

London Development Database Analysis

London Development Database

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

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

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

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

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

Monitoring changes in retail (A class) development

The following tables show net and gross changes in overall A use class floorspace (as a combination of A1-A5 use classes) since the adoption of the Core Strategy in 2011. Net data takes account of any demolished retail space on the site of a completed development, and gross data only counts the newly-built floorspace.

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

Both tables will contain some of the same application data but due to length of time some developments take to build, the completions table includes approvals from as early as 2006 for example. The approvals data shows any planning applications that were permitted in any given year and could include schemes that are currently under construction or completed. Planning applications that have expired are excluded from the data.

Completions

In the period 2011-2018 there has been a **net gain of around 21,800 sqm of A Use Class floorspace through completions.**

The majority of A use class floorspace has been delivered through the completion of applications providing A1 Use Class floorspace (28,400sqm net). Although completions over this period have resulted in net gains of A1 and A3 floorspace, there has been a net loss of A2 (-2,490sqm), A5 (-140sqm) and a loss of A4 floorspace (-12,000sqm).

The majority of A Use class floorspace completed has been through applications proposing less than 1000 sqm of net (and gross) floorspace. Completions data shows that across the period, 8,937 sqm net of A floorspace was delivered through applications proposing over 1000 sqm of A floorspace, whilst 12,901 sqm net was delivered through applications proposing less than 1000 sqm of A1 floorspace.

Completions		
	Over 0sqm	
Year	A (gross)	A (net)
FY 2011/12	5,081	419
FY 2012/13	6,452	224
FY 2013/14	3,683	363
FY 2014/15	9,720	3,781
FY 2015/16	5,695	2,037
FY 2016/17	12,897	8,933
FY 2017/18	4,528	198
FY 2018/19	20,095	5,883
Total	68,151	21,838

Completions		
	Over 1000sqm	
Year	A (gross)	A (net)
FY 2011/12	1,105	1,105
FY 2012/13	1,361	1,361
FY 2013/14	0	0
FY 2014/15	1,452	1,452
FY 2015/16	2,646	2,646
FY 2016/17	3,701	3,701
FY 2017/18	0	0
FY 2018/19	8,005	-1,328
Total	18,515	8,937

Approvals

In the period 2011-2018 there has been a net gain of around, **63,150 sqm of A floorspace through approvals.**

A significant proportion of the A1 floorspace in the pipeline has been contributed by major schemes approved in the financial years 2011/12-2013/14, 2016/17 and 2018/19. For example, in the 2016/17 financial year 9,934sqm net of A class floorspace was delivered through applications proposing over 1000sqm of A class floorspace, 378 sqm net was delivered through applications proposing under 1000 sqm of A class floorspace.

Dissimilar to completions over the same period, most of the A floorspace being delivered through approvals has been through applications proposing over 1000 sqm of A floorspace. Approvals data shows that across the period, **38,464 sqm net** of A floorspace was delivered through applications proposing over 1000 sqm of A1 floorspace, whilst **24,686 sqm net** was delivered through applications proposing less than 1000 sqm of A1 floorspace.

This table does not include a recently approved scheme, Canada Water Masterplan which has been approved for Phase 1 and outline planning permission for future phases of the redevelopment of this site. The approved application seeks to deliver up to 88,432 m² (gross) of retail (Class A) across the Masterplan site, with a commitment to a minimum provision of 46,452m².

Approvals		
	Over 0sqm	
Year	A (gross)	A (net)
FY 2011/12	20,773	5,621
FY 2012/13	18,898	13,845
FY 2013/14	28,641	10,378
FY 2014/15	10,913	5,371
FY 2015/16	8,175	4,185
FY 2016/17	20,552	10,312
FY 2017/18	7,778	5,095
FY 2018/19	30,818	8,343
Total	146,548	63,150

Approvals		
	Over 1000sqm	
Year	A (gross)	A (net)
FY 2011/12	11,183	3,350
FY 2012/13	13,400	11,682
FY 2013/14	17,024	6,845
FY 2014/15	0	-1,252
FY 2015/16	1,025	945
FY 2016/17	13,340	9,934
FY 2017/18	0	0
FY 2018/19	25,214	6,960
Total	81,186	38,464

Monitoring changes in A1 Use Class

Use Class A1 - shops and retail outlets.

