

# Annual monitoring report 3

Southwark local development framework

April 2006 - March 2007

[www.southwark.gov.uk](http://www.southwark.gov.uk)



Effective planning ensures that we get the right development, in the right place and at the right time. It makes a positive difference to people's lives and helps to deliver homes, jobs and better opportunities for all, while protecting and enhancing the environment we share.

To ensure that we keep responding to the diverse needs and concerns of the community, we need to continually monitor our progress against the objectives we have set for the future of our borough.

Monitoring is about keeping local policies on track and focussed on agreed objectives.

## Quick Guide to Use Classes

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

A1 Use Class	Shops and other retail uses such as hairdressers, post offices and dry cleaners where the service is to visiting members of the public.
A2 Use Class	Financial or professional services such as banks and estate agents open to visiting members of the public.
A3 Use Class	Restaurants, snack bars and cafes
A4 Use Class	Pubs and bars
A5 use Class	Hot food take-aways
B1 Use Class	Business uses such as offices, research and development and industrial uses that can be carried out in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke etc,.
B2 Use Class	General industrial uses such as manufacturing and assembly
B8 Use Class	Warehousing, distribution and storage uses.
C1 Use Class	Hotels and boarding houses where no significant element of care is provided. It does not include hostels.
C2 Use Class	'Residential institutions' such as nursing homes and other accommodation where a significant element of care is provided for the occupants, residential schools, colleges and training centres and hospitals.
C3 Use Class	Homes where people live together as a single household.
D1 Use Class	'Non-residential institutions' including libraries, crèches, schools, day-nurseries, museums, places of worship, church halls, health centres
D2 Use Class	Assembly and leisure uses such as cinemas, nightclubs, casinos, swimming baths and sports halls as described in the Use Classes Order.
Sui Generis (SG)	A use which does not fall neatly within one of the above use classes e.g. vehicle servicing centres and mixed uses.

Copies of the annual monitoring report are available by contacting the planning policy team.

Visit us at: Chiltern House, Portland Street, SE17 2ES.  
Telephone: 020 7525 5475 (between 9am-5pm, Monday-Friday)  
Email: [planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

The annual monitoring report is also free to download at [www.southwark.gov.uk/amr](http://www.southwark.gov.uk/amr) and can be viewed at council offices, libraries, area housing offices, and one stop shops.

# Executive Summary

## What is this document?

This document reports on whether Southwark's planning policies are working as they should be. It is produced every year and helps the council keep our planning policies up to date. This report covers the year April 2006 to March 2007.

## What does the annual monitoring report cover?

This document covers the following issues:

- the social, environmental and economic context of the borough within which our planning policies operate;
- an overview of what progress the council is making in preparing new planning documents against the timetable set out in the local development scheme;
- whether our planning policies are achieving the objectives of the local development framework and what sort of impact they are having on the community and the environment; and
- how we can improve our planning policies and the way we monitor them in the future.

## What are the main findings?

The main findings of this report are summarised in the table on the following page.

## What do the results mean?

This monitoring report has uncovered some areas of concern for policy. In some cases there are planning documents under preparation that will address these concerns, such as parking, affordable housing and sustainable design and construction. In other cases, it is too early to tell if the performance this year will continue in coming years.

The Government prefers monitoring information to focus on completed development rather than approvals. It is important to realise that developers have up to three years to build after they receive planning permission. For this reason, the development that was built last year may have been approved under old planning policies. This could explain why some of the targets of the Southwark Plan, such as affordable housing and density, were not met. There should be improvements over the coming years as the new Southwark Plan and other planning documents start to take effect.

The table on the next page summarises what the results of this year's monitoring may mean for policy development. More information is provided in section 3 of this report.

## Key findings of this year's monitoring and what it means for policy development

On target	Could do better	Action needed
<b>Life Chances (Indicators 1 to 11, starting on page 14)</b>		
There was an increase of 6,650sqm in education uses and the council negotiated over £400,000 in funds for new schools through planning agreements.	Indicators for consultation need to be further developed and information collected. This will start to happen once the Statement of Community Involvement is adopted.	Develop indicators and system for monitoring consultation.
£276,000 was also negotiated for children's play, sports development and community facilities through planning agreements.	No funds negotiated for health.	New planning guidance has been prepared to address this. Keep under review.
<b>Poverty and Wealth Creation (Indicators 12 to 22, starting on page 18)</b>		
There was an increase of 71,740sqm of employment floorspace, most of this was due to new office development. This is a better result than last year when there was an overall loss in employment floorspace.	There was an overall loss of 35,000sqm general industrial and warehousing floorspace, continuing the trend from last year. Some of these losses were to allow residential development, which is also needed in the borough. There is also 30,000sqm of general industrial and warehousing floorspace approved to be built.	Keep under review, may be due to old Unitary Development Plan (UDP).
A new 1,254sqm health centre was completed at Bermondsey Spa as part of the regeneration programme.	Retail floorspace grew by 3,300sqm however much of this was outside town centres. This needs to be kept under review.	Improve information collection for retail completions and keep issue under review.
47 new small business units were created.		Improve information on small business units.
245 new hotel bedrooms were completed.		
£280,000 was negotiated for training and employment and tourism		

On target	Could do better	Action needed
<b>Clean and Green – Built Environment (Indicators 23 to 33, starting on page 24)</b>		
100% of development occurred on previously developed land. There was no loss in open space. This is an improvement over last year.	Fewer developments achieved Secured by Design Certification. However all new applications now require design and access statements.	This issue could be picked up as part of planning guidance being prepared on design.
There was a reduction in listed buildings at risk of demolition. No buildings were demolished.		
£1,200,000 was negotiated for public realm improvements, safety, archaeology and public open spaces.		
<b>Clean and Green – Natural Environment (Indicators 34 to 49, starting on page 28)</b>		
Planning guidance is being prepared on sustainable design and construction and sustainability assessments.	More information is needed on energy and water efficiency, renewable energy, waste and biodiversity.	Information is currently being collected and will be reported on in next year's AMR.
There were no loss of sites of nature conservation importance.		
There was an increase in the proportion of waste recycled and composted (14%, up from 10% the year before) and a reduction in waste going to landfill (38%, down from 63% the year before).	Overall the amount of waste created increased 1.7%. Better designed developments can help address this, but there is also an element of personal choice involved.	This is being addressed as part of planning guidance that is currently being prepared on sustainable design and construction.
<b>Housing (Indicators 50 to 57, starting on page 32)</b>		
Southwark is on track to meet the target of creating 31,100 extra homes by 2016.		
2,602 extra homes were created last year, higher than the previous two years (there were an extra 1,403 homes in 2005/06 and 1,892 extra homes in 2004/05).		

On target	Could do better	Action needed
<p>There was an improvement in the amount of affordable housing built (41% of all housing built). This represents an extra 743 affordable homes in the borough and 970 affordable homes when refurbishment and rebuilding of existing affordable housing is counted. This compares with a total of 413 affordable homes built the year before. More than £3.5 million was negotiated for new affordable housing.</p>	<p>More affordable homes are needed to meet the target of 50%, however more than £3.5 million was collected for new affordable housing.</p>	<p>Keep under review, may be due to old UDP. Planning guidance on affordable housing is currently being prepared.</p>
<p>60% more residential developments were completed within the appropriate density ranges set out in the Southwark Plan than last year.</p>	<p>There is still improvement needed in ensuring development is within density ranges set out in the Southwark Plan.</p>	<p>Keep under review, may be due to old UDP.</p>
<p>More than 60% of new homes has two or more bedrooms. Overall 8% of homes completed had three or more bedrooms. Of social housing built, 12% had three or more bedrooms which is in keeping with the need for more family sized affordable homes.</p>	<p>There could be a slight improvement in the number of homes with three or more bedrooms to meet the target of 10%</p>	<p>Keep under review, may be due to old UDP</p>
<p><b>Sustainable Transport (Indicators 58 to 65, starting on page 38)</b></p>		
<p>There was a very low level of parking provided, an average of 0.5 spaces per new home built.</p> <p>£1 million was negotiated from planning agreements for transport and road safety.</p>	<p>More information is needed on parking provision to ensure adequate parking for disabled people is being provided.</p>	<p>Improve information on parking provision. Information is currently being collected on this for 07/08 and will be reported on in next year's AMR. . Planning guidance on transport being prepared.</p>
<p><b>Equalities (Indicators 66 to 67, starting on page 42)</b></p>		
<p>It is too early to tell what impact planning policy and new development is having on people from different backgrounds. This will need to be kept under review. There is a need to improve the amount of information available.</p>		<p>Need to watch carefully. Seek more information.</p>

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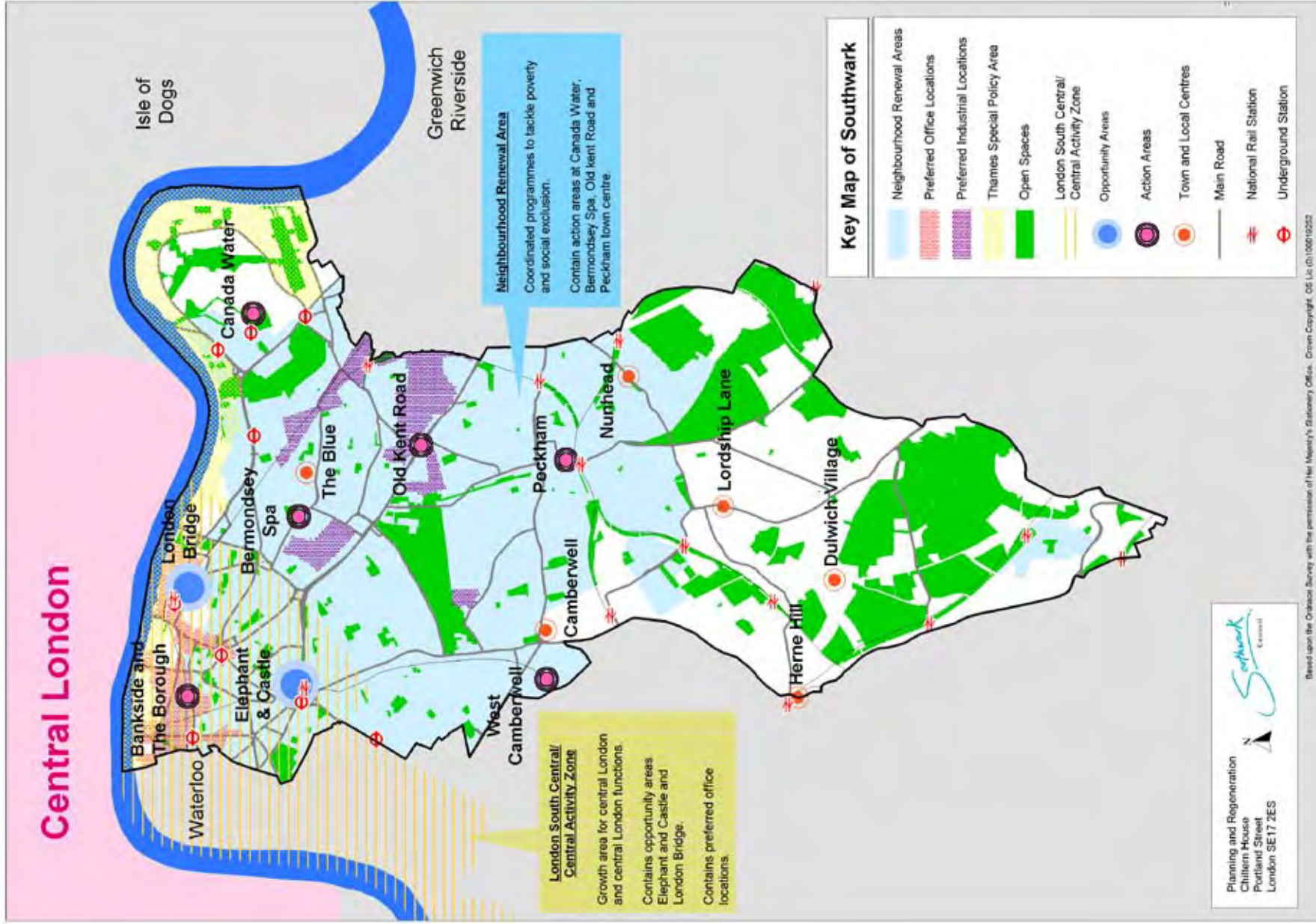
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Figure 1 Key map of Southwark





# 1. Introduction and background information

## 1.1 What is monitoring?

Southwark Council regularly monitors many of its services and plans to ensure they are delivering the best value and benefit to the local community. This includes checking if we are achieving the important objectives of improving the well being of local people and the places where they live, work and have fun. These are described in the Sustainable Community Strategy, which is the main document that guides the work of the council and other local organisations.

The council's planning policies need to help achieve to objectives of the Sustainable Community Strategy. The Local Development Framework holds all the planning policies that the council uses to decide if new development helps achieve the objectives of the Sustainable Community Strategy.

It is important that the council regularly monitors new development that takes place to help identify:

- If planning policies are having the outcomes intended, and if not the reasons why. It may be that our policies need to be changed
- Changes taking place in Southwark, such as a changing population, that planning policies may need to respond to. It may be that we need new policies
- Whether the council's consultation practices (as set out in the Statement of Community Involvement) are improving the amount and quality of community engagement in planning decisions.

## 1.2 Legal requirement

It is also a Government requirement that the council monitors and produces a report on the findings by December 31 every year. This requirement is

found in Section 35 of the Planning and Compulsory Purchase Act 2004. The Government has other requirements for what must be covered in monitoring reports. These are explained in Appendix 1.

**This AMR covers the period 1 April 2006 to 31 March 2007.**

This report has the following sections:

**1. Introduction and background information:** explains the need for monitoring and what Southwark's planning policies are trying to achieve.

**2. What difference has planning made?** explains the type of development that has occurred in the past year and whether Southwark's planning policies are having the right effect.

**3. Developing Southwark's planning policies:** explains what progress the council is making in preparing new planning documents and how the findings of the monitoring may influence these documents.

**Appendices:** Contains a glossary and sets out where the information included in this report came from.

## 1.3 What are Southwark's planning policies trying to achieve?

Southwark is a rapidly changing and diverse borough. Our population has been growing at a faster rate than the national average, and is expected to

continue to grow over the coming years. This will mean more demand for housing, jobs, shops and other services.

Southwark is usually described as a deprived borough. Like many inner city areas we have our share of deprivation and inequality, with many areas of the borough being amongst the most deprived in England. The council is leading on a series of regeneration programmes to improve the opportunities of local people and the quality of the environment. Many of these programmes are supported by planning policies. This includes major estate rebuilding programmes at Elephant and Castle and Aylesbury.

**Figure 1** illustrates Southwark's town and local centres, key regeneration areas of the borough and areas where specific uses, such as offices and industrial, are wanted.

However, there is still much to be done to tackle inequality and social exclusion and ensure that everyone benefits from the expected growth in the economy.

The Sustainable Community Strategy has the aims of:

- Improving individual people's life chances
- Making the borough a better place for people, and
- Delivering quality public services

Planning has a big part to play in achieving these aims by ensuring that new development occurs in a way that will tackle the issues facing Southwark. The main planning policies that the council uses to shape development are contained in the Southwark Plan (UDP) July 2007.

The key objectives of the Southwark Plan are set out in Table 1 on page 11.

## 1.4 Other council policies and strategies

Planning new development is only part of the work that the council is doing to tackle the issues facing Southwark and achieve the aims of the Sustainable Community Strategy. For example, the council leads on projects aimed at helping new businesses start and getting people into work. There are also plans for investing in existing housing, streets and public spaces.

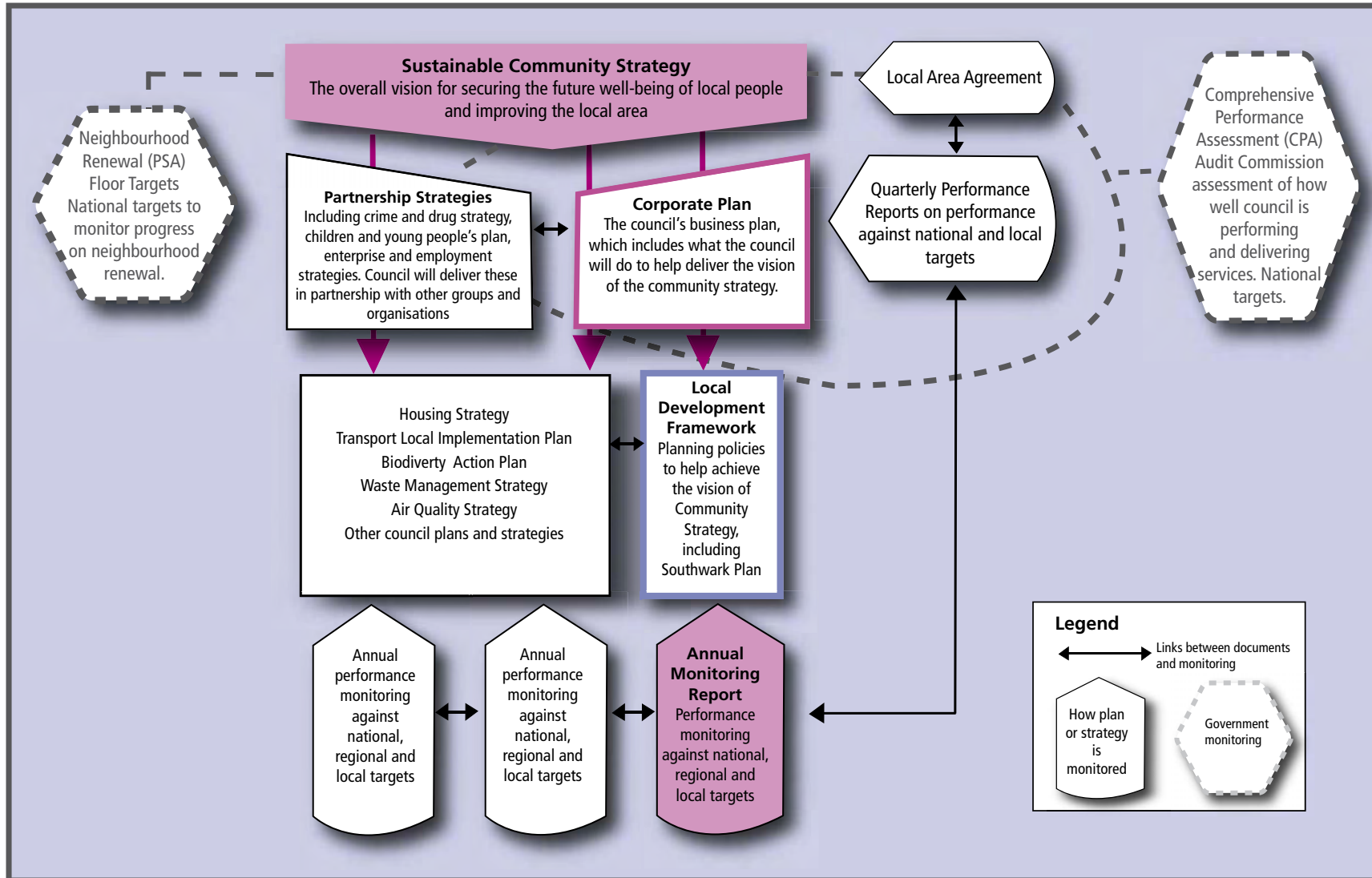
**Figure 2** illustrates where Southwark's planning policies known as the Local Development Framework (LDF) fit in with other council plans and strategies. All of these work together to create a better Southwark.

This report only looks at how Southwark's planning policies are working. Other council policies and strategies have their own individual monitoring arrangements. The overall work of the council is monitored through the Corporate Plan and the Sustainable Community Strategy.

