

London Borough of Southwark - Facts and figures: Employment (B class) development (2011/2012 – 2018/2019)

The following tables 1-4 show changes in B1, B2 and B8 floorspace since the adoption of the Core Strategy in 2011.

Use Class B1 is defined as office space (B1a), research and development (B1b) and light industrial (B1c). Use Class B2 is general industrial and Use Class B8 is storage and distribution, as follows:

Class		Land use
B1	B1a	Office space
	B1b	Research and development
	B1c	Light industrial
B2		General industrial
B8		Storage and distribution

The data shows both net and gross data. Net data takes account of any demolished business space on the site of a completed development, and gross data only counts the newly-built floorspace.

The data is also shown in terms of completions and approvals. Completions log the year the developments are completed and approvals log the year the developments were approved.

Both tables will contain some of the same application data but due to length of time some developments take to build, the completions table includes approvals from as early as 2003 for example. The approvals data shows any planning applications that were permitted in any given year and could include schemes that are currently under construction or completed. Planning applications that have expired are excluded from the data. Around 10.5% of applications involving non-residential floorspace have expired over the last 10 years, so there is not a particularly high lapse rate of applications.

London Development Database

The primary source of the council's development data is the London Development Database (LDD). Although the LDD is owned and managed by the Greater London Authority, it is the responsibility of the borough to input the correct data about planning applications approved within their boundaries.

Boroughs are required to record information about all planning permissions on the LDD which do one of two things. As a result of an approved planning application, this is where there is either:

- a net change in the number or type of residential units on a site, or
- a net change of 1000sqm or more of non-residential floorspace

It is at the discretion of the boroughs to include applications where there are net changes of non-residential floorspace below 1000sqm. Generally data officers at Southwark Council record smaller schemes to provide more effective monitoring data however it may not capture every small site (particularly if no housing was proposed). The data provided below is therefore given in terms of schemes with a threshold of over 1,000sqm (mandatory data) and over 0sqm (including some voluntary data).

It must be caveated that the threshold of over 0sqm figures may not be a wholly accurate reflection of smaller scale changes in non-residential floorspace. Therefore, interpreting LDD data when using smaller amounts of non-residential floorspace should be done with caution.

Use Class B1 is included on LDD and it is possible to record B1a, B1b and B1c uses within this category. The following tables include B1b and B1c data however it must be noted this data is incorporated into the overall B1 figure. For example the data may show an overall net loss in B1c floorspace however on an individual application level it may have been replaced by B1a floorspace.

Prior to 2011 and the adoption of the Core Strategy, some large planning applications significantly changed the function and character of Southwark's Central Activity Zone (CAZ). For example in 2009 the last phase of More London (Tooley Street/riverside) was completed which added over 50,000sqm net increase of office floorspace to the borough. In 2013, the Neo Bankside scheme was completed (permitted in 2006) which changed the Bankside Industrial Estate to a residential/mixed use scheme behind the Tate Modern.

Completions

B1

As Table 1 and 2 show, from 2011/2012 to 2018/2019 there has been a net loss of around 29,000sqm of B1 floorspace. The majority of the loss of B1 space has been a significant reduction in B1c light industrial floorspace. However the gross increase of over 235,000sqm of B1 space overall has shown growth in B1a offices over this time period. This includes schemes such as The Shard and the News Building at London Bridge and schemes on Blackfriars Road including 20 Blackfriars Road, an 18 storey modern office building.

There have been some B1c uses proposed in gross terms however this does not equalise the overall loss.

B2 and B8

Additionally there has been a loss of approximately 9,500sqm of B2 floorspace and over 60,000sqm of B8 floorspace over this time period. Again the borough has seen some gross provision of B8 and B2 floorspace over this time however this does not equalise the overall loss. For example an extension to the Tate storage facility on Mandela Way approved in 2010 and complete in 2011 proposed a net increase of 6,648sqm of B8 floorspace.

