

Authority Monitoring Report

2023/24

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1. Executive Summary

Under Regulation 34 of the Town and Country Planning (Local Planning Regulations), Local Planning Authorities (LPA's) must produce an Authority Monitoring Report (AMR) each year. The Authority Monitoring Report (AMR) is an annually produced statutory report that details progress on planning related matters and the performance against the Southwark Plan Strategic Targets (as set out in Section 6 of the Southwark Plan 2022).

The monitoring of planning performance helps to provide a clear understanding of the implementation and effectiveness of our planning policies in achieving our policy aims. Understanding this performance helps us to recognise where potential policy changes may be required in order for our policies to remain up to date and effective in meeting the Borough's development needs.

This report covers the period from April 2023 to March 2024. The following key topics are covered within this report:

- Housing
- Economy and Jobs
- Sustainability and Climate

Effective planning ensures that development is delivered in the right place, at the right time and in the right way. It plays a vital role in improving people's lives by supporting the delivery of homes, jobs, and opportunities for all, while also protecting and enhancing the environment for future generations.

To ensure we continue responding to the diverse needs and priorities of the community, we must regularly monitor our progress against the objectives set for the future development of the Borough. This ongoing evaluation helps us to adapt our approach and ensure our policies remain effective and inclusive.

An overview of the progress for each topic has been set out below. Please refer to the correct section of the report for full details for that subject.

Housing

Since the adoption of the Southwark Plan 2022, a total of 7,020 new homes have been completed across the borough. In 2023/24, 1,588(net) homes were delivered, with the highest concentration in central-north Southwark, particularly Old Kent Road, which contributed 480 homes. Whilst Southwark did not meet its housing delivery target for 2023/24, approval rates have remained high and consistent, ensuring a robust development pipeline.

Key areas of growth include Rotherhithe and Borough and Bankside, with major schemes such as 49-53 Glengall Road (181 homes) and plots within the Canada Water masterplan regeneration scheme contributing to the borough's evolving housing landscape.

Economy and Jobs

A total of 8,796 jobs were created across different sectors. Most of these were in office spaces, with 578 new jobs in the restaurant and cafe industry. The Borough delivered 62,201 sqm of office space in the CAZ and 78,181 sqm in its Town Centres. Additionally, 39,776 sqm of gross employment space was added outside the CAZ.

Progress was made towards the retail space target, with 8,339 sqm of net retail space approved. This mainly came from E(b) restaurants and flexible retail spaces. However, the affordable workspace achieved through S106 agreements was only 6.2%, falling short of the 10% goal. The Council's push for green jobs led to 1,817 new positions since 2022, approaching the 2,000 target by 2026.

This year, Southwark also made notable gains in completions, with 12,633 sqm of net employment space completed (48,839 sqm gross). Major applications provided 45,760 sqm of gross employment floorspace, resulting in a net increase of 14,166 sqm. Minor applications added 3,079 sqm gross, but there was a net loss of 1,503 sqm.

Office development drove the delivery of employment space, contributing 32,542 sqm of gross space and a net increase of 14,778 sqm, followed by industrial and research spaces. Minor applications delivered 1,523 sqm of net retail, employment, and leisure space, while major applications saw a net loss of 1,915 sqm of floorspace.

Sustainability and Climate

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 Southwark Plan supports the incorporation of renewable technologies in applications. In the financial year 2023/24, 3 applications made use of the free pre-application service for retrofit and renewables. There were 76 approved applications (including Minor, Householder, Major and Other) which were recorded to install renewable technologies (which did not fall within permitted development rights).

In terms of sustainable metrics, there were 25 approved applications with a target BREEAM rating of 'Excellent' and 13 approved applications with a target BREEAM rating of 'Very good' in this financial year.

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 80%, 35% and 48%, respectively.

Protecting and improving open space also plays an important role in climate change adaption and mitigation, whilst protecting access to leisure and open space for the community. This year, a net area of 11,007 sqm of new open space was approved as part of delivery of 5 major applications.

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, 4 were approved with a UGF score greater than 0.4 and 2 were approved with a UGF score less than 0.4. For

predominantly commercial major applications, 7 were approved with a UGF score greater than 0.3 and 3 were approved with a score less than 0.3.

2. Introduction

Southwark is a densely populated and diverse inner London Borough with a young, growing and highly mobile population. It is made up of a rich mixture of communities and places, each with its own distinct identity. Our residents benefit from the vibrancy of Southwark's cultures and communities, which have evolved from historic villages into thriving centres.

Located on the south bank of the River Thames, Southwark shares boundaries with the City of London and Westminster to the north, Lambeth to the west, Greenwich and Lewisham to the east, and Bromley and Bexley to the south. Recognising the unique character of each area, we have established tailored visions to support the continued success of our diverse neighbourhoods.

The Southwark Plan 2022 sets out a future where Southwark remains a network of successful, unique, and historic places, each with its own distinct character. By 2036, the Borough will continue to provide affordable housing and business space, a vibrant mix of shops and cultural activities, and well-maintained open spaces with clean air. These areas will seamlessly connect to Central London and the wider city through an accessible and affordable transport network, ensuring that Southwark remains a dynamic and inclusive place to live, work and visit.

Southwark is committed to building resilience to climate change, with a goal of achieving net-zero carbon emissions. The Borough will continue to develop neighbourhoods that provide high-quality homes for families, alongside a diverse range of well-designed public and private open spaces. Our vision is to create vibrant, sustainable communities that future generations will be proud to call home. We will support local shopping and employment opportunities, fostering a green and inclusive economy that benefits all residents.

Southwark's Development Targets

Section 6 of the Southwark Plan (2022) sets out strategic development targets for the Borough for the plan period.

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. All 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.

We remain committed to work 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.

The development targets are as follows:

Providing quality social rented and intermediate homes

1. Aim to deliver at least 2,355 new homes every year
2. 11,000 new council homes will be delivered 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

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 industrial, distribution, hybrid, and studio workspace and 76,670sqm retail floorspace over the plan period.
7. 52 hectares of land is 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. Providing at least 1,000 new green hobs through the Southwark Green New Deal.

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. Retail all Metropolitan Open Land, Borough Open Land and Other Open Space.

3. Housing

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 to housing 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 Travellers and Gypsies

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**, which are detailed below, providing clear measure of how effectively the Borough is addressing housing delivery, whilst ensuring sustainable growth.

Providing quality Social Rented and Intermediate homes

Strategic Target 1: Aim to deliver at least 2,355 new homes every year.

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 a minimum of 2,355 homes per year. This includes 601 homes from small sites.

Table 3.1 – Total Housing Delivery

Monitoring Year	2023/24
Self-Contained Homes	1,327
Non-Self-Contained Housing (C3 equivalent)	261
Total (net)	1,588

Table 3.2 – Total Homes Approved

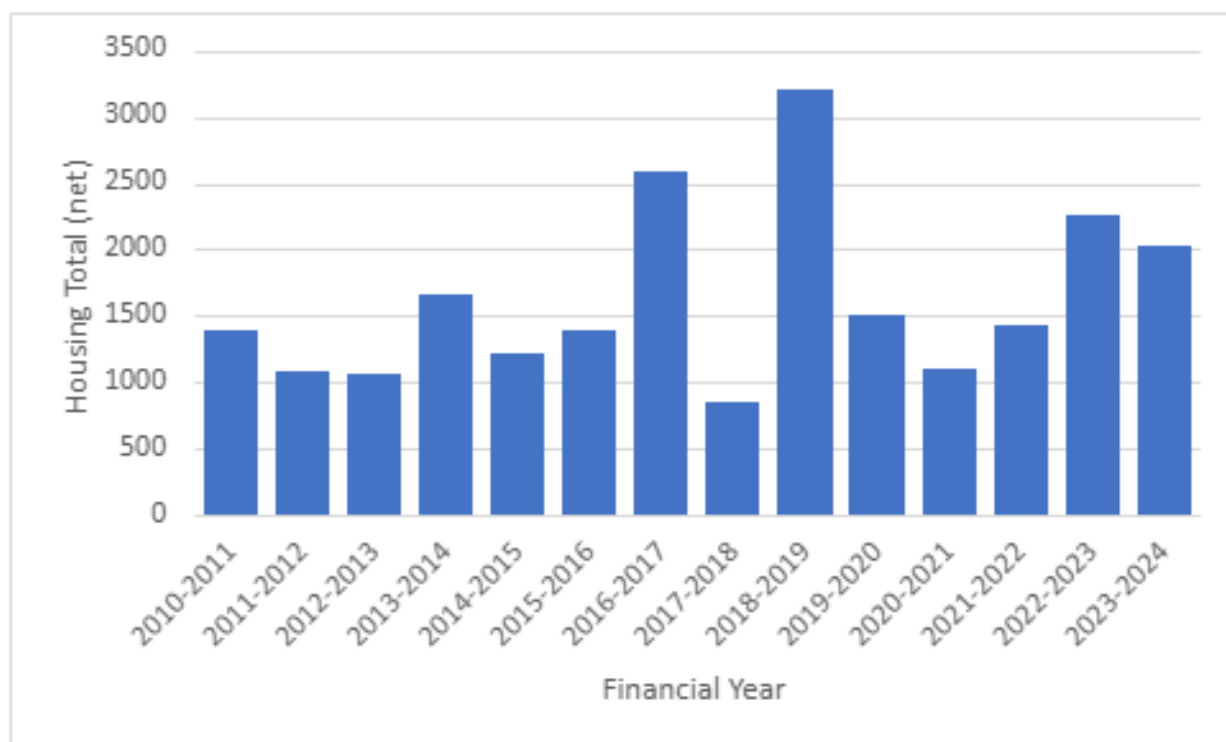
Monitoring Year	2023/24
Self-Contained Homes	2,299
Non Self-Contained Housing (C3 equivalent)	343
Total (net)	2,642

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 changed between C3 and C4 are allowed under the General Permitted Development Order. 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.

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.

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 clearer and more accurate measure of housing delivery across the Borough.

Figure 1 – Homes completed since 2010/11 to 2023/24 (net)



Since the adoption of the Southwark Plan 2022, a total of 7,020 new homes have been completed across the Borough. In 2023/24, the Council delivered over 2,000 homes, with the majority concentrated in the central-north areas of Southwark. Notably, Old Kent Road accounted for 658 homes, making it the largest contributor to housing delivery in this period.

Figure 2 illustrates the geographic distribution of completed homes during the reporting period, highlighting Old Kent Road, Rotherhithe and Borough and Bankside as the key areas where the highest number of new homes were delivered.