**Table 1: key objectives of the Southwark Plan**

Key objective of Southwark Plan	What this means
<p><b>Tackling Poverty and Creating Wealth</b> For Southwark to be a place with a thriving and sustainable economy where local people can have the full benefits of wealth creation, with access to choice and quality in the services and employment opportunities that are available.</p>	<p>Improved employment opportunities for local people</p> <p>A variety of successful local businesses</p> <p>Arts, culture and tourism uses</p> <p>Improved access to and variety of local services such as shops</p>
<p><b>Life Chances</b> For Southwark to be a place where communities are given the ability to tackle deprivation through gaining maximum benefits from inward investment and regeneration</p>	<p>Meaningful opportunities for everyone to participate fully in planning decisions</p> <p>Ensure different groups are not disadvantaged</p> <p>Overcome concentrations of deprivation</p> <p>Health, education and community facilities meet the community's needs</p>
<p><b>Clean and Green</b> For Southwark to be a borough with high environmental quality, that is attractive, sustainable and performs well on environmental measures.</p>	<p>Buildings and places pleasant to be in</p> <p>Reduce pollution and negative impacts of new development on the environment</p> <p>Attractive buildings and places that protect the historic environment</p> <p>Protect and improve open spaces and biodiversity.</p>
<p><b>Creating Choice and Quality in Housing</b> Southwark as a place with a diverse housing mix that exemplifies high quality design and accessibility for existing and incoming residents</p>	<p>More high quality housing of all sizes and types that meets the needs of local people, particularly affordable housing.</p>
<p><b>Sustainable Transport</b> Southwark as a place where access to work, shops, leisure and other services for all members of the community is quick and convenient, and where public transport systems, the road network, walkways and cycleways enable people to travel quickly, conveniently and safely and comfortably to and from their destination, causing minimum impact on local communities and the environment.</p>	<p>Reduce car use and promote walking, cycling and the use of public transport.</p> <p>Safer environments for travel.</p> <p>Minimise the need to travel and reduce traffic congestion.</p>

**Figure 2 Relationship of LDF to other council strategies and plans**



## 2. What difference has planning made?

### 2.1 What is measured?

Information on a wide range of issues is used to measure how well Southwark's planning policies are working. These are known as indicators.

The Government requires the council to report back on a set of national indicators. These are called National Core Output Indicators and must be covered in annual monitoring reports. Appendix 1 explains how these are covered.

Other indicators are selected to cover all the topics dealt with by Southwark's planning policies and explain fully the type of development that is occurring and whether this is having the right impacts on the community and environment.

### 2.2 Where does the information come from?

Most of the information comes from information on planning applications that the council receives and a survey of development completions that we carry out every year.

Other sources of information include the Residents Survey and records that different council departments are required to keep, such as information on waste and education.

National sources of information such as the Census provide good background information to help put planning policies in context.







A list of where the information for each indicator comes from is included at Appendix 2.

### 2.3 How is performance measured?

The indicators are grouped under the key objectives of the Southwark Plan to give an overall picture of performance.

For most of the indicators a target is set out and the outcomes from each year are compared against this. The following symbols are used to indicate how this year compares with the target.

#### Key to performance symbols

	Target met / On track to meet target
	Not performing as wanted, keep watch over coming years
	Not performing as wanted, but improvement over last year
Other symbols used	
	Upward trend
	Downward trend
	Not enough data available to interpret results





A general discussion of performance is given alongside the detailed information on each indicator.

At the end of each section, suggestions are given for how policies may need to be changed as a result of the evidence presented.



## 2.4 Life Chances

Context	April 2006 – March 2007	Target		05/06	04/05	Analysis
<b>1- Change in population size and age:</b>						<p>Southwark's population is growing and it is forecast to continue to grow over the coming years. A growing population will place pressure on existing community facilities and services and there will be a need to ensure that new facilities are provided to meet the needs of the community. This includes health facilities to support a community that is living longer.</p> <p>Southwark has large areas of deprivation that also need to be improved through regeneration. A large part of regeneration will depend on the right type of new development coming forward.</p> <p>It is important that local people benefit from new development, including being able to access training to benefit from new jobs created.</p>
Estimated current population	269,200	-	↑	264,246	256,712	
% population under 5	7.2%	-		8.2%	8.1%	
% population over 65	9.5%	-		9.7%	10.3%	
Projected population in 10 years	292,700	-		297,742	N/A	
Projected % under 5	7.4%	-		8.7%	N/A	
Projected % over 65	8.6%	-		8.6%	N/A	
<b>2 - Aggregated Index of Multiple Deprivation:</b>						
Southwark	The next assessment is due in 2008.	Improve	?	In 2004, 17 most deprived borough in England.		
<b>3 - Life Expectancy:</b>						
Males	75.5	78.6 by 2010	✓	74.1	73.1	
Females	80.9	82.5 by 2010		80.2	79.3	
<b>4 - Admissions to hospital per 1,000 people:</b>						
Borough-wide	253	-	↑	141	139	

Development Outcomes	April 2006 - March 2007			Target		05/06	04/05	Analysis
<b>5 - Education Uses (Class D1) completed</b>								
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	There was an increase in education uses across the borough which is consistent with planning policies. There was also an increase in other community uses (D1 class) (see indicator 17) across the borough which is positive.
Borough-wide	7,050sqm	400sqm	6,650sqm	Increase provision		13,400sqm	-3,876sqm	
<b>6 - Change in the amount of publicly accessible open space:</b>								
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	While there were no health or leisure developments recorded money was received through planning agreements for these uses. This will go towards building new facilities in the future.
Borough-wide	0 ha	0 ha	0 ha	No net loss		-2.6 ha	0 ha	
Area of open space deficiency	0 ha	0 ha	0 ha			N/A	N/A	
<b>7 -Funding negotiated from planning (S106) agreements for:</b>								
Education	£412,554			-		N/A	N/A	
Health	£0			-		N/A	N/A	
Children's Play	£35,397			-		N/A	N/A	
Sports Development	£179,174			-		N/A	N/A	
Community Facilities	£61,705			-		N/A	N/A	
<b>8 - Percentage of pupils achieving five or more A*-C grade GCSEs or equivalent:</b>								
All students	48.8%			By 2006/07 47%		47.3%	41.6%	

### What impact is the new development having?

While the development that has occurred is generally in keeping with policy, it is too early to tell if it is having the right impact. Education levels have been rising in the borough and the new education development should help to support continued improvement.

### Policy implications

Development this year has not raised any implications for policy. The new planning guidance on planning obligations should help to increase the funding collected for education, health, community and leisure uses.

## 2.5 Consultation

Consultation	April 2006 – March 2007	Target		05/06	04/05	Analysis
<b>9 - % adopted planning documents and approved applications consulted on in accordance with the Statement of Community Involvement:</b>						The Southwark Statement of Community Involvement (SCI) is still under preparation (refer to section 3). The council intends to monitor how it is consulting to ensure that it is meeting the requirements of the SCI.
Planning documents	No plans adopted since preparation of SCI.	100%	✓	No plans adopted	N/A	
Approved applications	N/A	100%	?	N/A	N/A	As a result of preparing the SCI a system of collecting information on consultation is currently being developed so that data can start being consistently collected once the SCI has been formally adopted.
<b>10 - Profile of people involved in consultation:</b>						
Age	A system for collecting information on planning applications and planning policy consultations is being finalised. Information will begin to be collected from April 2008 and will be reported in AMR 5	Profile of people involved reflects Southwark population mix	?	N/A	N/A	Planning documents currently under preparation are being consulted on accordance with the draft SCI. Before each document is adopted a report will explain how this compliance has been achieved.
Gender				N/A	N/A	
Ethnicity				N/A	N/A	
Faith				N/A	N/A	
Sexuality				N/A	N/A	
Disability				N/A	N/A	
<b>11 - Proportion of participants satisfied with consultation on planning documents and applications:</b>						
The purpose of the consultation was understood	A system for collecting information on planning applications and planning policy consultations is being finalised. Information will begin to be collected from April 2008 and will be reported in AMR 5	75%	?	N/A	N/A	
Enough time was provided		75%		N/A	N/A	
Information was easily available in a suitable format		75%		N/A	N/A	
Information provided was understood		75%		N/A	N/A	
The different ways to have your say were understood		75%		N/A	N/A	
You received an acknowledgement of your comments		75%		N/A	N/A	
You understand how your comment was taken into consideration		75%		N/A	N/A	
You were kept informed of each stage of the process		75%		N/A	N/A	

**What impact is the SCI having?**

Information will be collected on who is getting involved in consultation and how satisfied participants are. This will help to explain if the SCI is working as it should. It is also planned to collect information that will help understand why people are not getting involved in planning.

**Policy implications**

Monitoring consultation will allow the council to keep track of how effective the SCI is and whether any amendments are needed.

## 2.6 Poverty and Wealth Creation

Context	April 2006 - March 2007	Target		05/06	04/05	Analysis
<b>12A - Vacancy rates for offices</b>						Last year there was an overall loss in employment floorspace in the borough, due mainly to losses in warehouse uses. There was however considerable new floorspace approved but not yet built.
Borough-wide	N/A	Reduce vacancy rates	?	N/A	N/A	
<b>12B - Vacancy rates for retail</b>						While new office development was built last year, office vacancies across London were down over 2003. Office vacancy data for Southwark is not currently available, but it is estimated that within Central London office floor space currently under construction accounts for 73% of estimated need to 2026
Borough-wide	N/A	Reduce vacancy rates	?	N/A	N/A	
<b>13 - Change in household weekly income levels:</b>						Within town and local centres, vacancy rates for retail premises varies with Elephant and Castle having much higher vacancy rates than anywhere else in the borough. This area is currently undergoing regeneration. Planning policies will help guide this regeneration. Area specific information presented at the end of this section.  Across the borough, incomes have risen, but there is mixed news for employment levels.
Average income	£690	-	↑	£553	£519	
Median income	£534	-		£434	£410	
% households earning below average income	45% earned below £481	-		60.0%	N/A	
Equalities groups average	N/A	-		N/A	N/A	



Development Outcomes	April 2006 - March 2007			Target		05/06	04/05	Analysis
<b>14A (National COI 1B) - B Class Uses Completed Within POLs, PILs and TCs (sqm of floorspace)</b>								<p>There was an overall gain in B1 class floorspace, most of which occurred within the preferred office location. Almost all of the B1 floorspace was approved specifically for office space but some was also generic B1 use, meaning it could also be used for light industrial or research and laboratory uses.</p> <p>47 new small business units were completed at The Galleria on Sumner Road, however information on small business units is not complete (there could be more which have not been recorded).</p>
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	
Office B1 (a)	104,699	6,358	98,341	Maintain and increase the supply of employment floor space within PILs, POLs and TCs	✓	1,370	N/A	
Light Industrial B1 (b)	0	0	0			0	N/A	
Research and laboratory B1 (c)	0	0	0			0	N/A	
General Industrial B2	1,388	3,058	-1,670			0	N/A	
Warehousing and distribution B8	0	16,032	-16,032			-3,193	N/A	
Sui Generis Industrial	10,578	500	10,078					
Overall employment uses	106,087	38,475	77,101			-1,823	N/A	
<b>14B (National COI 1A) - B Class Uses Completed Borough-Wide (sqm of floor space)</b>								<p>While there was an overall gain in employment floorspace there was an overall loss in general industrial and warehousing and distribution floorspace, continuing the trend from last year. However 2,200sqm of B2 and 28,100sqm of B8 class floorspace has approval but has not yet been built.</p> <p>Figure 3 shows the location and size of commercial development across Southwark.</p> <p>While losses in B class floorspace occurred within preferred industrial locations, these instances involved converting 9,489 of B8 floorspace to a bus maintenance depot (which still involves industrial activities) and replacing a vehicle workshop with a modern vehicle workshop facility with a smaller footprint (717sqm less).</p>
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	
Office B1 (a)	108,810	11,978	96,832	Maintain and increase the supply of employment floor space overall	✓	5,279	9,432	
Light Industrial B1 (b)	0	0	0			0	0	
Research and laboratory B1 (c)	0	0	0			0	0	
General Industrial B2	1,388	6,977	-5,589			0	0	
Warehousing and distribution B8	0	29,581	-29,581			-6,610	2,286	
Sui Generis Industrial	10,578	500	10,078					
Overall employment uses	120,776	49,036	71,740			-1,331	11,718	
<b>15 (National COI 1D) -The amount (hectares) of employment land available for :</b>								<p></p>
	Approved not yet built	Allocated not yet built	Overall			Overall	Overall	
Office B1 (a)	4.24	5.56	9.8	Maintain and increase the supply of employment floor space	?	N/A	N/A	
Light industrial B1 (b)	0	0	0			N/A	N/A	
Research and laboratory B1 (c)	0	0	0			N/A	N/A	
General Industrial B2	0.12	0	0.12			N/A	N/A	
Warehousing and distribution B8	0	0	0			N/A	N/A	
Overall employment uses	4.36	5.56	9.92			N/A	N/A	

Development Outcomes	April 2006 - March 2007	Target		05/06	04/05	Analysis	
<b>16 - Amount of land previously available for employment that has been lost to:</b>							
A-Non-employment development	0.457	Maintain and increase employment floor space	?	N/A	N/A	Some land previously in employment use has been lost to allow for residential development. The current UDP planning policies allow this to occur in certain circumstances. This is important to allow the regeneration of areas such as Elephant and Castle and the provision of steady supply of new good quality housing.	
B-Residential development	2.5ha			N/A	N/A		
<b>17A (National COI 4B)- Office, Retail, Institution, Leisure completions within town centres (sqm of floorspace)</b>							
	Amount completed	Amount lost or replaced	Overall outcome		Overall	Overall	The data available shows that overall within town centres there was a small loss in retail uses. This was to allow the development of a site in Peckham for housing. In contrast, a large amount of retail floor space was built outside of town centres, including an extension to the Sainsbury's at Dog Kennel Hill (1,344sqm). This needs to be kept under review as the priority is for retail development in town centres. It is noted that the data collected relates mostly to large schemes over 1,000sqm, so it is possible there have been small retail developments in town centres which have not been captured.
Office B1 (a)	104,699	6,358	98,341	✔	1,370	N/A	
Shops A1	1,396	1,578	-182		2,339	0	
Professional A2	0	0	0		0	N/A	
Eating A3	0	0	0		1,054	N/A	
Drinking A4	0	0	0		0	N/A	
Take-away A5	0	0	0		0	N/A	
Non-residential institutions (D1)	4,068	1,184	2,884		0	N/A	
Residential institutions (C2)	0	0	0		0	N/A	
Leisure (D2)	0	0	0		0	0	
<b>17B (National COI 4A) - Office, Retail, Institution, Leisure completions borough-wide (sqm of floorspace)</b>							
	Amount completed	Amount lost or replaced	Overall outcome		Overall	Overall	
Office B1 (a)	108,810	11,978	96,832	✔	5,279	9,432	
Shops A1	6,328	2,226	3,302		5,139	7,256	
Professional A2	0	0	0		0	N/A	
Eating A3	0	800	-800		1,082	N/A	
Drinking A4	0	0	0		0	N/A	
Take-away A5	0	0	0		0	N/A	
Non-residential institutions (D1)	10,682	3,100	7,582		14,514	N/A	
Residential institutions (C2)	0	0	0		0	N/A	
Leisure (D2)	0	0	0		0	0	

Development Outcomes	April 2006 - March 2007			Target		05/06	04/05	Analysis
<b>18 -Completed small business units (less than 235sqm)</b>								
	Units complete	Units lost or replaced	Overall outcome			Overall	Overall	This year no gains or losses in arts and cultural uses were recorded, though there could have been small completions of less than 1,000sqm which were not captured. Despite there being no completions, funding was collected through planning agreements that will be used for arts and cultural development in the future.
B class	47 units	0	47 units	No net loss in small business units	✓	N/A	N/A	
A class	N/A	N/A	N/A			N/A	N/A	
Total	N/A	N/A	N/A			N/A	N/A	
<b>19 - Arts and Cultural Uses (class D1) Completed</b>								
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	A large number of hotel beds were completed last year . These ill help support cultural industries in Southwark as well as provide employment. This was all part of a hotel development in Tooley Street, which is in a highly accessible part of the borough.
A-Within Strategic Cultural Zone	0	0	0	Increase provision	?	3,600	N/A	
B-Borough-wide	0	0	0			3,600	N/A	
<b>20 - Hotel and hostel bed spaces completed</b>								
	New beds	Beds lost or replaced	Net change			Net change	Net change	In addition, funding was collected through planning agreements for training initiatives to help place local people in local jobs.
A- Within high PTAL <sup>1</sup> areas	245	0	245	Increase provision	✓	11	0	
B- Borough-wide	245	0	245			11	0	
<b>7 - Funding negotiated from planning (S106) agreements for :</b>								
Training	£219,930			-	?	N/A	N/A	
Affordable business space	£0			-		N/A	N/A	
Child care	£0			-		N/A	N/A	
Culture and tourism	£68,200			-		N/A	N/A	
<b>21 -Business growth: VAT registrations and deregistrations per 10,000 people</b>								
Registrations	49			Increase businesses in borough	✓	52	54	
Deregistrations	34					41	40	
<b>22 - Employment Rate:</b>								
Borough-wide	64.8%			1% annual increase	✓	63.8%	64.4%	

<sup>1</sup> PTAL stands for Public Transport Accessibility Level (see glossary)

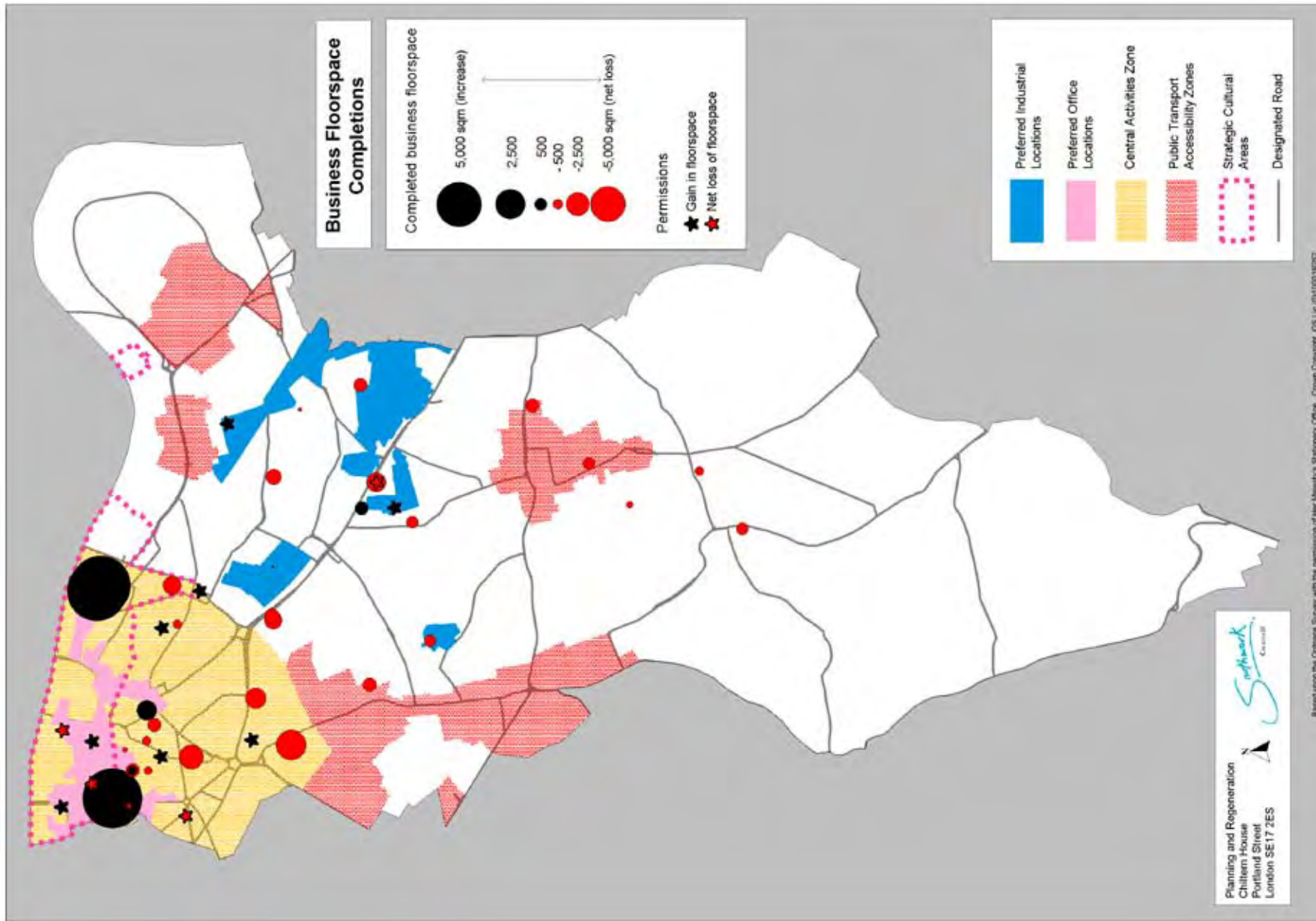
### **What impact is the new development having?**

It is too early to tell what impact the development that has occurred is having, for example if local people are benefiting from the jobs created from new employment development. Information on business registrations show there were more registrations than deregistrations in the borough last year, however this is likely to be due to a number of factors and not just new development. Borough-wide there was a slight drop in the recorded employment rate. The funding collected for employment training should help to provide more local employment. This will need to be watched over the coming years.

