has reported incomplete or non-existent responses to the Assembly's Commercial, Industrial, Retail and Leisure Survey for some parts of the region. This continues to affect the Assembly's ability to report against both RPG9 and National Core Output Indicators<sup>3</sup>. Gaps are once again noted in the main report. The Assembly's Monitoring Systems Scoping Study<sup>4</sup>, completed in December 2006, outlined a number of measures to improve data collection. The Assembly continues to work towards introducing measures suggested in the research.

### THE REPORT


Once again, the RMR has been written in close consultation with regional and local partners in the South East. Without this engagement, the breadth of knowledge presented in the report would not be possible.


The RMR07 follows the same structure and layout as the 2006 report. This Executive Summary however has been shortened to focus on key information from the full report. The following pages provide summary tables related to headline policy implications. Those tables refer to both RPG9 and South East Plan policies. The tables show progress, using a combination of traffic lights as follows:

 **Green:** Targets and objectives set out regionally or nationally have either been met or data indicates progression towards targets/objectives.

 **Amber:** This can be for a number of reasons:

- There is more than one indicator for the policy and they are moving in different directions
- The policy needs close attention in the following monitoring year.

 **Red:** The data indicates under-performance against targets and objectives set out regionally or nationally.

 **Grey:** A traffic light for the policy cannot be determined because:

- There is a lack of data available to fully assess performance
- There is no detail available to explain the trends in data
- Further research is required.



<sup>1</sup> For information relating to consultation and the EiP see [www.southeast-ra.gov.uk/southeastplan/index.html](http://www.southeast-ra.gov.uk/southeastplan/index.html)

<sup>2</sup> For the Panel Report see [www.gos.gov.uk/gose/planning/regionalPlanning/southEastPlan/](http://www.gos.gov.uk/gose/planning/regionalPlanning/southEastPlan/)

<sup>3</sup> See [www.communities.gov.uk/publications/planningandbuilding/coreoutputindicators](http://www.communities.gov.uk/publications/planningandbuilding/coreoutputindicators)

<sup>4</sup> See final report at [www.southeast-ra.gov.uk](http://www.southeast-ra.gov.uk)

## OVERVIEW

Overall, the region appears to be doing well in terms of the indicators in RPG9 and the emerging South East Plan (the Plan). Housing delivery continues to exceed the provision in RPG9 and the Plan (and the EiP Inspectors' recommended level of growth). Targets for the proportion of development in urban areas and on previously developed land are also being significantly exceeded (covering housing, commercial and leisure). There is concern, however, that this success is coming at a price, particularly an adverse impact on infrastructure and the environment (which has the highest proportion of indicators showing clear deterioration). This is a price that the South East and the country as a whole cannot afford to pay given the continued reliance the national economy has on the South East with our contribution of 16% to national GVA. This should be a significant incentive for the Government to work with regional partners and local authorities to enhance levels of investment, particularly in infrastructure and affordable housing, to support national GVA growth. A lack of investment in the South East would adversely affect the national economy.

We also need to acknowledge that the backdrop for much of the South East's success has been a strong, buoyant economy, regionally and nationally. A downturn in the economy could have a major impact on delivery of the region's priorities, particularly housing supply.

So while we have used the past trends emerging from the indicators in this report to consider implications for policy and implementation, we have also tried to raise awareness about potential issues for the future.

These will have to be addressed through the South East Plan, not RPG9.

It is worth noting that while there are a number of strong, positive messages such as sustained delivery of housing and development on previously developed land; in terms of policy progress this report measures just 11 green traffic lights out of 41. This is unchanged from last year and is set against 26 of the 41 being amber and four red.

Some of the key concerns and issues for the region highlighted in this year's report include:

- The reducing availability of urban sites and the ability of our towns and cities to continue to accommodate high levels of development in the future
- The long-term impact of urban intensification on quality of life in our towns and cities
- The impact on the environment of increasingly high levels of development – designated land, biodiversity, air quality and open spaces. This year's report highlights an increase in damage to designated sites and continuing poor air quality
- The impact of climate change and the relatively slow progress in some parts of the region in preparing for this. The South East is the largest regional producer of energy from renewable sources but achieving the necessary reduction in carbon emissions requires a significant increase in the proportion of electricity generated from renewable sources. To date, deployment has been slow
- The need for significant improvements to infrastructure to deal with current and future demands
- Data on housing starts and land with planning permission for housing, together with the housing trajectory, suggest that the current high level of provision is likely to continue, in the short-term. This may change in future, as the easier urban sites diminish and/or there is a downturn in the market
- The urgent need to tackle affordability through a targeted approach to delivering affordable housing. This will require a significant increase in funding. Despite 7,100 affordable homes being completed in 2006-07, completions of affordable homes are running around 30% below the target set in the draft South East Plan
- The long-term sustainability of the type of housing being delivered – potentially too many small flats and not enough family sized homes, particularly in the affordable housing sector
- Continuing disparities in the region, with the west and north still outperforming the east and coastal areas in GVA. Although expectations for regenerating these areas are long term, there are indications that things are getting worse, not better
- Distances travelled per person continue to increase. Although the policies of the Regional Transport Strategy aim to tackle this, there is a clear need for travel options that encourage residents to use more sustainable forms of transport and for more rigorous implementation of South East Plan policies in future years