- **Old Kent Road:** 49-53 Glengall Road (181 Homes)
- **Rotherhithe:** Plots within the Canda Water Masterplan Regeneration (265 Homes)
- **Borough and Bankside:** 185 Park Street (163 Homes)

Figure 1 shows that, whilst delivery in 2023/24 has fallen short of 332 homes against the 2,355 homes annually, there has been a gradual yet consistent increase in the number of homes being built since the COVID-19 pandemic. This steady growth reflects the resilience of the housing sector despite economic challenges and external pressures.

Figure 2 – Proportion of homes completed in FY23/24 broken by Ward

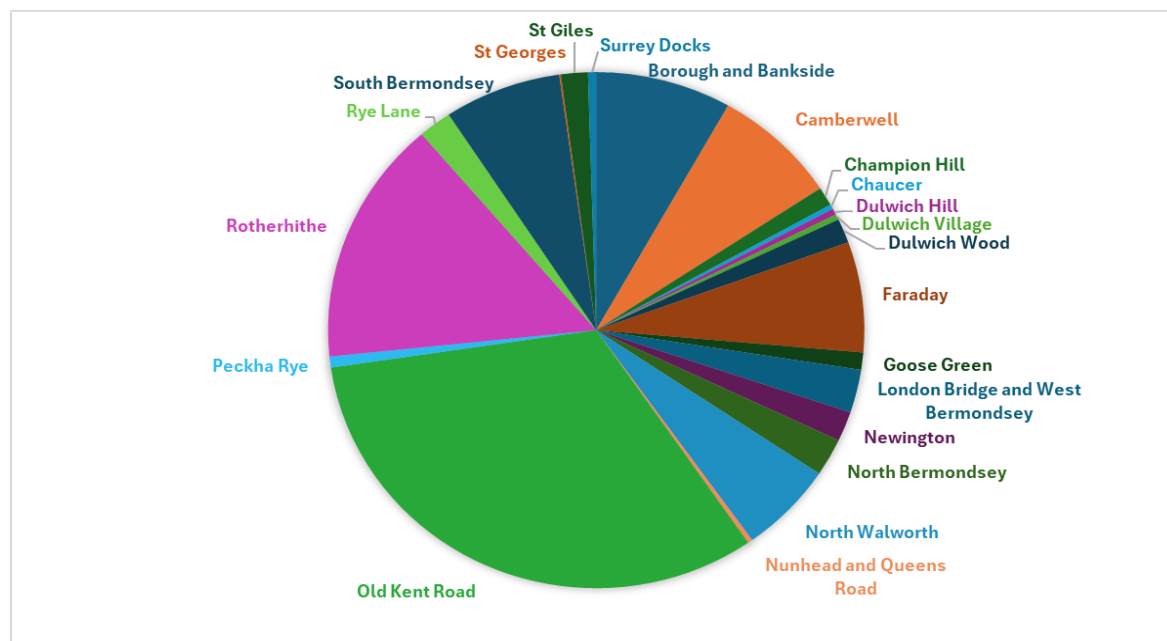


Table 3.3 – Homes completed against the annual housing target

Financial Year	Homes Completed (net)	Homes Completed (gross)	Target	Difference (against gross)
2020/2021	1,109	1,161	1,568	-459
2021/2022	1,420	1,510	2,355	-845
2022/2023	2,250	2,309	2,355	-46
2023/2024	1,588	1,594	2,355	-761
Total	6,367	6,574	8,633	-2,111

Although the Council fell just short of its housing completions target for 2023/24, it has consistently 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 mains robust and resilient. It is recognised that housing completions will naturally fluctuate over time, with some years exceeding targets while others fall short. This variability is expected and reflects the broader nature of housing development cycles.

Encouragingly, as of 2023/24, there was 6,728 homes under construction of which 2,537 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.

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.

Table 3.4 – Homes Approved Since 2020/21 to 2023/24

Financial Year	Market	Social Rent	Intermediate	Total
2023/24	1,969	432	270	2,671
2022/23	1,397	1,125	318	2,850
2021/22	2,627	1,113	412	4,152
2020/21	5,949	1,742	1,006	8,697
Total (gross)	11,942	4,412	2,006	18,360

Table 3.3 presents the total number of homes approved between 2020 and 2024. Over the past four-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 each received approval for over 1,000 new homes;

- Redevelopment of the Ruby Triangle Site, Old Kent Road (1,152 Homes)
- Reserve Matter applications from the Canada Water Masterplan (3,345 Homes)
- Redevelopment of the Tower Bridge Business Complex (a.k.a., the Biscuit Factory and Bermondsey Campus) (1,548 Homes)
- Redevelopment of Cantium Retail Park, Old Kent Road (B&Q, Pets at Homes, Halfords) (1,113 Homes)

Housing delivery is inherently subject to year-on-year variation due to multiple factors, including market conditions, developer activity and broader economic trends. In recent years, economic uncertainty has intensified, influenced by the impacts of the COVID-19 pandemic and related economic factors. These have contributed to a more challenging development environment, making future delivery less predictable.

To proactively address these uncertainties, the Council has secured housing development through strategic site allocations, ensuring that the land is designed for residential use and the development opportunities. By taking a forward-looking approach, the Council aims to create a more resilient housing supply, supporting long-term growth and meeting the needs of the community.

Housing Delivery Test (HDT)

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.

Local Authorities achieving less than 95% are required to produce a Housing Delivery Test Action Plan. If the test result is less than 85%, in addition to preparing an action plan, a 20% buffer is placed to the 5-year housing land supply calculation. For less than 75% of the housing requirement, the 'presumption in favour of sustainable development'¹ applies alongside the action plan and the 20% buffer. The Ministry of Housing, Communities and Local Government's (MHCLG) most recent publication of national results are related to the reporting periods between 2021/21 until 2022/23. Southwark achieved a result of **82%**.

It should be noted that the national disruption caused to housing delivery by the pandemic, saw the reduction in the homes required in 2019/20 by 1-month and a further 4-month reduction in the period 2020/21. As a result, Southwark's housing target reduced from 2,355 in 2019/20 to 2,156 and 1,568 in 2020/21. **Table 3.4** shows Southwark's results since the introduction of the housing delivery test in 2018.

Table 3.5 – 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						

As a result of the latest housing delivery results, Southwark is required to prepare a Housing Action Plan and apply a 20% buffer to the five-year housing land supply calculation. The buffer aims to ensure a more robust pipeline of future housing delivery by identifying and unlocking development opportunities. Further details on the rationale and approach to improving housing

¹ See Paragraph 10 of the [National Planning Policy Framework](#).

delivery can be found in the latest Housing Delivery Test Action Plan, available on the Council's website.

Strategic Target 2: 11,000 new Council homes will be delivered by 2041 as part of the overall housing target

Table 3.5 below shows the total number of Council homes approved across the monitoring period (2023-2024) as well as the number of Council homes completed over the monitoring period (2023-2024).

Table 3.6 – Total number of Council Homes Approved and Completed

Monitoring Year	2023/24
Council Homes Approved	26
Council Homes Completed	195

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 (2019-2020 till 2023-2024);

- 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)

Table 3.6 shows the number of affordable homes completed since the adoption of the Southwark Plan 2022 (April 2021 – March 2024) and sets out the financial contributions secured in lieu of affordable housing being provided on site.

Table 3.7 – Affordable Housing Completions from Major Applications

Financial Year	Total Number of Completed Homes (including affordable housing, net)	Number of Affordable Homes Completed (net)	Financial Contribution in lieu of affordable housing secured
2021/22	1,421	402	£2,140,000
2022/23	2,250	1,302	£1,786,405
2023/24	1,588	655	£14,180,920

It is important to note that the funds secured through financial contributions have not necessarily been received by the Council at this stage. Additionally, financial contributions may fluctuate throughout the development process, influenced by factors such as viability assessments and trigger points set out in legal agreements.

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. This approach 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.

Strategic 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

Table 3.8 – Total number of homes approved within 2023/24 broken down by tenure

Tenure	Homes	Habitable Room
Market	1,872	4,583
Social Rent	432	1,761
Intermediate	270	842
Student	97	244
Total (gross)	2,671	7,430

The total housing approvals for 2023/24 amounts to 2,671 units, providing 7,430 habitable rooms across various tenure types. The total number of affordable homes approved amounts to 707 homes, comprising 2,603 habitable rooms, which represents 26% of the total number of homes and 35% of total habitable rooms. Within this category, social rented housing accounts for 432 homes (16%) and 1,761 habitable rooms (24%), while intermediate housing comprises for 10% of total homes (270 homes) and 11% habitable rooms (842 rooms).

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 require a minimum of 35% affordable housing across all developments. It is important to note that this policy is measured against habitable room rather than the number of homes provided. Current figures show that schemes are generally policy compliant and the Council are on track to meet this strategic target of delivering 35% of new homes as affordable.

4. Economy and Jobs

The Southwark Plan 2022 includes a number of policies to support economic growth, protect vital employments sites and create more 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

This section focuses on the progress we are making with delivering the aims and objectives set out in the Local Plan 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.

Developing Businesses

Policy ST1 outlines Southwark's spatial strategy, focusing on creating jobs for residents as well as business headquarters in the region between 2019-2036. 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.

To achieve this level of development, Policy ST2 divides Southwark into distinct Vision Areas with tailored targets, supported by Opportunity Areas and Action Area Cores which will be the focus of development within Southwark.

Strategic Target 4: Aim to create at least 58,000 new jobs over the plan period Employment

Table 4.1- Jobs created in general employment related uses based on gross floorspace approved, by use class.

Application Type	Southwark jobs created based on floorspace (gross)					Total
	CoL*	PA	Full	Variation	CoU**	
E(g)(i) / Office	29	0	5639	1476	0	7,144
E(g)(ii) / Research	0	0	0	0	3	3
E(g)(iii) / Industrial	5	71	18	0	27	121
B2 / General Industrial	0	0	126	0	0	126
B8 / Storage and Distribution	21	0	84	0	0	105
Flexible Class E (a-g) / Office	2	1	53	0	51	108
Flexible Class E (a-g) / Research and Industrial	1	1	34	0	32	68
Flexible Class E(g) / Office	0	0	141	17	24	182
Flexible Class E(g) / Research and Industrial	0	0	89	4	15	107
Sui Generis (employment generating)	0	0	0	0	0	0
Total	57	73	6,184	1,497	153	7,964

*Certificate of Lawfulness **Change of Use

Table 4.2 - Jobs created in general employment related uses based on net floorspace approved, by use class.