### **Policy implications**

The main area of concern is the recorded loss in retail floorspace in town centres. This could be due to limited data being available but it may also be due to planning policies not working as they should. This issue should be kept under close review in future years. Complete information is not available on small business space and this should be improved to allow monitoring of the current UDP policy protecting small business units is working. The new planning guidance on planning obligations should help to increase the funding collected for employment training.

Figure 3 Business development in Southwark













## 2.7 Clean and Green - Built Environment

Context	April 2006 – March 2007	Target		05/06	04/05	Analysis
<b>23 - Number of listed items</b>						
Statutory listings	864	No losses	✓	864	N/A	Southwark has a rich history that needs to be respected by new development. There are currently 864 listings on English Heritage's database, this accounts for about 2,500 individual items.
<b>24 - % borough covered by:</b>						
Conservation area	22.5%	-		22%		Figure 4 shows which parts of Southwark are covered by conservation areas and archaeological priority zones. Last year there was an increase in conservation areas in Southwark with the formal designation of Nunhead Green Conservation Area (15 hectares).
Archaeological Priority Zones	14%	-		14%		As well as being sensitive to our history, new development needs to create attractive places that people feel comfortable and safe in. We also need to protect our open spaces.

Development Outcomes	April 2006 - March 2007	Target		05/06	04/05	Analysis
<b>25 (National COI 1C and 2B) - Amount of new development built on:</b>						
A- Previously developed (brownfield) land	100% of all uses	100% of all development	✓	15% D1 uses were on open space	100% of all uses	Over the past year all development took place on previously developed land. This means that there was no loss of public open space, which is in keeping with planning objectives. Developing on existing sites provides the opportunity to make improvements to areas as part of regeneration schemes.
B- Protected open space	None	0%			None	
<b>26 - Listed buildings and structures at risk in the borough:</b>						
A- Total number	37	Reduction in number of buildings at risk	✓	5,279	9,432	In terms of protecting the historic environment, there was a reduction in the number of listed buildings at risk of collapse. Planning has a role to play in this by guiding the suitable reuse of historic buildings.  There was also a reduction in the number of unlisted buildings in conservation areas at risk of falling over.  Within archaeological priority zones, the council requires archaeological studies to be undertaken as part of planning applications where there is the chance that development could uncover or disturb historic remains. Data is not yet available on this but will be collected in future years.
A- % of all listed buildings	4.3%			0	0	
B- Approved to be demolished	None			0	0	
Unlisted buildings at risk in conservation areas	24			0	0	
Unlisted buildings approved to be demolished	N/A			-6,610	2,286	
<b>27 - New development subject to an archaeological assessment</b>						
A- In APZ <sup>1</sup>	N/A	100% development in APZ	?	N/A	N/A	
A- Borough-wide	N/A			N/A	N/A	

<sup>1</sup> APZ stands for Archaeological Priority Zones (see glossary)

Development Outcomes	April 2006 - March 2007	Target		05/06	04/05	Analysis
<b>28- Approved developments achieving secured by design certification</b>						Funding has been collected through planning agreements for archaeology and heritage conservation work.
Schemes applying for certification	14	Increase		19	N/A	
Schemes achieving certification	14			17	N/A	
<b>7- Funding negotiated from planning (S106) agreements for:</b>						Southwark's planning policies also sets out the design principles new development should follow to ensure it is of a high quality. The council has also prepared draft planning guidance on design and access statements, which are required to be submitted with all planning applications.
Public Realm and Safety	£755,670	-	?	N/A	N/A	
Archaeology	£14,300	-		N/A	N/A	
Conservation	£20,000	-		N/A	N/A	
Public Open Space	£408,423	-		N/A	N/A	
<b>29- Crimes recorded (Annual British Crime Survey)</b>						In terms of improving community safety, 14 approved developments in Southwark received Secured By Design certification. This is a reduction on last year, however planning policies do not make it compulsory for developments to receive this certification. They do set out the principles of safer design that should be followed.
Crimes recorded	22,187	By 2007/08 20% less than 03/04		23,936	25,983	
% changed from 2003/04 level	19.5%			13.2%	-	
<b>30A- % residents feeling safe and very safe outside in the day time:</b>						
All	86%	By 2007/08 90%		89%	89%	
<b>30B- % residents feeling safe and very safe outside at night time:</b>						
All	46%	By 2007/08 63%		45%	54%	
<b>31 (National COI 4C)- Number and % of open spaces managed to the green flag award standard:</b>						
Number of green spaces	3	Increase		2	N/A	
% of public open spaces	26%			16%	None	
<b>32- % residents satisfied with living in their area:</b>						
All	76%	80% by 2008/09				

Development Outcomes	April 2006 - March 2007	Target		05/06	04/05	Analysis
<b>33A- % residents identifying with their neighbourhood</b>						Funds were also collected through planning agreements for public realm and safety projects. This funding will help overcome some of the impacts of new development on community safety and the public realm.
All	75%	Increase		71%	N/A	
<b>33B- % residents identifying with the borough</b>						Other information has been collected to help work out what impact new development is having on the built environment. These are discussed below.
All	64%	Increase		61%	N/A	

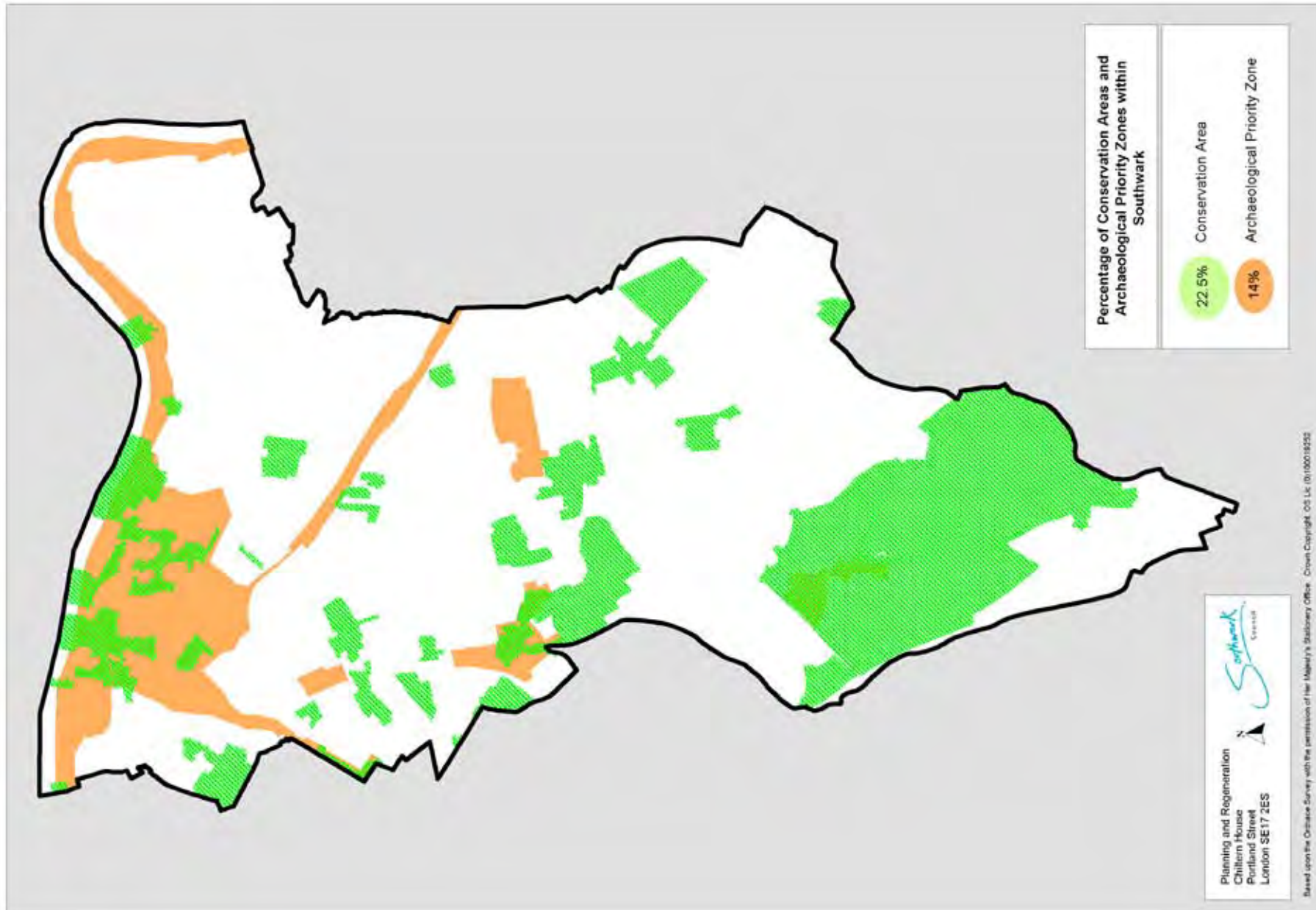
### What impact is the new development having?

While recorded crimes have dropped the number of people feeling unsafe outside during the daytime has risen slightly. However the number of people feeling unsafe at night has dropped. It is too early to tell if this is in any part due to new development that has occurred but over the coming years new development will play a role in improving community safety. Funding collected for open spaces will be used to improve them for a growing population. Last year the number of open spaces managed to Green Flag Standard, a nationally recognised indicator of quality, rose in the borough. Southwark Park, Peckham Rye and Dulwich Park are all managed to this standard. The proportion of residents satisfied with their area and identifying with their neighbourhoods also grew. In future years the quality of new development will have an important influence on how people relate to their local area.

### Policy implications

The main area of concern is the recorded drop in developments applying for and receiving secured by design certification. It is important that new development demonstrate that they have taken crime and security into account. New planning guidance is being prepared on design and this issue could be picked up as part of these documents. The new planning guidance on planning obligation should help to increase the funding collected for public realm, open space and archaeology.

Figure 4 Conservation Areas and Archaeological Priority Zones



## 2.8 Clean and Green - Natural Environment

Context	April 2006 – March 2007	Target		05/06	04/05	Analysis
<b>48 (National COI 8) - Habitats in borough</b>						<p>The environmental issues facing the country today are well established. These include climate change, increasing levels of pollution, waste generation and landfill, flood risk, water scarcity and the loss of natural habitat and the wildlife this supports. All of these issues are relevant to Southwark and need to be addressed by new development.</p> <p>Southwark is a highly built up borough, particularly the northern parts (refer to Figure 1), as such the role of existing open spaces to provide natural habitat is very important. Private gardens also provide important habitats and an opportunity for residents to have contact with nature. Private gardens cover 25% of the borough. Woodland accounts for 4% of the borough and is concentrated in the south. This is much higher than across the whole of London where woodland accounts for 2% of land area.</p>
Conservation areas in parks	N/A	Increase	?	26ha	24ha	
Woodland	N/A	Increase		N/A	4% of borough	
Private Gardens	N/A	Increase		N/A	25% of borough	

Development Outcomes	April 2006 - March 2007	Target		05/06	04/05	Analysis
<b>34A - Approved residential development achieving Code for Sustainable Homes Accreditation:</b>						<p>Much of the information needed to describe the environmental performance of new buildings is currently not available. This information has started to be collected so next year's AMR should be able to report on them. This information will describe how water and energy efficient new development is, how it contributes to biodiversity, whether it provides enough space for waste collection and storage and how polluting it is.</p> <p>An important part of Southwark's planning policies is the requirement that new development connect to renewable energy infrastructure, such as solar panels or wind turbine. This infrastructure needs to be provided on the site of the development or close by in the surrounding area. Currently there is not much information available on how much renewable energy infrastructure is being included as part of new development however this information is being collected now and we should be able to start reporting on it from next year.</p>
Level 1	This data started to be collected in April 2007 from planning applications and will be reported next year.	90% major schemes to achieve Code Level 3 or higher	?	N/A	N/A	
Level 2				N/A	N/A	
Level 3				N/A	N/A	
Level 4				N/A	N/A	
Level 5				N/A	N/A	
Level 6				N/A	N/A	
<b>34B - Approved no-residential development achieving BREEAM Accreditation:</b>						
Pass	This data started to be collected in April 2007 from planning applications and will be reported next year.	90% major schemes to achieve "Excellent"	?	N/A	N/A	
Good				N/A	N/A	
Very Good				N/A	N/A	
Excellent				N/A	N/A	
<b>35 -How much more energy efficient new development is compared to Building Regulations standard:</b>						
A- Residential development	It is proposed to collect this data in future years	On average at least 25% more efficient	?	N/A	N/A	
B- Non-residential development				N/A	N/A	

Development Outcomes	April 2006 - March 2007		Target		05/06	04/05	Analysis
<b>36 (National COI 9) - Renewable energy infrastructure in new development:</b>							<p>Data will also be collected on waste storage and composting facilities provided as part of new development and also on the amount of construction and demolition waste that is collected and reused. Reusing existing buildings materials is an important way new development can reduce resource use and the amount of waste ending in landfill.</p> <p>Last year there were no completions of new waste management facilities in the borough. Having modern facilities is important to help increase the amount and type of waste that can be recycled. There is currently an approval for a electrical waste collection sorting and recycling facility at Sandgate Street in Peckham which has not yet been built. In addition, the council intends to create a new waste management facility at the old gas works site on Old Kent Road. Plans for this new facility are currently being prepared.</p>
	% developments with renewables	Capacity of installations					
Photovoltaic	This data started to be collected in April 2007 from planning applications and will be reported next year.		At least 10% of energy demand of new development to be met from renewable sources	?	N/A	N/A	
Solar thermal					N/A	N/A	
Wind					N/A	N/A	
Bio-fuels					N/A	N/A	
Other					N/A	N/A	
Total					N/A	N/A	
% energy demand of new development met					N/A	N/A	
Estimated reduction in CO2 emissions					N/A	N/A	
<b>37 - % of approved developments with on-site recycling storage and composting facilities</b>							
Borough-wide	This data started will start to be reported next year		100%	?	N/A	N/A	
<b>38 (National COI 6A) - Change in the capacity of facilities for waste management by type (tonnes)</b>							
	Amount completed	Amount lost or replaced	Net change		Net change	Net change	
Landfill	0	0	0	Contribute to regional self-sufficiency	!	0	0
Recycling/composting	0	0	0			0	0
Waste to energy	0					0	0
Total						0	0
<b>39 - Tonnage of construction and demolition waste generated and proportion recycled/reused:</b>							
	Amount collected	% recycled/reused					
Borough-wide	Data not yet collected		95% of waste recycled/reused by 2020	?	N/A	N/A	



Development Outcomes	April 2006 - March 2007	Target		05/06	04/05	Analysis
<b>40 - Average predicted potable water use (litres/person/day) of:</b>						In terms of protecting habitats, there was no loss of sites of importance for nature conservation last year.
A- residential development	It is proposed to collect this data in future years	105L/p/day	?	N/A	N/A	
B- non residential development				N/A	N/A	
<b>41 - Change in area of development sites covered by vegetation:</b>						In December 2006 the Government released new planning policy on how planning and new developments need to address the risk of flooding. This includes the need to consult Environment Agency on planning applications and prepare flood risk assessments. Southwark is currently preparing a Strategic Flood Risk Assessment that will explain what sort of flood risk there is in the borough and how new development and planning policies need to respond. The council works closely with the Environment Agency to resolve any planning application issues relating to flooding. Last year there were no schemes approved contrary to the advice of the Environment Agency on flood risk grounds.
Borough-wide	Data not yet collected	Increase	?	N/A	N/A	
<b>42 - Amount of sites of importance for nature conservation (SINCS) lost to new development:</b>						<p><b>What impact is the new development having?</b></p> <p>The energy water efficiency of new development will have an impact on how much energy and water is consumed. However, to a certain extent reducing resources consumption and the release of greenhouse gases will depend on the lifestyle choices local people make. The council has a target reducing greenhouse emissions by 80% by 2050. Data is not yet available on recent emissions, however once released it will be reported on in the AMR.</p>
Number of sites	None	No net loss	✓	2	None	
Area	0ha	No net loss		0.8ha	0ha	
<b>43 - Average annual domestic consumption per capita of:</b>						
A- Natural Gas	N/A	Reduce	?	N/A	N/A	
B- Electricity (total)	N/A	Reduce		N/A	N/A	
B- Electricity (renewable sources)	N/A	Reduce		N/A	N/A	
<b>44 - Green house gas emissions (tonnes of CO2)</b>						
From all sources in Southwark	Data will be available from GLA in 2008	By 2050 80% reduction over 2003 levels	?	N/A	2,367,687	
Industry in Southwark				N/A	26,067	
Commercial uses in Southwark				N/A	878,774	
Housing in Southwark				N/A	1,090,443	
Transport in Southwark				N/A	372,403	
Council buildings				N/A	N/A	
<b>45 - Annual average levels fine particles (PM10) and nitrogen oxides (NO)</b>						Data is available on air quality. New development can contribute to better air quality by reducing the need to travel and also through properly treating chimneys. Last year there was an improvement in air quality in the borough.
A- PM10	26ug/m3	By 2015 23ug/m3	✓	31.5ug/m3	N/A	
B- NO	42ug/m3	By 2010 40ug/m3		58.4ug/m3	N/A	
<b>46 (National COI 6B) - Municipal waste arisings</b>						There was an increase in the amount of waste that we recycled, composted and used to create energy. This is in line with council targets. However there was a slight increase in the amount of waste generated.
A- Total waste collected (tonnes)	139,294	By 2010/11 limit waste growth to 2% a year and by 2020 recycle/compost 50% of waste (15% by 2006/07)	⚠	138,525	137,358	
B- Household waste (kg/person)	427kg			420kg	N/A	
C- % total waste recycled	13%		10%	N/A		
C- % composted	4%		3%	N/A		
C- % used to generate energy	35%		23%	N/A		
C- % disposed of in landfill	49%		63%	N/A		



Development Outcomes	April 2006 - March 2007	Target		05/06	04/05	Analysis
<b>47 (National COI 5) - Production of primary and secondary aggregates in Southwark (tonnes)</b>						<p>Data on the impact of new development on habitat and biodiversity is not complete. New habitat was created in the borough last year and a large bat roost and hibernaculum is currently being created in Sydenham Hill Wood but it is unclear if this was as a result of new development or standalone council projects. The collection of funding through planning agreements could help support more projects to improve habitats.</p> <p>The Greater London Authority will be carrying out a full ecological assessment of the borough in 2008. Other forms of monitoring need to be developed.</p>
A- Primary aggregates	None	-	✓	None	None	
B- Secondary aggregates	820	Increase		766	652	
<b>48A (National COI 8)- Change in priority habitats:</b>						
Meadow	None	Increase	?	N/A	N/A	
Woodland	0ha	Increase		N/A	N/A	
Reedbeds/wetland	0.5ha created	Increase		N/A	N/A	
Other	2 large stag beetle loggeries created	Increase		N/A	N/A	
<b>48B (National COI 8) - Change in priority species:</b>						
Borough-wide	N/A	Increase	?	N/A	N/A	
<b>49 National COI 7) - Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence and water quality grounds:</b>						
Borough-wide	None	None	✓	None	N/A	

### Policy implications

The council is preparing planning guidance on how new development should be designed so that it reduces its negative impacts on the environment. This guidance will include a "sustainability checklist" that will help applicants demonstrate how new development meets the environmental requirements set out in Southwark's planning policies.