Completions

In the period 2011-2018 there has been a **net gain of around 28,400sqm of A1 floorspace through completions**. A significant proportion of the A1 floorspace delivered has been contributed by major schemes completed between the financial years 2014/15 and 2016/17. In particular, Bermondsey Spa (09/AP/0519) delivered 1452 sqm net in the financial year 2014/15; and Century House (09/AP/1617) delivered 1470 sqm net in the financial year 2015/16.

The financial year 2016/17 had the highest level of net gain in A1 floorspace (7,189 sqm) through completions. In this year three major schemes contributed to this delivery: Castle Industrial Estate (09/AP/2403) 2232 sqm net; Kings Reach Tower (11/AP/1071) 3701 sqm net; and 180 Brandon House (11/AP/2012) 1460 sqm net.

The completion of applications delivering over 1,000 sqm net (and gross) of A1 floorspace has contributed significantly to meeting the demand of retail floorspace in the borough. However, the majority of net gain in A1 floorspace is delivered through development proposing less than 1,000 sqm of net floorspace. Completions data show that across the period, **11,825 sqm net** of A1 floorspace was delivered through applications proposing over 1000 sqm of A1 floorspace, whilst **16,577 sqm net** was delivered through applications proposing less than 1000 sqm of A1 floorspace.

This trend is best typified in the financial year 2018/19, 1560 sqm of A1 floorspace was delivered through the completion of applications proposing more than 1000 sqm and 5396 sqm was delivered through the completion of applications proposing less than 1000 sqm.

Completions		
	Over 0sqm	
Year	A1 (gross)	A1 (net)
FY 2011/12	3,361	1,901
FY 2012/13	5,136	2,688
FY 2013/14	2,352	750
FY 2014/15	5,626	3,878
FY 2015/16	5,008	4,053
FY 2016/17	9,129	7,189
FY 2017/18	2,561	987
FY 2018/19	10,163	6,956
Total	43,336	28402

Completions		
	Over 1000sqm	
Year	A1 (gross)	A1 (net)
FY 2011/12	1,105	1,105
FY 2012/13	1,361	1,361
FY 2013/14	0	0
FY 2014/15	1,452	1,452
FY 2015/16	2646	2,646
FY 2016/17	3,701	3,701
FY 2017/18	0	0
FY 2018/19	3,560	1,560
Total	13,825	11,825

Approvals

In the period 2011-2018 there has been a **net gain of around 35,500 sqm of A1 floorspace through approvals**. Around 7.7% of applications involving A1 floorspace have expired over the last 10 years, so there is not a particularly high lapse rate of applications.

A significant proportion of the A1 floorspace in the pipeline has been contributed by major schemes approved in the financial years 2011/12, 2013/14, 2016/17 and 2018/19. In the 2011/12 financial year the following application was approved Kings Reach Tower (11/AP/1071) delivering 3701 sqm net. In the 2013/14 financial year the following applications were approved: Canada Water Sites C and E (12/AP/4126) delivering 5037 sqm net and 180 Brandon House (11/AP/2012) delivering 1460 sqm net. In the financial years 2016/17 and 2018/19, respectively, the redevelopment of 1 Bank End (15/AP/3066) will deliver 2795 sqm net and Elephant and Castle Shopping Centre (16/AP/4458) will deliver 1336 sqm net.

Similarly to completions over the same period, most of the A1 floorspace being delivered through the approvals has been through applications delivering less than 1000 sqm of A1 floorspace. Approvals data shows that across the period, **16,501 sqm net** of A1 floorspace was delivered through applications proposing over 1000 sqm of A1 floorspace, whilst **19,017 sqm net** was delivered through applications proposing less than 1000 sqm of A1 floorspace.

This table does not include a recently approved scheme, Canada Water Masterplan which has been approved for Phase 1 and outline planning permission for future phases of the redevelopment of this site. The approved application seeks to deliver up to 88,432 m² (gross) of retail (Class A) across the Masterplan site, with a commitment to a minimum provision of 46,452m².