- There has been some positive news on water, with a reduction in per capita consumption and an improvement in river water quality. However, the South East still has the highest per capita consumption of water which needs to be tackled through the South East Plan's 'twin-track' approach to investment in infrastructure and encouraging behavioural change
- London continues to export large amounts of waste into the South East. With only six to eight years of landfill capacity left in the region, action is needed to reduce our own waste as well as waste coming to the South East from other regions
- A 61% decline in land-won sand and gravel reserves over the past 10 years, coupled with lower production, could lead to a greater level of imports transported over longer distances. It is important to safeguard wharves and rail depots so that any increase in imports is by sea or rail rather than by road.

## PROVISION OF DATA

There continue to be problems associated with both the availability and the collection of data for this report. The headline implications identified in the report relating to the way in which data is collected include:

**Housing densities** – the recording of gross measure of density as opposed to a net measure is still a problem in many local authorities.

**Monitoring developments in town centres** – the collection of data on developments in town centres remains a challenge and the Assembly continues to work with local authorities to improve this.

**Habitat change** – the South East Regional Priority Habitat Dataset was put together in 2006 using data collected by the Local Environmental Records Centres in the region. Although data is improving year on year significant data gaps remain in Surrey, East Sussex and West Sussex.

**Commercial and leisure survey** – the Assembly needs to continue working with local authorities to improve data collection through this survey.

**Tourism data** – the Assembly continues to work with Tourism South East and SEEDA to enhance sub-regional and local tourism data in the region, which currently suffer from inconsistency and small sample sizes.

**Affordable housing** – the Assembly circulated an updated and improved affordable housing survey in 2007. Survey data is now being evaluated and will be further developed in 2008.

**Monitoring geography** – the Assembly employs a variety of monitoring geographies in its surveys, some of which cause difficulties for data providers. These will be reviewed, in consultation with data providers, in 2008.

**Flooding** – although the Assembly has sourced data for this indicator from the Environment Agency it is not possible to compare it with data for previous years.

**Waste** – there is a continued need for the Assembly to work with regional partners on the development of inter-regional waste movement data. There are also problems in monitoring hazardous waste, largely due to changes in the regulations governing what is classified as hazardous, making trend analysis impossible at this time.

**Minerals** – research to fill the data gaps on wharves and rail depots is ongoing.

**Gypsies, Travellers and Travelling Showpeople** – local authorities need to start monitoring authorised permanent and transit Gypsy and Traveller pitches – both public and private. They also need to monitor Travelling Showpeople plots and all unauthorised pitches and plots.

# Chapter 02

## Quality of life in town and country

“A good quality of life means ensuring that the economy, society and the environment develop in harmony. The vision for the South East, as set out in chapter 3 of RPG9, is to bring about an urban renaissance in order to improve the quality of life for those in urban areas and to protect the countryside. Urban renaissance is about creating the quality of life that makes urban living desirable, making better use of land and energy and increasing the sense of community in urban areas throughout the South East.” (Regional Planning Guidance for the South East)

### Urban renaissance and concentrating development

Policy Q1 sets the overall spatial strategy for RPG9 which aims to concentrate new development and redevelopment within urban areas. This overall objective has been carried forward into the spatial strategy of the South East Plan.

The general picture is good with levels of completions on previously developed land continuing to exceed RPG9 targets. While it could be argued that more challenging targets should therefore be set in the South East Plan to reflect this success, there are concerns about whether this can be sustained in the medium to longer term. The reducing availability of land in urban areas (see below), the significant increase in housing that is likely to be required by Government and the need to focus on a more appropriate type and size of housing, which would result in a shift away from the current high level of flats being provided, will all have an impact on this target. There are also growing concerns about the need to properly support urban areas with the right infrastructure provision. This may have a fundamental impact on housing delivery and on public acceptance of the current approach to urban intensification.

Urban areas are currently the primary focus for commercial, leisure and housing development, with previously developed land completions above the regional target of 60%. However, the supply of land available, in particular derelict and vacant land within urban areas, appears to be decreasing. This decrease is inevitable given the emphasis on re-use of urban land over the last decade and the success of local authorities in ensuring the availability of these sites through the planning process. While an urban focus will continue to be at the heart of the spatial strategy

in the South East, land availability will have to be monitored closely, particularly over the next five years when housing delivery rates are likely to remain high. If housing provision is to be significantly increased in the medium to long-term, an alternative strategy may be required with significant implications for the level of greenfield development.

 Q1 – 2006  Q1 – 2007

### Form and design of urban development

Policy Q2 aims to raise the overall quality of life in urban areas and Policy Q3 aims to ensure efficient use of land, particularly through higher density development.

In terms of quality of life, the indicators related to crime rates show that this remains broadly stable in the South East at a level below the national average. However, the fear of crime in some areas of the region is above the national average and key agencies at all levels of government must work together to tackle this. The South East Plan has a strong focus on improving the quality of life in the region and the Examination in Public inspectors' report strengthens the overall policy on this (CC12) by recommending a reference to 'designing out crime' which will help to address issues around crime rates and the fear of crime in future.