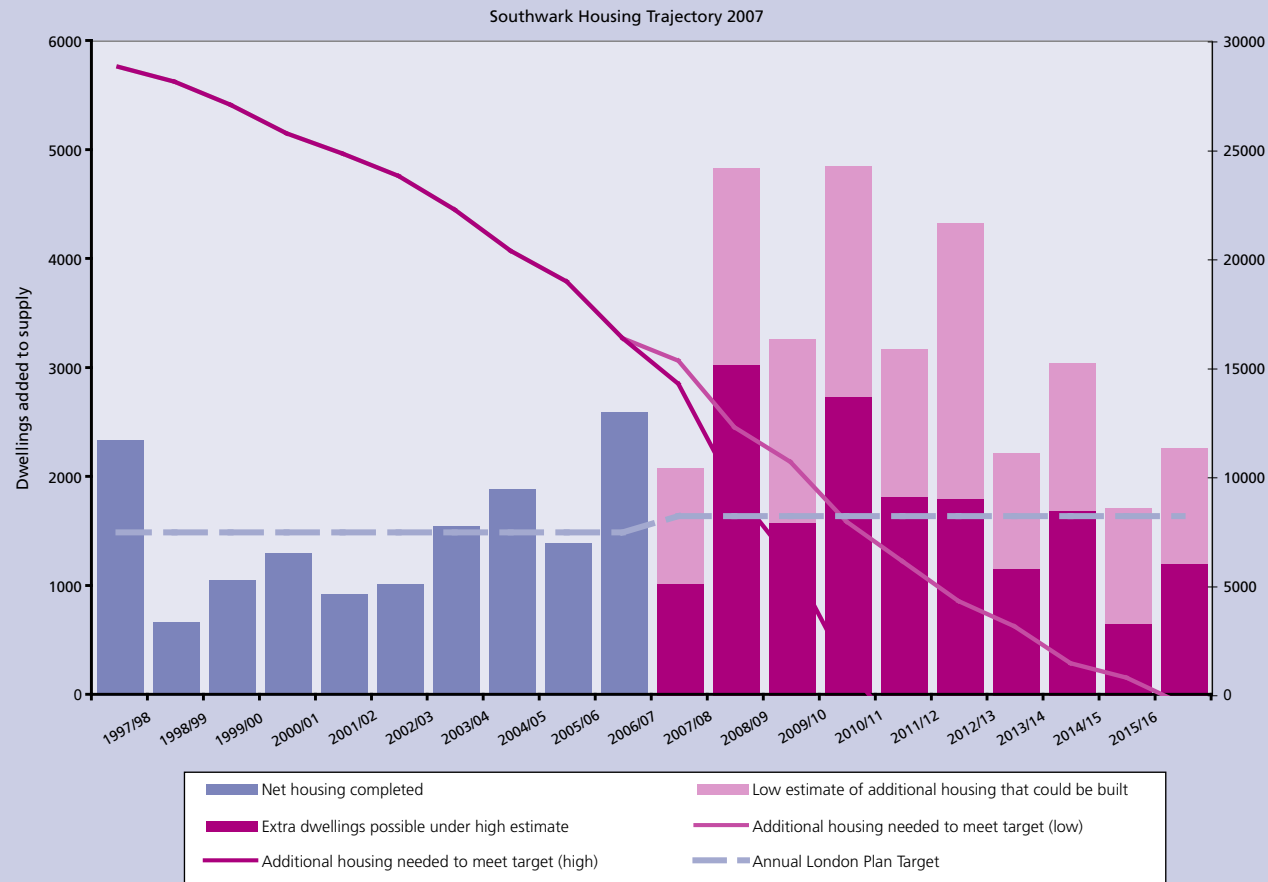
In future, funding could be collected through planning agreements for habitat improvements and other projects aimed at reducing air pollution, greenhouse gas emissions and flood risk. However this should not be at the expense of poorly designed buildings.

## 2.9 Housing

Context	April 2006 – March 2007				Target		05/06	04/05	Analysis
<b>50 – Change in house prices</b>									
	Price	% change	Average price to average income			↑	Average price to average income	Average price to average income	As the population of Southwark increases and changes the pressure for new housing will grow. A mix of housing will need to be provided that caters for the different needs of the population, such as family housing.  There are areas of the borough where housing is not to the best standard. Planning can ensure that new development improves the quality of existing housing as part of regeneration programmes such as estate renewals.
Borough-wide average	£293,900	8%	5.51	-			N/A	N/A	
Borough-wide lowest quartile	£180,000	6%	N/A	-			N/A	N/A	
<b>51 - % local dwellings that are to not to Decent Homes standard</b>									
Local authority dwellings	38%		0% by 2010		✓		N/A	42%	As well as housing quality, housing affordability is a major issue. Last year house prices continued to grow faster than the growth in household incomes. Ensuring that affordable housing continues to be provided is very important.
Private dwellings	N/A		Reduce				N/A	34%	

Development Outcomes	April 2006 – March 2007			Target		05/06	04/05	Analysis	
<b>52 (National COI 52) - Housing supply</b>									
	Total homes completed	Homes lost or replaced	Net gain in homes			Net gain in homes	Net gain in homes	The graph below shows the estimated supply of housing to be developed until 2016. This demonstrates that Southwark is likely to achieve the target of adding 31,100 new dwellings are added to the borough's housing supply.	
52A - Total new dwellings gained since 1997 and the start of the reporting year			12,196			11,473	9,621		
52B - Housing completed in reporting year				By 2016 provide 31,100 new dwellings between 1997 and 2016, at an average rate of 1,555 per annum.	✓			The estimates for housing supply come from looking at how much housing has been completed over previous years as well as looking at what sites have been allocated in the UDP for housing and predicting when these will be developed. The estimate of housing supply is called the housing trajectory.  There is a low estimate and a high estimate for future housing supply. Under the low estimate Southwark should reach its housing target by 2016. Under the high estimate the target will be met earlier, in 2011.	
Self-contained dwellings	2,417	280	2,137				1,149		1,411
Non self-contained dwellings	342	24	318				96		257
Long-term vacant dwellings	147		147				137		138
Total	2,906	304	2,602				1,382		1,806
52C - Additional dwellings projected to be built between next year and 2016			31,847 to 16,784			22,943	22,234 to 29,165		
52D - Average number of dwellings required each year between next year and 2016 to meet the borough's housing target			1,630			1,512	1,509		

Development Outcomes	April 2006 - March 2007	Target	05/06	04/05	Analysis
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A list of allocated housing sites and when the council estimates they will be developed is provided at Appendix 3.

The density at which new residential is built will impact on how much can actually be built, as well as achieving other regeneration aims, such as more mixed communities.

The Southwark Plan sets out target densities for different parts of the borough. These are based on the existing character of an area and its accessibility to public transport. The targets are just a guide, as the appropriate size of a development will depend on its design, traffic and amenity impacts and how well it fits in with the character of the surrounding area.

Overall, there were more higher density developments last year than the previous year.

Figure 5 (see page 37) shows the density of completed residential development across Southwark. Within each area, the average density of housing was within the target range.

Development Outcomes	April 2006 - March 2007	Target		05/06 Net	04/05 Net	Analysis
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53A (National COI 2C) - Density of new residential development (habitable rooms per hectare (hr/ha))						
	Number of schemes	% of all schemes	New development to fall within the density ranges set out in the UDP	↑	05/06 Net	04/05 Net
Below 78 hr (30 dwellings) per ha	1	0.7%			3%	0%
78-130 hr (30-50 dwellings) per ha	2	0.7%			3%	4%
Between 130 and 350 hr/ha	35	24%			31%	96%
Between 350 and 700hr/ha	59	41%			39%	
Between 700 and 1100hr/ha	30	21%			15%	
Over 1100 hr/ha	16	11%			10%	

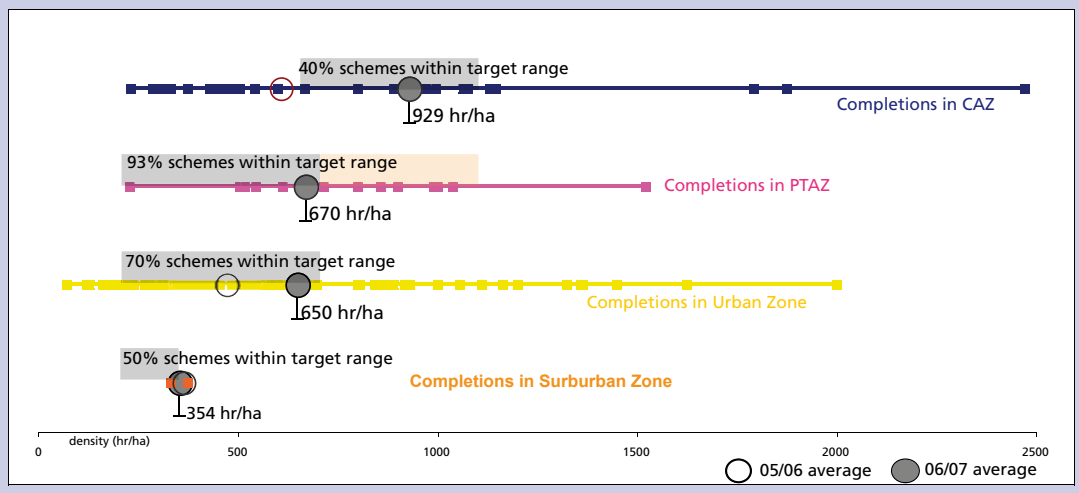
The graph below shows how the density of residential development varied within each density zone. The graph shows that there is quite a lot of variation in the densities of new development.




Most development occurred within the Urban zone, and of these 70% were within the target range. This is an improvement over last year. Within public transport accessibility zones, where developments may go over 700hr/ha if exceptionally well designed 93% of schemes were within the target range. Only 40% of schemes within the Central Activity zone, where the highest densities are generally permitted, were within the target range. Many schemes (42%) were below the range, 18% were over.

53B (National COI 2C) – Density of residential development within different density zones (hr/ha)							
	Average density	Number and % of schemes within target density range		Target density range (hr/ha)	↑	05/06 Net	04/05 Net
Central Activity Zone	929 hr/ha	13	40%	650 - 1100		31%	N/A
Public Transport Accessibility Zones	670 hr/ha	14	93%	200 - 1100		N/A	N/A
Urban Zone	650 hr/ha	65	70%	200 - 700		48%	N/A
Suburban Zone	354 hr/ha	1	0%	200 - 350		56%	N/A

In terms of dwelling sizes, 61% of all dwellings have two or more bedrooms, this is in keeping with planning policy. However, only 8% had three or more bedrooms which is slightly below the 10% target.

Data on how much housing meet Lifetime Homes Standard and was wheelchair accessible is being collected and will be reported in next year's AMR.



Development Outcomes	April 2006 - March 2007			Target		05/06 Net	04/05 Net	Analysis
<b>54A - Size of new dwellings (all tenures)</b>								
	Number	%						
Studio	4	0.2%		Max 5%		30%	N/A	In terms of affordable housing, 40% of all homes built were affordable. When counted in terms of habitable rooms (which is how the Southwark Plan counts provision), 41% of new housing was affordable. This is because a smaller proportion of affordable homes were 1 bedroom and a higher proportion were large homes (5+ bedrooms) compared with market housing.
1 bedroom	936	38%		Majority 2+ bedrooms		50%	N/A	
2 bedroom	1,301	53%		Min 10%		10%	N/A	
3 bedrooms	179	7%		-		2%	N/A	
4 or more bedrooms	29	1%						
<b>54B - Size of new dwellings (by tenure)</b>								
	% social	% intermediate	% market	Increase the number of large size affordable homes		%	%	This is below the 50% target however it is higher than last year's performance. The lower target may reflect the fact that schemes built last year may have been approved under the old planning policies (1995 UDP) which had a target of 25%. There can be a lag in up to three years between a scheme gaining approval and being built.  The provision of affordable housing will need to be watched carefully over the coming years. Of the affordable housing that was provided, 60% was social rented housing and 40% intermediate. This is close to the target.
Studio	22%	48%	44%			N/A	N/A	
1 bedroom	65%	51%	47%			N/A	N/A	
2 bedroom	9%	1%	8%			N/A	N/A	
3 bedrooms	3%	0%	1.5%			N/A	N/A	
4 or more bedrooms								
<b>55 - Amount of new dwellings approved that:</b>								
A- meet lifetime homes standard	This data will be reported in next year's AMR			100%	?	N/A	N/A	As well as completed affordable housing, over £3.5 million was collected to help fund more affordable housing schemes in the future.
B- are wheelchair accessible				Min 10%		N/A	N/A	
<b>56 (National COI 2D) - Amount of completed affordable housing units:</b>								
	gross	% of gross	net	50% of all new housing is affordable, 35% as social tenure and 15% as intermediate		%	%	
Intermediate homes	382	16%	380			31%	28%	
Social homes	588	24%	363			69%	72%	
Total for past year	970	40%	743			10%	36%	
Total homes over past 3 years	2,201	33%	1,221			-	-	

Development Outcomes	April 2006 - March 2007	Target		05/06 Net	04/05 Net	Analysis	
<b>7 -Funding negotiated from planning (S106) agreements for:</b>							
Affordable Housing	£3,574,754	-	↑	£160,000	£401,892		
<b>57A - Amount of households which are unintentionally homeless and in priority need:</b>							
Borough-wide	723	Reduction	✓	1,039	1,668		
<b>57B - Amount of households which are in housing need:</b>							
Existing households	2,793	Reduce	⚠	N/A	2,781		
Projected new hhs each year	4,388			N/A	3,270		
<b>57C - Amount of households on the housing register:</b>							
Total	8,057	Reduce	⚠	8,057	7,548		

### What impact is the new development having?

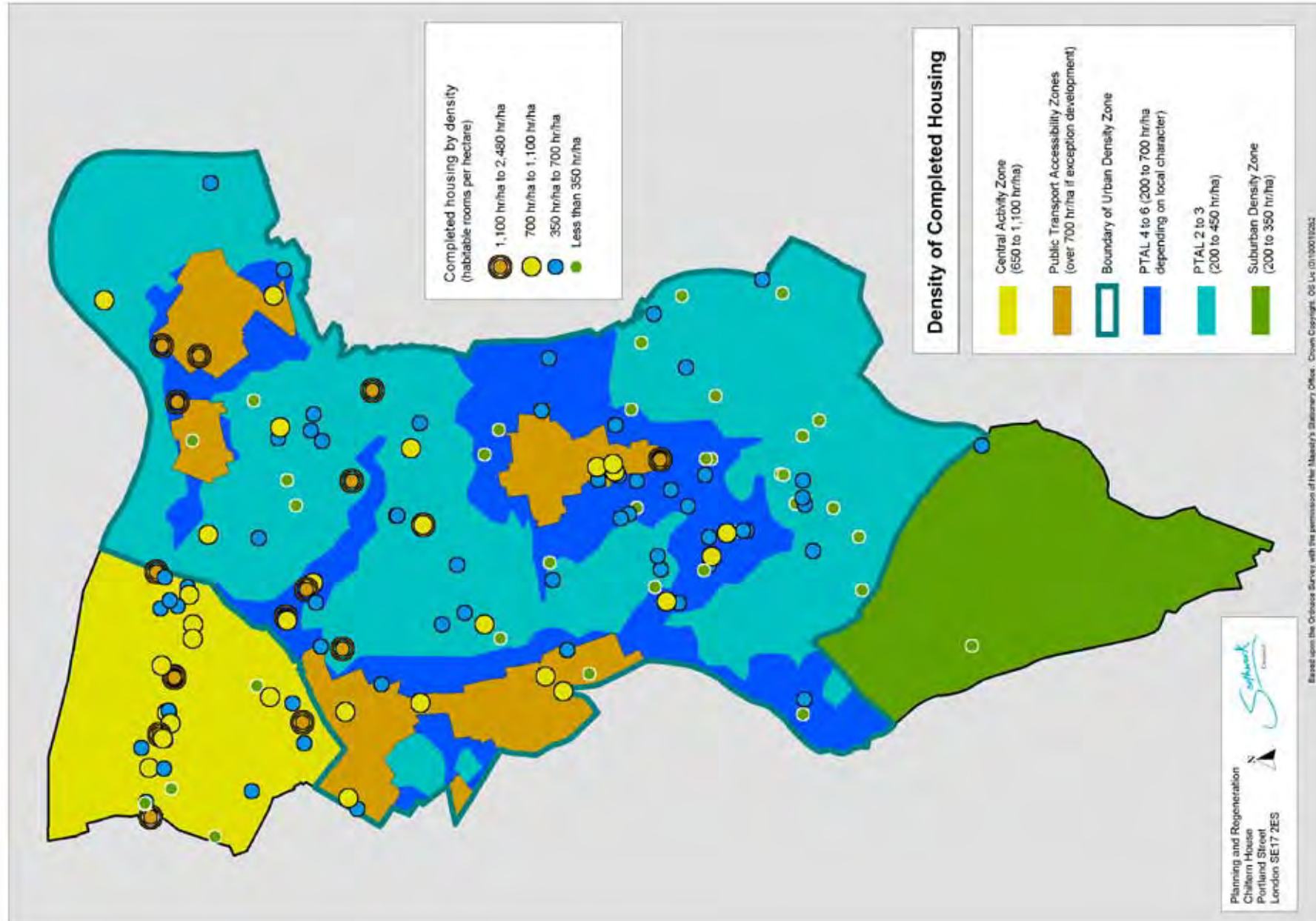
Keeping track of the number of homeless households and households in housing need, that is households who are currently not in suitable accommodation and need to move, gives an indication of whether or not the type of housing being built is suitable. Last year there was a rise in households in housing need as well as growth in the numbers of households waiting for social housing. This will need to be watched closely over coming years to see what impact new housing development has.

### Policy implications

The new Southwark Plan seeks a higher amount of affordable housing than the old UDP. The impact of this new policy on the supply of affordable housing will need to be carefully watched. Planning guidance on affordable housing is currently being prepared. This will help the council apply the affordable housing policies in the Southwark Plan and set out clearly what is expected of new development.

The mix of housing sizes will also need to be carefully watched in future to ensure planning policy is being effective in securing larger houses.