Many older warehouses outside the main industrial locations in the borough have been converted over the years to a variety of uses, including performing arts in Camberwell and residential/mixed use in the Bermondsey Spa regeneration and growth in offices, housing and cultural uses in the Central Activity Zone.

In the 2018/2019 completions, the overall loss of 40,473sqm of B1 space is predominantly made up of the recorded loss of 30,408sqm of office floorspace on One Blackfriars. The planning application was approved in 2012 and completed in 2018 however the original office was demolished in 2003 when the riverside/CAZ location of south London was changing. For example another scheme complete in 2018/2019 (approved in 2014/15) at 128-150 Blackfriars Road included an overall net loss of industrial and office floorspace as at the time the buildings were vacant, in poor condition and marketing did not attract any interest for the space.

Approvals

B1

Referring to Table 3 and 4, in terms of approvals a similar pattern is evident, with an overall loss of around 100,000sqm of B1 floorspace, of which 70% is loss of B1c light industrial floorspace. Gross figures show over 360,000sqm of delivery of B1 floorspace (majority offices) with some new B1b and B1c floorspace however this does not equalise the overall loss.

In 2016, the approvals figures show a large loss of B1c floorspace however this is reflective of the temporary change of use of Harmsworth Quays in Canada Water. The site was a former printworks (52,200sqm) and received temporary permission for use as an events and entertainment space. The site is now included in the Canada Water masterplan which proposes a significant uplift in employment space.

B2 and B8

Around 10,000sqm of B2 floorspace and around 75,000sqm of B8 floorspace has been lost or replaced by other uses. There has been some re-provision of both B2 and B8 uses, for example two sites in the Parkhouse Street PIL approved in 2017 proposed a net increase in B8 and B2 uses (Big Yellow Storage and PHS) however this does not equalise the overall loss.

Prior approvals and permitted developments

12% of the approvals application data for changes to B1 floorspace were a result of prior approvals and permitted development to change the use of B1a office or B1c light industrial floorspace to residential. This has resulted in -16,502sqm of losses of B1 floorspace over the period 2011/2012 – 2018/2019.

Article 4 Directions in Southwark

Southwark Council has been proactive in restricting permitted development rights by implementing Article 4 Directions. However national planning guidance states these must be limited to situations where it is necessary to protect local amenity or the wellbeing of the area. As such it is difficult to implement borough wide restrictions on national permitted development rights. Southwark has an Article 4 Direction to restrict any conversions of office space in the Central Activity Zone, which covers the exemption that was previously applied by the General Permitted Development Order but then removed.

Southwark also has Article 4 Directions restricting the conversion of light industrial space in all of its protected industrial land and a number of other industrial estates around the borough, and an Article 4 Direction protecting all railway arches from conversion to residential from employment or other uses. Nevertheless there are still parts of the borough that can benefit from these permitted development rights regardless of planning policy. The council will keep evidence for further Article 4 Directions under review.

Table 1 - Net and gross completions of schemes involving employment (B class) floorspace exceeding the threshold of 0sqm

Financial year (1 Apr – 31 Mar)	Net completions					Gross completions				
	Over 0sqm					Over 0sqm				
	Overall B1	of which B1b	of which B1c	B2	B8	Overall B1	of which B1b	of which B1c	B2	B8
FY 2011/12	-8463	0	-5201	0	-10890	7943	0	300	0	11423
FY 2012/13	-10845	0	-1923	-711	-5682	2298	0	0	190	0
FY 2013/14	21869	0	-6931	-3891	-5664	60843	0	0	0	1827
FY 2014/15	33210	-3000	-4141	-114	-5917	73468	0	0	0	0
FY 2015/16	-16924	-1454	-1790	-2432	-6524	37494	446	901	0	338
FY 2016/17	-6110	-1732	-1637	-261	-5958	5848	0	0	0	0
FY 2017/18	-1178	0	166	0	-3270	3734	0	166	0	0
FY 2018/19	-40473	0	-5162	-2257	-18441	43594	0	0	399	399
TOTAL	-28914	-6186	-26619	-9666	-62346	235222	446	1367	589	13987

