

Southwark Council

Authority Monitoring Report

2024/25

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1. Executive summary

- 1.1. Under Regulation 34 of the Town and Country Planning (Local Planning Regulations), Local Planning Authorities (LPAs) must produce an Authority Monitoring Report (AMR) each year. The AMR is an annually produced statutory report that details progress on planning related matters and the performance against the Southwark Plan Strategic Targets set out in Section 6 of the Southwark Plan 2022.
- 1.2. An overview of the progress for each topic is set out below. Please refer to the relevant section of the report for full details for that subject.

Housing

- 1.3. Since the adoption of the Southwark Plan 2022, over 5,000 new homes have been completed across the borough. In 2024/25, 1,018 (net) homes were delivered, with the highest concentration in central-north Southwark, particularly Old Kent Road, which contributed 476 homes.
- 1.4. Key areas of growth include Old Kent Road, Peckham, and Rotherhithe.

Economy and jobs

- 1.5. A total of 15,305 jobs were forecast across different sectors. Most of these were in the employment industry, with 715 new jobs in the retail industry. Southwark Council approved 152,708 sqm of office space in the CAZ and 1565 sqm in its town centres. Additionally, 8,855 sqm of employment space was approved outside the CAZ.
- 1.6. Progress was made towards the council's retail floorspace target, with 6,993 sqm of net retail floorspace approved. This mainly came from general retail and restaurants/cafes.
- 1.7. The affordable workspace achieved through S106 agreements was 3.9%, below the 10% goal, however this was offset through the securing of Payment in Lieu. In 2024/25, 557 green jobs were created, bringing the total number of green jobs generated between 2022/23 to 2024/25 to 2,274. This exceeds the 2,000 target initially set for 2026.
- 1.8. Southwark council made notable gains in completions, with 10,893 sqm of employment space delivered. Office development drove the delivery of employment space, contributing 8,808 sqm of gross space and a net increase of 5,919 sqm.

Sustainability and climate

- 1.9. The Southwark Plan 2022 aims to tackle climate change in the borough and supports measures to increase resilience to the effect of a changing climate.
- 1.10. The Southwark Plan supports the incorporation of renewable technologies in applications. In the financial year 2024/25, 6 applications made use of the free pre-application service for retrofit and renewables.

- 1.11. In terms of sustainability metrics, there were 9 approved applications with a target BREEAM rating of 'Excellent' or above and 2 approved applications with a target BREEAM rating of 'Very good' in this financial year.
- 1.12. Major development in Southwark is encouraged to minimise carbon dioxide emissions under Part L 2021 in line with P70 of the Southwark Plan 2022. This year, the average percentage carbon emissions reduction over Part L 2021 for major residential, non-residential and combined floorspace for approved applications was 56%, 30%, and 51%, respectively.
- 1.13. Protecting and improving open space also plays an important role in climate change adaption and mitigation. This year, a net area of 3,133 sqm of new open space was approved as part of 5 major applications.
- 1.14. Southwark Plan 2022 Policy P59 Green Infrastructure sets out that major development must provide green infrastructure with arrangements in place for long term stewardship and maintenance funding. This year, for predominantly residential major applications, 7 schemes were approved with a UGF score greater than 0.4 and 3 were approved with a UGF score of less than 0.4. For predominantly commercial major applications, 4 were approved with a UGF score greater than 0.3 and 3 were approved with a score of less than 0.3.
- 1.15. A total of 62 planning applications were submitted where mandatory Biodiversity Net Gain (BNG), required by the Environment Act 2021, was applicable. There have been 10 applications approved of which 8 used the statutory biodiversity metric and 2 which used the small sites metric.
- 1.16. There was one Biodiversity Gain Plan discharge application which was submitted and subsequently approved. No Habitat Management and Monitoring Plans (HMMPs) were submitted during this period.
- 1.17. Regarding the delivery of BNG, nine approved applications proposed to deliver BNG entirely onsite, whilst one application included a combination of onsite and offsite delivery.

2. Introduction

- 2.1. Under Regulation 34 of the Town and Country Planning (Local Planning Regulations), Local Planning Authorities (LPAs) must produce an annual Authority Monitoring Report (AMR). The AMR is a statutory report that details progress on planning related matters and performance against the Local Plan targets. The Southwark Plan Strategic Targets are set out in Section 6 of the Southwark Plan 2022.
- 2.2. Effective planning ensures that development is delivered in the right place, at the right time and in the right way. The monitoring of planning performance helps to provide a clear understanding of the effectiveness of our planning policies in achieving our policy aims and priorities for the borough.
- 2.3. Understanding this performance helps identify where potential policy changes may be required in the next Local Plan review and ensure policies remain effective in meeting the borough's development needs and priorities. It plays a vital role in improving people's lives by supporting the delivery of homes, jobs, and opportunities for all, whilst also protecting and enhancing the environment for future generations. This ongoing evaluation helps us to adapt our approach and ensure our policies remain effective and inclusive.
- 2.4. This report covers the period from April 2024 to March 2025. The following topics are covered:
 - Housing
 - Economy and jobs
 - Sustainability and climate

3. ST1 – Southwark’s development targets

- 3.1. Section 6 of the Southwark Plan (2022) sets out the borough’s strategic development targets for the plan period 2019-2036.
- 3.2. Development in Southwark will play a key role in enhancing the borough’s places to support a better quality of life for its diverse population. New development must contribute to the borough’s Strategic Vision, Local Area Visions, Strategic Policies, Development Management Policies and Implementation Policies to ensure the protection, enhancement, and sustainable growth of Southwark’s neighbourhoods. This approach will help maintain Southwark’s success, diversity and vibrancy as it continues to grow.
- 3.3. We remain committed to working closely with partners, local communities, and developers to ensure that new developments deliver the necessary growth and improvements to meet our strategic objectives. This includes achieving key targets in housing, employment, sustainability, and infrastructure to support the borough’s long-term success.
- 3.4. The development targets are as follows:

ST1 - Providing quality social rented and intermediate homes

1. Aim to deliver at least 2,355 new homes every year.
2. Deliver 11,000 new council homes as part of the overall housing target.
3. Aim to deliver 50% of all new homes as social rented and intermediate homes, with a minimum requirement of 35% (25% social rented and 10% intermediate) in planning applications.

ST1 - Developing businesses

4. Aim to create at least 58,000 new jobs over the plan period.
5. Aim to provide at least 460,000sqm of new office space in the Central Activity Zones and in town centres.
6. Aim to provide 90,000sqm of industrial, distribution, hybrid, and studio workspace and 76,670sqm of retail floorspace over the plan period.
7. Approximately 52 hectares of land are designated as Strategic Protected Industrial Land or Locally Significant Industrial Sites.
8. Developments proposing 500sqm GIA or more employment floorspace must deliver 10% affordable workspace.
9. Encourage creative and vibrant uses within 800 railway arches.
10. Provide at least 1,000 new green jobs through the Southwark Green New Deal.

ST1 - Working towards cleaner energy and protecting the environment

11. All developments must reduce their carbon emissions.
12. The borough will be net carbon zero by 2050. This Plan will be reviewed to meet the borough’s own carbon neutrality by 2030.
13. Retain all Metropolitan Open Land, Borough Open Land, and Other Open Space

3.1 ST1 - Providing quality social rented and intermediate homes

3.5. The Southwark Plan 2022 includes policies that aim to maximise the supply of housing delivered in the borough across the plan period. The plan seeks to support the delivery of a range of housing types suitable for households and individuals with different needs. Relevant policies include:

- P1 Social rented and intermediate housing
- P2 New family homes
- P3 Protection of existing homes
- P4 Private rented homes
- P5 Student homes
- P6 Purpose built shared living
- P7 Housing for older people
- P8 Wheelchair accessible and adaptable housing
- P9 Housing in multiple occupation
- P10 Supported housing and hostels
- P11 Self and custom build
- P12 Homes for Gypsies and Travellers

3.6. This section outlines the progress made in delivering the aims and objectives of the Local Plan in relation to meeting the borough's housing needs. It assesses performance against three key strategic indicators, detailed below. This provides a measure of how effectively the borough is addressing housing delivery, whilst ensuring sustainable growth.

ST1a - Aim to deliver at least 2,355 new homes every year.