Figure 5 Density of residential development in Southwark








## 2.10 Sustainable Transport

Context	April 2006 – March 2007	Target		05/06	2001	Analysis
<b>58 - % households without a car:</b>						<p>Southwark benefits from good transport connections to other parts of London and the UK.</p> <p>This could be due to a high proportion of households without a car compared to the rest of London, or households having lower incomes.</p> <p>Figure 1 identifies some of key transport links within Southwark. As new development takes place it is important that it does not cause congestion on our roads and the use of polluting and unhealthy forms of transport.</p>
Borough-wide	N/A	-	?	N/A	52%	
London-wide	N/A	-		N/A	38%	

Development Outcomes	April 2006 - March 2007			Target		05/06	04/05	Analysis
<b>59A (National COI 3A) - % development that has been built complying with UDP car parking standards:</b>								<p>The UDP provides maximum parking levels that should be provided taking into account the level of public transport available in an area. Where development are within controlled parking zones, the occupants of new development may be restricted from getting parking permits for on-street parking to avoid creating congestion.</p> <p>Information has been collected on the amount of car parking provided as part of new residential development. Overall the provision of on-site parking was quite low. Last year 93% of residential schemes provided parking below the UDP maximum levels. 76% of schemes provided no parking at all. This may not necessarily be appropriate as the UDP requires new development to provide parking for disabled people, unless this is not possible because of site limitations.</p>
	Number of schemes complying	% schemes complying	Average parking rate			%	%	
All uses	N/A	N/A	N/A	100%	!	N/A	N/A	
Residential - borough-wide	141	93%	0.5 spaces/dwelling	100%		N/A	N/A	
Residential - Central Activities Zone (CAZ)	26	79%	0.4 spaces/dwelling	0.4 spaces per dwelling		N/A	N/A	
Residential - Public Transport Accessibility Zone (PTAZ)	15	100%	0.1 spaces/dwelling	1 space per dwelling		N/A	N/A	
Residential - Urban Zone (UZ)	91	98%	0.04 spaces / dwelling	1 space per dwelling		N/A	N/A	
Residential - Suburban Zone (SZ)	1	50%	0.8 spaces/dwelling	1.5 to 2 spaces per dwelling		N/A	N/A	
Non-residential - borough-wide	Information will be available for future AMR's			100%		86%	N/A	
Non-residential - CAZ	N/A		N/A	In accordance with UDP	?	N/A	N/A	
Non-residential - PTAZ	N/A	N/A	N/A			N/A	N/A	
Non-residential - UZ	N/A	N/A	N/A			N/A	N/A	
Non-residential - SZ	N/A	N/A	N/A			N/A	N/A	

Development Outcomes	April 2006 - March 2007	Target		05/06	04/05	Analysis		
<b>59B - % development that has been built complying with bicycle parking standards:</b>						The lowest level of provision was within the central activity zone, where there is the highest level of public transport.		
All uses	This information will be reported on in next year's AMR	100% schemes comply	?	N/A	N/A			
Residential				N/A	N/A			
Non-residential				N/A	N/A			
<b>60 - Amount of approved development in controlled parking zones restricted from on-street parking:</b>						In terms of reducing car use, it is also important to reduce parking at non-residential uses. Currently no date is available for parking provided in non-residential schemes.		
All uses	Data being collected and will be reported in next year's AMR	100% new development in CPZs <sup>1</sup>	?	N/A	N/A			
Residential				N/A	N/A			
Non-residential				N/A	N/A			
<b>61 (National COI 3B)- Amount of completed residential development that is:</b>						It is also important that new development provides bicycle parking to encourage trips by bike. Currently no data is available on bike parking provision, however this is being collected and will be reported on in next year's AMR.		
A - within a town centre	22%	95% new homes to be within 600m of shops, schools, GP and local employment		N/A	N/A			
B- within 600m of a town centre	65%			N/A	N/A			
C - outside 600m of a town centre but within 600m of: retail parade, schools, GP or hospital and employment area (Preferred Industrial Locations (PIL), Preferred Office Locations (POL), Central Activities Zone (CAZ))	6%			N/A	N/A			
<b>62 - Amount of approved development subject to a travel plan:</b>								
Borough-wide	Data being collected and will be reported in next year's AMR	100% of major schemes	?	N/A	N/A	The location of development also has an impact on transport use. As there is a good distribution of community facilities and services across Southwark and given the good transport links all new residential development is within 30 minutes public transport journey of essential facilities, which is a key national target. A map showing a more refined analysis of the location of residential development compared to the location of essential facilities is shown at Figure 6.		
<b>7 -Funding gained from planning (S106) agreements for:</b>								
Transport	-	-	£1,017,554	-	?		N/A	Travel Plans also help to encourage more sustainable transport use. These are required to be provided as part of applications for major development. Information on how many travel plans have been received by the council has started to be collected.
<b>63 - Estimated annual traffic flows (million vehicle kilometres):</b>								
	Traffic flows	Change since 2001	Zero growth in traffic between 2001 and 2011			Traffic	Traffic	
Borough-wide	872	-2%				873	862	

<sup>1</sup> CPZ means Controlled Parking Zone ( refer to glossary)

Development Outcomes	April 2006 - March 2007	Target		05/06	04/05	Analysis	
<b>64 - The number of people killed or seriously injured in road traffic collisions:</b>							
	Casualties	By 2010 reduce to 119 casualties		117	199	Over £1 million in funding was collected for transport improvements across the borough.	
Borough-wide	138						
<b>65 - Proportion of personal travel made on each mode of transport:</b>							
Public Transport	Information from the London Travel Demand Survey will be available for next year's AMR	Reduce travel by car and increase walking trips by 15% and cycling trips by 80% between 2001 and 2015	?	N/A	N/A		
Walking				N/A	N/A		
Cycling				N/A	N/A		

### What impact is the new development having?

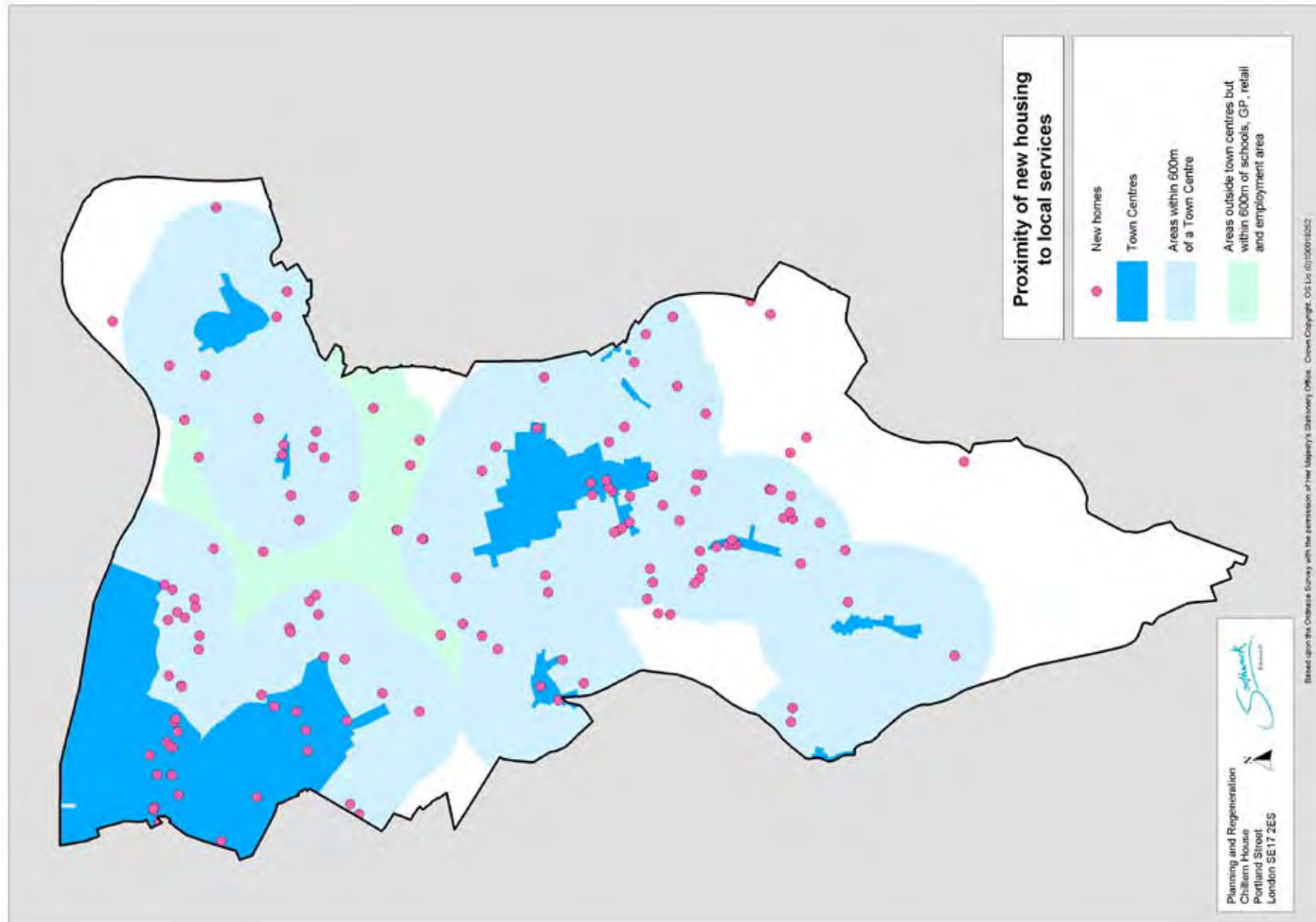
Last year traffic levels through the borough reduced slightly, in contrast to the year before when traffic rose. Increasing opportunities for alternative forms of transport and reducing the need to travel by appropriately locating new development will be important part of stopping traffic levels rising again. Funding received through planning agreements can also be used for projects aims at reducing traffic.

In terms of changes in the types of transport used, data is not collected very frequently on this. The last information was collected in 2001. A new survey is planned for 2010 and will provide an opportunity to see how effective projects aimed at reducing use of the car have been.

### Policy implications

More information needs to be collected on parking to work out how effective planning policies are being. In particular information on bicycle parking and parking in non-residential development is needed. While parking provision was low last year, more information is needed on the high number of schemes providing no parking at all to determine if the policy of providing parking for disabled people is working. The council is currently preparing planning guidance on transport which should help improve the contribution new development makes to encouraging sustainable transport choices. The new planning guidance on planning obligations should help to increase the funding collected for transport and road safety.





Figure 6 Location of residential development in relation to facilities and services





## 2.11 Equalities

Context	April 2006 - March 2007	Target		05/06	2001	Analysis
<b>66A - % population within different ethnic groups:</b>						
White	62%	-	↑	N/A	63%	One of the key aims of the Southwark Plan is to ensure that new development meets the needs of Southwark's diverse population. The council also has a legal duty to ensure that people are not discriminated against.
Black/Black British	28%	-		N/A	26%	
South Asian	4%	-		N/A	4%	
Other ethnicity	6%	-		N/A	3%	
<b>66B - % population within different faith groups:</b>						
Christian	Information is not likely to be available until the next Census	-	?	N/A	62.0%	Southwark is home to a wide range of people from different ethnic and cultural backgrounds. There are also people who are disabled who have particular needs as well as people of different sexualities, though accurate statistical data on this is not available.  People of different ages and genders will also have particular needs that need to be considered.
Muslim		-		N/A	7.0%	
Buddhist		-		N/A	1.0%	
Hindu		-		N/A	1.0%	
Jewish		-		N/A	0.4%	
Other faith		-		N/A	0.6%	
No faith		-		N/A	19.0%	
<b>66C - % population that are:</b>						
Residents identifying as disabled	N/A	-	?	N/A	16%	
Gay, lesbian	N/A	-		N/A	N/A	















Development Outcomes	April 2006 – March 2007	Target		05/06	04/05	Analysis	
<b>67 - % adopted planning documents subject to Equalities Impact Assessment (EqIA):</b>							
Planning documents	No documents adopted this year.	100%	✓	No plans adopted.		The impacts of planning decisions need to be monitored to check if they are affecting people from certain backgrounds or groups (known as equalities groups) differently to others. As a first step all planning documents are subject to equalities impact assessment (EqIA)). This is a process of thinking through the potential impacts of new policy on different groups and how these can be avoided or overcome. The indicators used to monitor Southwark's planning policies have undergone EqIA to ensure that the impact of these policies on different people is not missed.	
<b>8 – Percentage of pupils achieving five or more A*-C grade GCSEs or equivalent</b>							
All	48%	Increase to 47% of students by 2006/07	⚠	47%	42%		
White	46%			47%	41%		
Black/Black British	47%			46%	42%		
Asian	52%			58%	40%		
Chinese/Other Ethnic	66%			52%	47%		
Mixed ethnicity	49%			48%	39%		
Female	54%			49%	47%		
Male	42%			45%	36%		

Development Outcomes	April 2006 - March 2007	Target		05/06	04/05	Analysis
<b>22 - Employment Rate:</b>						Southwark's planning policies contain certain requirements that will be of specific benefit to people who currently face unfair conditions. For example, the provision of affordable housing and energy and water efficiency will benefit people on low incomes, whilst not being unfair to others. The employment rates for people from black or ethnic minority backgrounds, older people and lone parents tend to be lower than the general population and so are more likely to be on lower incomes.
Borough-wide	64.8%	By 2007/08: 1% increase		63.8%	64.4%	
Minority Ethnic Groups	43.9%	57.3%		55.8%	N/A	
People who are disabled	N/A	N/A		33.5%	N/A	
Lone Parents	43.9%	44.9%		44.0%	N/A	
50-69 year olds	50.8%	51.8%		37.5%	N/A	
<b>30A - % residents feeling safe and very safe outside in the day time:</b>						Planning contributions for employment training and child care will also be of particular benefit to those who are low skilled or single parents and find it harder to gain employment.  The Southwark Plan also requires a proportion of residential development to be wheelchair accessible and built to lifetime homes standards, allowing older people to remain within their communities for longer.  The impact of other policies is less clear. For example policies aimed at protecting and increasing employment generating development are not focussed on any particular group. It is therefore important that information is collected to try and work out if any particular groups are not benefiting as much as others from these policies and what can be done to address this.
All	84%	Increase to 90% by 2007/08		89%	89%	
Females	84%			85%	N/A	
People aged 18-24	92%			91%	N/A	
People aged over 65	74%			86%	N/A	
Black and minority ethnic groups	87%			90%	N/A	
People who are disabled	N/A			N/A	N/A	
Gay/lesbian/transgender	N/A			N/A	N/A	
Faith groups	N/A			N/A	N/A	
<b>30B - % residents feeling safe and very safe outside at night time:</b>						
All	46%	Increase to 50% by 2007/08		45%	54%	
Females	35%			31%	N/A	
People aged 18-24	51%			49%	N/A	
People aged over 65	18%			24%	N/A	
Black and minority ethnic groups	50%			50%	N/A	
People who are disabled	N/A			N/A	N/A	
Gay/lesbian/transgender	N/A			N/A	N/A	
Faith groups	N/A			N/A	N/A	
<b>32 - % residents satisfied with living in their area:</b>						
All	76%	80% by 2008/09		75%	N/A	
Females	73%			73%	N/A	
People aged 18-24	73%			79%	N/A	
People aged over 65	71%			83%	N/A	
Black and minority ethnic groups	74%			72%	N/A	
People who are disabled	N/A			N/A	N/A	
Gay/lesbian/transgender	N/A			N/A	N/A	
Faith groups	N/A			N/A	N/A	

Development Outcomes				April 2006 - March 2007	Target		05/06	04/05	Analysis
<b>33A - % residents identifying with their neighbourhood:</b>									Information is currently available for different equalities groups on employment, education, perceptions of crime, housing, general feelings of satisfaction and travel. These cover some of the key objectives of the Southwark Plan and Sustainable Community Strategy.  The greatest differences between different groups can be seen in levels of employment (lone parents and ethnic minority groups are lowest), feelings of safety (people over 65 feel less safe) and households waiting for social housing (almost half are from black or minority ethnic groups).  In other areas, such as satisfaction with the local area the current data suggests there is not much difference between groups.
All	75%		Increase in number of residents identifying with their area		71%	N/A			
Females	75%				71%	N/A			
People aged 18-24	68%				68%	N/A			
People aged over 65	80%				83%	N/A			
Black and minority ethnic groups	70%				72%	N/A			
<b>33B - % residents identifying with the borough:</b>									
All	64%		Increase in number of residents identifying with their area		61%	N/A			
Females	66%				63%	N/A			
People aged 18-24	59%				64%	N/A			
People aged over 65	66%				71%	N/A			
Black and minority ethnic groups	66%				68%	N/A			
<b>57A - Amount of households which are unintentionally homeless and in priority need:</b>									<b>Policy implications</b> While planning decisions have the potential to impact on people differently, there are many other factors which also affect local people's quality of life such as the types of services available and government programmes. This needs to be kept in mind when interpreting information. Despite this, the information will be useful in identifying issues that planning will need to respond to and ensure that planning decisions do not make these worse.
Total	N/A		By 2010, reduction in homeless households		1,039	1,668			
% from black /minority ethnic groups	47.8%				44%	50%			
% from asian groups	N/A				4%	3%			
% from other ethnic groups:	12.9%				N/A	N/A			
<b>57C - Amount of households on the housing register:</b>									
Total	8,057		Reduce		8,057	7,548			
% from black/minority ethnic groups	49%				48%	N/A			
% from asian groups	14%				13%	N/A			
% from other ethnic groups:	N/A				N/A	N/A			
<b>65 - Proportion of personal travel made on each mode of transport:</b>									
	Walking	Bike	Public transport	Close the gap in transport use between people of different backgrounds and groups best and worst in transport use between		% not by car 05/06	% not by car 04/05		
All people	Information from the London Travel Demand Survey will be available for next year's AMR					N/A	N/A		
People who are disabled						N/A	N/A		
People over 65						N/A	N/A		
Women (travelling at night)						N/A	N/A		
Other equalities groups						N/A	N/A		



## 2.12 Area monitoring

Development Outcomes	April 2006 – March 2007			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			05/06 Overall	04/05 Overall	
<b>Elephant and Castle Opportunity Area</b>								
B1 Class	0sqm	6,358sqm	-6,358sqm	In core area: 45,000sqm		N/A	N/A	There was a loss of commercial floor space (B class) within Elephant and Castle. This is contrary to the target of increasing employment floorspace. It is most likely that this is a one-off, as there are a number of commercial developments yet to come forward, including the redevelopment of the existing shopping centre.
Overall employment uses	0sqm	8,358sqm	-8,358sqm	Increase		N/A	N/A	
Small business units	N/A	N/A	N/A	Increase		N/A	N/A	
Shops A1	No completions over 1,000sqm			In core area: increase community and leisure facilities and provide 75,000sqm of new retail uses		N/A	N/A	The loss in commercial floorspace was the result of a conversion of an office building to educational use.
Professional A2						N/A	N/A	
Eating A3						N/A	N/A	
Drinking A4						N/A	N/A	
Take-away A5						N/A	N/A	
Non-residential institutions (D1)	2,598sqm	0sqm	2,598sqm			N/A	N/A	No retail uses were completed, though this could be due to records for schemes under 1,000sqm not being collected.
Residential institutions (C2)	No completions over 1,000sqm					N/A	N/A	
Leisure (D2)						N/A	N/A	
New housing completed	257	2	255	6000		N/A	N/A	New housing was completed, contributing to the target of 6,000 new homes by 2016. However, affordable housing was not provided in accordance with policy. This could be due to schemes that were built being approved under old planning policy. This will need to be watched carefully.
% affordable housing completed	28%	-	29%	50%		N/A	N/A	
% affordable that is social	25%	-	25%	50%		N/A	N/A	
% affordable that is intermediate	75%	-	75%	50%		N/A	N/A	
Vacancy rates for retail	Overall, in 2006 18% of floor space was vacant in the Elephant and Castle town centre and 3% along Walworth Road			Reduce		N/A	41.70%	The Elephant and Castle Opportunity Area includes Walworth Road. A supplementary planning document is being prepared for this area looking at urban design and what uses are appropriate at the northern end of the street. A supplementary planning document is also being prepared for the area around London South Bank University explaining how development of the university is coordinated with redevelopment in the Elephant and Castle opportunity area.
Vacancy rates for offices				Reduce		N/A	N/A	
Business start-ups	-	-	N/A	Increase		N/A	N/A	
Local employment rate	-	-	N/A	Increase		N/A	N/A	
Average household income	-	-	N/A	Increase		N/A	N/A	
% residents feeling safe at night	-	-	N/A	Increase		N/A	N/A	

Development Outcomes	April 2006 – March 2007			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			05/06 Overall	04/05 Overall	
<b>London Bridge Opportunity Area</b>								
B1 Class	63,670sqm	0	63,670sqm	24,000 new jobs	✓  ?	N/A	N/A	There was a significant increase in employment floorspace, inline with planning policy. This was the highest increase of all areas in the borough.
Overall employment uses	63,670sqm	0	63,670sqm					
Small business units	N/A	N/A	N/A					
Shops A1	No completions aover 1,000sqm			Increase retail, leisure and community facilities	?	N/A	N/A	A small amount of housing was completed in the area, more development will be needed in future years if the housing target for the area is to be met. No affordable housing was provided, however the schemes completed were small and below the threshold for providing affordable housing.  More information is needed on vacancy rates, business growth and employment to allow a better understanding of whether new development in the area is meeting planning objectives.
Professional A2								
Eating A3								
Drinking A4								
Take-away A5								
Non-residential institutions (D1)								
Residential institutions (C2)								
Leisure (D2)								
New housing completed	14	0	14	500	✓  !	N/A	N/A	A supplementary planning document is being prepared for the London Bridge Opportunity Area to explain how this area should be developed. This document will provide the opportunity to address the provision of more employment space, housing, retail, community and leisure facilities and will help make sure development in the area meets planning objectives.
% affordable housing completed	0%	-	0%	50%				
% affordable that is social	0%	-	0%	70%				
% affordable that is intermediate	0%	-	0%	30%				
Vacancy rates for retail	-	-	N/A	Reduce	?  ?	N/A	14.60%	
Vacancy rates for offices	-	-	N/A	vacancies				
Business start-ups	-	-	N/A	Increase	?  ?	N/A	N/A	
Local employment rate	-	-	N/A	Increase				