Southwark jobs created based on floorspace (net)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
E(g)(i) / Office	3	-17	3,066	1,305	-147	4,209
E(g)(ii) / Research	-8	0	-1	0	3	-7
E(g)(iii) / Industrial	-13	71	-27	-6	11	37
B2 / General Industrial	0	0	112	0	-19	92
B8 / Storage and Distribution	13	0	68	-4	-45	32
Flexible Class E (a-g) / Office	2	-1	0	7	8	15
Flexible Class E (a-g) / Research and Industrial	1	0	0	4	5	10
Flexible Class E(g) / Office	0	0	122	4	24	149
Flexible Class E(g) / Research and Industrial	0	0	76	2	15	94
Sui Generis (employment generating)	-6	0	17	0	1	12
Total	-9	53	3,431	1,312	-144	4,644

*Certificate of Lawfulness **Change of Use

Retail

Table 3.3 - Jobs created in retail employment uses based on gross floorspace approved, by use class.

	Southwark jobs created based on floorspace (gross)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
A1 / E(a) / Retail	0	0	63	41	25	199
A2 / E(c) / Financial and Professional Services	0	0	1	11	20	
A3 / E(b) / Restaurants and Cafés	0	0	69	119	27	
A4 + A5 / Sui Generis (Retail)	0	0	3	65	126	
Flexible Class E (a-g) / Shops, Restaurants and Café's	2	2	63	0	39	
Flexible Class E (a-g) / Financial and Professional Services	1	1	34	0	22	58
Total	3	3	235	235	259	578

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Table 3.4 - Jobs created in retail employment related uses based on net floorspace approved, by use class.

	Southwark jobs created based on floorspace (net)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
A1 / E(a) / Retail	-10	0	-3	40	21	48
A2 / E(c) / Financial and Professional Services	-18	-7	-5	11	20	
A3 / E(b) / Restaurants and Café's	0	-4	69	119	27	212
A4 + A5 / Sui Generis (Retail)	0	-4	0	34	42	72
Flexible Class E (a-g) / Shops, Restaurants and Café's	2	3	61	-1	32	97
Flexible Class E (a-g) / Financial and Professional Services	1	-2	33	-1	18	
Total	-24	-13	155	202	161	481

*Certificate of Lawfulness **Change of Use

Leisure and Community

Table 3.5 - Jobs created in leisure and community employment uses based on gross floorspace, by use class.

	Southwark jobs created based on floorspace (gross)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
D1 / Class E (e-f) (Medical and Creche / Nursery) and F1(Learning and Non-Residential Institutions)	53	0	58	11	4	126
D2 / Class E (d) (Indoor Sport) and F2(c-d) (Outdoor Sport and Recreation and Swimming or Skating) and Sui Generis (Leisure)	0	0	5	8	14	
Flexible Class E(e-f) / D1	1	1	22	0	26	
Flexible Class E(d) / D2	0	0	8	0	10	
F2(a-b) / Community Shops and Halls	0	0	54	2	10	
Total	54	1	93	19	54	152

*Certificate of Lawfulness **Change of Use

Table 3.6 - Jobs created in leisure and community employment uses based on net floorspace approved, by use class

	Southwark jobs created based on floorspace (net)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
D1 / Class E (e-f) (Medical and Creche / Nursery) and F1(Learning and Non-Residential Institutions)	53	0	1	5	-23	35
D2 / Class E (d) (Indoor Sport) and F2(c-d) (Outdoor Sport and Recreation and Swimming or Skating) and Sui Generis (Leisure)	-39	0	9	8	-2	
Flexible Class E(e-f) / D1	1	-1	15	0	12	
Flexible Class E(d) / D2	0	0	6	0	4	
F2(a-b) / Community Shops and Halls	0	0	-12	2	0	
Total	14	-2	31	12	-8	12

*Certificate of Lawfulness **Change of Use

Visitor Accommodation

Table 3.7 - Jobs created in visitor accommodation employment related uses based on floorspace approved, by use class.

Use Class	Southwark jobs created based on gross floorspace (same as net)
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C1 / Visitor Accommodation	CoL*	PA	Full	Variation	CoU**	Total
Total	0	0	52	48	2	102

*Certificate of Lawfulness **Change of Use

During the plan period, Southwark aims to create at least 58,000 new jobs. This financial year, 8,796 jobs were created across the Borough in various sectors¹. The majority of these jobs were in office spaces, while the fewest were in research or sui generis spaces.

The net gain in office jobs is only half of the gross office jobs created, which is likely due to refurbishments or the reprovision of existing office space. Most of the new jobs came from Full Planning applications, whereas most job losses resulted from Change of Use applications.

The restaurant and cafe industry also saw significant job creation, with an increase of 105 jobs. Flexible Use Class E space for retail also experienced growth, adding 107 jobs. The leisure, sport, and recreation sector saw modest growth with 152 new jobs.

The hospitality sector saw a net gain of 102 jobs through new visitor accommodation approvals. Within Flexible Use Class E² space, the main contributors to job creation were flexible office spaces and flexible shops/professional services spaces.

Key applications driving this progress include the redevelopment of Red Lion Court, Bankside (Ref. 22/AP/1602), approved on 26 October 2023. Landsec has planning permission for this project. It is part of a one million sq. ft development aimed at creating a green office cluster in Southwark. The new Red Lion Court will offer 230,000 sq. ft of Grade A offices, retail, and public space along the River Thames. This scheme is expected to create about 6,654 new full-time equivalent jobs in the first ten years. It also includes commitments to local employment and training, with around 880 jobs (or 88 full-time equivalent) from construction, plus 10 years of estate management and occupation.

A major variation to the Biscuit Factory development (Application Ref: 23/AP/2124) was approved. The main change is an eight-fold increase in office floorspace, from 2,169 sqm to 15,731 sqm. They also proposed flexible employment, retail, leisure, and community uses, adding a net total of 4,989 sqm.

In summary, considerable progress has been made towards the goal of creating at least 58,000 new jobs in Southwark. The creation of 8,796 gross jobs this financial year shows positive momentum, especially in the office sector. The focus on Full Planning applications has effectively generated new job opportunities while managing losses from Change of Use applications.

Strategic Target 5: Aim to provide at least 460,000sqm of new office space in the Central Activity Zones and in town centres.

Central Activity Zone (CAZ)

Table 3.8 - Gross office floorspace approved in the CAZ, by use class (in sqm GIA)

	Office Floorspace Approved in CAZ (gross)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
E(g)(i) / Office	0	0	60498	953	0	61,451
Flexible Class E (a-g) / Office	0	0	155	0	195	350
Flexible Class E(g) / Office	0	0	202	193	5	400
Total	0	0	60,855	1,146	200	62,201

*Certificate of Lawfulness **Change of Use

Table 3.9 - Net office floorspace approved in CAZ, by use class (in sqm GIA)

	Office Floorspace Approved in CAZ (net)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
E(g)(i) / Office	-292	0	31492	1182	0	32,382
Flexible Class E (a-g) / Office	0	0	52	0	4	56
Flexible Class E(g) / Office	0	0	-22	42	5	25
Total	0	0	31,522	1,140	9	32,463

*Certificate of Lawfulness **Change of Use

Town Centres

Table 3.10 - Gross office floorspace approved in Town Centres, by use class (in sqm GIA)

	Office Floorspace Approved in Town Centres (gross)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
E(g)(i) / Office	0	0	74,981	953	0	75,934
Flexible Class E (a-g) / Office	6	0	138	193	105	442
Flexible Class E(g) / Office	0	0	1,800	0	5	1,805
Total	6	0	76,919	1,146	110	78,181

*Certificate of Lawfulness **Change of Use

Table 3.11 - Net office floorspace approved in Town Centres, by use class (in sqm GIA)

Application Type	Office Floorspace Approved in Town Centres (net)					Total
	CoL *	PA	Full	Variation	CoU**	
E(g)(i) / Office	0	0	44,522	1,182	-2,491	43,213
Flexible Class E (a-g) / Office	6	0	250	-1	84	339
Flexible Class E(g) / Office	0	0	1,374	-266	5	1113
Total	6	0	46,146	915	-2406	44,665

*Certificate of Lawfulness **Change of Use

Over the plan period, Southwark aims to create at least 460,000 sqm of new office space in the Central Activity Zone (CAZ) and various Town Centres. This goal seeks to boost the Borough's economy by offering more jobs and supporting business growth. In the financial year 2023-2024, Southwark made substantial progress, delivering about 62,201 sqm of gross office space in the CAZ and 78,181 sqm gross in its Town Centres (some Town Centres are also in the CAZ).

Most of this new office space came from Full Planning Applications, which usually specify office use instead of flexible use. This trend highlights the demand for dedicated office spaces in both the CAZ and Town Centres.

Town Centres saw more flexible office space delivered than the CAZ. This points to different demand patterns: larger, dedicated office spaces are preferred in the CAZ, while Town Centres attract a need for adaptable workspaces. This flexibility meets the changing needs of businesses, especially in the creative and tech sectors that thrive in dynamic environments.

Key projects driving this progress include the redevelopment of Red Lion Court (Ref. 22/AP/1602), mentioned earlier. Also important are the development at 24 Crimscott Street, approved on 20 December 2023, and the project at 25 Mandela Way, approved on 8 February 2024. The nine-storey, mixed-use building at 24 Crimscott Street will offer over 1,700 sqm of flexible office space for the creative sector. Located in the Old Kent Road Town Centre and Opportunity Area, it shows the demand for large office spaces in well-connected areas. Similarly, the redevelopment at 25 Mandela Way (Ref. 23/AP/0950) will include industrial and logistics uses alongside office space, further indicating the need for significant employment space in accessible locations.