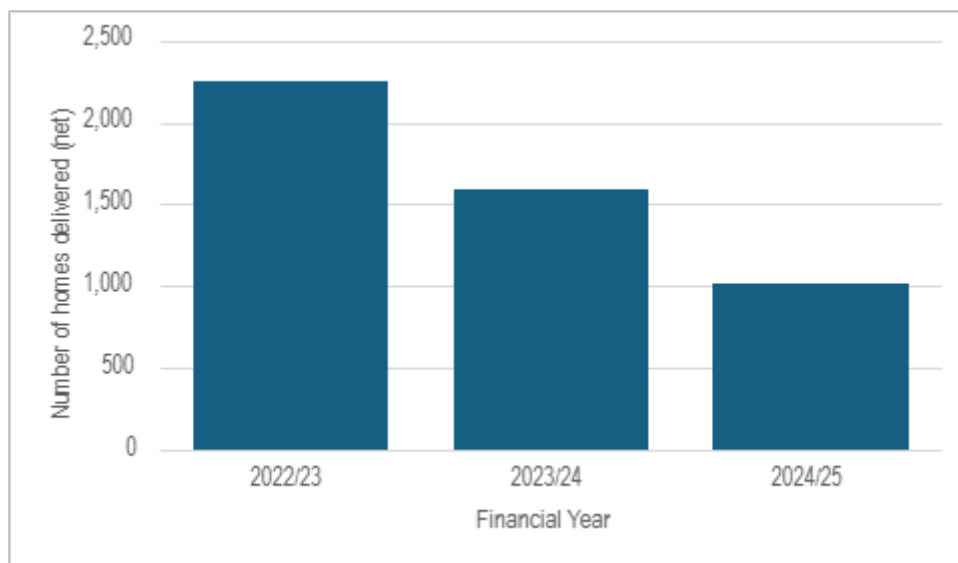
3.7. The London Plan 2021 sets a housing target for Southwark of 23,555 additional homes over a ten-year period from 2018/19 to 2028/29, equating to 2,355 homes per year.

Table 3.1.1 - Total housing approved and completed in 2024/25

	Approved		Completed	
	Gross	Net	Gross	Net
Self-contained homes	1,676	1,468	993	954
Non self-contained housing (C3 equivalent)	480	478	64	64
Total	2,155	1,946	1,057	1,018

- 3.8. Self-contained homes refer to homes where all rooms, including the kitchen, bathroom and toilet are behind a door that is accessible only to one household (Use Class C3). The figure for self-contained homes also includes properties in Use Class C4, as changes between C3 and C4 are allowed under the General Permitted Development Order 2015 (as amended). Use Class C4 refers to small houses in multiple occupation (HMOs), which are homes or flats occupied by three to six residents, typically from two or more households, who share common facilities such as kitchens, bathrooms or living rooms.
- 3.9. Non self-contained housing refers to accommodation such as student housing, care homes, hostels for long-term residents, and larger HMOs. HMOs in this category are typically houses or flats occupied by more than six residents, from two or more households, who share common facilities such as kitchens.
- 3.10. In line with the London Plan 2021 (Paragraph 4.1.9), changes in non self-contained housing are converted into an equivalent number of self-contained homes (C3) to ensure consistency in housing calculations. To standardise reporting, 2.5 bedrooms in student housing or 1.8 bedrooms in shared living accommodations are counted as one self-contained home. This approach provides a more accurate measure of housing delivery across the borough and have been applied to **Table 3.1.1**
- 3.11. When calculating cumulative housing figures, Southwark includes outline, reserved matters and variation applications. To prevent double counting, homes approved through reserved matters for specific plots are subtracted from the original outline permissions. This ensures the data remains accurate and reflects the true scale of development coming forward.

Figure 3.1.1 – Homes completed from 2022/23 to 2024/25 (net)



- 3.12. Since the adoption of the Southwark Plan 2022, 4,856 new homes have been completed across the borough. In 2024/25, the council delivered 1,018 homes, with the majority concentrated in the central-north areas of Southwark. Notably, Old Kent Road accounted for 271 homes, making it the largest contributor to housing delivery in this period.
- 3.13. **Table 3.1.2** illustrates the geographic distribution of completed homes during the reporting period, highlighting Old Kent Road, Peckham, and Rotherhithe as the key areas where the highest number of new homes were delivered.
- **Old Kent Road:** 271
 - **Peckham:** 227
 - **Rotherhithe:** 142

Table 3.1.2 – Total number of homes completed in FY24/25 broken down by Ward (net)

Financial Year	2024/25
Borough and Bankside	8
Camberwell Green	5
Champion Hill	2
Chaucer	15
Dulwich Hill	3
Dulwich Village	-2
Dulwich Wood	-2
Faraday	16
Goose Green	3
London Bridge and West Bermondsey	113
Newington	57
North Bermondsey	1
North Walworth	86
Nunhead and Queens Road	14
Old Kent Road	271
Peckham	227
Peckham Rye	24
Rotherhithe	142
Rye Lane	9
South Bermondsey	3
St Georges	0
St Giles	16
Surrey Docks	7
Total	1,018

Table 3.1.3 – Homes completed against the annual housing target

Financial year	Homes completed (net)	Homes completed (gross)	Target	Difference (against gross)
2022/23	2,250	2,309	2,355	-46
2023/24	1,588	1,593	2,355	-762
2024/25	1,018	1,057	2,355	-1,298
Total	4,856	4,959	7,065	-2,106

3.14. The Planning Policy Team applies the planning definition of ‘commencement’ to determine if a scheme has started on-site. Commencement is defined as the date when a material operation is first carried out, which may include activities such as site surveys, site clearance, archaeological investigation, demolitions, or remediation work.

- 3.15. The council has maintained a steady rate of housing approvals since the adoption of the Southwark Plan. This has contributed to a growing residential pipeline, ensuring that future housing delivery remains robust and resilient. Housing completions have not followed this trend but will naturally fluctuate over time, with some years exceeding the target while others fall short. This variability is expected and reflects the broader nature of housing development cycles.
- 3.16. As of 2024/25, there were 12,748 homes under construction of which 5,405 were classed as affordable. This aggregated figure includes homes that have received planning permission but have yet to commence (planning pipeline / schemes which have been approved) and homes where work has begun (schemes which have been implemented and have begun construction). These developments will play a key role in supporting future housing delivery across the borough.

Table 3.1.3 – Homes approved from 2022/23 to 2024/25 (gross)

Financial year	Market	Social rent	Intermediate	Total
2022/23	1,397	1,125	318	2,840
2023/24	1,969	432	270	2,671
2024/25	1,242	475	438	2,155
Total	4,608	2,032	1,026	7,666

- 3.17. **Table 3.1.3** presents the total number of homes approved since the adoption of the Southwark Plan 2022. Over the past three years, a substantial number of major developments have been granted approval, significantly contributing to the pipeline of new self-contained homes. Notably, since adoption of the plan, the following schemes received approval for over 1,000 new homes each;

- **FY22/23 - 22/AP/1221** Redevelopment of Tustin Estate (690 homes)
- **FY22/23 - 21/AP/4712** Reserved Matters for Canada Water Masterplan (410 homes)
- **FY23/24 - 23/AP/2124** Variation Application for Tower Bridge Business Complex (1,624 homes)
- **FY24/25 - 17/AP/4612** 49-53 Glengall Road (181 Homes)

Housing Delivery Test (HDT)

- 3.18. The Ministry of Housing, Communities and Local Government (MHCLG) introduced the Housing Delivery Test (HDT) in November 2018. The HDT is a percentage measurement that compares the number of net new homes delivered over the previous three years against Southwark's net housing requirement set by the London Plan for the same reporting period.
- 3.19. MHCLG's most recent publication of national results relate to the three-year reporting period between 2021/21 and 2022/23. Southwark achieved a result of 82%.

3.20. **Table 3.1.4** shows Southwark's results since the introduction of the Housing Delivery Test in 2018.