Development Outcomes	April 2006 - March 2007			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			05/06 Overall	04/05 Overall	
<b>Peckham Action Area</b>								
B1 Class	No completions over 1,000sqm			Improve business floorspace	???	N/A	N/A	There is a lack of information on employment and retail development in Peckham as most completed schemes are likely to be less than 1,000sqm.
Overall employment uses	0sqm	733sqm	-733sqm			N/A	N/A	
Small business units	N/A	N/A	N/A			N/A	N/A	
Shops A1	No completions over 1,000sqm			Improve	???	N/A	N/A	An Area Action Plan is being development for Peckham to help ensure new development meets the planning objectives for the area.  This will include the provision of new housing. Last year an extra 89 homes were built, however most of these were for social housing schemes. This is not in keeping with the objective of making Peckham a community of mixed housing tenures. Future housing will need to provide more intermediate housing. It is likely that the mix of housing will improve as the Area Action Plan is prepared.
Professional A2				Improve		N/A	N/A	
Eating A3				Improve		N/A	N/A	
Drinking A4				Improve		N/A	N/A	
Take-away A5				Improve		N/A	N/A	
Non-residential institutions (D1)	8,051sqm	6,581sqm	1,470sqm	Improve		N/A	N/A	More information is needed on vacancy rates, business growth, employment and local people's perceptions of safety in the area.
Residential institutions (C2)	No completions over 1,000sqm			Improve	N/A	N/A		
Leisure (D2)				Improve	N/A	N/A		
New housing completed	91	2	89	736-1,717		N/A	N/A	
% affordable housing completed	92%	-	94%	50%		N/A	N/A	
% affordable that is social	85%	-	85%	30%		N/A	N/A	
% affordable that is intermediate	15%	-	85%	70%		N/A	N/A	
Vacancy rates for retail	Overall 7% of floor space was vacant in 2006 in the town centre			Reduce vacancies		N/A	8.40%	
Business start-ups	-	-	N/A	Increase	???	N/A	N/A	
Local employment rate	-	-	N/A	Increase	???	N/A	N/A	
Average household income	-	-	N/A	Increase	???	N/A	N/A	
% residents feeling safe at night	-	-	N/A	Increase	???	N/A	N/A	

Development Outcomes	April 2006 - March 2007			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			05/06 Overall	04/05 Overall	
<b>Canada Water Action Area</b>								
B1 Class	No completions over 1,000sqm			Increase	?	N/A	N/A	No new large scale development was completed in the area last year, though it is possible that small schemes under 1,000sqm have been built but not recorded.
Overall employment uses				Increase	?	N/A	N/A	
Small business units	N/A	N/A	N/A	Increase	?	N/A	N/A	
Shops A1	No completions over 1,000sqm			Increase retail, leisure and community facilities	?	N/A	N/A	However much development activity is expected in the area. Several sites in the area have been allocated in the Southwark Plan for a range of development including housing. A number of developments are currently under construction and will be recorded in future monitoring reports.  The council is about to begin preparing an Area Action Plan for Canada Water which will coordinate the regeneration of this area to provide a new centre and new housing together with the necessary social and environment infrastructure.
Professional A2						N/A	N/A	
Eating A3						N/A	N/A	
Drinking A4						N/A	N/A	
Take-away A5						N/A	N/A	
Non-residential institutions (D1)						N/A	N/A	
Residential institutions (C2)						N/A	N/A	
Leisure (D2)						N/A	N/A	
New housing completed	0		0	3,378-5,008	⚠	N/A	N/A	
% affordable housing completed	0	-	0	50%		N/A	N/A	
% affordable that is social	0	-	0	70%		N/A	N/A	
% affordable that is intermediate	0	-	0	30%		N/A	N/A	
Vacancy rates for retail	Overall 2% of floor space was vacant in 2006 in the town centre			Reduce	✔	N/A	2.20%	
Vacancy rates for offices				Reduce		N/A	N/A	
Business start-ups	-	-	N/A	Increase	?	N/A	N/A	
Local employment rate	-	-	N/A	Increase	?	N/A	N/A	
% residents feeling safe at night	-	-	N/A	Increase	?	N/A	N/A	

Development Outcomes	April 2006 - March 2007			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			05/06 Overall	04/05 Overall	
<b>Old Kent Road Action Area</b>								
B1 Class	0sqm	1,813sqm	-1,813sqm	Increase range of employment uses and protect PIL	⚠ ?	N/A	N/A	There was some development in the area last year, this was mainly a scheme involving the conversion of an office building into a mix of uses including worship services, bookshop, youth centre, music club, library/reading/study area, IT training, after school club, drop in advice service, and language classes.
B2 Class	0sqm	0sqm	0sqm					
B8 Class	0sqm	0sqm	0sqm					
Overall employment uses	1,089sqm	2,313sqm	1,224sqm					
Small business units	N/A	N/A	N/A					
Shops A1	No completions over 1,000sqm			Increase retail, leisure and community facilities	⚠  ✓	N/A	N/A	A small amount of housing was built, some of this as affordable housing. There are no specific targets for the amount of housing to be built in the area. Given the small amount built last year it would have been very difficult to meet the tenure split target for affordable housing. Though this should be kept under review incoming years to ensure that over the long term an even mix of tenure is built.
Professional A2								
Eating A3								
Drinking A4								
Take-away A5								
Non-residential institutions (D1)	1,813sqm	0sqm	1,813sqm			N/A	N/A	Information on vacancies and business growth would be useful.
Residential institutions (C2)	0sqm	0sqm	0sqm					
Leisure (D2)	0sqm	0sqm	0sqm					
New housing completed	5	-	5	Increase	✓	N/A	N/A	A supplementary planning document is being prepared for Old Kent Road to explain what sort of development is appropriate in this important commercial and industrial area.
% affordable housing completed	60%	-	60%	50%	✓	N/A	N/A	
% affordable that is social	0%	-	0%	50%	⚠	N/A	N/A	
% affordable that is intermediate	100%	-	100%	50%		N/A	N/A	
Vacancy rates for retail	-	-	N/A	Reduce	?	N/A	N/A	
Business start-ups	-	-	N/A	Increase	?	N/A	N/A	
Local employment rate	-	-	N/A	Increase	?	N/A	N/A	

Development Outcomes	April 2006 - March 2007			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			05/06 Overall	04/05 Overall	
<b>Bankside and Borough Action Area</b>								
B1 Class	41,029sqm	0	41,029sqm	Increase	✓	N/A	N/A	<p>The second highest amount of employment development was built in the Borough and Bankside Action Area. All of the new floorspace built was office space, however there was a loss of 17,545sqm of warehousing floorspace – this was as part of schemes converting buildings to other employment uses.</p> <p>A number of former church buildings were converted into housing last year. At least two of these (at St Andrew's and St Michael's) included replacement community facility and nursery floorspace, however details of the amount are currently not available.</p> <p>In total 158 new homes were built. However the provision of affordable housing was low, reflecting the wider trend across the borough that is possibly due to old planning policies.</p> <p>To help guide development and make sure it addresses the planning objective for this area a supplementary planning guidance for Borough and Bankside Action Area is being prepared.</p>
Overall employment uses	41,029sqm	17,545sqm	23,484sqm	Increase	?	N/A	N/A	
Small business units	N/A	N/A	N/A	Increase	?	N/A	N/A	
Shops A1	No completions over 1,000sqm			Increase retail, leisure and community facilities	?	N/A	N/A	
Professional A2						N/A	N/A	
Eating A3						N/A	N/A	
Drinking A4						N/A	N/A	
Take-away A5						N/A	N/A	
Non-residential institutions (D1)	1,254sqm	0sqm	1,254sqm		✓	N/A	N/A	
Residential institutions (C2)	No completions over 1,000sqm				?	N/A	N/A	
Leisure (D2)						N/A	N/A	
Arts and Cultural Uses								
New housing completed	158	0	158	Increase	✓	N/A	N/A	
% affordable housing completed	4%	-	13%	50%	✓	N/A	N/A	
% affordable that is social	57%	-	57%	70%	⚠	N/A	N/A	
% affordable that is intermediate	43%	-	43%	30%	⚠	N/A	N/A	
Vacancy rates for retail	-	-	N/A	Reduce vacancies	?	N/A	N/A	
Vacancy rates for offices	-	-	N/A		?	N/A	N/A	
Business start-ups	-	-	N/A	Increase	?	N/A	N/A	
Local employment rate	-	-	N/A	Increase	?	N/A	N/A	
% residents feeling safe at night	-	-	N/A	Increase	?	N/A	N/A	

Development Outcomes	April 2006 - March 2007			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			05/06 Overall	04/05 Overall	
<b>Bermondsey Spa Action Area</b>								
B1 Class	No completions over 1,000sqm			Increased business/employment	?	N/A	N/A	Within Bermondsey Spa, 75 new homes were built, 40% of these affordable which is close to the 50% target. The mix of social and intermediate housing is also close to the Southwark Plan target for this area.
Overall employment uses						N/A	N/A	
Small business units	N/A	N/A	N/A			N/A	N/A	
Shops A1	No completions over 1,000sqm			Increase retail, leisure and community facilities	?	N/A	N/A	As part of the residential development a new 1,254sqm health centre was completed which included a dentist and pharmacy.
Professional A2						N/A	N/A	
Eating A3						N/A	N/A	
Drinking A4						N/A	N/A	
Take-away A5						N/A	N/A	
Non-residential institutions (D1)	1,254sqm	0sqm	1,254sqm		✓	N/A	N/A	More information is needed on retail and office vacancies, business start-ups, employment and perceptions of safety in this area.
Residential institutions (C2)	No completions over 1,000sqm			?	N/A	N/A		
Leisure (D2)					N/A	N/A		
New housing completed	75	0	75	1,526-2,335	✓	N/A	N/A	
% affordable housing completed	40%	-	40%	50%	⚠	N/A	N/A	
% affordable that is social	63%	-	63%	70%		N/A	N/A	
% affordable that is intermediate	37%	-	37%	30%		N/A	N/A	
Vacancy rates for retail	-	-	N/A	Reduce vacancies	?	N/A	N/A	
Vacancy rates for offices	-	-	N/A		?	N/A	N/A	
Business start-ups	-	-	N/A	Increase	?	N/A	N/A	
Local employment rate	-	-	N/A	Increase	?	N/A	N/A	
% residents feeling safe at night	-	-	N/A	Increase	?	N/A	N/A	



Development Outcomes	April 2006 - March 2007			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			05/06 Overall	04/05 Overall	
<b>West Camberwell Action Area</b>								
Overall B Class uses	No completions over 1,000sqm			Comply with UDP	??	N/A	N/A	There were no completions recorded in the West Camberwell Action Area last year, however a number of schemes have been approved or under consideration in this area.
Small business units	N/A	N/A	N/A			N/A	N/A	
Shops A1	No completions over 1,000sqm			Comply with UDP	?	N/A	N/A	
Professional A2						N/A	N/A	
Eating A3						N/A	N/A	
Drinking A4						N/A	N/A	
Take-away A5						N/A	N/A	
Residential institutions (C2)						N/A	N/A	
Non-residential institutions (D1)								
Leisure (D2)								
New housing completed	0	0	0	Increase	!	N/A	N/A	
% affordable housing completed	0	0	0	50%		N/A	N/A	
% affordable that is social	0	0	0	50%		N/A	N/A	
% affordable that is intermediate	0	0	0	50%		N/A	N/A	

Development Outcomes	April 2006 - March 2007			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			05/06 Overall	04/05 Overall	
<b>Camberwell Neighbourhood Area</b>								
Overall employment uses	N/A	N/A	N/A	Comply with	?	N/A	N/A	There were no recorded retail gains or losses in the Camberwell Neighbourhood Area, however as not all schemes over 1,000sqm are recorded it is possible that there have been small developments not captured. This will need to be addressed over the coming years.
Small business units	N/A	N/A	N/A	UDP	?	N/A	N/A	
Shops A1	No completions over 1,000sqm			Increase retail, leisure and community facilities	?	N/A	N/A	A small number of new homes were completed, a high number of which were social housing.  More information is needed on retail vacancies and perceptions of safety in this area.  A supplementary planning document is being prepared for the area to explain what sort of development is appropriate and how planning objectives for the area need to be addressed.
Professional A2						N/A	N/A	
Eating A3						N/A	N/A	
Drinking A4						N/A	N/A	
Take-away A5						N/A	N/A	
Non-residential institutions (D1)						N/A	N/A	
Residential institutions (C2)						N/A	N/A	
Leisure (D2)						N/A	N/A	
New housing completed	8	0	8	Increase	✓	N/A	N/A	
% affordable housing completed	75%	-	75%	50%	✓	N/A	N/A	
% affordable that is social	100%	-	100%	50%	⚠	N/A	N/A	
% affordable that is intermediate	0	-	0	50%	⚠	N/A	N/A	
Vacancy rates for retail	Overall, 6% of floor space wa vacant in 2006 in the town centre			Reduce vacancies	✓	N/A	4.90%	
% residents feeling safe at night	-	-	N/A		?	N/A	N/A	

Development Outcomes	April 2006 - March 2007			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			05/06 Overall	04/05 Overall	
<b>Lordship Lane Neighbourhood Area</b>								
Shops A1	No completions over 1,000sqm			Protect	?	N/A	N/A	There is a recorded increase of 72sqm of community floorspace in the Lordship Lane Neighbourhood Area. This development was for a complementary health clinic.  More information is needed on retail vacancies.  A supplementary planning document is being prepared for the area to explain what sort of development is appropriate and how planning objectives for the area need to be addressed.
Professional A2				N/A		N/A		
Eating A3				N/A		N/A		
Drinking A4				N/A		N/A		
Take-away A5				N/A		N/A		
Non-residential institutions (D1)				N/A		N/A		
Residential institutions (C2)				N/A		N/A		
Leisure (D2)				N/A		N/A		
Vacancy rates for retail	Overall, 6% of floor space was vacant in 2006 in the town centre			Reduce vacancies	✓	N/A	7.90%	
<b>Dulwich, Herne Hill, Nunhead and The Blue Neighbourhood Areas</b>								
Shops A1	No completions over 1,000sqm			Protect	?	N/A	N/A	There was no recorded completions in any of these three neighbourhood areas, however this could be due to the fact that not all completions under 1,000sqm are recorded. Information is also needed on retail vacancies in these areas.
Professional A2				N/A		N/A		
Eating A3				N/A		N/A		
Drinking A4				N/A		N/A		
Take-away A5				N/A		N/A		
Residential institutions (C2)				N/A		N/A		
Leisure (D2)				N/A		N/A		
Non-residential institutions (D1)				N/A		N/A		
Vacancy rates for retail	-	-	N/A	Reduce vacancies	?	N/A	N/A	

# 3. Developing Southwark's planning policies

Planning policies are not static, but need to change and adapt with changing local issues and priorities. Monitoring helps us keep our plans under regular review by keeping track of how well they are working and how Southwark is changing.

## 3.1 What planning policies are being implemented?

Even though the new Southwark Plan was adopted in July 2007 (after the period that this report covers), many of the policies in the new plan were being used to decide applications during the reporting period. This is because many of the policies in the old plan (the 1995 UDP) were out of date and not consistent with recent national and regional policy which had been prepared since 1995.

Some policies still had not been fully agreed, such as the requirement for sustainability assessments (Policy 3.3). These were not being fully used to approve development over the past year.

Now that the Southwark Plan has been adopted, future monitoring reports will go into greater detail on what particular policies are not being used when they should be.

## 3.2 Our plans to prepare other planning documents

The council is preparing more planning documents to help it more effectively implement to policies in the Southwark Plan. There are two types of documents being prepared:

- **Development Plan Documents:** These include Area Action Plans and set out planning policy specific to an area of the borough or a particular topic. These expand on the planning policies in the Southwark Plan.
- **Supplementary Planning Documents:** These cannot set out new policy. Instead they explain what is meant by existing policies and how new development should apply them.

You can get more information on the different types of planning documents on the Planning Portal website: [www.planningportal.gov.uk/england/genpub/en/1115311947782.html](http://www.planningportal.gov.uk/england/genpub/en/1115311947782.html)

The council's timetable for preparing planning documents is set out in the Local Development Scheme (LDS). Southwark's current LDS was published in October 2005 and covers the period until October 2008.

**Table 1** on the following page explains progress on the preparation of planning documents against the timetable set out in the LDS.

Full explanation of each document will cover are set out in the LDS.

Changes need to be made to the LDS as a result of changing priorities and changes in the timing of documents. A revised Local Development Scheme has been prepared and was submitted to the Secretary of State in October 2007. Next year's AMR will report in progress in preparing planning documents against the new timetable in the revised LDS.

## Table 1 – Progress Against Local Development Scheme Milestones

Timetables Milestones	Key	Timetables Milestones	Key	Timetables Milestones	Key
Pre-production survey	PP	Start of preparation	SP	Formal public consultation	FC
Consider responses to public consultation	CR	Submit to Secretary of State	SS	Consultation on submission	CS
Pre-examination consideration of representations	PE	Examination	EX	Receipt of Inspector's Report	IR
Consideration of modifications	CM	Adoption	AD	Start review of draft SPG	RV

Actual progress as at 31 March 2007

	2005				2006				2007				2008				Comments	Proposed Amendments to LDS
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<b>Southwark Plan (UDP) 2007</b> Contains the main set of planning policies used to decide if a planning applications should be approved.				IR		CM	AD										The inspector's report was issued later than expected in April of 2006, pushing back the completion of the document. The Secretary of State issued a direction requiring further changes to the plan which were made and the plan was adopted in July 2007	UDP adopted 28 July 2008 so no further work programmed in LDS. Consultation on Core Strategy and Development control policies DPDs will begin in December 2008.
<b>Statement of Community Involvement</b> Sets out how the council will involve the community in the preparation of planning documents and the processing of planning applications.	PP	SP	FC	CR/SS CS/PE	EX	IR/AD											Scoping and preliminary consultation on this new process was more time consuming than anticipated due to intense interest from the public.  Examination in public took place in June 2007. Inspector's report received in October 2007.	Adoption expected early 2007 once any changes required by the inspector are made.
<b>Peckham Area Action Plan</b> Contains detailed policies, site proposals and regeneration strategy for the central area of Peckham.		PP	SP	FC	CR	SS/CS	PE	EX	IR	AD							Preparation delayed to take into account outcome of UDP public inquiry and coordinate with Transport for London's consultation on the route of the Cross River Tram (starting September 2006)	Consultation on Issues and Options starts January 2008.  Adopt 2010
<b>Elephant and Castle Area Action Plan</b> To provide detailed policies, site proposals and regeneration strategy for the Elephant and Castle.	PP	SP		FC		CR	SS	CS/PE	EX		IR	AD					Following the outcome of the UDP public inquiry the area action plan is considered unnecessary.	Area action plan not required. Further SPDs to be prepared for Enterprise Quarter (London South Bank University Campus) and Walworth Road
<b>Transport Supplementary Planning Document</b> Explains further the transport policies in the Southwark Plan.	PP	SP/FC	CR		AD												Start of preparation incomplete. Delayed as options dependant on outcome of UDP public inquiry. Sustainability appraisal required.	Consult on draft October 2007. Adopt March 2008.