Strategic Target 6: Aim to provide an additional 90,000sqm employment floorspace outside the CAZ

Table 3.12 - Gross general employment floorspace approved outside the CAZ, by Use Class (in sqm GIA)

Application Type	Employment Floorspace Approved outside the CAZ (gross)					Total
	CoL *	PA	Full	Variation	CoU**	
E(g)(i) / Office	326	0	3224	15,731	0	19,281
E(g)(ii) / Research	0	0	0	0	0	0
E(g)(iii) / Industrial	163	2,560	386	0	890	3,999
B2 / General Industrial	0	0	4,552	0	0	4,552
B8 / Storage and Distribution	163	0	4,187	0	0	4,350
Flexible Class E (a-g) / Office	18	16	449	0	387	870
Flexible Class E (a-g) / Research and Industrial	36	33	897	0	775	1,741
Flexible Class E(g) / Office	0	0	1,396	0	265	1,661
Flexible Class E(g) / Research and Industrial	0	0	2,791	0	531	3,322
Sui Generis (employment generating)	0	0	0	0	0	0
Total	706	2,609	17,882	15,731	2,848	39,776

*Certificate of Lawfulness **Change of Use

Table 3.13 - Net general employment floorspace approved outside the CAZ, by use class (in sqm GIA)

Application Type	Employment Floorspace Approved outside the CAZ (net)					
	CoL*	PA	Full	Variation	CoU**	Total
E(g)(i) / Office	326	-188	3149	13,562	-1,665	15,184
E(g)(ii) / Research	0	0	-48	0	0	-48
E(g)(iii) / Industrial	-163	2560	-560	-201	547	2,184
B2 / General Industrial	0	0	4,019	0	-479	3,540
B8 / Storage and Distribution	-250	0	3,957	-201	-912	2,595
Flexible Class E (a-g) / Office	18	-9	-56	78	84	116
Flexible Class E (a-g) / Research and Industrial	36	-17	-111	157	169	233
Flexible Class E(g) / Office	0	1	1,396	-2	265	1,660
Flexible Class E(g) / Research and Industrial	0	2	2,792	-4	531	3,320
Sui Generis (employment generating)	-68	0	995	0	81	1,008
Total	-101	2,348	15,533	13,390	-1380	29,791

*Certificate of Lawfulness **Change of Use

Throughout the plan period, Southwark aims to add 90,000 sqm of employment floorspace outside the CAZ. This financial year, it delivered 39,776 sqm of gross employment space outside the CAZ, roughly 40% of the total. A large part of this space came from one application, adding 13,562 sqm of office space. This was linked to a variation application within the Biscuit Factory Development.

The CAZ also delivered more employment floorspace in industrial and storage sectors, along with flexible employment uses. There are significant clusters of strategic and non-strategic protected industrial land outside the CAZ, especially in the Old Kent Road Opportunity Area.

The most floorspace delivered outside the CAZ was office space. This was followed by industrial and warehouse space. Most new employment space came from Variations, Full Planning Applications, or Prior Approval. However, there was a net loss of employment space due to Change of Use and Certificate of Lawfulness applications. This loss may result from converting industrial uses to residential or other suitable uses in those areas, aligning with strategic goals.

In conclusion, Southwark has made considerable progress towards its aim of providing an additional 90,000 sqm of employment floorspace outside the CAZ. Delivering 39,776 sqm of gross employment space this financial year shows positive momentum. Focusing on Full Planning Applications (Major) has effectively generated new employment space while balancing industrial, storage, and office uses.

Strategic Target 7: 76,670sqm net retail floorspace over the plan period.

Borough-wide

Table 3.14 - Net retail floorspace approved across the Borough, by use class (in sqm GIA)

Application Type	Retail floorspace approved Borough-wide (net)					Total
	CoL*	PA	Full	Variation	CoU**	
A1 / E(a) / Retail	-173	2	-60	703	368	840
A2 / E(c) / Financial and Professional Services	-281	-106	-85	181	317	26
A3 / E(b) / Restaurants and Cafés	0	-65	1,212	2,079	481	3,707
A4 + A5 / Sui Generis (Retail)	0	-65	4	587	742	1,268
Flexible Class E (a-g) / Shops, Restaurants and Café's	36	52	1,066	-18	564	1,700
Flexible Class E (a-g) / Financial and Professional Services	18	-26	533	-9	282	798
Total	-400	-208	2,670	3,523	2,754	8,339

*Certificate of Lawfulness **Change of Use

Southwark aims for 76,670 sqm of net retail floorspace by the end of the Southwark Plan 2022. This financial year, the Borough approved 8,339 sqm of net retail space, marking progress towards the target.

Most of the 8,339 sqm increase came from E(b) restaurants, totalling 3,707 sqm. The next closest was Flexible Retail, which includes E(a-c), at 1,700 sqm. Data from the High Streets Data Service³ (HSDS) shows a shift to an experiential economy. Daytime and nighttime footfall has increased, but there was a 2% decrease in spending in 2024.

Most retail development in the Borough was minor (under 1,000 sqm). Major applications, like Red Lion Court (Ref: 22/AP/1602), primarily focused on employment space, with retail included only in small amounts.

CAZ

Table 3.15 - Net retail floorspace approved across the CAZ, by use class (in sqm GIA)

	Retail floorspace approved in CAZ (net)					
Application Type	CoL *	PA	Full	Variation	CoU**	Total
A1 / E(a) / Retail	0	0	186	0	334	520
A2 / E(c) / Financial and Professional Services	0	0	-426	0	100	-326
A3 / E(b) / Restaurants and Café's	0	0	1,234	1,750	318	3,302
A4 + A5 / Sui Generis (Retail)	0	0	61	3	-418	-354
Flexible Class E (a-g) / Shops, Restaurants and Café's	0	0	-109	0	29	-80
Flexible Class E (a-g) / Financial and Professional Services	0	0	-54	0	15	-40
Total	0	0	892	1,753	376	3,021

*Certificate of Lawfulness **Change of Use

Development in the CAZ mirrors the wider Borough trend. The net floorspace approved for restaurants has reached 3,302 sqm. This amount is higher than the total net retail floorspace approved in the CAZ, which is 3,021 sqm.

The main reason for this is the third and fourth largest net changes in retail floorspace in the CAZ. This includes a net loss of –354 sqm for Sui Generis and –326 sqm for E(c) floorspace. A closer look shows that the loss of Sui Generis is mainly due to changes in the nightlife industry. Bars and nightclubs are closing, replaced by smaller venues that offer more use class flexibility.

Local Town Centres

Table 3.16 - Net retail floorspace approved across the Local Town Centres, by use class (in sqm GIA)

	Retail floorspace approved in Local Town Centres (net)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
A1 / E(a) / Retail	0	0	0	0	0	0
A2 / E(c) / Financial and Professional Services	0	0	0	0	0	
A3 / E(b) / Restaurants and Café's	0	0	0	0	0	
A4 + A5 / Sui Generis (Retail)	0	0	0	0	0	
Flexible Class E (a-g) / Shops, Restaurants and Café's	0	0	0	0	0	
Flexible Class E (a-g) / Financial and Professional Services	0	0	0	0	0	
Total	0	0	0	0	0	0

*Certificate of Lawfulness **Change of Use

In Southwark's Local Town Centres, the smallest tier of Town Centres, no retail applications have been approved. So, there has been no change in retail floorspace, either gross or net.

District Town Centres

Table 3.17 - Net retail floorspace approved across the District Town Centres, by use class (in sqm GIA)

	Retail floorspace approved in District Town Centres (net)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
A1 / E(a) / Retail	0	2	35	0	515	553
A2 / E(c) / Financial and Professional Services	0	2	107	0	84	193
A3 / E(b) / Restaurants and Café's	0	2	920	750	481	2,153
A4 + A5 / Sui Generis (Retail)	0	0	0	3	-107	-104
Flexible Class E (a-g) / Shops, Restaurants and Café's	-124	0	807	-18	451	1,116
Flexible Class E (a-g) / Financial and Professional Services	18	0	404	-9	226	638
Total	-106	7	2,273	726	1,648	4,548

*Certificate of Lawfulness **Change of Use

District Town Centres have gained the most retail floorspace in the Borough. They account for a total of 4,548 sqm in proposals. Restaurants claim the biggest share, making up nearly half of this space at 2,153 sqm.

District Town Centres hold the largest amount of E(a) floorspace amongst Town Centre categories.

Elephant and Castle Major Town Centre

Table 3.18 - Net retail floorspace approved in Elephant and Castle Major Town Centre, by use class (in sqm GIA)

Application Type	Retail floorspace approved in Elephant and Castle Major Town Centre (net)					Total
	CoL*	PA	Full	Variation	CoU**	
A1 / E(a) / Retail	0	0	0	0	16	16
A2 / E(c) / Financial and Professional Services	0	0	-544	0	16	-528
A3 / E(b) / Restaurants and Café's	0	0	0	0	0	0
A4 + A5 / Sui Generis (Retail)	0	0	0	0	-187	-187
Flexible Class E (a-g) / Shops, Restaurants and Café's	0	0	86	0	54	140
Flexible Class E (a-g) / Financial and Professional Services	0	0	43	0	27	70
Total	0	0	-415	0	-74	-489

*Certificate of Lawfulness **Change of Use

Elephant and Castle Town Centre has experienced a net loss of -489 sqm, affecting both Sui Generis and Use Class E.

Out of nine applications recorded for Elephant Town Centre in the financial year 23/24, most of the loss links to application Ref: 21/AP/2838 on St George's Road. This application proposes demolishing an office and financial services building to make way for a hotel.

Despite the minor loss in floorspace, footfall in Elephant and Castle Town Centre seems unaffected. The HSDS shows a 7% increase in daytime footfall and an 11% rise in nighttime footfall in 2024.

Peckham Major Town Centre

Table 3.19 - Net retail floorspace approved in Peckham Major Town Centre, by use class (in sqm GIA)

Net retail floorspace approved in Peckham Major Town Centre						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
A1 / E(a) / Retail	0	0	-246	0	0	-246
A2 / E(c) / Financial and Professional Services	0	0	0	0	0	0
A3 / E(b) / Restaurants and Café's	0	0	0	0	0	0
A4 + A5 / Sui Generis (Retail)	0	0	0	141	849	990
Flexible Class E (a-g) / Shops, Restaurants and Café's	0	0	-34	128	0	94
Flexible Class E (a-g) / Financial and Professional Services	0	0	-17	186	0	169
Total	0	0	-297	454	849	1,006

*Certificate of Lawfulness **Change of Use

As a result of application ref: 21/AP/3107 (Unit 4 and 5 of Dovedale Business Centre), Peckham has a positive net floorspace change for the financial year 23/24. It shows a Sui Generis net floorspace gain of 849 sqm and adds a new drinking establishment. Overall, the total net gain in retail floorspace is 1,006 sqm.

Like Elephant and Castle, Peckham experienced a rise in footfall but a drop in spending on its high street in 2024.