Table 3.1.4 – Southwark's Housing Delivery Test results

Year	HDT requirement	Southwark delivery figure	HDT Result Figure (2015-2018)	HDT Result Figure (2016-2019)	HDT Result Figure (2017-2020)	HDT Result Figure (2018-2021)	HDT Result Figure (2019-2022)	HDT Result Figure (2020-2023)
2015/16	1,630	1,436						
2016/17	2,155	2,520	80%					
2017/18	2,156	816		93%				
2018/19	2,736	3,217			80%			
2019/20	2,156	1,463				90%		
2020/21	1,568	1,109					66%	
2021/22	2,355	1,421						82%
2022/23	2,355	2,278						
Total	17,111	14,260						

3.21. As a result of the latest Housing Delivery Test results, Southwark is required to prepare a Housing Action Plan and apply a 20% buffer to the five-year housing land supply calculation. This [Housing Delivery Test Action Plan](#) is available on the Southwark website. The buffer aims to ensure a more robust pipeline of future housing delivery by identifying and unlocking development opportunities.

3.22. We anticipate the 2023/24 HDT result will be published in December 2025 and will include completion figures from 2022/23, 2023/24, and 2024/25.

ST1b - 11,000 new council homes will be delivered by 2041 as part of the overall housing target

3.23. **Table 3.1.5** below shows the total number of council homes approved since the adoption of the Southwark Plan 2022 (2022/23 - 2024/25) as well as the number of council homes completed over the same monitoring period.

Table 3.1.5 – Total number of council homes approved and completed (gross)

Financial year	2022/23 to 2024/25
Council homes approved	819
Council homes completed	74

3.24. In line with Policy P1 'Social Rented and Intermediate Housing', developments are required to provide 35% of habitable rooms as affordable housing, subject to viability. Failing to provide this, developments are required to provide a payment in lieu contribution towards

the council's new homes delivery programme. The below applications are council-owned schemes that have been approved since the adoption of the Southwark Plan (2022/23 to 2024-2025):

- Redevelopment of Tustin Estate (690 homes)
- Redevelopment of Ledbury Estate (340 homes)
- Bells Garden Centre, 19 Buller Close (83 homes)
- Florian, Racine, and Garage Site Sceaux Gardens (79 homes)

3.25. **Table 3.1.6** shows the number of affordable homes completed since the adoption of the Southwark Plan 2022 (April 2022 – March 2025) and sets out the financial contributions secured in lieu of affordable housing being provided on site.

Table 3.1.6 – Affordable housing completions from major applications

Financial year	Number of homes completed (net)	Number of affordable homes (net)	Financial contribution in lieu of affordable housing secured through legal agreement
2022/23	2,250	634	£1,786,405
2023/24	1,588	576	£14,180,920
2024/25	1,018	458	£13,430,245

3.26. It is important to note that the funds secured through financial contributions have not necessarily been received by the council at this stage.

3.27. Funds secured through S106 agreements in lieu of on-site affordable housing provision play a crucial role in supporting Southwark Council's broader housing delivery strategy. These financial contributions enable the council to directly invest in the delivery of affordable homes in areas where they are most needed, often securing a higher number of affordable homes than would have been achieved through on-site provision alone. It also provides greater flexibility, allowing the council to acquire land, fund new housing developments, or support the delivery of affordable housing on council-owned sites. By strategically allocating these resources, the council can maximize the impact of developer contributions, ensuring that affordable housing delivery aligns with local needs and long-term planning objectives.

ST1c - Aim to deliver 50% of all new homes as social rented and intermediate homes, with a minimum requirement of 35% (25% social rented and 10% intermediate) in planning applications

Table 3.1.7 – Total number of homes approved within 2024/25 broken down by tenure

Tenure	Homes	Habitable rooms
Market	1,184	3,197
Social rent	475	1,813
Intermediate	438	1,308
Student	58*	146 (bedspaces)
Total (gross)	2,155	6,464

**Equivalent conventional home ratio applied (1:2.5)*

- 3.28. The total housing approvals for 2024/25 amount to 2,155 homes, providing 6,464 habitable rooms across various tenure types. The total number of affordable homes approved amounts to 913 homes, comprising 3,129 habitable rooms, which represents 42% of the total number of homes and 48% of total habitable rooms. Within this category, social rented housing accounts for 475 homes (22%) and 1,813 habitable rooms (28%), while intermediate housing comprises 20% of total homes (438 homes) and 20% habitable rooms (1,308 rooms).
- 3.29. The Southwark Plan 2022 sets out ambitious housing targets to address the borough's housing needs, including Policy P1: 'Social Rented and Intermediate Housing', which requires a minimum of 35% affordable housing across all developments. It is important to note that this policy is measured against habitable rooms rather than the number of homes provided. Current figures show that schemes are generally policy compliant and the council is on track to meet the strategic target of delivering 35% of new homes as affordable.

3.2 ST1 - Developing businesses

3.30. The Southwark Plan 2022 includes policies to support economic growth, protect employment sites and create job opportunities for our residents. The Plan also seeks to secure affordable workspaces and support new and emerging businesses and industries. The relevant policies include:

- P29 strategic protected industrial land
- P30 office and business development
- P31 affordable workspace
- P32 small shops
- P33 business relocation
- P34 railway arches
- P35 town and local centres
- P36 development outside town centres
- P37 protected shopping frontages
- P38 shops outside protected shopping frontages, towns and local centres
- P39 shop fronts
- P40 betting shops, pawnbrokers and pay day loan shops
- P41 hotels and other visitor accommodation
- P42 pubs

3.31. This section focuses on progress with delivering the Southwark Plan aims and objectives in relation to the local economy and jobs. It monitors progress in relation to the key strategic targets set out within each sub-section below.

3.32. Policy ST1 outlines Southwark's spatial strategy, focusing on creating jobs for residents as well as business headquarters in the region between 2019 and 2036. Specifically, ST1 targets the creation of 58,000 new jobs. This includes 1,000 new jobs through the Southwark Green New Deal, whilst aiming to deliver 460,000 sqm of new office floorspace (with 80% to be located within the CAZ), as well as 90,000 sqm of industrial, distribution, hybrid, and studio space, and 76,670 sqm of net new retail space.

ST1d - Aim to create at least 58,000 new jobs over the plan period¹

3.33. During the plan period, Southwark aims to create at least 58,000 new jobs. This financial year, 15,305 (gross) new jobs were forecasted through approvals and 5,035 (net) new jobs forecasted through completed schemes.

Table 3.2.1 – Gross and net jobs in employment, retail, leisure and community, and visitor accommodation sectors created in FY24/25 through approvals or completions*

Application Type	Approved		Completed	
	Gross	Net	Gross	Net
Employment**	13,824	11,267	1,537	1,126
Retail***	715	390	2,448	2,127
Leisure and Community****	115	25	1050	893
Visitor Accommodation*****	649	147	0	0
Total Jobs	15,305	12,333	5,035	4,146

* The table above includes floorspace that is flexible between use classes.²

**Employment uses include the following: E(g), B2, B8 and Sui Generis (employment related, such as garages)

***Retail uses include the following: E(a), E(b), E(c) and Sui Generis (retail related, such as drinking establishments)

****Leisure and Community uses include the following: E(d), E(e), E(f), F1, F2 and Sui Generis (leisure and community related such as theatres and museums)

*****Visitor Accommodation uses include C1

*****These figures do not account for Reserved Matters applications.

3.34. Most forecasted job growth comes from employment uses such as offices, research, industrial, and storage/distribution. The gross forecast for 2024–2025 is roughly double that of the previous year, with the majority linked to office space approvals across the Borough. The retail sector recorded a net increase of 45 jobs compared to last year, while visitor accommodation saw 651 new jobs, up by 549. Leisure and community uses showed minimal change, with a net increase of 13 jobs.

3.35. Key approvals include 18 Blackfriars Street (Ref. 23/AP/1854), featuring a 45-storey office building (approx. 110,000 sqm), two residential towers, and mixed-use podium space. Other major schemes are Skipton House (Ref. 23/AP/0410), delivering 20,000 sqm of office and educational space, and Vinegar Yard Warehouse (Ref. 19/AP/0404), adding 15,700 sqm of office and retail space.

¹ The number of jobs has been calculated by applying the appropriate ratios (by employment type and floorspace (sqm GIA) based on the GLA's current employment density assumptions.