Another key quality of life concern is the provision of adequate infrastructure to support existing and new development, particularly in urban areas. Although generally quality of life is seen as high by residents, issues such as infrastructure provision are consistently raised through planning related public consultations and the Assembly's own opinion polls on regional issues<sup>1</sup>. Careful monitoring of this issue will be needed as part of the South East Plan monitoring framework.

Delivering higher density development has been a challenge for many local authorities in the South East. For the region as a whole, densities have remained at the same rate as previous years, although there are local variations. The emerging regional target of 40 dwellings per hectare set out in the draft South East Plan reflects the importance of making efficient use of an increasingly scarce supply of urban land. However, this will be even more challenging to implement if local authorities are to ensure that the right type and size of housing is provided. Concern about the high level of flats being built and insufficient family sized homes continues and will require further monitoring.

 Q2 – 2006  Q2 – 2007  
 Q3 – 2006  Q3 – 2007

<sup>1</sup>[www.southeast-ra.gov.uk](http://www.southeast-ra.gov.uk)

## Ensuring vitality and viability of town and local centres

Policy Q5 aims to ensure that larger town centres in the South East are the focus for major retail, leisure and office development.

There is a need for robust town-centre, edge-of-centre and out-of-centre data to draw strong conclusions on policy progress.

 Q5 – 2006  Q5 – 2007

## Management and provision of services

Policy Q6 aims to ensure that health, education and other social considerations and infrastructure requirements are taken into account.

There is a generally good picture of health in the South East, which continues to be one of the healthiest regions in England with mortality rates below the national average. However, the available data is determined by a complex range of factors. The good headline messages of health cannot be used as conclusive proof of the effective management and provision of health services. The regional level data hides intra-regional disparities and fails to demonstrate the health inequalities in the region. Concerted effort is required to ensure that everyone in the region benefits from good health and it is not just concentrated particular areas.

The use of health indicators makes it difficult to conclude how effectively other social infrastructure considerations are being taken into account. Evidence to support preparation of the South East Plan suggests that this is not being adequately addressed and that a significant increase in investment at all levels and by all sectors will be required to support future development levels, an argument accepted by the EIP inspectors. The evidence also suggests that there is an infrastructure deficit to manage due to the success of RPG9 policies in delivering new housing in existing urban areas. The monitoring framework related to the South East Plan will be much more effective in assessing performance due to its greater focus on implementation.

 Q6 – 2006  Q6 – 2007

## Rural communities

Policy Q7 aims to secure a multi-purpose countryside and maintain the quality of environment, while supporting change to meet social and economic needs. Policy Q8 aims to achieve locally based provision of services in rural areas.

The indicators do not allow any clear conclusions to be drawn regarding the performance of Policies Q7 and Q8 as they are limited to access to services and earnings. A broader range of outcomes are sought by these policies, including rural renewal and supporting changes to meet economic and social needs. However, from the information that is available, a generally good picture emerges in relation to access to services for households in rural areas, with access to schools, doctors' surgeries and cashpoints being the same or better now than in 2000. Further, the gap between rural and urban pay is now at the lowest level since 2001.

 Q7 – 2006  Q7 – 2007

 Q8 – 2006  Q8 – 2007

# Chapter 03

## Environmental strategy and countryside

“A high quality environment is essential to the future prosperity of the South East. The effective protection of the environment and prudent use of natural resources are fundamental aspects of the vision for this region, which is highly urbanised and subject to development pressure.” (Regional Planning Guidance for the South East)



### Areas of international and national importance for nature conservation, landscape and cultural value

Policy E1 gives priority to protecting areas of national or international importance.

Although the condition of the Sites of Special Scientific Interest (SSSIs) has stabilised over the last couple of years, further and faster improvements are necessary to achieve the target (95% of SSSIs in favourable condition by 2010). On the basis of the recent trend, this appears unlikely. Furthermore, the necessary improvement of site management is outside the direct influence of regional policy. It will be delivered by land managers (including conservation organisations) who will be influenced by incentives eg Environmental Stewardships. In terms of the impact of housing on designated sites, the increase in area damaged or destroyed by development does not constitute a trend yet, as data has only been monitored for two years. There is also a need to consider the impact of housing nearby designated sites on those sites, for example, sites designated under the European Birds and Habitats Directives. One such example is the Thames Basin Heaths SPA (which affects parts of Berkshire, Hampshire and Surrey), where mechanisms are being put in place to manage the impact of recreation on the SPA, and careful monitoring of the success of these mechanisms will be required over the next five years. Although the South East Plan continues with a strong emphasis on protection, pressure for development outside urban areas will increase in the future as the urban potential reduces and the scale of development required to meet Government targets on housing increases (see Chapter 2). This will need to be monitored closely.

 E1 – 2006  E1 – 2007

### Biodiversity

Policy E2 aims to maintain and enhance the region's biodiversity and achieve national and locally set targets.