Approvals		
	Over 0sqm	
Year	A1 (gross)	A1 (net)
FY 2011/12	12,428	7,975
FY 2012/13	6,906	4,358
FY 2013/14	20,761	8,309
FY 2014/15	5,517	2,352
FY 2015/16	4,315	2,764
FY 2016/17	10,155	5,378
FY 2017/18	3,649	2,146
FY 2018/19	11,531	2,236
Total	75,262	35,518

Approvals		
	Over 1000sqm	
Year	A1 (gross)	A1 (net)
FY 2011/12	8,838	6,338
FY 2012/13	3,350	1,632
FY 2013/14	14,848	4,669
FY 2014/15	0	-1,252
FY 2015/16	1,025	945
FY 2016/17	4,907	2,823
FY 2017/18	0	0
FY 2018/19	8,251	1,346
Total	40,719	16,501

Monitoring changes in A2 Use Class

Use Class A2 - financial and professional services (where the services are provided principally to visiting members of the public).

Completions

In the period 2011-2018 there has been a **net loss of around 2,490sqm of A2 floorspace through completions**.

There has been a consistent loss of A2 floorspace since the financial year 2015/16. In particular, the financial year 2018/19 had a loss of -2,333 following the completion of the application 64-84 London Bridge Station (11/AP/1987) contributing a net loss of -3,088 sqm. In the financial years 2011/12, 2013/14 and 2014/15 there have been net gains of A2 floorspace, the largest increase in A2 floorspace was 575 sqm net in the financial year 2011/12.

The majority of net gain in A2 floorspace has been delivered through development proposing less than 1,000 sqm of net floorspace. Completions data show that across the period, **602 sqm net** of A2 floorspace was delivered through applications proposing under 1000 sqm of A2 floorspace, whilst there has been a net loss of **-3,088 sqm** delivered through applications proposing over 1000 sqm net of A2 floorspace. Nevertheless, the financial year 2018/19 sits as an outlier when looking across the whole period. Between the financial years 2011/12 and 2017/18 there have been no net or gross changes in A2 floorspace through applications delivering over 1,000 sqm net and gross of A2 floorspace.

Completions		
	Over 0sqm	
Year	A2 (gross)	A2 (net)
FY 2011/12	631	575
FY 2012/13	196	-850
FY 2013/14	518	444
FY 2014/15	647	349
FY 2015/16	236	-301
FY 2016/17	556	-263
FY 2017/18	99	-107
FY 2018/19	1,152	-2,333
Total	4035	-2486

Completions		
	Over 1000sqm	
Year	A2 (gross)	A2 (net)
FY 2011/12	0	0
FY 2012/13	0	0
FY 2013/14	0	0
FY 2014/15	0	0
FY 2015/16	0	0
FY 2016/17	0	0
FY 2017/18	0	0
FY 2018/19	245	-3,088
Total	245	-3,088

Approvals

In the period 2011-2018 there has been a **net gain of 4,745 sqm of A2 floorspace through approvals**. Around 12% of applications involving A2 floorspace have expired over the last 10 years.

A significant proportion of the A2 floorspace in the pipeline has been contributed by major schemes approved in the financial years 2012/13, 2013/14, and 2018/19. In the 2012/13 financial year the following application was approved Elephant Park (12/AP/1092) delivering 3,350 sqm net. In the 2013/14 financial year the following application was approved, Canada Water Sites C and E (12/AP/4126) delivering 1,088 sqm net. In the financial year 2018/19 the following application was approved Elephant and Castle Shopping Centre (16/AP/4458) delivering 1,337 sqm net.

Unlike completions, approvals over the period 2011-18 have resulted in a net gain of A2 floorspace. Approvals data shows that across the period, **2,687 sqm net** of A2 floorspace was delivered through applications proposing over 1000 sqm of A2 floorspace, whilst 2,058 sqm net was delivered through applications proposing less than 1000 sqm of A2 floorspace.