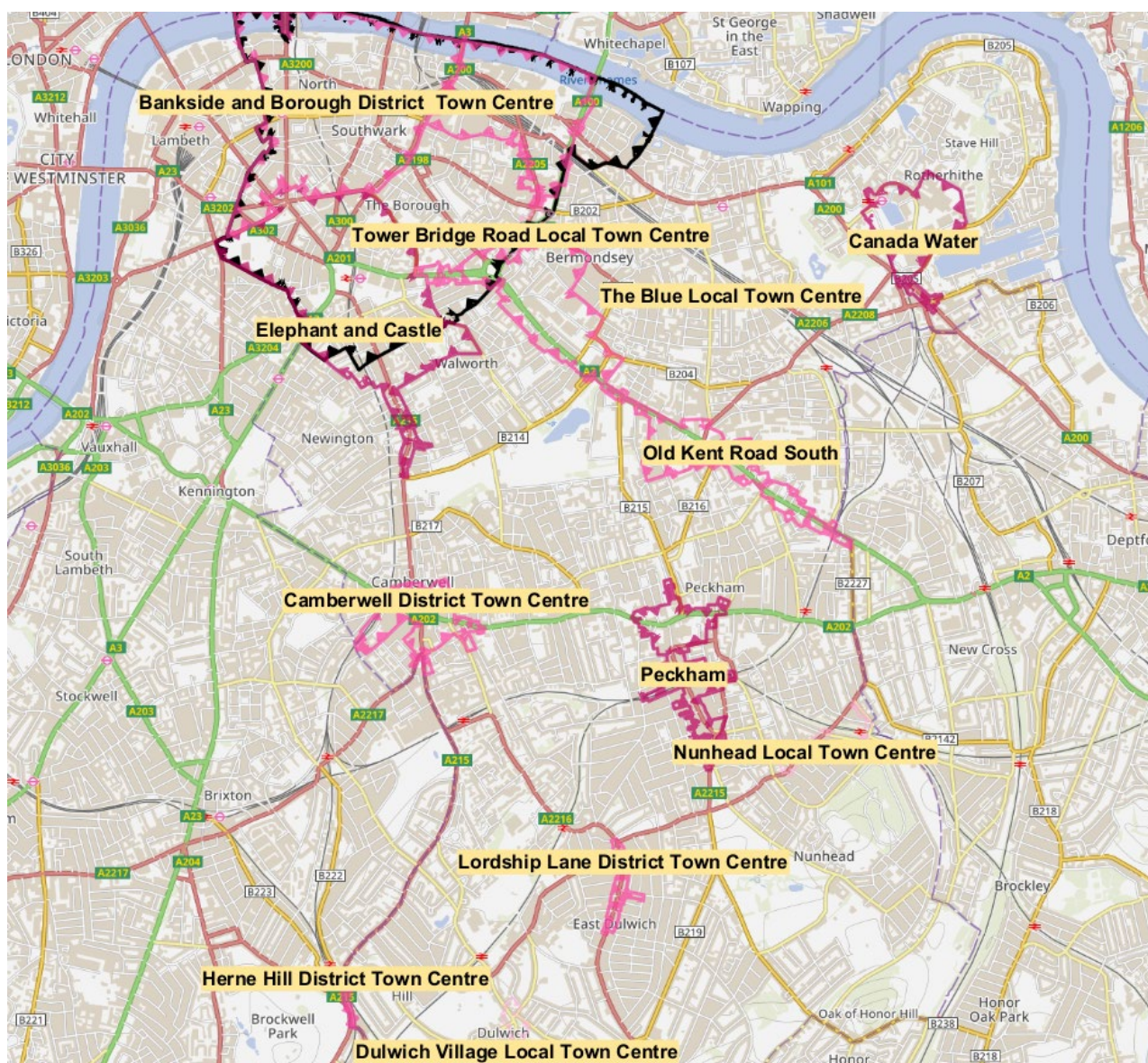
² Flexible floorspace refers to floorspace that has been granted planning permission allowing it to be used between two or more designated use classes.

- 3.36. In terms of completions, 5,035 gross jobs (4,146 net) were delivered in 2024–2025, led by retail (2,127 net), employment uses (1,126 net), and leisure/community (893 net). No visitor accommodation jobs were completed, but overall progress supports Southwark’s long-term target of 58,000 jobs.

ST1e - Aim to provide at least 460,000sqm of new office space in the Central Activity Zones and in town centres.

3.37. Over the plan period, Southwark Council aims to create at least 460,000 sqm of new office space in the Central Activity Zones (CAZ) and various Town Centres. This goal seeks to boost the Borough's economy by offering more jobs and supporting business growth.

Figure 3.2.1 – Map of Town Centres designations across Southwark, with CAZ boundary in black outline (Southwark Maps, 2025)*



Map Colour	Type	Description
Black	CAZ	Central Activities Zone
Dark Pink	District Town Centres	Bankside and Borough, Camberwell, Herne Hill, London Bridge, Lordship Lane, Old Kent Road North and Old Kent Road South.
Burgundy	Major Town Centres	Canada Water, Elephant and Castle and Peckham.
Light Pink	Local Town Centres	Dulwich Village, Nunhead, The Blue and Tower Bridge Road.

Table 3.2.2 – Gross and net office space in CAZ and Town Centres created in FY24/25 through approvals or completions (in sqm, GIA).*

Application Type	Approved		Completed	
	Gross	Net	Gross	Net
CAZ	152708	127267	8698	6590
Town Centres (excluding CAZ)**	1565	569	80	26
Total (GIA) (Sqm)	154273	127836	8778	6616

* The table above includes floorspace that is flexible between use classes.

**Some but not all of the Town Centre Areas overlap with the CAZ.

***These figures do not account for Reserved Matters applications.

- 3.38. In 2024–2025, Southwark approved 154,273 sqm of gross office space across the CAZ and Town Centres, with the CAZ accounting for 152,708 sqm (gross) and 127,267 sqm (net). Town Centres contributed 1,565 sqm (gross) and 569 sqm (net). Approvals in the CAZ were approximately five times higher than 2023 – 2024, whilst Town Centre approvals doubled in both gross and net terms. Key projects include 18 Blackfriars Street, Skipton House and the Vinegar Yard Warehouse.
- 3.39. Completions totalled 8,778 sqm of gross office space, primarily in the CAZ, which delivered 8,698 sqm (gross) and 6,590 sqm (net). Town Centres saw minimal completions, with 80 sqm (gross) and 26 sqm (net).

ST1f - Aim to provide an additional 90,000sqm employment floorspace outside the CAZ

3.40. Throughout the plan period, Southwark Council aims to add 90,000 sqm of employment floorspace outside the CAZ. This financial year, Southwark Council approved 8,885 sqm of gross employment space outside the CAZ, roughly 10% of the total target.

Table 3.2.3 – Gross and net general employment floorspace approved, outside the CAZ created in FY24/25 through approvals or completions (in sqm, GIA), by Use Class.*

Application Type	Approved		Completed	
	Gross	Net	Gross	Net
Office	2303	594	197	-560
Research	603	-68	42	38
Light Industrial	3960	2503	42	38
General Industrial	424	-3201	501	-128
Storage and Distribution	623	-1179	90	90
Sui Generis (employment generating)	942	-1397	984	803
Total (GIA) (Sqm)	8,855	-2748	1856	280

* The table above includes floorspace that is flexible between use classes.

**These figures do not account for Reserved Matters applications.

3.41. Outside the CAZ, most approved floorspace in 2024–2025 was for light industrial uses, followed by office space. While Full Planning Applications generated new employment space, overall there was a net loss of employment floorspace due to Change of Use applications, mainly converting general industrial and storage and distribution to retail, office and residential uses. Southwark delivered 8,855 sqm of gross employment floorspace this year, down from 39,776 sqm last year, indicating slower progress towards the 90,000 sqm target outside the CAZ.

3.42. Completions totalled 1,856 sqm gross (280 sqm net gain), with the largest share from sui generis employment uses (984 sqm gross, 803 sqm net), followed by general industrial (501 sqm gross, with a net loss of 129 sqm).

3.43. Office completions were 197 sqm gross, with a net loss of 560 sqm. Light industrial and R&D each added 42 sqm gross (38 sqm net), and storage and distribution gained 90 sqm. Whilst 129 sqm net was removed from General Industrial use, it was retained amongst alternative industrial uses such as Light Industrial and Storage and Distribution.

ST1g - 76,670sqm net retail floorspace over the plan period.

3.44. Over the plan period, Southwark aims to create at least 76,670 sqm of net retail floorspace. This goal seeks to enhance the Borough's retail offerings and support local economic growth.