Unfortunately, activities affecting these indicators generally only reveal trends over a longer period of time and it is therefore difficult to judge performance. For example, the benefits of the recently introduced Environmental Stewardship schemes on farmland birds will not be seen for another few years. However, there is some cause for concern. While the national farmland bird indicator shows a broad stabilisation of populations since the early 1990s, the South East indicator is still showing a decline. The take-up of the Entry Level Scheme (ELS) farmland bird option needs to be monitored. The Royal Society for the Protection of Birds (RSPB) is concerned that recent changes to the national set-aside policy will result in more land being taken into production which will have a negative effect on farmland birds. The RSPB is calling for more support for Environmental Stewardship schemes to counteract the effect of lost set-aside land. Another significant issue is the European Union Birds and Habitats Directive to protect ground nesting birds and its impact on land available for development in certain parts of the region. The area with the greatest problems is the Thames Basin Heaths SPA which affects parts of Berkshire, Hampshire and Surrey. Mechanisms are being put in place to manage this but careful monitoring will be required over the next five years.

 E2 – 2006  E2 – 2007

### Air quality

Policy E7 aims to control pollution and improve air quality.

The indicator on air quality is limited as it relies on data from only five sites for 2006. The timeline over which the data is presented highlights the high level of variability in air pollution from year to year but the increase, which reflects the national picture, is of concern. The Air Quality Strategy (AQS) 2007 sets out the Government's policies aimed at delivering cleaner air in the UK and the draft South East Plan seeks to deliver improvements in air quality through joint working. However, hotter, drier summers predicted as a consequence of climate change could result in an increase in days of moderate or high air pollution at rural sites, unless pollutants are reduced. Work is underway at the Assembly and in partnership with SEEDA and WWF to set out a route map to achieving the Ecological Footprint and greenhouse gas reduction targets set out in the South East Plan.

 E7 – 2006  E7 – 2007

# Chapter 04

## Regional economy and social deprivation



“The Government has a range of policies to help UK business compete more effectively in global markets. The planning system can support these policies. It can guide development to locations that are sustainable in economic, social and environmental terms.” (Regional Planning Guidance for the South East)

### Economic success and human resources

Policy RE1 aims to support sustainable growth of the regional economy to ensure that it contributes fully to growth of the national economy. Policy RE2 aims to ensure that human resource development is recognised as a central component in harnessing and promoting future economic success in the region.

Economic activity in the South East continues to expand in terms of GVA per head and South East workers have high skills levels. However, the region needs to continue to improve skills and work-based learning while retaining skilled workers in order to promote long term competitiveness and growth in the region. This is a challenge recognised in policy RE2 and in the draft South East Plan and Regional Economic Strategy (RES). Intra-regional disparities remain a concern; the need to address socio-economic disparities is a key priority for the Plan and the RES.

Despite high skill levels, there has been a significant decline in workplace-based employment (past the predicted effect of the Office for National Statistics' methodological change) – this trend will need to be reversed in order to fulfil policy RE2. The South East Plan acknowledges this trend of declining workplace-based employment; Policy RE4 supports and promotes information communications technology and changing working practices.



### Economic distribution

Policy RE7 aims to address strategic spatial inequalities in the region with a key focus on the Priority Areas for Economic Regeneration (PAERs). Cross-cutting Policy CC9 of the South East Plan acknowledges the importance of addressing intra-regional disparities. Additionally, Policy RE5 and the sub-regional sections of the Plan provide further guidance, methods and approaches for addressing economic disparities.

There are some signs of change for the better in the main areas of deprivation which hopefully underpin a long-term improvement. At household level, there has been a reduction in fuel poverty levels, both on past performance and in relation to other parts of England. The proportion of those claiming long-term unemployment benefits in the most deprived parts of the region has also fallen and this needs to be maintained. However, these changes are small and have to be put into a wider context. There has been no discernable reduction in levels of deprivation across the region, according to the Index of Multiple Deprivation (IMD). The latest IMD figures show an increase in deprivation levels of 0.5% of the population since 2004, and this deprivation remains largely concentrated along the coast and in the larger urban areas. Of strategic concern is that the percentage of children living in deprived households also appears to have increased by 1% since 2004, again concentrated along the coast and in Kent.

The disparity in performance across the region also remains a concern, with significant differences between the generally more affluent north and west parts of the region as opposed to the less economically successful south and east of the region. Although the strategy to improve PAERs was always expected to be long-term, we have been experiencing a growing economy nationally which should be paying dividends. Any possible economic downturn nationally could risk the gains that are being achieved and future growth.



### Economic diversity

Policy RE10 aims to encourage economic diversity, facilitating small and medium enterprises and supporting the growth of a variety of economic sectors.

The overall regional economic structure has not changed since 1990, being focused on four key sectors: business and other services; distribution, hotels and catering; manufacturing; and public services. However, the relative importance of each of these sectors has changed over time, with the most obvious change the rising prominence of service industries compared to manufacturing. This continues the trend towards higher value industries. However, it remains essential to monitor closely the South East economic structure's contribution to economic health to ensure the region's economy remains strong.