Canada Water Opportunity Area

Table 3.20 – Net retail floorspace approved in Canada Water Opportunity Area, by use class (in sqm GIA)

	Net retail floorspace approved in Canada Water Opportunity Area					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
A1 / E(a) / Retail	0	0	0	-6	0	-6
A2 / E© / Financial and Professional Services	0	0	0	0	0	0
A3 / E(b) / Restaurants and Café's	0	0	0	-6	0	-6
A4 + A5 / Sui Generis (Retail)	0	-65	0	-12	0	-77
Flexible Class E (a-g) / Shops, Restaurants and Café's	0	0	24	0	0	24
Flexible Class E (a-g) / Financial and Professional Services	0	0	-84	0	0	-84
Total	0	-65	-60	-23	0	-148

*Certificate of Lawfulness **Change of Use

Canada Water lacks retail development, showing a net loss of -148sqm in relevant uses. This partly results from the early stages of the Canada Water regeneration project. According to HSDS, footfall and spending in the Opportunity Area have dropped by 13% and 9%, respectively. Although the table shows minor losses, it doesn't capture the broader regeneration planned under the Canada Water Masterplan. This plan, under Application Ref 18/AP/1604, approved up to 82,318sqm of development, including 4,900sqm of Affordable Retail space. In January 2023, Outline Planning Permission (Ref. 21/AP/2655) was secured for Unit 1 and 4 of Canada Water Retail Park which includes an additional 2,000 to 7,000sqm Use Class E space.

Strategic Target 8: 52 Hectares of land is designated as Strategic Protected Industrial Land or Locally Significant Industrial Sites

32 hectares of land is identified as SPIL in the Southwark Plan 2022. Further details on the development pipeline and completions for the FY23-24 as per below:

Table 3.21 - Applications approved within Strategic Protected Industrial Land, by use class and gross sqm (GIA)

ID	Name	Hectares	Applications	Industrial Uses* Net approved (sqm GIA)	Industrial Uses* Net completed
SPIL1	Discovery Business Park	22,477.13	None	None	None
SPIL2	Galleywall and Bermondsey Trading Estates, Bermondsey railway arches and Rotherhithe Business Estate	144,364.2	23/AP/2024	2560 sqm (E(g)(iii) * / Small Industrial)	None
SPIL3	Admiral Hyson Trading Estate	68,56.37	None	None	None
SPIL4	Integrated Waste Management Facility, Electricity Substation and Ormside Street	117,163.13	None	None	None
SPIL5	Glengall Road Business Centre	13,234.49	None	None	None
SPIL6	Old Jamaica Road Business Estate	16,401.95	None	None	None

*Certificate of Lawfulness **Change of Use *** (E(g)(ii), E(g)(iii), B2, B8 and sui generis industrial generating)

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

Table 3.22 - Applications approved within Locally Significant Industrial Sites, by use class and gross sqm (GIA)

ID	Name	Hectares	Applications	Industrial Uses* Net Gain	Other Employment Uses Net Gain	Retail Uses Net Gain	Leisure Uses Net Gain	Housing Net Gain
LSIS	Mandela Way	123097.67	23/AP/0950	12,561 sqm (B2/B8/E(g))	12,561 sqm (B2/B8/E(g))	None	None	None
LSIS	Hatcham and Ilderton Road	61679.81	22/AP/3849 23/AP/2226 21/AP/4757	-617 sqm (E(g)(iii) and B8) -1,420 sqm (Sui Generis)	-454 sqm (E(g)(i)) 97.3 sqm (Flexible Use Class E))	None	None	219 homes

*Certificate of Lawfulness **Change of Use

Within the Strategic Protected Industrial Land (SPIL), there was little activity, with just one application approved (Ref. 23/AP/2024). This led to the approval of 2,560 sqm of small industrial space (E(g)(iii)). As this application was for vacant land and only proposed industrial uses, it meets Policy P29. Policy P29 supports the protection and growth of strategic industrial uses.

In the Old Kent Road Opportunity Area, much of the industrial land is set for mixed-use development. Locally Significant Industrial Sites (LSIS) are being intensified for residential and industrial co-location. This supports industrial development alongside new homes while protecting residential amenity. Mandela Way LSIL saw significant growth, adding 12,561 sqm (B2/B8/E(g)) of flexible employment space to meet future tenant needs. In contrast, Hatcham and Ilderton Road LSIL lost 2,037 sqm of industrial space across three applications. Application Ref 22/AP/3849 aimed to reduce mezzanine floorspace for a more flexible layout, attracting future occupants. Application Ref 23/AP/2226 led to a net loss of office space in an existing warehouse, which was replaced by a mixed-use building (office and residential). Lastly, Application Ref 21/AP/4757 involved demolishing the Jewson builders' merchants to build a mixed-use facility. This new facility will include homes, amenity spaces, and public realm improvements.

Strategic Target 9: Development proposing 500sqm GIA or more employment deliver 10% affordable workspace

Table 3.23 - Gross affordable workspace approved by sqm (GIA)

Description	Total (gross)
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Affordable Workspaces Applicable schemes (sqm)	91,831
Affordable Workspaces consented within applicable schemes (sqm)	9,546

*Certificate of Lawfulness **Change of Use

The Southwark Plan 2022 aims for 10% of its approved employment schemes (Class Eg, B2, B8, and 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.

In the 2023-24 financial year, most affordable workspaces came from Full Applications. Only about 21% of those providing affordable workspace came from Minor Material Amendments. Most Full Applications for affordable workspaces were in the CAZ, with others in the Old Kent Road. Only one scheme, the Biscuit Factory, was approved in Bermondsey.

In the CAZ, affordable workspaces consist of leased and serviced offices. In the Old Kent Road, applications offered a mix of workspaces, including offices, light-industrial, co-working spaces, workshops, artist studios, and flexible uses.

The two main schemes for affordable workspaces were 25 Mandela Way (Ref. 23/AP/0950) and Biscuit Factory (Ref. 23/AP/2124), each providing over 1,000sqm. The 25 Mandela Way scheme will offer affordable light industrial and office spaces, while the Biscuit Factory will focus on affordable office workspaces. Other notable Full Applications include 74-84 Long Lane (Ref. 22/AP/2492) and Ludgate House (Ref. 22/AP/2295), which will also deliver affordable office spaces in the CAZ.

Note that the affordable workspaces above do not include Reserved Matter applications. In FY 2023-24, several Reserved Matter applications for the Canada Water Retail Park (Ref. 21/AP/2655) were approved. These applications (Ref. 23/AP/0562, 23/AP/0564, 23/AP/0565, and 23/AP/0566) will deliver over 8,000sqm of affordable workspaces and alternative options.

No affordable workspace schemes have finished construction this financial year. For the latest monitoring on affordable workspaces, please view the Council's interactive monitoring map [here](#).

In conclusion, in FY23-24, 6.2% of the sqm proposed in applicable schemes was secured through S106 agreements for Affordable Workspace, falling short of the 10% goal.

Strategic Target 10: Encourage creative and vibrant uses within 800 railway arches

Table 3.24 - Gross non-residential employment floorspace approved within Railway Arches, by use class (in sqm GIA)

Application Type	Non-residential Approvals in Railway Arches (gross)					
	CoL*	PA	Full	Variation	CoU**	Total

E(g)(i) / Office	0	0	5	15731	0	15,736
E(g)(ii) / Research	0	0	5	0	99	104
E(g)(iii) / Industrial	0	0	5	0	99	104
B2 / General Industrial	0	0	0	365	0	365
B8 / Storage and Distribution	0	0	0	0	0	0
Flexible Class E (a-g) / Office	0	0	0	0	26	26
Flexible Class E (a-g) / Research and Industrial	0	0	0	0	52	52
Flexible Class E(g) / Office	0	0	0	0	26	26
Flexible Class E(g) / Research and Industrial	0	0	0	0	52	52
Sui Generis (employment generating)	0	0	0	2,081	55	2,136
D1 / Class E (e-f) (Medical and Nursery) and F1(Learning and Non-Residential Institutions)	0	0	32	493	0	525
D2 / Class E (d) (Indoor Sport) and F2(c-d) (Outdoor Sport and Swimming or Skating) and Sui Generis (Leisure)	0	0	16	493	406	915
Flexible Class E(e-f) / D1	0	0	0	0	52	52
Flexible Class E(d) / D2	0	0	0	0	26	26
F2(a-b) / Community Shops and Halls	0	0	0	0	0	0
A1 / E(a) / Retail	0	0	117	680	431	1,228
A2 / E(c) / Financial and Professional Services	0	0	117		120	237
A3 / E(b) / Restaurants and Cafés	0	0	117	680	431	1,228
A4 + A5 / Sui Generis (Retail)	0	0	0	680	536	1,216
Flexible Class E (a-g) / Shops, Restaurants and Café's	0	0	0	0	52	52
Flexible Class E (a-g) / Financial and Professional Services	0	0	0	0	26	26
Total	0	0	414	21,203	2,489	24,106

*Certificate of Lawfulness **Change of Use

Table 3.25 - Net non-residential employment floorspace approved within Railway Arches, by use class (in sqm GIA)

Application Type	Non-residential Approvals in Railway Arches (net)					
	CoL*	PA	Full	Variation	CoU**	Total
E(g)(i) / Office	0	0	-185	13,562	0	13,377
E(g)(ii) / Research	0	0	-1	0	99	98
E(g)(iii) / Industrial	0	0	-10	0	-363	-373

B2 / General Industrial	0	0	0	0	-215	-215
B8 / Storage and Distribution	0	0	0	0	-97	-97
Flexible Class E (a-g) / Office	0	0	0	0	26	26
Flexible Class E (a-g) / Research and Industrial	0	0	0	0	52	52
Flexible Class E(g) / Office	0	0	0	0	26	26
Flexible Class E(g) / Research and Industrial	0	0	0	0	52	52
Sui Generis (employment generating)	0	0	0	995	-109	886
D1 / Class E (e-f) (Medical and Creche / Nursery) and F1(Learning and Non-Residential Institutions)	0	0	-194	493	0	299
D2 / Class E (d) (Indoor Sport) and F2(c-d) (Outdoor Sport and Recreation and Swimming or Skating) and Sui Generis (Leisure)	0	0	0	493	406	899
Flexible Class E(e-f) / D1	0	0	0	0	52	52
Flexible Class E(d) / D2	0	0	0	0	26	26
F2(a-b) / Community Shops and Halls	0	0	0	0	0	0
A1 / E(a) / Retail	0	0	-17	584	431	998
A2 / E(c) / Financial and Professional Services	0	0	-17	0	-114	-131
A3 / E(b) / Restaurants and Café's	0	0	-17	584	431	998
A4 + A5 / Sui Generis (Retail)	0	0	0	584	0	584
Flexible Class E (a-g) / Shops, Restaurants and Cafés	0	0	0	0	52	52
Flexible Class E (a-g) / Financial and Professional Services	0	0	0	0	26	26
Total	0	0	-441	17,295	781	17,635

*Certificate of Lawfulness **Change of Use

In 2023/24, the Borough has made progress on its vision for railway arches. The policy aims to support commercial and community activities. It also promotes industrial uses in Strategic Protected Industrial Land and improves pedestrian experiences along the Low Line walking routes. The approvals amount to 10 schemes, which add up to 24,106 sqm of proposed employment space (17,635 sqm net).