Table 3.2.4 - Net retail floorspace approved in FY24/25, by retail type and spatial area (in sqm, GIA)*

Application Type	Approved**					Completed**				
	Borough-wide	CAZ	District	Major	Local	Borough-wide	CAZ	District	Major	Local
General Retail	3364	2388	2225	459	-138	1293	1379	870	404	0
Restaurants and Cafés	2883	2151	2184	216	183	1462	982	1100	147	0
Financial and Professional Services	329	46	316	-242	-18	341	384	475	0	0
Sui Generis	417	246	586	684	127	1781	295	136	1193	0
Total (GIA) (Sqm)	6993	4831	5311	1117	154	4877	3040	2581	1744	0

* The table above includes floorspace that is flexible between use classes.

**Some district, major and local town centres overlap with the CAZ boundary, and some parts of the CAZ fall within the various town centre types.

***These figures do not account for Reserved Matters applications.

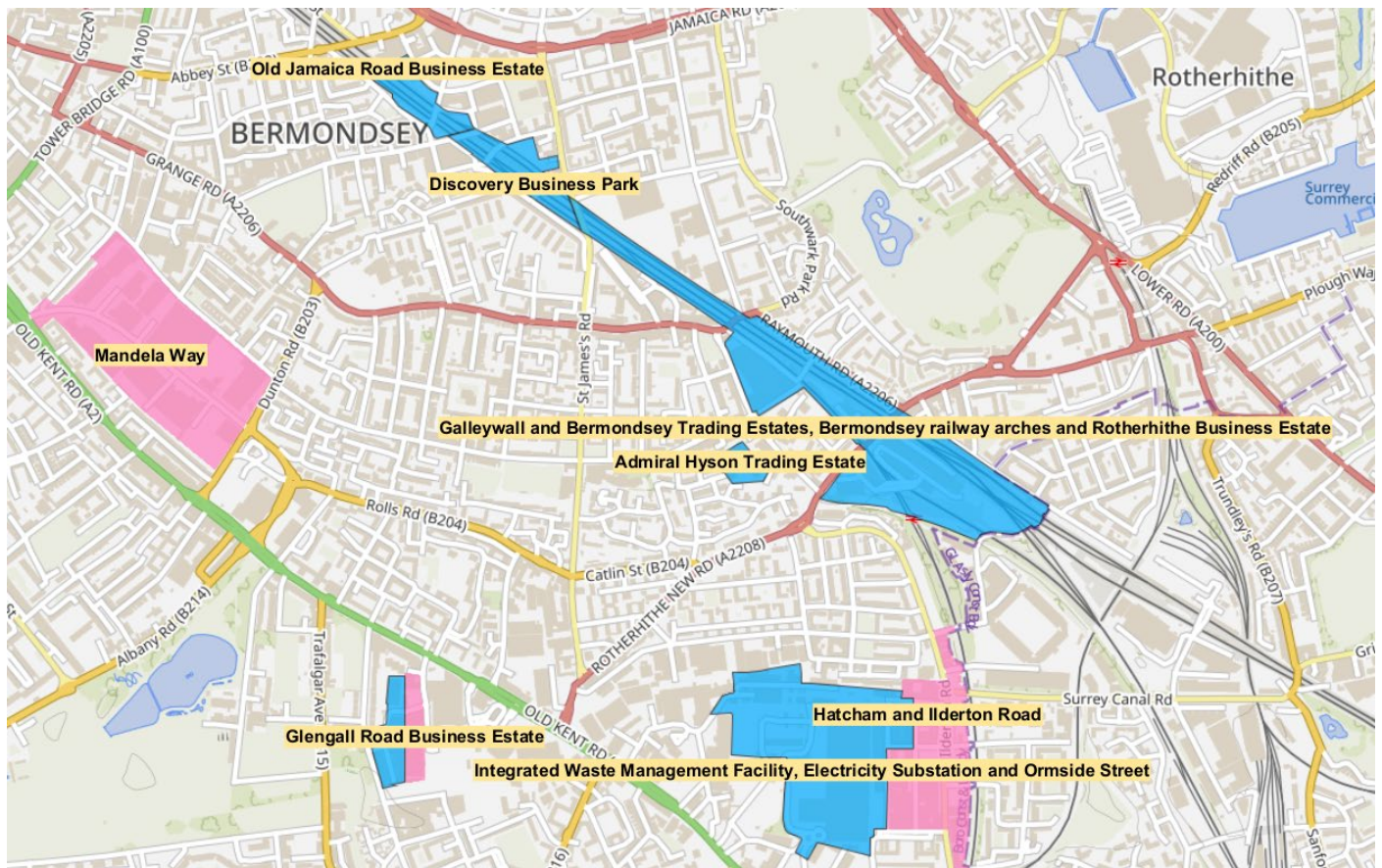
3.45. In 2024–2025, Southwark approved 6,993 sqm of net retail space, 1,346 sqm less than the previous year's 8,339 sqm. General retail saw the largest growth at 3,364 sqm, up from 1,690 sqm last year, while restaurants and cafés declined by 824 sqm after leading growth in the previous year. District town centres accounted for the highest share of approvals among town centre types, though this was about half the floorspace delivered outside the CAZ and Town Centres.

3.46. Completions were led by sui generis uses related to goods and services, followed by restaurants and cafés. Most retail floorspace was delivered in the CAZ, with district town centres contributing the next largest share, while local centres saw no delivery. Overall, Southwark continues to make steady progress in expanding retail provision to support economic vitality and employment growth.

ST1h – 52 Hectares of land is designated as Strategic Protected Industrial Land or Locally Significant Industrial Sites

3.47. Over the plan period, Southwark aims to protect and enhance its industrial land to support economic growth and job creation. The Southwark Plan 2022 identified certain land as Strategic Protected Industrial Land (SPIL), as well as Locally Significant Industrial Sites (LSIS).

Figure 3.2.2 – Map of SPIL (in blue) and LSIS (in pink) designations across Southwark (Southwark Maps, 2025)



Map Colour	Type
Pink	LSIS
Blue	SPIL

3.48. The Southwark Plan 2022 identified 32 hectares of land as SPIL (see Figure 3.2.2). The allocation of this land as SPIL is intended to ensure that industrial land is retained, and that there is no net loss in industrial floorspace.

Table 3.2.6 - Net floorspace approved and completed in FY24/25 within Locally Significant Industrial Sites, by use class (in sqm, GIA)*

ID	Name	Hectares	Applications	Approved	Completed
SPIL1	Discovery Business Park	2.25	None	None	None
SPIL2	Galleywall and Bermondsey Trading Estates, Bermondsey railway arches and Rotherhithe Business Estate	14.43	None	None	None
SPIL3	Admiral Hyson Trading Estate	0.67	None	None	None
SPIL4	3.49. Integrated Waste Management Facility, Electricity Substation and Ormside Street	11.62	1. 23/AP/2629	None	1. -411 F1, and 411 B2
SPIL5	Glengall Road Business Centre	1.32	None	None	None
SPIL6	Old Jamaica Road Business Estate	1.64	None	None	None

* The table above includes floorspace that is flexible between use classes.

**These figures do not account for Reserved Matters applications.

3.50. A further 20 hectares of land is identified as Locally Significant Industrial Sites within the Southwark Plan 2022.

Table 3.2.7 - Net floorspace approved and completed in FY24/25 within Locally Significant Industrial Sites, by use class (in sqm, GIA)*

ID	Name	Hectares	Applications	Approved	Completed
LSIS 1	Mandela Way	12.30	None	None	None
LSIS 2	Hatcham and Ilderton Road	6.17	1. 23/AP/2226 2. 23/AP/3550 3. 21/AP/4757	1. -1698sqm E(g), and 1242sqm E(g)(iii) 2. -1589sqm B2, and 1589sqm E(g)(iii) 3. 97 Class E, and 234 Sui Generis (builders merchants)	None
LSIS 3	Glengall Road Business Estate	1.09	None	None	None

**The table above includes floorspace that is flexible between use classes.*

***These figures do not account for Reserved Matters applications.*

3.51. In the financial year 2024-2025, there was one application (Ref. 23/AP/2629) on designated SPIL in the Borough which saw the change of use from a former church into flexible B2 / industrial. Within the LSIS, there were three applications that resulted in a minor net increase in overall industrial space, primarily through changes of use to light industrial. All of these were on LSIS Hatcham and Ilderton Road.