Table 2 - Net and gross completions of schemes involving employment (B class) floorspace exceeding the threshold of 1,000sqm

Financial year (1 Apr – 31 Mar)	Net completions					Gross completions				
	Over 1000sqm					Over 1000sqm				
	Overall B1	of which B1b	of which B1c	B2	B8	Overall B1	of which B1b	of which B1c	B2	B8
FY 2011/12	-4240	0	-4556	0	-4850	5102	0	0	0	11423
FY 2012/13	-9662	0	-1145	-711	-4317	0	0	0	190	0
FY 2013/14	24618	0	-6581	-3891	-5101	59480	0	0	0	1762
FY 2014/15	35970	-3000	-3001	-114	-5050	71538	0	0	0	0
FY 2015/16	-12252	-1900	-2331	-2432	-4208	32169	0	0	0	0
FY 2016/17	-9270	-1368	-1637	-261	-5485	3854	0	0	0	0
FY 2017/18	1876	0	0	0	-3270	2926	0	0	0	0
FY 2018/19	-35668	0	-4792	-2041	-18285	42028	0	0	0	0
TOTAL	-8628	-6268	-24043	-9450	-50566	217097	0	0	190	13185

Table 3 - Net and gross approvals of schemes involving employment (B class) floorspace exceeding the threshold of 0sqm

Financial year (1 Apr – 31 Mar)	Net approvals					Gross approvals				
	Over 0sqm					Over 0sqm				
	Overall B1	of which B1b	of which B1c	B2	B8	Overall B1	of which B1b	of which B1c	B2	B8
FY 2011/12	269	-29	-7205	-764	-12711	64490	29	766	0	2100
FY 2012/13	-40144	0	-2331	-916	-3708	1019	0	0	0	0
FY 2013/14	-19599	417	-1023	-346	-32485	63567	417	0	0	3370
FY 2014/15	-31129	-3632	-5244	-1401	-7880	16875	0	135	0	1932
FY 2015/16	-6613	0	-1927	-1167	-6588	26693	0	1073	250	0
FY 2016/17	-18133	2241	-54592	-1153	-3636	82364	2241	3703	146	3307
FY 2017/18	6701	0	-2568	-1717	-4270	45167	0	0	0	0
FY 2018/19	1422	0	-1350	-2427	-3269	63440	579	579	399	4854
TOTAL	-107226	-1003	-76240	-9891	-74547	363615	3266	6256	795	15563

Table 4 - Net and gross approvals of schemes involving employment (B class) floorspace exceeding the threshold of 1,000 sqm

Financial year (1 Apr – 31 Mar)	Net approvals					Gross approvals				
	Over 1000sqm					Over 1000sqm				
	Overall B1	of which B1b	of which B1c	B2	B8	Overall B1	of which B1b	of which B1c	B2	B8
FY 2011/12	401	0	-6581	-764	-12670	59342	0	0	0	1762
FY 2012/13	-38195	0	-2331	-916	-3270	0	0	0	0	0
FY 2013/14	-16831	0	0	-346	-29430	60058	0	0	0	3370
FY 2014/15	-20553	-3538	-5379	-1401	-7819	15009	0	0	0	1932
FY 2015/16	-2463	0	-1927	-1167	-5953	25713	0	1073	250	0
FY 2016/17	-14204	2241	-54388	-1153	-3182	63537	2241	1112	146	3100
FY 2017/18	8502	0	-2100	-1717	-4111	22363	0	0	0	0
FY 2018/19	1525	0	-1350	-2571	-1689	2875	0	0	0	4444
TOTAL	-81818	-1297	-74056	-10035	-68124	248897	2241	2185	396	14608