Strategic Target 11: Provide at least 1,000 new green jobs through the Southwark Green New Deal

The Council aims to create 2,000 green jobs from 2022 to 2026. These jobs result from the Council's direct actions or influence. The table below shows the breakdown by source. Since 2022, a total of 1,817 green jobs have been created.

Table 3.26 - Gross green jobs generated through new approved, by type

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

*Certificate of Lawfulness **Change of Use

Strategic Target 2 Southwark's Places

Area Visions

Aylesbury

Table 3.27 - Gross non-residential employment floorspace approved within Aylesbury, by employment category (in sqm GIA)

Application Type	Aylesbury Employment Floorspace (gross)					
	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	0	0	0	0
Leisure and Community Space	0	0	0	0	0	0
Retail Space	0	0	0	87	9	96
Total	0	0	0	87	9	96

*Certificate of Lawfulness **Change of Use

Table 3.28 - Net non-residential employment floorspace approved within Aylesbury, by employment category (in sqm GIA)

Application Type	Aylesbury Employment Floorspace (net)					
	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	0	0	0	0
Leisure and Community Space	0	0	0	0	-9	-9
Retail Space	0	0	0	87	9	96
Total	0	0	0	87	0	87

*Certificate of Lawfulness **Change of Use

Aylesbury Vision Area aims for a 900sqm increase in employment space and a 6,800sqm rise in retail, leisure, and community floorspace during the Southwark 2022 plan period. These goals align with a residential capacity of 1,500 units.

No applications were approved that resulted in the addition or reduction of employment space in the financial year 23/24. There was a small loss of 9sqm in leisure and community space. Retail was the only use class to gain floorspace, with an increase of 96sqm. Aylesbury has seen just two applications for non-residential development, which explains the low figures, as most developable space is set aside for housing.

Bankside and the Borough

Table 3.29 - Gross non-residential employment floorspace approved within Bankside and the Borough, by employment category (in sqm GIA)

	Bankside and The Borough Employment Floorspace (gross)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	41,146	801	1087	43034
Leisure and Community Space	0	0	431	0	389	820
Retail Space	0	0	1241	801	998	3040
Total	0	0	42818	1602	2474	46894

*Certificate of Lawfulness **Change of Use

Table 3.30 - Net non-residential employment floorspace approved within Bankside and the Borough, by employment category (in sqm GIA)

	Bankside and The Borough Employment Floorspace (net)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	18,788.6	747	-619	18,917
Leisure and Community Space	0	0	-2	0	389	387
Retail Space	0	0	940	747	998	2,685
Total	0	0	19,727	1,494	768	21,989

*Certificate of Lawfulness **Change of Use

Bankside and Borough has seen the most development in Southwark. In 23/24, they approved 46,894 sqm of non-residential gross floorspace. Most of this space (43,034 sqm) is for employment use. This adds a net 18,917 sqm of employment floorspace in one year. This is about 30% of the area vision's target of 60,000 sqm.

Bermondsey

Table 3.31 - Gross non-residential employment floorspace approved within Bermondsey, by employment category (in sqm GIA)

	Bermondsey Employment Floorspace (gross)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	878	0	7,682	15,731	325	24,616
Leisure and Community Space	0	0	70	986	39	1,095
Retail Space	0	0	245	2040	947	3,232
Total	878	0	7,997	18,757	1311	28,943

*Certificate of Lawfulness **Change of Use

Table 3.32 - Net non-residential employment floorspace approved within Bermondsey, by employment category (in sqm GIA)

	Bermondsey Employment Floorspace (net)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	-240	49.2	4134	13562	-298	17,207

Leisure and Community Space	0	49.2	-90	986	39	984
Retail Space	0	-59	245	1752	184	2,122
Total	-240	40	4,289	16,300	-75	20,314

*Certificate of Lawfulness **Change of Use

Bermondsey Area Vision shifts focus from employment to residential; retail, community, and leisure uses. South Bermondsey is marked for strategic industrial use, as outlined in the Old Kent Road Area Action Plan. The rest of the Bermondsey Vision Area aims for a net loss of employment floorspace, targeting -10,935sqm, despite a proposed gross increase of 22,073sqm. In contrast, retail, leisure, and community uses are expected to rise by 9,992sqm by the end of the Southwark Plan 2022 period.

While most applications did not greatly increase employment floorspace, two notable ones did. The first is a major variation to the Biscuit Factory development (application ref: 23/AP/2124), which increased the proposed office space eight-fold, from 2,169sqm to 15,731sqm. This also included an additional 4,989sqm for flexible employment, retail, leisure, and community uses and secured Affordable Workspace at 10% of the proposed employment space.

The second major increase in employment space is from Application Ref: 22/AP/2492 (78-84 Long Lane). This application proposed demolishing an existing office building to build an 11-storey office building, adding 4,716sqm of net floorspace. Many applications aligned with Bermondsey's Vision Area goals by replacing employment space with retail, leisure, community uses, or residential developments. A notable case is application ref: 22/AP/0182, proposing a net loss of -628sqm retail floorspace to create nine self-contained flats.

Blackfriars Road

Table 3.33 - Gross non-residential employment floorspace approved within Blackfriars Road, by employment category (in sqm GIA)

Application Type	Blackfriars Road Employment Floorspace (gross)					Total
	CoL*	PA	Full	Variation	CoU**	
Employment Space	0	0	7,911	123	0	8,034
Leisure and Community Space	0	0	0	123	500	623
Retail Space	0	0	321	0	0	321
Total	0	0	8,232	246	500	8,978

*Certificate of Lawfulness **Change of Use

Table 3.34 - Net non-residential employment floorspace approved within Blackfriars Road, by employment category (in sqm GIA)

Application Type	Blackfriars Road Employment Floorspace (net)					Total
	CoL*	PA	Full	Variation	CoU**	
Employment Space	-124	0	7,911	123	-188.5	7,722
Leisure and Community Space	0	0	0	123	61	184
Retail Space	0	0	321	0	-252	70
Total	-124	0	8,232	246	-379	7,975

*Certificate of Lawfulness **Change of Use

Blackfriars Road has the second highest employment targets, with 195,298 sqm gross and 110,018 sqm net. For retail, community, and leisure, Blackfriars Road ranks highest, aiming for 17,191 sqm gross and 15,308 sqm net.

In the financial year 23/24, progress has been made towards these targets. The total net floorspace proposed in the Blackfriars Road Vision Area is 7,975 sqm. Most of this comes from Application Ref: 22/AP/2295 (Ludgate House), which received approval for 7,911 sqm of office space and 321 sqm of flexible retail space.

Camberwell

Table 3.34 - Gross non-residential employment floorspace approved within Camberwell, by employment category (in sqm GIA)

Application Type	Camberwell Employment Floorspace (gross)					Total
	CoL*	PA	Full	Variation	CoU**	
Employment Space	54	0	0	0	0	54
Leisure and Community Space	54	0	572	0	0	626
Retail Space	54	0	165	0	352	571
Total	162	0	737	0	352	1251

*Certificate of Lawfulness **Change of Use

Table 3.35 - Net non-residential employment floorspace approved within Camberwell, by employment category (in sqm GIA)

Application Type	Camberwell Employment Floorspace (net)					Total
	CoL*	PA	Full	Variation	CoU**	
Employment Space	54	0	-502	0	0	-448
Leisure and Community Space	54	0	572	0	-510	116
Retail Space	-400	-67	17	0	352	-98
Total	-292	-67	87	0	-158	-430

*Certificate of Lawfulness **Change of Use

Camberwell saw a loss of residential uses in the financial year 23/24, with a total net loss of -430sqm. This loss was a result of Certificate of Lawfulness and Prior Approval applications. These developments were not a result of full planning permissions. Examples of applications include the approved redevelopment of the former Camberwell Police Station into a nursery (application ref: 23/AP/1661).

Crystal Palace and Gipsy Hill

Table 3.37 – Gross non-residential employment floorspace approved within Crystal Palace and Gipsy Hill, by employment category (in sqm GIA)

Crystal Palace and Gipsy Hill Employment Floorspace (gross)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	0	0	0	0
Leisure and Community Space	0	0	0	0	0	0
Retail Space	0	0	0	0	0	0
Total	0	0	0	0	0	0

*Certificate of Lawfulness **Change of Use

Table 3.38 – Net non-residential employment floorspace approved within Crystal Palace and Gipsy Hill, by employment category (in sqm GIA)

Crystal Palace and Gipsy Hill Employment Floorspace (net)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	0	0	0	0
Leisure and Community Space	0	0	0	0	0	0
Retail Space	0	0	0	0	0	0
Total	0	0	0	0	0	0

*Certificate of Lawfulness **Change of Use

The Area Vision for Crystal Palace and Gipsy Hill focuses on conservation and preservation. The area has a unique character and a range of shops. The only identified need is for modest residential development. This is shown in the Vision Area's development targets, which include 0 sqm of proposed employment space, both net and gross. There is also 0 sqm of proposed retail, community, and leisure space.

Dulwich

Table 3.39 – Gross non-residential employment floorspace approved within Dulwich, by employment category (in sqm GIA)

Dulwich Employment Floorspace (gross)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	0	0	0	0
Leisure and Community Space	2,365	0	977	0	0	3,342
Retail Space	0	0	0	0	0	0
Total	2,365	0	977	0	0	3,342

*Certificate of Lawfulness **Change of Use

Table 3.40 – Net non-residential employment floorspace approved within Dulwich, by employment category (in sqm GIA)

Dulwich Employment Floorspace (net)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	0	0	0	0
Leisure and Community Space	0	0	670	0	0	670
Retail Space	0	0	0	0	0	0
Total	0	0	670	0	0	670

*Certificate of Lawfulness **Change of Use

Dulwich has low development targets due to the high number of heritage and conservation assets and areas of protected open space such as Metropolitan Open Land (MOL). It has no target for employment floorspace and the second lowest housing capacity of all Vision Areas. There is potential for retail, leisure, and community spaces, evident from the 23/24 non-residential approvals. A total of 670sqm of leisure and community floorspace has been improved.