Throughout the period monitored, there have been net increases in A2 floorspace in all financial years apart from 2011/12 and 2016/17. The financial year 2011/12 approved a loss of -2,333 with the application 64-84 London Bridge Station (11/AP/1987) contributing a net loss of -3,088. The financial year 2016/17 represented a comparatively small loss of -174 sqm net, through the approval of a number of applications which small net losses of A2 floorspace.

Approvals		
	Over 0sqm	
Year	A2 (gross)	A2 (net)
FY 2011/12	1,051	-3,178
FY 2012/13	3,647	3,573
FY 2013/14	2,045	666
FY 2014/15	1,685	1,318
FY 2015/16	155	155
FY 2016/17	280	-174
FY 2017/18	1,213	1,213
FY 2018/19	5,775	1,172
Total	15851	4745

Approvals		
	Over 1000sqm	
Year	A2 (gross)	A2 (net)
FY 2011/12	245	-3,088
FY 2012/13	3,350	3,350
FY 2013/14	1,088	1,088
FY 2014/15	0	0
FY 2015/16	0	0
FY 2016/17	0	0
FY 2017/18	0	0
FY 2018/19	5,120	1,337
Total	9803	2687

Monitoring changes in A3 Use Class

Use Class A3 - restaurants and cafés.

Completions

In the period 2011-2018 there has been a **net gain of around 8,100sqm of A3 floorspace through completions.**

A significant proportion of the A3 floorspace delivered has been in the financial years 2016/17 and 2018/19. In the financial year 2016/17 a number of applications in the Central Activities Zone (CAZ) have contributed substantially to the net increase of A3 floorspace; Castle Industrial Estate (08/AP/2403) 924 sqm net, Railway Arches South of Southwark Street (14/AP/4721) 580 sqm net, and Land Adjacent to Lambeth College & Potters Fields (10/AP/1935) 304 sqm net. In the financial year 2018/19 One Blackfriars (12/AP/1784) contributed 616 sqm net, Tower Bridge Magistrates Court And Police Station (15/AP/3303) 630 sqm net, 128-150 Blackfriars Road (14/AP/1862) 407 sqm net.

The completion of applications delivering under 1,000 sqm net (and gross) of A3 has contributed to nearly all of net gain in A3 floorspace across the time period. Completions data show that across the period, **100 sqm net** of A3 floorspace was delivered through applications proposing over 1000 sqm of A3 floorspace, whilst **8,005 sqm net** was delivered through applications proposing less than 1000 sqm of A3 floorspace.

Completions		
	Over 0sqm	
Year	A3 (gross)	A3 (net)
FY 2011/12	624	624
FY 2012/13	824	418
FY 2013/14	772	375
FY 2014/15	2,440	1204
FY 2015/16	451	140
FY 2016/17	2,566	2,090
FY 2017/18	829	829
FY 2018/19	5,014	2425
Total	13520	8105

Completions		
	Over 1000sqm	
Year	A3 (gross)	A3 (net)
FY 2011/12	0	0
FY 2012/13	0	0
FY 2013/14	0	0
FY 2014/15	0	0
FY 2015/16	0	0
FY 2016/17	0	0
FY 2017/18	0	0
FY 2018/19	2,100	100
Total	2100	100

Approvals

In the period 2011-2018 there has been a **net gain of around 22,364sqm of A3 floorspace through approvals**. Around 9% of applications involving A3 floorspace have expired over the last 10 years, so there is not a particularly high lapse rate of applications.

A significant proportion of the A3 floorspace in the pipeline has been contributed by major schemes approved in the financial years 2012/13, 2013/14, 2016/17 and 2018/19. In the 2012/13 financial year the following application Elephant Park (12/AP/1092) was approved delivering 3,350 sqm net. In the 2013/14 financial year the following applications were approved: Canada Water Sites C and E (12/AP/4126) delivering 1,088 sqm net and Artworks (13/AP/2927) delivering 982 sqm net. In the financial year 2016/17 the redevelopment of Bank End (15/AP/3066) delivering 2795 sqm net. In the financial year 2018/19, the approval of Elephant and Castle Shopping Centre (16/AP/4458) delivering 1336 sqm net and the redevelopment of 18 Blackfriars Road bounded by Stamford Street (16/AP/5239) 1604 sqm net.