As reported under Policy RE7, deprivation continues to be a significant issue in parts of the South East, notably in the coastal areas and larger urban areas and the 2007 Index of Multiple Deprivation data indicates that this may be getting worse.



## Tourism and related sport and recreation

Policy TSR3 aims to support and improve regionally significant sports facilities, particularly in the Government's Growth Areas.

Policy TSR4 applies a sequential approach to the location of new regionally significant visitor attractions, with priority given to the Growth Areas and PAERs.









Policy TSR5 aims to ensure that tourist accommodation is taken into account in planning policies and that provision is monitored.

Policy TSR6 requires Visitor Management Plans for significant tourist attractions and events.

Overseas visits continue to increase, with 2006 delivering the highest number of overnight visitors recorded over the past seven years, reinforcing the international appeal of the region and its ability to capitalise on its proximity to London and the UK's key gateways. However, while the increase in overseas visits is welcome, it places a strain on infrastructure at sea-ports, airports and motorways and there is an environmental cost to tourist activity. The need to promote more sustainable modes of travel is essential to manage the number of visitors to the South East. The South East Plan places significant emphasis on provision of infrastructure both in terms of improving the quality of life for residents but also to support continued economic growth, including tourism. Key infrastructure requirements are identified in the Implementation Plan (for example, Airtrack which seeks to provide a rail link to Heathrow Airport directly from the region).

Where domestic tourism is concerned, the reduction in domestic overnight stays is of some concern. This reduces overall spending in the region as an increasing proportion of domestic tourism is on a day-trip basis. With the continued threat of foot and mouth disease and flooding, there is the potential that the level of domestic overnight stays may not improve dramatically in the short term. Given that domestic visitors are more significant in numbers than overseas visitors, the economic impact of all overnight visitors is some £365 million below the level achieved in 2004,

clearly impacting on overall regional income. Policies on tourism, sport and recreation need to continue to promote the sustainable management of visitors and encourage high quality design for visitor attractions and accommodation.

 <b>TSR3 – 2006</b>	 <b>TSR3 – 2007</b>
 <b>TSR4 – 2006</b>	 <b>TSR4 – 2007</b>
 <b>TSR5 – 2006</b>	 <b>TSR5 – 2007</b>
 <b>TSR6 – 2006</b>	 <b>TSR6 – 2007</b>

# Chapter 05

## Housing

“The Government’s intention is that everyone should have the opportunity of a decent home. This involves making better use of the existing housing stock, along with re-use of vacant and under-used buildings and sites.”

(Regional Planning Guidance for the South East)

### Housing provision and distribution/ monitoring and managing housing distribution

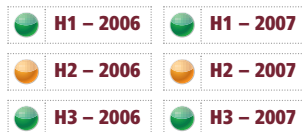
Policy H1 sets the overall level of housing and requires a review before 2006.

Policy H2 distributes the overall provision on a county basis.

Policy H3 requires housing provision to be monitored to provide information on when future reviews are required.

The overall picture is an encouraging one with a year-on-year increase in housing delivery at the regional level from 2002-03. Housing completions between 2001 and 2006 averaged 28,800, meeting RPG9 targets. The latest annual completions for 2006-07 (34,600) also indicate that the annual target 28,900 proposed in the draft South East Plan and the higher target of 32,000 proposed by the EIP inspectors have been met. Data on housing starts and land with planning permission for housing, together with the housing trajectory to 2010-11, suggests this is likely to continue, at least in the short-term. However, there have been a number of factors affecting this significant increase in delivery; the emphasis on re-use of previously developed land in urban areas; the lack of planning tools available to local planning authorities to manage the sites coming forward through phasing; the drive to increase the density of new development; an increasing proportion of small homes, (particularly flats); and, the buoyancy in the housing market over the last five years or so. Any downturn in the housing market, and a reduction in available urban sites (see Chapter 2), is likely to have an impact on housing delivery in the medium and possibly short-term.

Housing objectives in the South East Plan are not just about the overall level of housing provision; they also require that the right mix is provided in terms of type, size and tenure. There is also growing concern about the long-term sustainability of the type of housing being provided in the South East. The focus on urban intensification, the strong push by RPG9 and national planning guidance to deliver higher density development and the significant increase in the ‘buy to let’ market have all helped to increase the proportion of flats at the expense of family-sized homes. This is already a concern in the social sector, but if the trend continues it will compromise the wider sustainability objectives of both RPG9 and the South East Plan. Careful monitoring is required.



### Affordable housing and mixed communities

Policy H4 aims to ensure that a range of dwelling types and sizes is provided, including affordable housing.