	2005				2006				2007				2008				Comments	Proposed Amendments to LDS
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<b>Bermondsey Spa Supplementary Planning Guidance</b> To provide guidance for the regeneration of Bermondsey Spa			CR	AD													Following the outcome of the UDP public inquiry the supplementary planning document is considered unnecessary.	Remove from LDS
<b>Dulwich Supplementary Planning Guidance</b> To provide guidance for development in Dulwich			CR	AD													Review of priorities identifies this as a lower priority.	Revised SPD to be prepared. Public consultation November 2008 for adoption in early 2009
<b>Thames Special Policy Area Supplementary Planning Guidance</b>			CR	AD													Following the outcome of the UDP public inquiry the supplementary planning document is considered unnecessary.	Remove from LDS
<b>Access and Facilities for Disabled People Supplementary Planning Guidance</b>			CR	AD													Incorporated into Design and Access SPD. Consultation complete April 2007. Adopted September 2007.	No further work programmed.
<b>Archaeology Supplementary Planning Guidance</b>			CR	AD													Review of priorities identifies this as lower priority. UDP policies and existing guidance considered adequate.	Remove from LDS
<b>Designing Out Crime Supplementary Planning Guidance</b>			CR	AD													Incorporated into Design and Access SPD. Consultation complete April 2007. Adopted September 2007.	No further work programmed.
<b>Heritage Supplementary Planning Guidance</b> To provide guidance for development in conservation areas			CR	AD													Earlier consultation on draft supplementary planning guidance (December 2002) is now out of date. Review of priorities identifies this as higher priority. Preparation of new SPD to proceed	Start Preparation March 2008. Consultation November 2008. Adopt April 2009.
<b>Resources Supplementary Planning Guidance</b>			CR	AD													Incorporated into Sustainable Design and Construction SPD. Consultation began July 2007	Adopt late 2007
<b>Shopfront Design Supplementary Planning Guidance</b>			CR	AD													Review of priorities identifies this as lower priority. UDP policies and existing guidance considered adequate.	Remove from LDS
<b>Residential Design Standards Supplementary Planning Guidance</b> Will provide guidance on designing new housing			CR	AD													Delayed due to late receipt of inspector's report. Review of priorities identifies this as higher priority. Preparation of new SPD to proceed	Consultation October 2007. Adopt March 2008.

	2005				2006				2007				2008				Comments	Proposed Amendments to LDS
	01	02	03	04	01	02	03	04	01	02	03	04	01	02	03	04		
<b>Affordable Housing Supplementary Planning Guidance</b> Will explain the Southwark Plan's policies on affordable housing.																	Not previously in LDS Review of priorities identifies this as high priority. Preparation of new SPD to proceed	Consultation January 2008. Adopt June 2008.
<b>Planning Contributions Supplementary Planning Document</b> Explains how and when the council will seek contributions from development to offset negative impacts.																	Not previously in LDS Identified as a high priority. Consultation complete February 2007	Adopted July 2007
<b>Sustainability Supplementary Planning Documents</b> Explains how development should be designed to be sustainable																	Not previously in LDS Sustainable Design and Construction SPD and Sustainability Checklist SPD in preparation. Consultation January 2008	Adopt June 2008
<b>123 Grove Park Supplementary Planning Document</b>																	Not previously timetabled in LDS Identified as priority for preparation	Adopt September 2007
<b>Bankside and The Borough Supplementary Planning Document</b>																	Not previously timetabled in LDS Identified as priority for preparation	Consultation summer 2008. Adopt September 2008
<b>Aylesbury Area Action Plan</b> Will guide the regeneration of the Estate																	Not previously timetabled in LDS Identified as priority for preparation	Consultation on preferred options late 2007. Adopt late 2009
<b>Elephant and Castle Enterprise Quarter Supplementary Planning Document</b>																	Not previously timetabled in LDS Identified as priority for preparation	Consult on draft October 2007. Adopt March 2008.
<b>Walworth Road Supplementary Planning Document</b>																	Not previously timetabled in LDS Identified as priority for preparation	Consult on draft January 2008. Adopt June 2008.
<b>Old Kent Road Supplementary Planning Document</b>																	Not previously timetabled in LDS Identified as priority for preparation	Consult on draft April 2008. Adopt September 2008.
<b>Camberwell Supplementary Planning Document</b>																	Not previously timetabled in LDS Identified as priority for preparation	Consult on draft November 2008. Adopt April 2009
<b>London Bridge Supplementary Planning Document</b>																	Not previously timetabled in LDS Identified as priority for preparation	Consult on draft November 2008. Adopt April 2009
<b>Canada Water Area Action Plan</b>																	Not previously timetabled in LDS Identified as priority for preparation	Consult on Issues and Options May 2008. Adopt January 2011.



### 3.3. Improving our planning policies

This monitoring report has uncovered some areas of concern for policy. In some cases some of the planning documents under preparation provide the opportunity to address these concerns. In other cases, it is too early to tell if the performance this year will continue in coming years.

The Government prefers monitoring information to focus on completed development rather than approvals. It is important to realise that developers have up to three years to build after they receive planning permission. For this reason, the development that was built last year may have been approved under old planning policies. This could explain why some of the targets of the Southwark Plan were not met. In some cases, such as affordable housing, there could be improvements over the coming years as the new Southwark Plan and other planning documents start to take effect.

The table below summarises what the results of this year's monitoring may mean for policy development.

Issue	Action needed	By when
<b>Life chances</b>		
Need to monitor consultation against Statement of Community Involvement	Develop indicators and system for monitoring consultation.	Adoption of SCI
<b>Poverty and wealth creation</b>		
Loss in retail floorspace in town centres.	Improve information collection for retail completions and keep issue under review.	AMR 07/08
No data on small business units.	Improve information on small business units.	Winter 2007
<b>Clean and Green</b>		
Less developments applying for secured by design certification.	This issue could be picked up as part of Planning guidance being prepared on design.	To be set out in revised LDS
Lack of data on energy and water	Information is currently being collected.	AMR 07/08
Improve environmental performance of buildings	Planning guidance on sustainable design and construction and sustainability assessments is being prepared, including "sustainability checklist"	Winter 2007
Planning agreements could secure funding for habitat improvements, air quality, tackling climate change and flood risk	This could be set out in revised S106 SPD as well as in individual theme based SPDs.	Specific SPDs being prepared now.
<b>Housing</b>		
Provision of affordable housing below target.	Keep under review, may be due to old UDP. Planning guidance on affordable housing is currently being prepared.	Winter 2007
Mix of dwelling sizes	Keep under review.	AMR 07/08
<b>Sustainable Transport</b>		
More information needs to be collected on parking to work out how effective planning policies are being	Improve information on parking provision. Information is currently being collected on this for 07/08	AMR 07/08
High number of schemes providing no parking at all.	Improve information on provision of parking for disabled people. Planning guidance on transport being prepared.	AMR 07/08 Winter 2007
<b>Equalities</b>		
Too early to tell	Need to watch carefully. Seek more information.	AMR 07/08
<b>Area monitoring</b>		
TBC	TBC	TBC

# Appendix 1: Coverage of statutory requirements for monitoring

## Coverage of National Core Output Indicators

National Core Output Indicator		Southwark AMR Indicator
1a	Amount of floorspace developed for employment by type.	14B
1b	Amount of floorspace developed for employment by type, in employment or regeneration areas.	14A
1c	Amount of floorspace by employment type, which is on previously developed land.	25
1d	Employment land available by type.	15
1e	Losses of employment land in (i) employment/regeneration areas and (ii) local authority area.	16A
1f	Amount of employment land lost to residential development.	16B
2a	Housing trajectory showing: (i) net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (iv) the annual net additional dwelling requirement; and (v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.	52
2b	Percentage of new and converted dwellings on previously developed land.	25
2c	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare; (ii) between 30 and 50 dwellings per hectare; and (iii) above 50 dwellings per hectare.	53
2d	Affordable housing completions.	56
3a	Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.	59
3b	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre(s).	61
4a	Amount of completed retail, office and leisure development.	17B
4b	Amount of completed retail, office and leisure development in town centres.	17A
4c	Amount of eligible open spaces managed to Green Flag Award standard.	31

5a	Production of primary land won aggregates.	47A
5b	Production of secondary/recycled aggregates.	47B
6a	Capacity of new waste management facilities by type.	38
6b	Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.	46
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	49
8	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.	48
9	Renewable energy capacity installed by type.	36

## Coverage of PPS 12\*\* and Regulation 48\*\* requirements

Requirement	Section where covered in AMR
(i) Review progress in preparing local development documents (LDDs) against the timetable and milestones set out in the local development scheme (LDS). Where milestones are not being met the AMR will need to set out reasons why**	Section 3.2
(ii) and (iii) Assess the extent to which policies in LDDs are being implemented**, including what impact they are having on achieving monitoring targets, including those relating to housing provision**	Section 3.1 (what policies being implemented) Section 2.3 (impact of policies against monitoring targets)
(ii) Where policies are not being implemented, explain why and set out what steps are to be taken to ensure implemented; or to amended or replace the policy**	Sections 3.1 and 3.3
(iv) Identify the significant sustainability effects implementation of the policies in LDDs is having and whether they are as intended; and	Section 2.3
(v) and (vi) Set out whether policies are to be amended or replaced because they are not working as intended or no longer reflect national and regional policy. .	Section 3.3
(vii) the extent to which any local development order, where adopted, or simplified planning zone is achieving its purposes and if not whether it needs adjusting or replacing**.	There are no local development orders or simplified planning zones in the borough.
(viii) if policies or proposals need changing, the actions needed to achieve this.	Section 3.3

\* Planning Policy Statement 12 – Local Development Frameworks. These requirements are also set out in Table 3.2, Section 3 - Local Development Framework Monitoring: A Good Practice Guide, Department of Communities and Local Government (formerly the ODPM), March 2005 (<http://www.communities.gov.uk/index.asp?id=1143905>)

\*\* requirement of Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004

# Appendix 2: Sources of Information

## Sources of data for each indicator

Indicator	Data source	Note	
<b>Life Chances</b>			
1	Change in population size and age	Current population: ONS 2006 mid year estimate ( <a href="http://www.statistics.gov.uk">www.statistics.gov.uk</a> ) and Projections GLA, 2006 Round of Demographic Projections (Low Estimate)	
2	Aggregated Index of Multiple Deprivation	Indices of Deprivation 2004 Average IMD Rank	
3	Life Expectancy	Southwark Primary Care Trust Records, 2007	
4	Admissions to hospital per 1,000 people	Southwark Primary Care Trust Records 2007	
5	Completed floorspace for education uses	London Development Database	1
6	Change in the amount of publicly accessible open space	London Development Database	
7	Funding gained from planning agreements	Council S106 database	
8	% pupils achieving five or more A*-C grade GCSEs or equivalent.	Education Department Records, 2007 data	2
<b>Consultation</b>			
9	% adopted planning documents and approved applications consulted on in accordance with the Statement of Community Involvement	Council data	
10	Profile of people involved in consultation	No data available	
11	Participant satisfaction with consultation	No data available	
<b>Poverty and Wealth Creation</b>			
12	Vacancy rates for offices and retail	GLA 2006 Town Centre Health Checks, January 2007 <a href="http://www.london.gov.uk/mayor/strategies/sds/town_centre_assessment.isp">www.london.gov.uk/mayor/strategies/sds/town_centre_assessment.isp</a>	
13	Change in household income levels (top/median/lowest).	CACI Paycheck Data, 2006 data	2
14	Floorspace completed for B class uses	London Development Database	1
15	The amount of employment land available by use class	London Development Database (approvals) and council data (allocations and land use)	1
16	The amount of land which was available for employment use in the previous reporting year that was lost to completed development		1
17	Completed office, retail, institution and leisure uses	London Development Database	6
18	Net loss/gain of small business units (less than 235sqm)	London Development Database	1
19	Completed floorspace for arts and cultural uses (Class D1)	London Development Database	1
20	Hotel bed spaces completions	London Development Database	1
21	VAT registrations/deregistrations rate per 10,000 adult population	Department for Business Enterprise and Regulatory Reform, statistics website <a href="http://www.stats.berr.gov.uk/ed/vat/">www.stats.berr.gov.uk/ed/vat/</a>	
22	The employment and economic inactivity rate	Annual Population Survey, 2006 data <a href="http://www.nomisweb.co.uk">www.nomisweb.co.uk</a>	2

Indicator	Data source	Note	
<b>Clean and Green – Built Environment</b>			
23	Number of listed items	English Heritage	
24	% borough covered by CA and APZ	Council data	
25	Development which is on previously developed land and open space	London Development Database	3
26	Listed buildings at risk and approved to be demolished in the reporting year	Council data	
27	Approved development for which there is an archaeological assessment	No data available	
28	Developments that have secured by design certification.	Metropolitan Police, Southwark Police Force	
29	Annual British Crime Survey Comparator Crime	Safer Southwark Partnership Annual Performance Report 06/07	
30	% residents feeling safe and very safe outside in day time and at night time.	(www.safersouthwark.org.uk)	2
31	Open spaces managed to the green flag award standard.	Council data	
32	Local people's satisfaction with living in their area.	Southwark Residents Survey, 2006	2
33	How strongly residents identify with their neighbourhood and the borough.	Southwark Residents Survey, 2006	2
<b>Clean and Green – Natural Environment</b>			
34	Amount of approved development achieving BREEAM/Code for Sustainable Homes accreditation	No data currently available	
35	Energy efficiency of new development	No data currently available	
36	Renewable energy installations	No data currently available	
37	Development with on-site recycling storage and composting facilities	No data currently available	
38	Change in the capacity of facilities for waste management by type.	London Development Database	1
39	Construction and demolition waste generated and % recycled/reused.	No data currently available	
40	Average predicted potable water use of development	No data currently available	
41	Change in area of development sites covered by vegetation	No data currently available	
42	Sites of importance for nature conservation (SINCs) lost to new development	Council data	
43	Average annual consumption per capita of natural gas and electricity	No data currently available	
44	CO2 emissions, per capita and by sector	New data available 2008 from GLA. Previous years data from DEFRA www.naei.org.uk	
45	Annual average levels fine particles (PM10) and nitrogen oxides (NO)	Borough air quality monitoring stations	
46	Municipal waste arisings and how it is managed	Council Waste Management Service Performance Data	4
47	Production of primary and secondary/recycled aggregates	Council Waste Management Service Performance Data, environment and housing department	4
48	Change in priority habitats and species	Council data, Ecology Officer	

Indicator	Data source	Note	
49	The number of planning permissions granted contrary to the advice of the Environment Agency on flood defence and water quality grounds.	Environment Agency High Level Target 5 Report www.environment-agency.gov.uk	
<b>Housing</b>			
50	Change in house prices (top/median/lowest by size)	Southwark Market Trends Bulletin	
51	% local authority and private sector dwellings that are decent	Housing Strategy Statistical Appendix Statutory Form, 2007 Private Sector Stock Condition Survey 2003	
52	Housing completions and trajectory	London Development Database and council data (phasing assumptions)	5
53	Density of new residential development	London Development Database	6
54	Size of new residential development	London Development Database	7
55	Dwellings meeting lifetime homes standard and dwellings that are wheelchair accessible	No data available	
56	Affordable housing units completed, by tenure split	London Development Database	
57	Households which are unintentionally homeless and in priority need, and are in housing need. Households on the Housing Register as at 1 April)	Housing Strategy Statistical Appendix Statutory Form 2007 2006 Housing Needs Assessment Update, October 2006	2
<b>Sustainable Transport</b>			
58	Car ownership	2001 Census	
59	Car parking provision	London development Database	
60	Development that is restricted from having on-street parking permits	No data available	
61	Location of new residential development compared to employment and community facilities	London Development Database records mapped using council GIS layers and information on location of community facilities	
62	Amount of approved development subject to a travel plan	No data available	
63	Estimated traffic flows per annum	Department for Transport, Road traffic Statistics for Local Authorities 1995-2006, October 2007 www.dft.gov.uk/pgr/statistics/datatablespublications/roadstraffic/traffic/rtstatisticsla/roadtrafficstatisticsforloca5434	
64	The number of people killed or seriously injured in road traffic collisions	London Road Safety Unit data, 2006 data published July 2007 www.tfl.gov.uk/corporate/2840.aspx	
65	Proportion of personal travel made on each mode of transport overall and by equalities groups.	London Transport Demand Survey (data available 2008)	
<b>Equalities</b>			
66	% of population in: (i) ethnic groups (ii) faith (iii) disability/LLTI (iv) sexuality	2001 Census and GLA 2006 Round of Population Projections.	2
67	% of adopted planning documents subject to EQIA	Council records	

Notes	
1	Data not complete. London Development Database does not track developments less than 1,000sqm
2	Data not available for all equalities groups
3	Previously developed land has the same definition as in PPS3
4	Figures only include waste collected by the council. Commercial waste can be collected by private contractors who do not make information available.
5	The housing trajectory is based on previous trends in windfall development, estimates of housing that will be built on allocated sites (based on Southwark Plan density standards) and council estimates of allocation site phasing (Property Division)
6	Data supplemented by data from council planning applications records, where available. Not complete
7	The London Development Database does not yet separately record studios from 1 bedroom dwellings. Data on studios is from council planning applications records and may not be 100% complete.



## Websites

**2001 Census of Population and 2006 population Projections**, Office of National Statistics ([www.statistics.gov.uk](http://www.statistics.gov.uk))

**Annual Business Enquiry 2004 and Annual Population Survey 2004**, from NOMIS website ([www.nomisweb.co.uk](http://www.nomisweb.co.uk))

**English Indices of Deprivation 2004**, Department of Communities and Local Government, April 2004 ([www.odpm.gov.uk/pub/446/Indicesofdeprivation2004revisedPDF2198Kb\\_id1128446.pdf](http://www.odpm.gov.uk/pub/446/Indicesofdeprivation2004revisedPDF2198Kb_id1128446.pdf))

**London Development Database**, Greater London Authority ([www.london.gov.uk/mayor/ldd/index.jsp](http://www.london.gov.uk/mayor/ldd/index.jsp))

**Local Development Framework Core Output Indicators: Update 1/2005**, Department of Communities and Local Government (formerly the ODPM), October 2005 ([www.communities.gov.uk/index.asp?id=1143905](http://www.communities.gov.uk/index.asp?id=1143905))

**Local Development Framework Monitoring: A Good Practice Guide**, Department of Communities and Local Government (formerly the ODPM), March 2005 ([www.communities.gov.uk/index.asp?id=1143905](http://www.communities.gov.uk/index.asp?id=1143905))

**London Plan Annual Monitoring Reports**, Greater London Authority, February 2006 ([www.london.gov.uk/mayor/strategies/sds/monitoring\\_reports.jsp](http://www.london.gov.uk/mayor/strategies/sds/monitoring_reports.jsp))

## Council Strategies and Documents

(Available for download from the council website: [www.southwark.gov.uk](http://www.southwark.gov.uk))

**A Safer Place to Live: Southwark's Crime and Drug strategy 2005-2008**, ([www.saferouthwark.org.uk/Category.asp?cat=841](http://www.saferouthwark.org.uk/Category.asp?cat=841))

**Corporate Plan 2007-11** ([www.southwark.gov.uk/YourCouncil/keydocuments/](http://www.southwark.gov.uk/YourCouncil/keydocuments/))

**Local Development Scheme**, March 2005 ([www.southwark.gov.uk/YourServices/planningandbuildingcontrol/localdevelopmentframework/localdevelopmentscheme.html](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/localdevelopmentframework/localdevelopmentscheme.html))

**Southwark 2016: Sustainable Community Strategy** ([www.southwark.gov.uk/YourCouncil/SouthwarkAlliance/](http://www.southwark.gov.uk/YourCouncil/SouthwarkAlliance/))

**Southwark Employment Strategy**, ([www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/employmenthomepage.html](http://www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/employmenthomepage.html))

**Southwark Enterprise Strategy**, ([www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/Enterprise.html](http://www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/Enterprise.html))

**Southwark Housing Strategy 2005-2010**, ([www.southwark.gov.uk/YourServices/HousingandHomes/strategyandstatistics/](http://www.southwark.gov.uk/YourServices/HousingandHomes/strategyandstatistics/))

**Southwark Plan (UDP) July 2007** ([www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/souhtwarkplan.html](http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/souhtwarkplan.html))

**The London Borough of Southwark Biodiversity Action Plan 2006-2010** ([www.southwark.gov.uk/YourServices/ParksSection/biodiversity/southwarkswildlife.html](http://www.southwark.gov.uk/YourServices/ParksSection/biodiversity/southwarkswildlife.html))