East Dulwich

Table 3.41 – Gross non-residential employment floorspace approved within East Dulwich by employment category (in sqm GIA)

East Dulwich Employment Floorspace (gross)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	50	0	0	50
Leisure and Community Space	0	0	78	0	120	198
Retail Space	0	0	87	0	0	87
Total	0	0	215	0	120	335

*Certificate of Lawfulness **Change of Use

Table 3.42 – Net non-residential employment floorspace approved within East Dulwich, by employment category (in sqm GIA)

East Dulwich Employment Floorspace (net)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	-180	0	0	-180
Leisure and Community Space	0	0	35	0	120	155
Retail Space	0	0	17	0	0	17
Total	0	0	-128	0	120	-8

*Certificate of Lawfulness **Change of Use

East Dulwich has applications for employment, retail, leisure, and community space, though the total is modest. The net approved floorspace in this Vision Area is -8sqm, showing a small loss, mainly due to a -180sqm reduction in employment floorspace. However, retail, leisure, and community spaces have witnessed growth.

The development targets push for non-residential growth on a good scale. The aim is a net increase of 3,741sqm for employment floorspace and 3,947sqm for retail, leisure, and community uses.

Elephant and Castle

Table 3.43 – Gross non-residential employment floorspace approved within Elephant and Castle, by employment category (in sqm GIA)

Application Type	Elephant and Castle Employment Floorspace (net)					
	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	522	0	35	557
Leisure and Community Space	0	0	278	0	205	483
Retail Space	0	0	260	0	116	376
Total	0	0	1,060	0	356	1,416

*Certificate of Lawfulness **Change of Use

Table 3.44 – Net non-residential employment floorspace approved within Elephant and Castle, by employment category (in sqm GIA)

Application Type	Elephant and Castle Employment Floorspace (net)					
	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	-682	0	35	-647
Leisure and Community Space	0	0	-401	0	205	-196
Retail Space	0	0	-546	0	-71	-617
Total	0	0	-1,629	0	169	-1,460

*Certificate of Lawfulness **Change of Use

The Elephant and Castle Area Vision aims high, targeting 135,101 sqm of gross employment space and a net gain of 384,658 sqm. It also seeks to add 39,960 sqm in retail, leisure, and community areas. The area has seen major developments, especially at Elephant Park and One the Elephant. These projects delivered 4,261 homes, 13,500 sqm of retail space, 6,000 sqm of employment space, and 5,300 sqm for community use.

There was a small gain of 1,416 sqm in proposed employment space, but the area faced a net loss of 1,460 sqm. This loss mainly came from redeveloping sites like St Georges Road, where existing buildings were demolished to build new mixed-use developments.

Herne Hill and North Dulwich

Table 3.45 – Gross non-residential employment floorspace approved within Herne Hill and North Dulwich, by employment category (in sqm GIA)

	Herne Hill and North Dulwich Employment Floorspace (gross)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	0	0	0	0
Leisure and Community Space	0	0	0	0	0	0
Retail Space	0	0	0	0	33	33
Total	0	0	0	0	33	33

*Certificate of Lawfulness **Change of Use

Table 3.46 – Net non-residential employment floorspace approved within Herne Hill and North Dulwich, by employment category (in sqm GIA)

	Herne Hill and North Dulwich Employment Floorspace (net)					
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	-188	0	0	0	-188
Leisure and Community Space	0	0	0	0	0	0
Retail Space	0	0	0	0	0	0
Total	0	-188	0	0	0	-188

*Certificate of Lawfulness **Change of Use

In the Herne Hill and North Dulwich Area Vision only two applications were approved. One was for a Prior Approval to convert an office into two flats on Carver Road, which resulted in a loss of 188 sqm of employment space. The other application changed a hot food takeaway into a nail salon.

London Bridge

Table 3.47 – Gross non-residential employment floorspace approved within London Bridge, by employment category (in sqm GIA)

London Bridge Employment Floorspace (gross)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	166	0	0	166
Leisure and Community Space	0	0	0	0	0	0
Retail Space	0	0	175	0	0	175
Total	0	0	341	0	0	341

*Certificate of Lawfulness **Change of Use

Table 3.48 – Net non-residential employment floorspace approved within London Bridge, by employment category (in sqm GIA)

London Bridge Employment Floorspace (net)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	166	0	0	166
Leisure and Community Space	0	0	0	0	0	0
Retail Space	0	0	92	0	0	92
Total	0	0	258	0	0	258

*Certificate of Lawfulness **Change of Use

In the London Bridge Area Vision there were only two applications for employment uses. They resulted in a gross increase of 341 sqm and a net gain of 258 sqm in employment floorspace.

One notable project was at 6 More London Place. It included an extension to the ground floor reception, a new facilities management entrance, external office amenity space, PV panels, a green roof, and other alterations. A smaller application involved demolishing a single-storey rear extension and building a new one at an existing restaurant.

Nunhead

Table 3.49 – Gross non-residential employment floorspace approved within Nunhead, by employment category (in sqm GIA)

Nunhead Employment Floorspace (gross)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	0	0	0	0
Leisure and Community Space	0	0	0	0	0	0
Retail Space	0	0	0	0	0	0
Total	0	0	0	0	0	0

*Certificate of Lawfulness **Change of Use

Table 3.50 – Net non-residential employment floorspace approved within Nunhead, by employment category (in sqm GIA)

Nunhead Employment Floorspace (net)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	-39	0	0	0	-39
Leisure and Community Space	0	-39	0	0	0	-39
Retail Space	0	-39	0	0	0	-39
Total	0	-117	0	0	0	-117

*Certificate of Lawfulness **Change of Use

The Nunhead Area Vision does not set specific strategic targets but aims to help meet Southwark's housing needs by developing infill sites. In 23/24, planning activity was limited, with just one employment-related application. This was a Prior Approval to change a ground floor commercial unit (Class E) into two flats (Class C3).

Old Kent Road

Table 3.51 – Gross non-residential employment floorspace approved within Old Kent Road, by employment category (in sqm GIA)

Old Kent Road Employment Floorspace (gross)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	652	2,562	13,516	453	2,357	19,540
Leisure and Community Space	0	0	1,132	0	770	1,902
Retail Space	0	7	1,132	910	672	2,721
Total	652	2,570	15,780	1,363	3,799	24,164

*Certificate of Lawfulness **Change of Use

Table 3.52 – Net non-residential employment floorspace approved within Old Kent Road, by employment category (in sqm GIA)

Old Kent Road Employment Floorspace (net)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	2,562	11,988	-198	692	15,044
Leisure and Community Space	0	0	1,132	0	770	1,902
Retail Space	0	7	1,075	-3	562	1,641
Total	0	2,570	14,195	-201	2,024	18,588

*Certificate of Lawfulness **Change of Use

In the Old Kent Road Area Vision there was a total gain of 24,164 sqm in employment, retail, and leisure/community floorspace. The net gain reached 18,588 sqm. Approximately 80% of the approved floorspace focused on employment, especially in B2/B8 uses (industrial and storage/distribution).

Most changes came from Full Applications, with some from Prior Approval. Most employment space was B2/B8 uses, some on protected industrial land. Old Kent Road has the largest clusters of this in Southwark. A key development on protected land was the car park next to 25 Mandela Way. This project involves demolishing existing structures and building up to four storeys for industrial and logistics (Use Class B2, B8, and Class E(g)). There were also applications for new development on site allocations, proposing flexible uses to adapt to market needs. For example, the Gate House development received approval to change the commercial floorspace at ground and mezzanine levels from Class B1 to Use Class E.

Peckham

Table 3.53 – Gross non-residential employment floorspace approved within Peckham, by employment category (in sqm GIA)

Peckham Employment Floorspace (gross)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	2783	0	0	2,783
Leisure and Community Space	0	0	975	0	0	975
Retail Space	0	0	975	444	1,098	2,517
Total	0	0	4,733	444	1,098	6,275

*Certificate of Lawfulness **Change of Use

Table 3.54 – Net non-residential employment floorspace approved within Peckham, by employment category (in sqm GIA)

Peckham Employment Floorspace (net)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	1,138	-244	0	894
Leisure and Community Space	0	0	-252	-96	-849	-1,197
Retail Space	0	0	105	430	849	1,384
Total	0	0	991	90	0	1,081

*Certificate of Lawfulness **Change of Use

Within the Peckham Area Vision this year, the total employment, retail, and leisure/community floorspace saw a gain of 6,275 sqm, with a net gain of 1,081 sqm. Most growth came from new retail and employment spaces, especially in E(a) (shops) and Sui Generis (bars/pubs).

However, there was a loss in F1 and F2(a and b) leisure and community floorspace. This loss resulted from specific applications, like changing the use of a Class F1(b) gallery to a Sui Generis food and drink establishment and retaining a bar at Unit 4 and Unit 5 Dovedale Business Centre. Additionally, an application at Tayo Situ House reduced community space to expand adult social care accommodation.

A key development this year is the approval of the Peckham Rye Station redevelopment. This project involves partial demolition and changes to Peckham Rye Station. It will create a new two-storey concourse for better circulation, stairs, and lifts. The plan also includes an extra stair and lift on platform 1, remodelling the booking hall for improved facilities and accessibility, and demolishing 1-4 Holly Grove to build a new structure with lifts, stairs, an electrical substation, and staff accommodation. The project will also create a new station forecourt and entrance facing west into Dovedale Court and an improved pedestrian entrance on Blenheim Grove.

Rotherhithe

Table 3.55 – Gross non-residential employment floorspace approved within Rotherhithe, by employment category (in sqm GIA)

Rotherhithe Employment Floorspace (gross)

Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	36	0	0	36
Leisure and Community Space	0	0	72	0	0	72
Retail Space	0	0	36	0	0	36
Total	0	0	144	0	0	144

*Certificate of Lawfulness **Change of Use

Table 3.56 – Net non-residential employment floorspace approved within Rotherhithe, by employment category (in sqm GIA)

Rotherhithe Employment Floorspace (net)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	-87	-87	36	-6	0	-144
Leisure and Community Space	0	-87	36	0	0	-51
Retail Space	0	-152	-60	-23	0	-235
Total	-87	-326	12	-29	0	-430

*Certificate of Lawfulness **Change of Use

In the Rotherhithe Area Vision, there was a net loss of 430 sqm in employment, retail, leisure, and community space. This loss mainly came from Prior Approval applications that converted spaces into housing. This change supports the vision's goal to provide new homes and keep residential growth a priority.

Notably, significant approvals have been made within the Canada Water Masterplan, which is now under construction. Adopted in 2015, the Canada Water Area Action Plan identified 18 sites for development, and most of these are now complete. These projects have delivered over 1,200 homes, 1,300 sqm of employment floorspace, 900 sqm of retail floorspace, and 7,000 sqm of community facilities. Moreover, approved or under-construction sites will add 407 homes, 610 sqm of retail floorspace, and 300 sqm of community facilities.