Unlike completions over the same period, just over half of approved A3 floorspace has been delivered in applications more than 1000 sqm of A3 floorspace. Approvals data shows that across the period, **11,794 sqm net** of A3 floorspace was delivered through applications proposing over 1000 sqm of A1 floorspace, whilst **10,570 sqm net** was delivered though applications proposing less than 1000 sqm of A3 floorspace.

Approvals		
	Over 0sqm	
Year	A3 (gross)	A3 (net)
FY 2011/12	3,942	1,192
FY 2012/13	4,710	3,846
FY 2013/14	3,956	3,714
FY 2014/15	2,096	1,885
FY 2015/16	2857	1,416
FY 2016/17	6,195	4,901
FY 2017/18	2,087	1,924
FY 2018/19	7,353	3,486
Total	33,196	22,364

Approvals		
	Over 1000sqm	
Year	A3 (gross)	A3 (net)
FY 2011/12	2,100	100
FY 2012/13	3,350	3,350
FY 2013/14	1,088	1,088
FY 2014/15	0	0
FY 2015/16	0	0
FY 2016/17	4977	4,316
FY 2017/18	0	0
FY 2018/19	6,723	2,940
Total	18238	11794

Monitoring changes in A4 Use Class

Use Class A4 - drinking establishments.

Completions

In the period 2011-2018 there has been a **net loss of around 12,000sqm of A4 floorspace through completions.**

The majority of the net loss of A4 floorspace has been through the redevelopment of public houses in the borough. For example, in the financial year 2011/12 ten applications out of the twelve proposing a gross or net change A4 floorspace all of the losses of A4 floorspace were through the demolition or redevelopment of existing public houses; the redevelopment of public houses in this year represented. Two applications in this year had a net increase in A4 floorspace: (09/AP/0765) 50 sqm net and (09/AP/1069) 228 sqm net. The net loss of A4 floorspace through the redevelopment of public houses is a trend generally repeated across all years.

The financial year 2015/16 had a net increase in A4 floorspace despite two of three applications proposing a net or gross change in A4 floorspace were for the redevelopment of public houses and the loss of A4 floorspace; Hermitage House (14/AP/4816) -281 sqm net, and Glengall Tavern (16/AP/0489) -243 sqm net. The completion of a conversion of vacant railway arches to a shop and drinking establishment (14/AP/4721) contributed 646 sqm net of A4 floorspace.

The completion of applications delivering less than 1000 sqm of net (and gross) of A4 has contributed to all of the net loss of A4 floorspace across the time period.

Completions		
	Over 0sqm	
Year	A4 (gross)	A4 (net)
FY 2011/12	465	-2,681
FY 2012/13	296	-2,032
FY 2013/14	0	-1,202
FY 2014/15	682	-1,773
FY 2015/16	0	-1,765
FY 2016/17	646	122
FY 2017/18	1,039	-1,451
FY 2018/19	3,118	-1,258
Total	6,246	-12,040

Completions		
	Over 1000sqm	
Year	A4 (gross)	A4 (net)
FY 2011/12	0	0
FY 2012/13	0	0
FY 2013/14	0	0
FY 2014/15	0	0
FY 2015/16	0	0
FY 2016/17	0	0
FY 2017/18	0	0
FY 2018/19	2,100	100
Total	2,100	100

Approvals

In the period 2011-2018 there has been a **net loss of around 4,200sqm of A4 floorspace through approvals**. Around 21% of applications involving A4 floorspace have expired over the last 10 years, this is a comparatively high lapse rate of applications.

The net loss of A4 floorspace through approvals of the same period is significantly less than net loss through completions over the same period. Similarly to completions the majority of the net loss of A4 floorspace has been through the redevelopment of public houses in the borough. In the financial year 2012/13 all applications proposing a net or gross change in A4 floorspace were for the redevelopment of public houses.