The South East Plan makes it clear that the only way to address affordable housing is a targeted approach to investing in affordable housing provision and sets an overall target of 35% of the total provision. This approach was supported by the EIP inspectors. Evidence from the Government’s own advisors on affordability – the National Housing and Planning Advisory Unit (NHPAU) – shows that even large increases in housing supply would have only a very small impact on affordability for prospective owner-occupiers. Simply making more land available to increase the supply of housing will not address the problem. What is required is more affordable housing. On the face of it, the monitoring results are good news with 7,200 affordable homes completed in 2006-07. However, this is some 30% below the rates set out in the draft South East Plan and data from the Housing Corporation on the National Affordable Housing Programme shows that starts on sites have been slower than forecast in the first half of 2007-08. The Regional Funding Allocation for housing in the South East for 2008-2011 leaves a funding gap for affordable housing amounting to some £400m which will jeopardise achievement of the South East Plan’s targets. Providing urgently needed family-sized homes and ensuring that affordable homes are built to higher environmental standards will add to the costs of new affordable homes and the amount of funding needed from Government.

There are also concerns that simply continuing the region’s current tenure split will not address identified needs: the region should be providing more social rented homes and fewer intermediate tenures.



### Housing provision on previously developed land

Policy H5 aims to ensure that the best use is made of previously developed land when providing housing.

As already mentioned in chapter 2, most new development in the South East has been built on previously developed (PDL) land; 82% of homes in 2005/06 were completed on PDL, considerably exceeding the regional target of at least 60%. While this clearly shows that the spatial strategy of RPG9 is working, there are concerns about the future supply of PDL and the impact this concentration is having on the long-term sustainability of urban communities, particularly in terms of infrastructure.



# Chapter 06

## Transport



“The geography of the South East creates a number of specific transport problems and opportunities. As the largest region in the UK with a generally prosperous economy, close to neighbouring European countries, the impacts of high car use, through traffic and congestion are significant.” (Regional Planning Guidance for the South East)

### Amount and mode of travel

Note: Policies referred to are those included in the RPG9 alteration on Transport approved in 2004.

Policy T1 aims to minimise distance travelled and use of car by increasing opportunities to travel by other modes and investing in the transport system, with priority given to the region's Gateways, Hubs and Spokes, and the urban areas (manage and invest).

Policy T4 aims to support and develop the role of Regional Hubs.

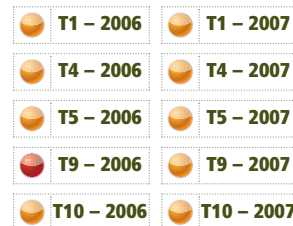
Policy T5 aims to support and develop the role of Regional Spokes.

Policy T9 aims to ensure that Local Transport Plans include policies and proposals that foster an improved and integrated public transport network.

Policy T10 aims to promote travel choice (mobility management).

Overall the picture is unclear. There appears to be a slight improvement in terms of the long-term ambition of RPG9 strategy (and the South East Plan) to reduce reliance on the car with a 2% reduction in the proportion of journeys to school using private car and a 1% rise in journeys made to work by rail. However, journeys to school will have to be closely monitored to see if this is a long-term downwards trend (the South East remains one of the regions with the highest proportion of school journeys by private car). The increase in rail journeys to work may be the result of a rounding error which requires further investigation. To add to this uncertain picture, the proportion of bus journeys to work remains static at around 4% of all journeys. This is an area to work on given the forthcoming framework for bus services as a result of the Local Transport Bill.

Another concern is the fact that overall distance travelled per person per year continues to increase. This may indicate longer distances being travelled between home and work or school for example – 85% of this remains by car and other private modes. Tackling this is the focus of the mobility management policies of the RTS (and South East Plan). Although there appear to be more children travelling to school by non-car modes, the proportion of schoolchildren walking to school in the South East continues to decrease, with an apparent quickening of the downward trend in the last twelve months for which data is available (from 45% to 42%). This appears to correlate with South East schoolchildren having the longest journeys in England, which may be a result of policy choices outside transport. Only 16% of children travel to school by bus, indicating a propensity towards parents and children making a choice against public transport use.



### Accidents on the road network

Policy T2 aims to ensure that transport policies (planning and LTP) facilitate sustained economic growth, environmental enhancement and promote social inclusion (key management issues).

Although the trend in terms of the number of people killed or seriously injured in road accidents is downwards, it is looking increasingly likely that the target of reducing this by 40% by 2010 will not be reached. More worrying is the fact that although the longer term trend remains downward, the number of child casualties killed or seriously injured has increased in the past 12 months. Efforts need to remain focused on road safety education and infrastructure measures to reduce accident risk.



### Parking provision for new developments

No data available



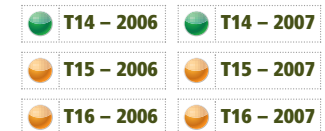
### Freight transport

Policy T14 aims to enhance rail freight capacity along particular corridors.

Policy T15 aims to promote more sustainable freight movement and safeguard land to support this.

Policy T16 aims to ensure three broad locations for inter-modal interchange facilities within the region.

Freight movements continue to rise by road, but the impact of rail movements to and from the South East remains impossible to test due to lack of data. The South East has identified a need to address this issue on a cross-regional basis, with London and the East of England, and envisages future policy development across the three regions to further promote sustainable freight movement.



# Chapter 07 Supply and development of other infrastructure – water, waste and energy



“Sustainable development in the region also depends on how issues are addressed in relation to flooding, to the water cycle, to waste and to energy. All these have wider impacts on the global environment.”