Walworth

Table 3.57 – Gross non-residential employment floorspace approved within Walworth, by employment category (in sqm GIA)

Walworth Employment Floorspace (gross)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	0	0	0	0

Leisure and Community Space	0	0	139	0	0	139
Retail Space	0	0	0	0	0	0
Total	0	0	139	0	0	139

*Certificate of Lawfulness **Change of Use

Table 3.58 – Net non-residential employment floorspace approved within Walworth, by employment category (in sqm GIA)

Walworth Employment Floorspace (net)						
Application Type	CoL*	PA	Full	Variation	CoU**	Total
Employment Space	0	0	0	0	0	0
Leisure and Community Space	0	0	29	0	0	29
Retail Space	0	0	0	0	0	0
Total	0	0	29	0	0	29

*Certificate of Lawfulness **Change of Use

Development in the Walworth Area Vision focused on the improvement of leisure and community areas, resulting in a small net gain of 29 sqm. This increase mainly came from a project at Walworth Garden. The project expanded facilities and added renewable energy systems.

Completions

This section of the report outlines how much employment floorspace has been completed across the financial year. This has been split out by type of employment floorspace, being either employment or retail, community, and leisure. The data is presented in the below tables by Use Class as well as by 'major' or 'minor' applications.

Employment Completions

Minor Schemes

Net employment floorspace completed in minor schemes by financial year (sqm)							
Financial Year	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Sui Generis (Employment)	Total
2023-2024	-548	-292	482	-1,105	673	-734	-1,503

Table 3.59 – Net employment floorspace completed in minor schemes by financial year (sqm)

Gross employment floorspace completed in minor schemes by financial year (sqm)							
Financial Year	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Sui Generis (Employment)	Total
2023-2024	676	648	648	0	876	231	3,079

Table 3.60 – Gross employment floorspace completed in minor schemes by financial year (sqm)

Major Schemes

Net employment floorspace completed in major schemes by financial year (sqm)							
Financial Year	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Sui Generis (Employment)	Total
2023-2024	1,4230	-1,590	1,526	0	0	0	14,166

Table 3.61 – Net employment floorspace completed in major schemes by financial year (sqm)

Gross employment floorspace completed in major schemes by financial year (sqm)							
Financial Year	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Sui Generis (Employment)	Total
2023-2024	31,866	3,297	10,598	0	0	0	45,760

Table 3.62 – Gross employment floorspace completed in major schemes by financial year (sqm)

This year, most of the growth was delivered through major applications, which contributed 45,760sqm of gross employment floorspace, resulting in a net increase of 14,166sqm. Minor applications added a gross of 3,079sqm, although this was offset by a net loss of 1,503sqm. A sizeable portion of this can be attributed to applications for Change of Use or variations aimed at converting employment space into residential uses. The delivery of employment space was predominantly driven by office development, which accounted for 32,542sqm of gross space and a net increase of 14,778sqm, followed by industrial and research space.

A notable example of significant delivery is the New Territorial Headquarters at Denmark Hill, a new 55,000 sq. ft, six-storey facility. This building features flexible office space designed to support smart working for up to 450 employees and Salvation Army officers.

The industrial sector has seen significant growth, with a leading example being the mixed-use development at 313-349 Ilderton Road in South Bermondsey. This development, part of the Old

Kent Road regeneration area, provides 1,526sqm of commercial floor space, 250 student accommodation bed spaces, and 58 residential units.

Retail, Community and Leisure Completions

Minor Schemes

Net completions of minor schemes involving retail, leisure, and community floorspace by financial year (sqm)									
Financial Year	E(a)	E(b)	E(c)	E(d)	E(e)	E(f)	Sui Generis	F	Total
2023-2024	-347	604	-218	50	15	15	395	-9	506

Table 3.63 – Net completions of minor schemes involving retail, leisure, and community floorspace by financial year (sqm)

Gross completions of minor schemes involving retail, leisure, and community floorspace by financial year (sqm)									
Financial Year	E(a)	E(b)	E(c)	E(d)	E(e)	E(f)	Sui Generis	F	Total
2023-2024	267	235	501	93	1,032	539	863	0	3,531

Table 3.64 – Gross completions of minor schemes involving retail, leisure, and community floorspace by financial year (sqm)

Major Schemes

Net completions of major schemes involving retail, leisure, and community floorspace by financial year (sqm)									
Financial Year	E(a)	E(b)	E(c)	E(d)	E(e)	E(f)	Sui Generis	F	Total
2023-2024	121	208	0	0	0	3,382	-1017	-2365	329

Table 3.65 – Net completions of major schemes involving retail, leisure, and community floorspace by financial year (sqm)

Gross completions of major schemes involving retail, leisure, and community floorspace by financial year (sqm)									
Financial Year	E(a)	E(b)	E(c)	E(d)	E(e)	E(f)	Sui Generis	F	Total
2023-2024	345	224	224	224	2,687	224	0	458	4,386

Table 3.66 – Gross completions of major schemes involving retail, leisure, and community floorspace by financial year (sqm)

This year, minor applications were the main drivers for growth in retail, community, and leisure floorspace.

Much of the growth came through E(b) / restaurants and cafes for minor applications showing a growing demand for the experiential economy in this area. The second highest amount of space was delivered through major applications where retail units (Use Class E(a) at ground floor were included.

The biggest losses can be attributed to a retrospective application for the use of land as a Class E(f) outdoor nursery (and temporary use as a holiday club). This application was for land located in the southwest corner of the Herne Hill Velodrome grounds (previously classed as F2 'Outdoor Sport'), explaining the 2,365 sqm loss in Use Class F.

5. Sustainability and Climate

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

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.

Working towards cleaner energy and protecting the environment

Strategic Target 12: All developments must reduce their carbon emissions

Sustainability and Climate Change Indicator 1: Renewables

There are a number of mechanisms 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).

Southwark offers a free pre-application service for retrofit and renewables. In the financial year 2023/24, 3 applications made use of this service.

The installation of renewable technology is covered by permitted development rights. Therefore, the installation of renewables does not require planning permission, and therefore this would not be recorded. Of the renewable technologies that do require planning permission, 76 applications (including Minor, Householder, Major and Other) have been approved with renewables in the financial year 2023/24. This only includes applications with renewables in the development description, some major applications may not have renewables explicitly recorded in the development description but will have renewables onsite.

Sustainability and Climate Change Indicator 2: BREEAM

Non-residential major development 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.

Table 5.1 shows the BREEAM ratings targeted for applications approved in the financial year 2023/24.

Table 5.1 - BREEAM target ratings of approved applications in the financial year 2023/24

BREEAM Target Rating	Number of applications
Excellent	25

Very good	13
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Sustainability and Climate Change Indicator 3: Major developments decreasing carbon emissions under Part L 2021.

Major development in Southwark is encouraged to minimise carbon dioxide emissions under Part L 2021 in line with P70 of the Southwark Plan 2022.

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.

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. Please note that some applications recorded in 2021/22 would have been assessed under Building Regulations Part L 2013).

Table 5.2 below shows the average on-site carbon reduction against Part L 2021 for applications approved between April 2023 – March 2024 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 2023/24

Type of floorspace	Average percentage carbon emissions reduction over Part L 2021
Residential	80%
Non-residential	35%
Cumulative site wide emissions for all schemes including both residential and non-residential	48%

Strategic Target 13: 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.

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.

Strategic Target 14: Retain all Metropolitan Open Land, Borough Open Land and Other Open Space.

Indicator 1: Development affecting Open Space

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. In exceptional circumstances development may be permitted on MOL or BOL when:

- It consists of ancillary facilities that positively contribute to the setting, accessibility, and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or
- It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or
- It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.

The boundaries of the Open Space have not changed; the boundaries can only be changed as part of the Local Plan Process or in exceptional circumstances through other mechanisms.

A total of 24 applications were submitted on MOL, BOL or Other Open Space (OOS) in financial year 2023/24. 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 planning applications submitted within MOL, BOL and OOS

Type of Open Space	Number of planning applications submitted
MOL	13
BOL	8
OOS	3
Total	24

A breakdown for the types of applications on MOL, BOL and OOS is shown in **Table 5.4**, **Table 5.5**, and **Table 5.6**, respectively.

Application type	Number of planning applications submitted
Approval of details	9
Listed building consent	1
Minor application	2
Variation of a legal agreement	1
Total	13

Table 5.5: Breakdown of the types of planning applications submitted within BOL

Application type	Number of planning applications submitted
Approval of details	3
Listed building consent	1
Major application	2
Minor application	1
Pre-application enquiry	1
Total	8

Table 5.6: Breakdown of the types of planning applications submitted within OOS

Application type	Number of planning applications submitted
Approval of details	2
Major application	1
Total	3

The number of planning applications which were approved on MOL, BOL or OOS in the financial year 2023/24 was 11 minor applications. These were approved on the basis that they met the exceptional circumstances set out in the policy wording in P57.

Planning applications approving new open space are not automatically designated open space. Open space is designated through the Local Plan process when the sites meet the qualifying criteria.

A net area 7,679 sqm of child playspace was consented as part of delivery of planning applications. This area was consented across 5 major applications.

A net area of 11,007 sqm of new open space was consented as part of delivery of planning applications. This area was consented across 5 major applications.

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

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. Green infrastructure should be designed to:

- Provide multiple benefits for the health of people and wildlife; and;
- Integrate with the wider green infrastructure network and townscape / landscape, increasing access for people and habitat connectivity; and
- Be adaptable to climate change and allow species migration while supporting native and priority species; and
- Extend and upgrade the walking and cycling networks between spaces to promote a sense of place and ownership for all.

London Plan 2021 Policy G5 Urban greening further establishes that Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. This recommends a target score of 0.4 for developments that are predominantly residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses). The targets of 0.3 for non-residential development and 0.4 for residential development are further set out in the Urban Greening Factor LPG guidance.

As shown in **Table 5.7**, of the 6 predominantly residential major applications, 4 were approved with a UGF score greater than 0.4 and 2 were approved with a score less than 0.4.

As shown in **Table 5.8**, of the 10 predominantly commercial major applications, 7 were approved with a UGF score greater than 0.3 and 3 were approved with a score less than 0.3.

Table 5.7: UGF ratings for predominantly residential applications

UGF rating	Predominantly residential development applications
Above 0.4	4
Below 0.4	2

Table 5.8: UGF ratings for predominantly commercial applications

UGF rating	Predominantly commercial development applications
Above 0.3	7
Below 0.3	3