3.52. Southwark is maintaining and modestly increasing industrial and affordable workspace in line with its strategic planning goals.

ST1i - Development proposing 500sqm GIA or more employment deliver 10% affordable workspace

- 3.53. The Southwark Plan 2022 aims for 10% of its approved employment schemes (Class E(g), B2, B8, and employment generating sui generis) over 500sqm GIA to be affordable workspaces. Affordable workspaces are rented at lower-than-market rates. Policy P31 of the Southwark Plan focuses on delivering affordable workspaces on-site for at least 30 years.

Table 3.2.8 - Gross affordable workspace approved in FY24/25 by sqm (GIA)

Description	Approvals (gross)	Completions (gross)
Affordable Workspace applicable schemes (GIA) (sqm)	146,487	2186
Affordable Workspaces consented within applicable 62schemes (GIA) (sqm)	5,777	987

- 3.54. In 2024–2025, most affordable workspace floorspace came from Application Ref: 23/AP/1854, which proposed 110,395 sqm of office space and secured 2,421 sqm of affordable workspace, alongside a payment in lieu in line with policy. In the CAZ, affordable workspaces were primarily leased and serviced offices, while the Old Kent Road area offered a mix of offices, light industrial units, co-working spaces, workshops, artist studios, and flexible uses.
- 3.55. The only affordable workspace completion this year was the restoration of Walworth Town Hall (Ref: 20/AP/1634). Overall, 3.9% of applicable floorspace was secured as affordable workspace through S106 agreements. This shortfall is largely due to Application Ref: 23/AP/1854, which met policy by providing a payment in lieu equivalent to 8% of the required provision.

ST1j - Encourage creative and vibrant uses within 800 railway arches

Figure 3.2.3 – Map of low line and railway arches designations (in yellow) across Southwark (Southwark Maps, 2025)

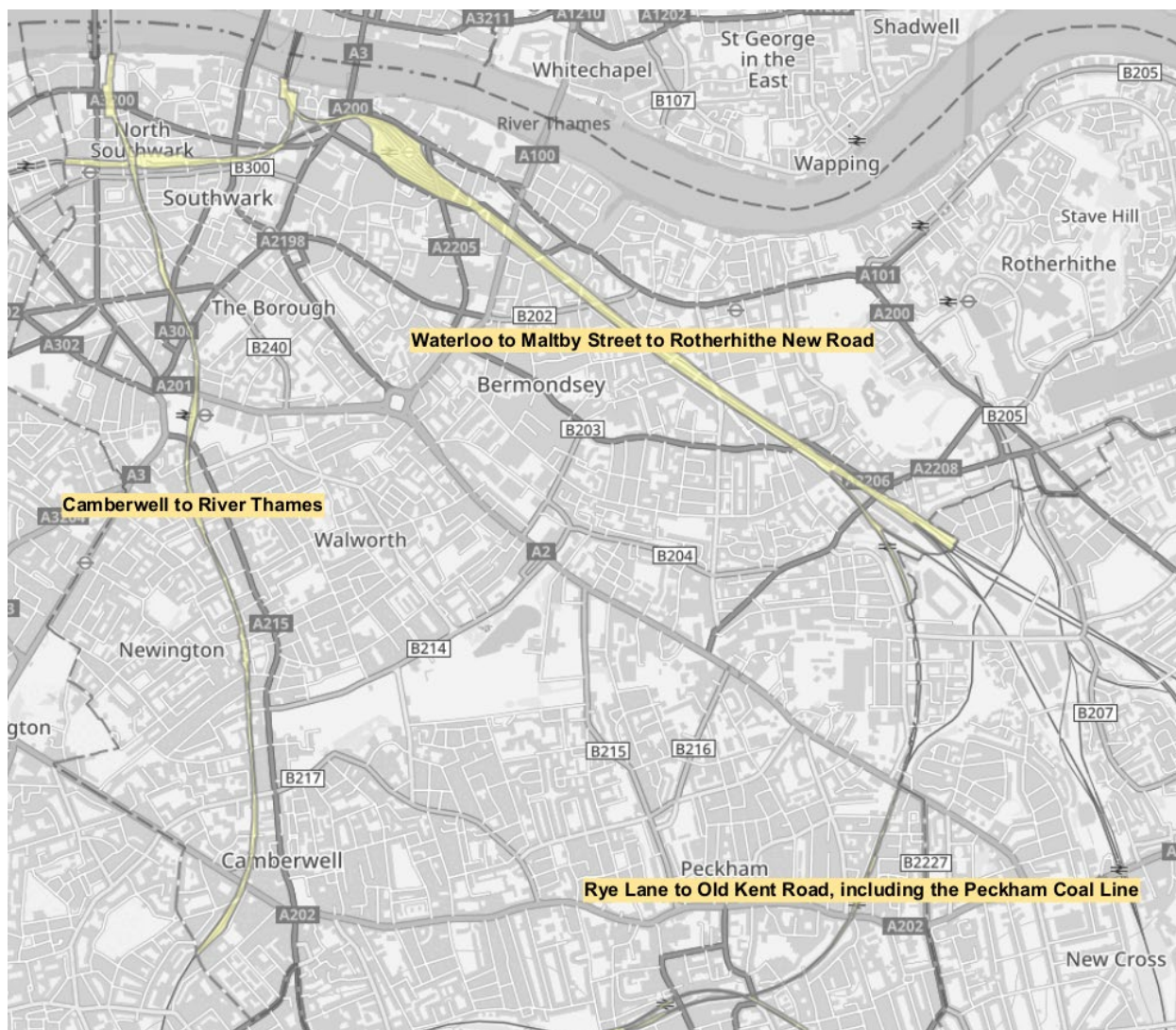


Table 3.2.9 - Gross and net floorspace in employment, retail, leisure and community, and visitor accommodation sectors created through approvals or completions in FY24/25 within designated low line and railway arches designations (in sqm, GIA).*

Application Type	Approved		Completed	
	Gross	Net	Gross	Net
Employment	3428	-2009	270	-753
Retail	1988	887	1023	1023
Leisure and Community	2378	1083	210	210
Visitor Accommodation	0	0	0	0
Total (GIA) (Sqm)	7794	-39	1503	480

*The table above includes floorspace that is flexible between use classes.

**Employment uses include the following: E(g), B2, B8 and Sui Generis (employment related, such as garages)

***Retail uses include the following: E(a), E(b), E(c) and Sui Generis (retail related, such as drinking establishments)

****Leisure and Community uses include the following: E(d), E(e), E(f), F1, F2 and Sui Generis (leisure and community related such as theatres and museums)

***** Visitor Accommodation uses include C1

*****These figures do not account for Reserved Matters applications.

- 3.56. In 2024–2025, the council approved 77,494 sqm of gross floorspace in railway arches and the Low Line, but this resulted in a net decrease of 39 sqm. The loss was mainly due to changes of use from employment-related activities, such as light industrial, to flexible Class E uses, with a stronger emphasis on retail and leisure. The policy continues to support commercial and community activities, promote industrial uses in Strategic Protected Industrial Land and enhance pedestrian experiences along the Low Line.
- 3.57. Completions showed the most reduction in employment floorspace compared to retail, leisure, and community uses. Overall, the borough has experienced a shift in railway arch usage, with conversions favouring leisure and retail over traditional employment space, reflecting a trend towards mixed-use environments.

ST1k - Provide at least 1,000 new green jobs through the Southwark Green New Deal

3.58. The council aims to create 2,000 green jobs from 2022 to 2026. These jobs result from the council's direct actions or influence.

Table 3.2.10 - Gross green jobs generated in FY24/25 through new approved, by type

Description	2022/23	2023/4	2024/25
Council homes energy efficiency works (insulation, lighting, energy)	96	46	0
Estate heating system improvements	10	0	0
Schools' energy efficiency works (heating, insulation, lighting, energy)	11	16	23
Energy efficient street lighting	3	0	0
Active travel infrastructure (pedestrian crossings, cycle routes, cycle hangars)	4	15	7
Traffic control measures	1	3	1
EV charge points installation	0	0	1
Tree planting	9	1	0
Green spaces	0	3	0
Recycling (including food waste)	0	0	18
Community energy	0	0	2
Green Skills Hub (*Southwark residents supported into work by)	3	87	136
Low carbon development (onsite carbon reduction >50%)	1,100	405	367
Green Buildings Fund / Climate Capital Fund projects	3	1	2
Annual total green jobs	1,240	577	557

3.59. Between 2022 and 2026, Southwark Council committed to creating 2,000 green jobs through its direct actions and influence. By the end of the 2024/25 financial year, a total of 2,394 green jobs have been delivered - comprising 1,240 in the 2022/23 financial year, followed by two further cohorts of 577 and 557 jobs, respectively - surpassing the original target ahead of schedule.