(Regional Planning Guidance for the South East)

## The risk of flooding

Policy INF1 steers development away from areas of flood risk and protects flood defences.

Although there has been an increase in the amount of properties protected from flood risk, further progress is needed to meet the target for 2010.

Due to the lack of data and trends, it is still difficult to identify policy implications. However, changes in Government guidance related to flood risk may lead to a positive trend: The Planning Policy Statement on flood risk (PPS25) strengthens the role of Strategic Flood Risk Assessments informing Local Development Frameworks and the consideration of flood risk for new development. A recently published Practice Guide Companion supports delivery of the PPS. Moreover, Local Planning Authorities are now required to consult the Environment Agency on all applications for development (except minor) in high flood risk areas. Government has also introduced a new standing Flooding Direction, on which basis the Environment Agency can request the consideration of a call-in of an application by Government. In the South East Plan, Policy NRM3 promotes sustainable flood risk management, and the Regional Flood Risk Appraisal is being updated to reflect the PPS25 Practice Guide<sup>1</sup>.

Despite all this effort to address the problem, climate change may exacerbate flooding as probability and severity increase. This highlights the need for investment in flood and coastal defences in certain parts of the region eg South Hampshire.

INF1 – 2006    INF1 – 2007

## The water cycle – supply and quality

Policy INF2 aims to improve both supply and quality of water through more efficient use of water resources and investment in infrastructure.

Positive trends have been observed in the indicators that monitor water supply and quality and there has recently been a small decrease in per capita water consumption. It is not clear how much of the recent reduction in consumption can be attributed to permanent changes in public behaviour or whether it is still a reflection of restrictions and appeals to use water conservatively during the 2005-06 drought. The South East remains the region with the highest per capita water consumption, so further reductions should be encouraged through more promotion of water efficiency and water conservation in new and existing buildings and the influencing of behaviour. The Code for Sustainable Homes, the gradual strengthening of Building Regulations for water efficiency and the identification of the whole South East as an area of serious water stress (enabling compulsory metering and other water efficiency related activities), will facilitate this. Studies carried out in co-operation with water companies and the Environment Agency in preparing the South East Plan demonstrate that a twin-track approach of resource development and improved water efficiency (Policy NRM1) is required to cater for future growth.

The European Habitats and the Water Framework Directive could lead to tighter water quality standards for rivers and coastal waters in the future. Moreover, the Environment Agency is currently reviewing abstraction licences in light of the Habitats Directive. Water quality improvements have been limited since 2000.

As with Policy INF1, the impacts of climate change will need to be addressed as these could change the frequency and severity of future droughts in a region where pressure on water resources is already high.

INF2 – 2006    INF2 – 2007

## Waste

### Reduction of waste generation (and growth rates) of all waste

Note: Policies referred to are those included in the RPG9 alteration on Waste and Minerals approved in 2006.

Policy W1 aims to reduce growth of all waste to 1% p.a. by 2010 and 0.5% p.a. by 2020.

There has been a reduction in the growth rate of municipal solid waste (MSW) over recent years compared to the national and regional average in the past 10 years. However, the overall picture is a general increasing trend in generation of all wastes (MSW, C&I and C&D). There is still a lack of up-to-date data to enable identification and analysis of recent trends particularly for commercial and industrial (C&I) waste and construction and demolition (C&D) waste. There has been a general decline in hazardous waste generated from 2000 levels, owing to better separation and avoidance of contamination at source. However, recent estimates from 2003 show a steadily increasing trend in hazardous waste generated. Preliminary data from the Environment Agency for 2005 and 2006 also suggest a marked increase in hazardous waste generated. Reasons for this are being investigated but may be due to changing classification of materials under new legislation.

Despite an apparent decline in municipal solid waste generation in 2003-04 and 2005-06, there has been a recent rise in waste generated over 2006-07. This apparent reversal, coupled with the general trend of increased C&I and C&D waste, presents a significant challenge for the region in finding ways to reduce the overall levels of waste growth.

W1 – 2006    W1 – 2007

<sup>1</sup> Several Strategic Flood Risk Assessments (SFRAs) have been undertaken to inform LDFs.

### Monitoring and managing waste movements, particularly exports from London

Policy W3 aims to ensure that the region becomes self sufficient in waste and that London waste sent for landfill in the South East is reduced.

There has been improved joint working between the Assembly, the GLA and the East of England region in monitoring and agreeing to reduce waste exports from London. However, London continues to export large amounts of waste to the South East and other regions for disposal. Robust data is lacking but is improving. The London Plan has targets to improve its self-sufficiency in waste management. There is a need for alternative management capacity, minimising waste generation in the first place and reducing imports from London. The region's landfills have only between six to eight years capacity. Some counties have less.

 W3 – 2006  W3 – 2007

### Diversion of waste from landfill

Policy W5 sets targets for the diversion of waste from landfill.

Policy W6 sets recycling and composting targets for the region.