**Transport Local Implementation Plan**, ([www.southwark.gov.uk/YourServices/transport/lip/](http://www.southwark.gov.uk/YourServices/transport/lip/))

**Young Southwark: Children's and Young Person's Plan 2006/07 to 2008/09**, ([www.southwark.gov.uk/YourCouncil/CouncilDepartments/ChildrensServices/PublicationsandPolices.html](http://www.southwark.gov.uk/YourCouncil/CouncilDepartments/ChildrensServices/PublicationsandPolices.html))

# Appendix 3: Housing Sites

C = Completed UC = Under construction PC = Partial completion NS = not started

PROPOSALS SITES											
Site	Address	STATUS	Estimations				Phasing	Actual			
			Gross (low)	Net (low)	Gross (high)	Net (high)		Approval ref	Completed	Gross	Net
<b>General sites</b>			<b>1057</b>	<b>1057</b>	<b>1637</b>	<b>1637</b>			<b>0</b>	<b>730</b>	<b>730</b>
1P	5-11 Sumner St	NS	229	229	229	229	2011/12	06-AP-1481		229	229
5P	Potters field coach park	NS	386	386	386	386	2009/10	03-AP-0336		386	386
49P	Manor Place Depot	NS	212	212	493	493	2011/12				
57P	6-28 Sylvan Grove	NS	26	26	61	61	2009/10				
59P	272-304 Camberwell Road	NS	42	42	99	99	2009/10				
67P	Former Mary Datchelor School Site	NS	122	122	284	284	2011/12	07-AP-0020		90	90
45P	17-29 Blue Anchor Lane and 20 Bombay Street	NS	23	23	45	45	2008/09	04-AP-0650		25	25
46P	Bombay Street/ Blue Anchor Land	NS	17	17	40	40	2008/09				
<b>Canada Water</b>			<b>3629</b>	<b>3629</b>	<b>5259</b>	<b>5259</b>			<b>0</b>	<b>1270</b>	<b>1270</b>
7P	Downtown	NS	251	251	251	251	2008/09	04-AP-1721		251	251
27P	Site A Canada Water	NS	596	596	596	596	2011/12	05-AP-2538		545	545
28P	Site B Canada Water	NS	232	232	232	232	2011/12	05-AP-2539		232	232
29P	Site C Canada Water	NS	580	580	580	580	2011/12				
30P	Site D Canada Water	UC	242	242	242	242	2007/08	06-AP-0009		242	242
31P	Site E Canada Water	NS	200	200	200	200	2012/13				
32P	Mulberry Business Park	NS	300	300	300	300	2011/12				
36P	Site G Canada Water	NS	800	800	1860	1860	2012/13				
37P	Redriff Rd, Quebec Way, Surrey Quays Rd	NS	428	428	998	998	2011/12				
<b>Bermondsey</b>			<b>1665</b>	<b>1252</b>	<b>2660</b>	<b>2300</b>			<b>74</b>	<b>1220</b>	<b>1128</b>
11P	Lupin point parking structure	NS	18	18	18	18	2009/10				
12P	Giles House, Carlton House, Darney House	NS	264	158	264	158	2009/10	04-AP-0102		605	513
13P	Casby House Parking Structure	NS	37	37	37	37	2009/10				
15P	Neckinger Estate	NS	139	-43	325	143	2009/10				
16P	Abbey St, Spa Rd, Thurland Rd, Dockley Rd	UC			0	0	N/A	06-AP-0374		62	62
17P	Old Jamaica Rd, Rouel Rd and Fren St	UC	185	185	185	185	2008/09				
18P	Fren St, Thurland Rd, Spa Rd and Ness St.	UC	100	100	100	100	2008/09	06-AP-0323		167	167
19P	St James's Rd Open Space	NS	49	49	49	49	2008/09				

PROPOSALS SITES											
Site	Address	STATUS	Estimations					Actual			
			Gross (low)	Net (low)	Gross (high)	Net (high)	Phasing	Approval ref	Completed	Gross	Net
20P	Spa Rd, Neckinger Grange Walk, The Grange	NS	483	427	1127	1071	2008/09				
21P	82-92 Spa Rd and 94-118 Spa Rd	NS	32	16	75	59	2011/12	03-AP-2385		174	174
22P	Dunlop Place, Spa Road and Rouel St.	NS	75	75	174	174	2012/13				
23P	89 Spa Road	NS	192	139	192	192	2008/09	05-AP-2617		138	138
25P	Grange Rd Car Park	C	74	74	74	74	2006/07	03-AP-0910	2006/07	74	74
26P	Land between 1 and 45 Alscot Rd	NS	17	17	40	40	2006/07				
<b>Elephant and Castle</b>			<b>5093</b>	<b>3849</b>	<b>5093</b>	<b>3869</b>			<b>375</b>	<b>1226</b>	<b>1226</b>
8P	Manna Ash House	NS	58	58	58	58	2008/09				
9P	Library St NHO	NS	46	46	46	46	2009/10				
10P	21 Harper Road	NS	60	60	60	60	2008/09				
38P	Prospect house playground, St Georges Rd	NS	14	14	14	14	2008/09				
39P	Elephant and Castle Core Area	PC	4200	2988	4200	3008	1997-2015			1226	1226
	Steedman Street	C						02-AP-0357	2006/07	113	113
	Wansey Street	C						04-AP-2114	2006/07	31	31
	Newington Industrial Estate	UC						04-AP-0544	2007/08	213	213
	Elephant Road (Ex Volvo site)	NS						05-AP-1693		230	230
	110-114 Walworth Road	C						02-AP-1290	2004/05	231	231
	Castle House	NS						05-AP-2502		408	408
40P	Albert Barnes House, New Kent Road	NS	42	42	42	42	2008/09				
42P	153-163 Harper Rd	NS	102	82	102	82	2008/09				
43P	Thornton House, Beckway Street, Comus Place	NS	46	34	46	34	2008/09				
44P	Leroy and Aberdour Street	NS	20	20	20	20	2008/09				
50P	Brandon St and Larcom St South West	NS	18	18	18	18	2008/09				
51P	Nursery Row Park car parks	NS	253	253	253	253	2008/09				
54P	Welsford Street garages/parking area	NS	48	48	48	48	2008/09				
55P	Royal Rd - former social services day centre	NS	76	76	76	76	2008/09				
58P	Bolton Crescent and Camberwell New Rd	NS	110	110	110	110	2008/09				

PROPOSALS SITES											
Site	Address	STATUS	Estimations					Actual			
			Gross (low)	Net (low)	Gross (high)	Net (high)	Phasing	Approval ref	Completed	Gross	Net
<b>Peckham</b>			<b>913</b>	<b>911</b>	<b>2131</b>	<b>2129</b>			<b>40</b>	<b>413</b>	<b>413</b>
60P	Units 1-31 Samuel Jones Industrial Estate	UC	151	151	353	353	2009/10	05-AP-1949		195	195
		NS						04-AP-1601		110	110
62P	Cator Street, Commercial Way	NS	106	106	248	248	2009/10				
63P	Sumner House	NS	37	37	87	87	2011/12				
64P	Flaxyard Site, 1-52 Peckham High Street	NS	142	142	330	330	2011/12				
65P	Peckham Wharf, Peckham Hill Street	NS	39	39	91	91	2011/12				
68P	Peckham Rye Station Environs	NS	26	26	61	61	2014/15				
69P	Cinima Site and multi-storey car park	NS	84	84	195	195	2012/13				
70P	Tuke School and 2 Woods Road	NS	95	95	222	222	2012/13				
71P	Copeland Rd bus garage	PC	182	180	425	423	2014/15	03-AP-1417	2006/07	40	40
		NS						06-AP-0995		61	61
72P	Copeland Rd car park	NS	51	51	119	119	2012/13	05-AP-1812		7	7
<b>Aylesbury</b>			<b>4891</b>	<b>1907</b>	<b>4891</b>	<b>1907</b>			<b>0</b>	<b>0</b>	<b>0</b>
N/A	Main site	NS	4891	1907	4891	1907	2009-2020				
<b>Totals (as at March 31 2007)</b>			<b>17248</b>	<b>12605</b>	<b>21671</b>	<b>17101</b>			<b>489</b>	<b>4859</b>	<b>4767</b>
<b>Approved, not completed (as at March 31 2007)</b>										<b>4157</b>	<b>4278</b>

**WINDFALL HOUSING**

Estimated Windfall (low estimate from Housing Capacity Study)	541 extra dwellings per year
Estimated Windfall (high estimate based on average windfall completions over past 3 years)	1,600 extra dwellings per year

# Appendix 4: Glossary

**Accessibility** is defined as the methods by which people with a range of needs find out about and use services and information. For disabled people, access in London means the freedom to participate in the economy, in how London is planned, in the social and cultural life of the community, as well as physical access. The term is also used to describe how easy a location is to get to by transport.

**Affordable Housing** Housing that is accessible to those households who cannot otherwise afford the cheapest habitable dwelling with the same number of habitable rooms, available anywhere within the borough at market prices. This category includes both social housing and intermediate housing.

**Amenity** Pleasant or advantages features enjoyed by a property or occupier, which can be affected by certain development proposals. Development can improve amenity as well as harm it.

**Archaeological Priority Zones** The boundaries of Archaeological Priority Zones are designated on the Proposals Map. These are areas where there is potential for significant archaeological remains, and planning applications within these areas must be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

**Biodiversity** The diversity or variety of plants and animals and other living things in a particular area or region. It encompasses landscape diversity, ecosystem diversity, species diversity, habitat diversity and genetic diversity.

**Buildings at Risk** Any building included in 'Buildings at Risk: The Register (London)', published by English Heritage. These are buildings that are at risk of being damaged or lost due to deterioration or decay.

**Brownfield** Any land or premises which has previously been used or developed and is not currently fully in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated.

**Central Activity Zone (CAZ)** The Central Activity Zone is the area within Central and East London where planning policy promotes finance, specialist retail, tourist and cultural activities.

**Conservation Areas** An area of special architectural or historic interest designated by the local planning authority under the provisions of the Planning (Listed Buildings and Conservation areas) Act 1990, the character or appearance of which it is desirable to preserve or enhance.

**Controlled Parking Zones (CPZ)** Areas in which on-street parking is managed, usually through a permit system, typically where demands for limited space from residents, commuters, shoppers and others are in conflict.

**Deprivation** Low quality of life due to a range of factors including poor living environment, lack of employment and qualifications, poor health and crime.

**Development** As defined by Section 55 of the Town and Country Planning Act 1990, development means carrying out building, engineering, mining or other operations in, on, over or under land, or changing the use of buildings or land.

**Diversity** The differences in the values, attitudes, cultural perspective, beliefs, ethnic background, sexuality, skills, knowledge and life experiences of each individual in any group of people. This term refers to differences between people and is used to highlight individual need.

**Energy Efficiency** Making the best or most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.

**Floor space** The sum of the area of all floors (both above and below ground) of all buildings on a site, usually measured from the outside walls on every floor.

**Green Flag Award** is the national standard for parks and green spaces throughout England and Wales. For more information visit [www.greenflagaward.org.uk](http://www.greenflagaward.org.uk)

**Gross completions** This is the overall amount of floorspace or dwellings that have been built. It will include floorspace and dwellings which are replacing buildings that have been lost to allow new development.

**Habitat** The environment required to sustain animals, plants and other species. It includes air, water and soil, as well as other living things.

**Habitable room** A room within a dwelling, the main purpose of which is for sleeping, living or dining. It is any room with a window that could be used to sleep in, regardless of what it is actually used for. This excludes toilets, bathrooms, landings, halls and lobbies, and also excludes kitchens with an overall floor area of less than 11 square metres.

**Homeless** Statistics relating to homelessness in this report use the national legal definition. This includes people who have no home where they can live together with their immediate family; or who can only stay where they are on a very temporary basis; or who cannot stay in their home because of violence or because of the condition of the property.

**Household** One person living alone or a group of people (who may or may not be related) living or staying temporarily at the same address with common housekeeping.

**Housing trajectory** A tool used to track council's progress towards meeting its target for providing new housing over the coming years. It is based on data on past completions and estimates of new housing that is likely to be built in the future.

**Intermediate Housing** made available to those households who cannot be accommodated within the capacity of the social housing provision, and cannot access market housing. This type of accommodation is often made available to key-workers and other lower to medium income groups, and is typically provided through low-cost housing schemes such as shared ownership.

**Lifetime Homes** Are ordinary Homes designed to accommodate the changing needs of occupants throughout their lives, particularly loss of mobility.

**Local Development Framework** the set of planning documents that are used to determine applications for planning permission in the borough. This includes the Unitary Development Plan and the Statement of Community Involvement.

**London Development Database** A database of planning permissions in London, maintained by the Greater London Authority.

**London Plan** A strategic plan for the whole of London produced by the Mayor of London. The main purpose of the London Plan is to ensure that all the individual plans produced by the London boroughs work together to meet the priorities that are agreed for the whole London region. The Local Development Framework cannot contain strategies or policies that are not in general conformity with the London Plan.

**Local Development Scheme** A document that sets out the council's plan for preparing planning documents over the next three years. It also lists the current planning documents that will be used to determine planning applications.

**Mixed Use** Development comprising one or more activities within the same building or site, or across sites in close proximity to one another.

**Nature Conservation** Protection, management and promotion for the benefit of wild species and habitats, as well as the human communities that use and enjoy them. This also covers the creation and re-creation of wildlife habitats, the techniques that protect genetic diversity and can be used to include geological conservation.

**Net completions** This is the amount of additional floorspace or dwellings that have been completed, once losses of existing floorspace or dwellings have been taken into account.

**Non-residential development** All uses which fall into any B, A or D Use Class, C1 or C2 Use Class or sui generis.

**Non Self-Contained Accommodation** Residential accommodation where occupiers of different households share living, kitchen or bathroom facilities, such as Houses in Multiple Occupation, nursing homes or hostels.

**Open Space** The term open spaces covers all land use in London that is predominantly undeveloped other than by buildings or structures that support the open space use. This definition covers a range of types of open space within the urban area, both in public or private ownership and whether access is unrestricted, limited or restricted.

**Planning Contributions** The council can enter into a legal agreement with a developer where they provide contributions to offset negative impacts caused by the development. For example, a developer may make a financial contribution towards new community facilities, or alternatively they may choose to build and provide the facility themselves.

**Preferred Industrial Location (PIL)** They are areas with a concentration of employment uses which are of importance to the Borough's or London's economy and provide an importance source of local employment opportunities.



**Preferred Office Location** Contains significant concentrations of offices which perform an important function in the global, national, regional and local economy.

**Public Realm** The space between and within buildings that is publicly accessible or visible, including streets, squares, forecourts, parks and open spaces.

**Public Transport Accessibility Level (PTAL)** This measures ease of access to the public transport network and is based on distance to public transport and frequency of service. PTALs range between 0 and 6A, with 0-2 comprising a low PTAL, 3-4 a medium PTAL and 5-6A a high PTAL.

**Public Transport Accessibility Zones** These are areas within the Urban or Suburban Zones, which have better access to public transport, significant potential for new development and investment, and a mixed use character including significant retail development. The four Public Transport Accessibility Zones are Canada Water, the Walworth Corridor, Bermondsey Spa and Peckham.

**Regeneration** Lasting improvements to the economic, social and environmental conditions of an area and/or community that has been subject to urban deprivation.

**Renewable energy** Energy derived from a source which is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material. Although not strictly renewable, geothermal energy is generally included.

**Residents Survey** This is an annual survey carried out on behalf of the council by a professional market research company. The survey collects information on how borough residents feel about a variety of issues including the quality of council services and their local area. The survey is very useful in gaining the opinions of people who may not ordinarily get involved in activities such as planning. While questions such as those relating to consultation may not specifically relate to planning, they still provide a useful indication of residents' feelings about issues that planning would have at least some influence over. The survey is based on a statistical sample of borough residents. This means that not everyone is surveyed, however enough people are that it is considered the results are representative of the borough population. The result of the survey are published by council every year.

**Secured by Design** A police initiative to encourage the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.

**Sites of Importance for Nature Conservation** A series of sites identified to represent the best wildlife habitats and emphasise the value of access for people. Sites are classified into Sites of Metropolitan, borough and Local Importance for Nature Conservation.

**Small Business Units** Business units with a floorspace under 235 square metres.

**Social Rented Affordable Housing (Social Housing)** Housing which is affordable by all those in housing need. This is typically provided as rented accommodation through the council or a Registered Social Landlord.

**Studio Flat** A flat which has a separate bathroom and kitchen but shared bedroom and living area.

**Sustainability** Taking social, environmental and economic factors into consideration to ensure that development meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Town Centres** Areas that provide a broad range of facilities and services and act as a focus for both the community and for public transport. It excludes small parades of shops of purely local significance.

**Waste Management Facilities** Facilities associated with various methods of managing different types of wastes including sorting, composting, recycling, and biologically treating wastes.

**Wheelchair affordable housing** – This refers to homes built to meet standards set out in National Wheelchair Housing Group report Wheelchair Housing Design Guide 1997.

This document sets out whether our planning policies are meeting the objectives we have set for the future of our borough. If you would like further information please visit your local one stop shop at Peckham one stop shop, Peckham Library, Peckham Hill Street, SE15 5JR. Walworth one stop shop, 151 Walworth Road, SE17 1QY. Southwark Town Hall, 31 Peckham Road, SE5 8UB.

আমরা আমাদের বারার ভাবম্ব্যতের জন্য যে উদ্দেশ্যমালা পঠন করোঁছ আমাদের পরিকল্পনা নীতিগুলো তা মেটাতে পারছে কি সেগুলো এই দলিলটিতে দেখানো হয়েছে। যদি আপনার আরো তথ্যের প্রয়োজন হয় তা হলে অনুগ্রহ করে আপনার স্থানীয় ওয়ান স্টপ শপে যাবেন।

Bengali

此本冊是關於我們的計劃政策是否達到為建設地方議會將來而制定的目標。如果你想索取更多資料，請到訪你就近的一站式服務店。

chinese

Bu belge, bizim planlama politikalarımızın, bölgemizin geleceği ile ilgili hedeflediğimiz amaçlara ulaşip ulaşmadıklarını göstermek içindir. Eğer daha fazla bilgi isterseniz, lütfen sizin bölgenizdeki one stop shop'u ziyaret ediniz.

Turkish.

Tài liệu này cho biết những chính sách dự kiến thực hiện có phù hợp với những mục tiêu chúng tôi đã đề ra cho quận hay không. Nếu bạn muốn biết thêm chi tiết, xin vui lòng tới one stop shop nơi gần nhất.

Vietnamese

Ce document montre si nos politiques de planification atteignent les objectifs que nous nous sommes fixés pour l'avenir de l'arrondissement. Si vous désirez obtenir davantage de renseignements, veuillez vous présenter au *one stop shop* de votre quartier.

French

Dokumiintigaan wuxuu qeexayaa haddii siyaasadaheenna ku saabsan qorshaha eey waafaqsan yihiin hadafyada eeynu u diyaarinay mustaqbalka degmadeenna. Haddii aad dooneysid inaad macluumaad dheeraad ah heshid fadlan waxaad booqataa xafiiska u adeega dadweeynaha ee aaggaaga oo loo yaqaan one stop shop.

Somali.

Este documento establece si nuestras normativas de planeamiento urbanístico están cumpliendo con los objetivos que nos hemos marcado en relación con el futuro de nuestro municipio. Si desea obtener más información al respecto, por favor, dirijase a su oficina pública de información local.

Spanish

Additional copies of the annual monitoring report are available on request. Contact:  
Planning policy team, Chiltern House, Portland Street, SE17 2ES.  
Tel 020 7525 5475 (between 9am to 5pm, Monday to Friday), Email  
[planningpolicy@southwark.gov.uk](mailto:planningpolicy@southwark.gov.uk).

It is also free to download at  
[www.southwark.gov.uk/amr](http://www.southwark.gov.uk/amr)  
and can be viewed at council offices, libraries, area housing offices, and one stop shops