3.3 ST1.3 - Working towards cleaner energy and protecting the environment

3.60. The Southwark Plan 2022 aims to tackle climate change in the Borough and supports measures to increase resilience to the effect of a changing climate. The Plan includes the following relevant policies:

- P56 Protection of amenity
- P57 Open Space
- P58 Open Water Space
- P59 Green Infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing Waste
- P63 Land for Waste Management
- P64 Contaminated Land and Hazardous Substances
- P65 Improving Air Quality
- P66 Reducing Noise Pollution and Enhancing Soundscapes
- P67 Reducing Water
- P68 Reducing Flood Risk
- P69 Sustainability Standards
- P70 Energy

3.61. This section focuses on the progress being made to deliver the aims and objectives set out in the Local Plan in relation to sustainability and climate. It monitors the progress in relation to key indicators, which are set out below.

Sustainability and Climate Change Indicator 1: Renewables

- 3.62. There are a number of ways to determine that a planning application is reducing carbon emissions. P70 sets out that all development must minimise carbon emissions on site in accordance with the following energy hierarchy:
1. Be lean (energy efficient design and construction); then
 2. Be clean (low carbon energy supply); then
 3. Be green (on site renewable energy generation and storage).
- 3.63. Southwark Council offers a free pre-application service for retrofit and renewables. In the financial year 2024/25, six applications made use of this service.

Sustainability and Climate Change Indicator 2: BREEAM

- 3.64. Non-residential development, change of use, and conversion above 500sqm is required to achieve a BREEAM rating of Excellent. This policy is to reduce the impacts of climate change by changing the way we design and construct our built environment. The built environment contributes to a considerable proportion of resource use and waste and pollution emissions. This policy requires high environmental standards to reduce the extent of human-caused climate change, specifically how we design and construct our built environment.
- 3.65. **Table 5.1** shows the BREEAM ratings targeted for applications approved in the financial year 2024/25.

Table 5.1 - BREEAM target ratings of approved applications in the financial year 2024/25

BREEAM Target Rating	Number of applications
Excellent or above	9
Very good	2

Sustainability and Climate Change Indicator 3: Major developments decreasing carbon emissions under Part L 2021.

- 3.66. Major development in Southwark is encouraged to minimise carbon dioxide emissions under Part L 2021 in line with P70 of the Southwark Plan 2022.
- 3.67. The London Plan 2021 requires all major development in London to be net zero carbon. Sustainability and Climate Indicator 1 reflects London Plan policy SI2 'Minimising greenhouse gas emissions' for a minimum on-site reduction of 35% beyond Building Regulations.
- 3.68. On 15 June 2022, national building regulations were updated to enhance energy performance standards for new buildings through Part L 2021. The London Plan Energy Assessment Guidance explains how the policy should be applied to account for the updated

Building Regulations. This means that on-site reductions of at least 35% must be achieved beyond the updated Building Regulations Part L 2021. The guidance expects major residential development to be able to achieve a 50% improvement.

- 3.69. **Table 5.2** below shows the average on-site carbon reduction against Part L 2021 for applications approved in financial year 2024-25 for residential and non-residential schemes approved over the monitoring period.

Table 5.2 - Average percentage carbon emissions reduction over Part L 2021 for major residential, non-residential, and combined floorspace for approved applications in the financial year 2024/25

Type of floorspace	Average percentage carbon emissions reduction over Part L 2021
Residential	56%
Non-residential	30%
Cumulative site wide emissions for all schemes including both residential and non-residential	51%

ST1m - The Borough will be net carbon zero by 2050. This Plan will be reviewed to meet the Borough's own carbon neutrality target by 2030.

- 3.70. SP6 of the Southwark Plan 2022 sets out that Southwark will meet net zero by 2050. The Southwark Plan will be reviewed to further develop the carbon reduction policies.

ST1n - Retain all Metropolitan Open Land, Borough Open Land and Other Open Space.

Indicator 1: Development affecting Open Space

- 3.71. Policy P57 'Open Space' sets out that development will not be permitted on Metropolitan Open Land (MOL) or Borough Open Land (BOL) unless there are exceptional circumstances, defined in the policy. The boundaries of open space designations have not changed.
- 3.72. A total of 13 applications were submitted on MOL, BOL or Other Open Space (OOS) in the 2024/25 financial year. The breakdown for applications submitted, which are in MOL, BOL, and OOS, has been included in **Table 5.3**.

Table 5.3: Breakdown of the number of planning applications submitted within MOL, BOL and OOS

Type of Open Space	Number of planning applications submitted
MOL	7
BOL	5
OOS	1
Total	13

3.73. A breakdown for the types of applications on MOL, BOL, and OOS is shown in **Table 5.4**.

Table 5.4 Minor and Major applications in MOL, BOL, and OOS

Application type	Number of planning applications submitted		
	MOL	BOL	OOS
Minor applications	7	5	1
Major applications	0	0	0
Total	7	5	1

3.74. The number of planning applications which were approved on MOL, BOL or OOS in the financial year 2024/25 was 13 minor applications. These were approved on the basis that they met the exceptional circumstances set out in the policy wording in P57.

3.75. Approved planning applications which contain new open space, does not count as designated open space. Designated open space is designated through the Local Plan process when the sites meet the qualifying criteria.

Indicator 2: Enhancing Urban Greening in the Borough through the Urban Greening Factor

3.76. Southwark Plan 2022 Policy P59 Green Infrastructure sets out that major development must provide green infrastructure with arrangements in place for long term stewardship and maintenance funding.

3.77. London Plan 2021 Policy G5 Urban greening and Urban Greening Factor (UGF) LPG recommends a target score of 0.4 for developments that are predominantly residential, and a target score of 0.3 for predominately commercial development.

3.78. For predominantly residential major applications, 7 were approved with a UGF score greater than 0.4 and 3 were approved with a score less than 0.4 (Table 5.7).

3.79. For predominantly commercial major applications, 4 were approved with a UGF score greater than 0.3 and 3 were approved with a score less than 0.3 (Table 5.8).

Table 5.7: UGF ratings for predominantly residential applications

UGF rating	Predominantly residential development applications
Above 0.4	7
Below 0.4	3

Table 5.8: UGF ratings for predominantly commercial applications

UGF rating	Predominantly commercial development applications
Above 0.3	4
Below 0.3	3

Indicator 3: Biodiversity Net Gain (BNG)

- 3.80. Statutory Biodiversity Net Gain was introduced on 12 February 2024 for minor applications and on 2 April 2024 for major applications. All development (unless exempt) should deliver a 10% uplift of biodiversity net gain.
- 3.81. This data includes all of the planning permissions submitted and validated since the legislation was included. Some of these permissions may not be approved as they were withdrawn.

Table 5.5 Biodiversity Net Gain Application Approvals

Submitted Applications	
Number of applications submitted that were exempt from BNG	1406 since February 2024
Number of applications that were submitted as BNG applicable	62
Approvals	
Number of applications approved with small sites metric	2
Number of applications approved with statutory BNG metric	8
Gain Plans and Significant BNG	
Number of Deemed Condition Biodiversity Gain Plan discharge applications submitted	1
Number of Deemed Condition Biodiversity Gain Plan discharge applications approved	1
Number of Habitat Management and Monitoring Plans (HMMP)	0
Onsite / Offsite BNG	
Number of applications approved with BNG delivered onsite only	9
Number of applications approved with BNG onsite and offsite	1

4. ST2 - Southwark's Places

- 4.1. The council aims to strengthen Southwark's network of diverse places through spatial planning that guides development and regeneration. This is delivered via strategic and development management policies, implementation frameworks, delivery programmes, and ongoing monitoring. ST2 recognises placemaking as a collaborative process and emphasises engaging the borough's diverse communities.
- 4.2. Most new development is concentrated in designated Opportunity Areas and Action Area Cores, including Bankside, Borough and London Bridge, Elephant and Castle, Aylesbury, Canada Water, Camberwell, Old Kent Road, and Peckham. ST2 seeks to balance housing delivery with employment support, protection of industrial and office space, vibrant town centres, and safeguarding of open spaces and heritage assets. Collaboration with partners, communities, and developers ensures regeneration delivers tangible benefits and contributes to Southwark's long-term success. This is done through the allocation of vision areas, with specific development targets summarised in Table 4.1.