There has been a significant increase in the amount of municipal solid waste (MSW) diverted from landfill and a corresponding increase in the levels of recycled and composted materials year on year since 2000-01. There has been an increase in the recovery of materials since 2000-01. However, significant improvements will have to be achieved in recycling C&D waste to meet regional targets. There is a lack of up-to-date sub-regional data to enable identification and analysis of recent trends in arisings and movements of commercial and industrial and construction and demolition waste.

 W5 – 2006  W5 – 2007

 W6 – 2006  W6 – 2007

### Provision of waste management capacity requirements

Policy W7 sets out waste management capacity requirements for the region.

Policy W13 aims to ensure a reduction of waste disposal through landfill.

There continues to be a need to change the way we manage our waste – with recycling and other recovery facilities being permitted and built to help achieve targets for diversion of waste from landfill. However, while the existing capacity for the recycling, recovery and composting of MSW and C&I waste is adequate at regional level, there are large variations between Waste Planning Authority areas (“Regional Waste Management Capacity: Survey, Methodology and Monitoring, April 2007”).

New capacity will be required to meet future needs, especially for non-hazardous landfill and recovery. There are concerns that some planned capacity may not become operational. Furthermore, existing trends in waste imports from London coupled with the South East region's own gradual decline in actual tonnage of waste diverted from landfill could lead to a deficit in landfill capacity by 2015. Energy from Waste (EfW) facilities in the region rarely involves recovery of heat.

 W7 – 2006  W7 – 2007

 W13 – 2006  W13 – 2007

### Energy – renewable energy

Note: Policies referred to are those included in the RPG9 alteration on Energy Efficiency and Renewable Energy, approved in 2004.

Policy INF6 sets regional renewable energy targets.

Policy INF7 sets sub-regional renewable energy targets.

Policy INF8 provides policy guidance on the location of renewable energy development.

Evidence suggests that we are moving in the right direction on renewable energy in the South East but there is significant room for improvement and some causes for concern. In 2006, the region was the largest producer of renewable electricity (BERR). Major offshore wind schemes are at planning stage. Improving the deployment of renewables across the region will help to deliver the Government's aim of improving security and diversity of supply. However, to mitigate the impacts of climate change and bring about the necessary reduction in carbon emissions, the proportion of electricity generated from renewable energy needs to increase significantly and current performance across the region varies significantly. Although there are significant on and offshore wind developments planned, deployment of onshore wind, dedicated biomass and photovoltaics remains low. In addition, capture of heat, for example, through use of combined heat and power from decentralised biomass power stations is also rare in the region and much more extensive use is necessary. Of concern is the fact that Sussex, Hampshire and the Isle of Wight and a number of other local authority areas do not have a significant level of renewable energy capacity installed yet. There is a slow deployment of biomass (especially dedicated stations), and solar PV. There is also a slow deployment of CHP/district heating schemes.

 INF6 – 2006  INF6 – 2007

 INF7 – 2006  INF7 – 2007

 INF8 – 2006  INF8 – 2007

# Chapter 08

## Minerals



“Minerals are an important element in the economy of the South East, but their extraction can have a significant environmental impact. Government planning policies for minerals aim to ensure that there is an adequate supply, having regard to the objectives of sustainable development.” (Regional Planning Guidance for the South East)

### Primary aggregates

Policy M3 sets the sub-regional apportionment for Primary Aggregates.

Generally this is good news, with fewer primary aggregates being extracted year on year, a consistent pattern over the last eight years. However, the lower production and a 61% decline in land-won sand and gravel reserves over the last 10 years could lead to a greater level of imports transported over longer distances. It is important to safeguard wharves and rail depots so that any increase in imports is by sea or rail rather than by road.

The sub-regional apportionment is currently subject to a partial review and work is being undertaken by the Assembly to assess potential capacity and any constraints on wharves and rail depots in the region which will help with future monitoring of this policy.

 M3 – 2006  M3 – 2007

### Recycled and secondary aggregates

Policy M2 aims to increase the proportion of recycled and secondary aggregates to help reduce the need for primary aggregates.

Recycled aggregates and secondary materials are supplying an increasing proportion of aggregate production and consumption, reducing the demand on primary aggregates. However, the 2005 CE&DW and Secondary materials survey is unable to confirm whether the use of such materials is any greater than in 2001 and 2003.

 M2 – 2006  M2 – 2007

### Other minerals

Policy M4 aims to ensure that extraction of other minerals is managed in a sustainable way by the MPAs.

There are permitted reserves of chalk for cement manufacture and gypsum sufficient for at least 25 and 20 years respectively although it is not clear whether there are adequate reserves of silica sand.

 M4 – 2006  M4 – 2007

### Safeguarding of wharves, rail depots and mineral reserves

Policy M5 aims to safeguard wharves, rail depots and mineral reserves.

Wharves and depots are already safeguarded in existing local plans and this is being carried forward into Local Development Frameworks (LDFs) and Local Development Documents (LDDs).

 M5 – 2006  M5 – 2007





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South East England Regional Assembly  
Berkeley House, Cross Lanes,  
Guildford GU1 1UN  
T: 01483 555200  
F: 01483 555250  
E: [secretariat@southeast-ra.gov.uk](mailto:secretariat@southeast-ra.gov.uk)

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