The only years to approve a net increase in A4 floorspace have been through the approval of major applications delivering over 1000 sqm net of A4 floorspace. In the financial year 2016/17, the approval of the redevelopment of 1 Bank End (15/AP/3066) will deliver 2795 sqm net. In the financial year 2018/19 the redevelopment of Elephant and Castle Shopping Centre (16/AP/4458) will deliver 1336 sqm net of A4 floorspace. Approvals data shows that across the period, **4,132 sqm net** of A4 floorspace will be delivered through applications proposing over 1000 sqm of A4 floorspace, whilst **-8,415 sqm net** will be delivered through applications proposing less than 1000 sqm of A4 floorspace.

Approvals		
	Over 0sqm	
Year	A4 (gross)	A4 (net)
FY 2011/12	2,704	-593
FY 2012/13	244	-1,278
FY 2013/14	1,690	-2,450
FY 2014/15	732	-732
FY 2015/16	848	-25
FY 2016/17	3,730	104
FY 2017/18	90	-708
FY 2018/19	6,056	1,399
Total	16,094	-4,283

Approvals		
	Over 1000sqm	
Year	A4 (gross)	A4 (net)
FY 2011/12	0	0
FY 2012/13	0	0
FY 2013/14	0	0
FY 2014/15	0	0
FY 2015/16	0	0
FY 2016/17	3,456	2,795
FY 2017/18	0	0
FY 2018/19	5,120	1,337
Total	8,576	4,132

Monitoring changes in A5 Use Class

Use Class - hot food and takeaway

Completions

In the period 2011-2018 there has been a **net loss of around -140sqm of A5 floorspace through completions.**

Overall there has not been any significant change recorded in the amount of A5 floorspace across the time period. In the financial year 2014/15 the completion of the redevelopment of 25 New London Bridge House (09/AP/0815) contributed 325 sqm net. In the financial year 2018/19 the completion of the redevelopment of the Land Adjacent to Lambeth College & Potters Fields (10/AP/1935) delivered 304 sqm net.

Completions		
	Over 0sqm	
Year	A5 (gross)	A5 (net)
FY 2011/12	0	0
FY 2012/13	0	0
FY 2013/14	41	-4
FY 2014/15	325	123
FY 2015/16	0	-90
FY 2016/17	0	-205
FY 2017/18	0	-60
FY 2018/19	648	93
Total	1,014	-143

Completions		
	Over 1000sqm	
Year	A5 (gross)	A5 (net)
FY 2011/12	0	0
FY 2012/13	0	0
FY 2013/14	0	0
FY 2014/15	0	0
FY 2015/16	0	0
FY 2016/17	0	0
FY 2017/18	0	0
FY 2018/19	0	0
Total	0	0

Approvals

In the period 2011-2018 there has been a **net gain of around 4,800sqm of A5 floorspace through approvals**. Around 6% of applications involving A5 floorspace have expired over the last 10 years, this is a very low lapse rate of applications.

A significant proportion of the A5 floorspace in the pipeline has been contributed by the approval of Elephant Park (12/AP/1092) delivering 3,350 sqm net of A5 floorspace.

Unlike completions, approvals over the period 2011-18 have resulted in a net gain of A5 floorspace. Approvals data shows that across the period, **3,350 sqm net** of A5 floorspace will be delivered through one application proposing over 1000 sqm of A5 floorspace, whilst there is a net loss of **-1,456 sqm net** through applications proposing less than 1000 sqm of A5 floorspace.

Approvals		
	Over 0sqm	
Year	A5 (gross)	A5 (net)
FY 2011/12	648	225
FY 2012/13	3,391	3,346
FY 2013/14	189	139
FY 2014/15	883	548
FY 2015/16	0	-125
FY 2016/17	192	103
FY 2017/18	739	520
FY 2018/19	103	50
Total	6,145	4,806

Approvals		
	Over 1000sqm	
Year	A5 (gross)	A5 (net)
FY 2011/12	0	0
FY 2012/13	3,350	3,350
FY 2013/14	0	0
FY 2014/15	0	0
FY 2015/16	0	0
FY 2016/17	0	0
FY 2017/18	0	0
FY 2018/19	0	0
Total	3,350	3,350