Table 4.1 – Target Delivery in Vision Areas (as per Table A of the Southwark Plan, 2022)

Site Area	Employment Floorspace (sqm)		Retail, leisure and community uses floorspace* (sqm)		Approximate housing capacity within the borough through site allocations by area (net, units)	Net open space provision within site allocations in GIA (sqm)
	Proposed provision (gross)	Uplift (net)	Proposed provision (gross)	Uplift (net)		
Aylesbury	900	900	6,800	6,800	1,500	0
Bankside and the Borough	165,949	60,813	10,130	9,409	1,022	3,151
Bermondsey	22,073	-10,935	10,280	9,992	2,313	0
Blackfriars Road	195,298	110,018	17,191	15,308	1,241	0
Camberwell	35,850	2,139	14,956	7,674	1,765	0
Crystal Palace and Gipsy Hill	0	0	0	0	103	0
Dulwich	0	0	580-840****	187	63	0
East Dulwich	8,867	3,741	13,631	3,947	374	-4,782***
Elephant and Castle	135,101	84,658	36,960	8,275	1,686	1,640
Herne Hill and North Dulwich	2,553	383	2,041	306	45	0
London Bridge	56,574	43,156	2,132	1,526	483	605
Old Kent Road	363,957	121,030	69,784	-1,143	20,800****	88,815
Peckham	19,089	15,378	23,281	7,139	7,139	1,370
Rotherhithe	68,642	22,196	65,467	9,958	4,712**	13,696
Walworth	0	-2,437	7,384	2,310	229	0
Vacant railway arches brought back into use	17,280	17,280	[blank]			
Total (minimum based on Canada Water Masterplan, NSP78)	1,092,132	468,321	280,616	81,501	38,389	111,125
Further uplift as a result of maximum capacity of Canada Water Masterplan, NSP78)	236,048	236,048	137,348	137,348	[blank]	[blank]
Total (Maximum based on Canada Water Masterplan, NSP78)	1,328,180	704,369	417,964	218,849	[blank]	[blank]

**The figures do not include education and health uses except for Old Kent Road which due to the figures being part of a wider masterplan for the whole area health and education uses are included.*

***The capacities planned for Rotherhithe are based on the average of residential unit range set out in the Canada Water masterplan (Site allocation NSP78).*

**** The change was due to a redevelopment to provide a new stadium at Dulwich Hamlet Football Club*

***** The housing capacity for Old Kent Road is to be phased, including 9,500 homes in Phase 1, with the phasing plan to be determined through the Old Kent Road Area Action Plan*

****** This is based on the NSP38, which requires development to either retain the pub or, where there is no demand for the pub, to provide the same amount of ground floorspace accommodating retail, community or leisure uses, or employment uses within mixed-use development.*

Table 4.2 – Non-Residential Delivery in Vision Areas (FY24/25)

Area Vision	Employment				Retail				Leisure/Community			
	Approved		Completed		Approved		Completed		Approved		Completed	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Aylesbury	54	54	0	0	148	-408	191	191	233	233	0	0
Bankside and the Borough	7,008	3,145	761	527	288	56	360	-409	96	-14	714	714
Bermonds ey	16,129	13,577	1,334	1,106	690	-167	1,746	1,489	428	374	931	931
Blackfriars Road	11,7591	11,7062	1,792	1,792	4,752	4,550	0	0	4,433	4,433	0	0
Camberwe ll	1,398	-398	305	-337	300	27	469	366	1,066	1,066	195	159
Crystal Palace and Gipsy Hill	0	0	0	0	0	0	0	0	0	0	0	0
Dulwich	0	0	0	0	701	364	29	29	382	-218	589	589
East Dulwich	446	233	50	-534	219	-367	210	38.5	33	-162	0	0
Elephant and Castle	10,285	-10,207	2,575	471	929	-531	539	539	10,947	10,404	3,487	152
Herne Hill and North Dulwich	348	0	0	-165	0	0	165	165	0	0	0	0
London Bridge	3,332	3,089	3,043	3,043	1,012	1,012	703	626	75	-672	0	0
Old Kent Road	4,685	-15	585	585	975	438	105	5	1,907	-448	420	9
Peckham	864	-777	0	0	2,074	1,352	1,143	849	559	-1,119	0	849
Rotherhith e	34	-21	545	490	183	132	0	0	404	361	0	0
Walworth	535	-432	0	-165	747	360	0	165	319	-69	0	0

*The table above measures all floorspace in GIA sqm and includes flexible permissions.

**Employment uses include the following: E(g), B2, B8 and Sui Generis (employment related)

***Retail uses include the following: E(a), E(b), E(c) and Sui Generis (retail related)

****Leisure and Community uses include the following: E(d), E(e), E(f), F1, F2 and Sui Generis (leisure and community related)

*****The figures do not account for Reserved Matters applications

- 4.3. In 2024–2025, Blackfriars Road recorded the highest employment growth, driven by major office developments in its central CAZ location. Bermondsey also performed strongly, supported by the Vinegar Yard office scheme, while Elephant and Castle approvals were boosted by the Skipton House redevelopment, which will deliver significant office and education space. Although approvals were concentrated in these areas, the greatest completions of employment floorspace occurred in London Bridge and Elephant and Castle.
- 4.4. For retail, Blackfriars Road led in approvals, largely due to the 18 Blackfriars Street mixed-use development, which incorporates substantial retail space around a new public square. Bermondsey delivered the most completed retail floorspace, reflecting efficient project delivery. Leisure and community uses were strongest at Elephant and Castle, which recorded the highest levels of both approved and completed space, partly due to design modifications in schemes such as Plot E1.

Table 4.3 – Net Residential Delivery in Vision Areas, within site allocations (FY24/25)

Area Vision	Housing	
	Net	
	Approved	Completed
Aylesbury	0	0
Bankside and the Borough	-7	0
Bermondsey	0	0
Blackfriars Road	433	0
Camberwell	0	0
Crystal Palace and Gipsy Hill	0	0
Dulwich	0	0
East Dulwich	0	0
Elephant and Castle	0	0
Herne Hill and North Dulwich	0	0
London Bridge	0	0
Old Kent Road	1080	266
Peckham	0	0
Rotherhithe	75	0
Walworth	0	0

- 4.5. In 2024–2025, housing approvals increased significantly in key Vision Areas, with Old Kent Road leading at 1,080 homes approved and Blackfriars Road following with 433. These approvals mark important progress in areas with strong development potential, supporting future housing delivery. While completions remain low, this reflects the long lead times for major schemes and the focus on securing planning consent for pipeline projects.

- 4.6. Some Vision Areas show no completed homes because site allocations prioritise non-residential uses such as employment, retail, leisure, and community space, which are essential for balanced growth. Several live applications under consideration will bring forward additional homes in future years. Overall, approval rates remain strong, and the council continues to promote well-planned, mixed-use development to create sustainable and thriving communities.

Table 4.4 – Net Open Space Delivery in Vision Areas, within site allocations (FY24/25)

Area Vision	Open Space (sqm)	
	Net	
	Approved	Completed
Aylesbury	0	0
Bankside and the Borough	0	0
Bermondsey	173	0
Blackfriars Road	0	0
Camberwell	400	0
Crystal Palace and Gipsy Hill	0	0
Dulwich	0	0
East Dulwich	0	0
Elephant and Castle	0	0
Herne Hill and North Dulwich	0	0
London Bridge	0	0
Old Kent Road	2,560	0
Peckham	0	0
Rotherhithe	0	0
Walworth	0	0

- 4.7. Table 4.4 demonstrates varied delivery of net open space across Southwark's Vision Areas during the 2024/25 financial year. While the majority of areas have not seen any approved or completed open space, a few notable exceptions stand out: Old Kent Road with 2,560 sqm of open space approved, followed by Camberwell with 400 sqm and Bermondsey with 173 sqm.