Local Development Framework

Southwark Annual Monitoring Report 7

April 2010 – March 2011

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

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

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

Contents

Executive Summary

This document reports on whether our planning policies are achieving their objectives. It is a legal requirement that local planning authorities produce an Annual Monitoring Report (AMR) every year. The information contained in this document helps us to make sure our planning policies are kept up to date. This report covers the year April 2010 to March 2011.

This document covers the following:

- The type of development and conservation taking place in Southwark
- The different types of development taking place in different areas
- Whether our planning policies are making a difference
- Progress we are making preparing our new planning documents
- How we can improve our planning policies and the way we monitor them in the future

The main findings of this report are:

Key objectives of the Southwark Plan	What this means	Key findings 10/11

Tackling Poverty and encouraging wealth creation For Southwark to be a place with a thriving and sustainable economy where local people can have the full benefits of wealth creation, with access to choice and quality in the services and employment opportunities that are available.	Improved employment opportunities for local people	The overall net increase in employment floorspace appears to be having a beneficial impact on residents in the borough with employment rates continuing to increase. The number of businesses which ceased is a concern and possibly reflects wider economic circumstances. We need to make sure that the new jobs created by the increase in commercial development can be accessed by all residents in the borough. We can do this by closely monitoring the implementation of the section 106 SPD to ensure that we allocate enough money for training and employment for local people. In preparing LDF documents, we need to work closely with the council's Economic Development Team to review how we can support new business enterprise growth and struggling businesses to ensure the local economy can thrive. There has been a significant increase in the amount of S106 secured for the period. This may be the result of an increase in the number of major schemes approved during the monitoring period. This is line with our overall policy intention to mitigate the negative impacts of development through S106 contributions.

	A variety of successful local businesses	The amount of net B1 office floorspace developed has decreased since last year, however there are several large schemes under construction, due to be completed in 2012 and 2013 which will provide a large amount of new office floorspace around Bankside and London Bridge areas. Overall there has been a loss of industrial use floorspace (B1 c, B8 warehousing and Sui Generis) located outside of the protected Preferred Industrial Locations across the borough. The amount of floorspace created which is suitable for small and medium sized enterprises has been minimal this year. This cause concern because such businesses form an important source of local employment and can increase the ability of the economy to withstand any major changes. The creation of small business space needs to be monitored more effectively to ensure we have an accurate picture of what is happening. We need to continue to encourage the provision of flexible floorspace in our Local Development Documents, and promote designs which meet the needs of Small and Medium sized Enterprises.

	Provision of arts, culture and tourism uses	There was no reported increase in arts and culture use floorspace there was a small loss was experienced due to the conversion of a small art gallery into a live/work unit which incorporates a gallery work space. The previous monitoring year saw a loss of new arts and cultural floorspace. There may be a lack of data available on the indicator showing no increase in Arts and Cultural use as we do not currently have a system in place for monitoring schemes below 1,000sqm. Most development for Arts and Cultural uses are likely to fall under this threshold. We need to review how we could collect this information for the next AMR. Though our area action plans and area based supplementary planning documents we are also looking at encouraging arts and culture uses in appropriate locations
	Improved access to and variety of local services such as shops	A slight increase in A1/A3 floorspace of 1768 sqm occurred through the completion of mixed use schemes at Canada Water and on sites within the north of the borough in SE1.
Life Chances For Southwark to be a place where communities are given the ability to tackle deprivation through gaining maximum benefits from inward investment and regeneration	Meaningful opportunities for everyone to participate fully in planning decisions	Our Statement of Community Involvement (SCI) sets out how and who we consult. We will also continue to monitor our consultation on our planning documents and review it at each stage of consultation, highlighting the results in our consultation statements. This will help us to improve our consultation techniques to engage more local residents and businesses.

	Ensure different groups are not disadvantaged	We consult many different groups and organisations on our planning documents public consultations and identify 'hard to reach' groups to target our consultation. However particular more information needs to be collected on the demographic profile of local people involved in our consultation processes. Monitoring consultation will allow us to keep track of how effective the SCI is and whether any amendments are needed. We may review the SCI following the outcome of the Localism Act.
	Overcome concentrations of deprivation	Southwark has improved from being the 26th most deprived borough to 41st in England. In spite of the significant improvement, we are still faced with issues like income, health and disability, housing and crime deprivation. We therefore need to make sure that our planning policies in our local development framework and in our regeneration programmes continue to promote opportunities for people and put in place initiatives particularly for the most deprived areas of the borough to help reduce such inequalities. The gross average weekly household income of residents living in the borough has been decreased slightly from an average of £820 last year to £803.4 this year.
	Health, education and community facilities meet the community's needs	The total gain of D1 uses floor space excluding art and culture was 20,450sqm, showing an increase over the year before. This gain was largely from education and training uses, which was the result of the building of New City Academy and a secondary school for students with profound learning difficulties. We need to make sure everyone has access to community facilities that meet their needs, including good quality schools, health facilities and community centres.

Clean and Green For Southwark to be a borough with high environmental quality, that is attractive, sustainable and performs well on environmental measures.	Buildings and places pleasant to be in	25 schemes applied for the secured by design certification We need to collect further information on why some schemes do not receive secured by design certification. This year we have new data from the Southwark Council Reputation Survey 2010, which shows resident perceptions of crime and how they identify with their area. The survey shows that almost all residents (98%) say they feel safe walking in their area alone in the daytime. After dark, almost three quarters say they feel safe. This is higher than the results for last year and may have been influenced by efforts to tackle anti-social behaviour and reduce crime from both the council and the police.

	Reduce pollution and negative impacts of new development on the environment	26 major non-residential developments were permitted in 2010/11 of which we only have BREEAM information for 14 schemes. 11 schemes achieved a BREAAM rating of “very good” and 3 schemes achieved BREEAM “excellent”. This is similar to the previous year however it is difficult to determine a trend in the data until we are able to collect information from all applications. Southwark has consistently reduced the total amount of waste generated year on year. This could be attributed to many factors, principally to the success of council’s waste minimisation, a reduction in the quantity of producers and distributors packaging materials and the economic downturn. The increase in the amount of total waste recycled, composted, and used for energy could be due to the implementation of new planning policies. The percentage disposed of in landfill has also reduced to below 2008/09 levels. The amount of residential construction and demolition waste collected has increased from 2009/10. There has been no change in the capacity of waste management facilities in the borough. However, we have approved a site for an integrated waste management facility at Old Kent Road waste and this is currently under construction.
	Attractive buildings and places that protect the historic environment	£50,000 of funding was negotiated through section 106 agreements for conservation during the period. We have improved our protection of the historic environment by adopting 2 new conservation areas and increasing the number of listed buildings in the borough to 882.

	Protect and improve open spaces and biodiversity.	We have continued to meet our objective to protect open space and focus new development on previously developed land. The total area of meadow has been increased by 0.4ha. There was no change in the amount of woodland or reedbeds or wetlands. We have also created 1 new pond and restored a further 2 ponds.

Creating Choice and Quality in Housing Southwark as a place with a diverse housing mix that exemplifies high quality design and accessibility for existing and incoming residents	More high quality housing of all sizes and types that meets the needs of local people, particularly affordable housing.	New development is helping to meet the needs of some of our residents and people wanting to live in Southwark, despite the impact of the recession. Overall, 1826 net new homes were built, which is 194 units above the overall annual target for 2010-2011 of 1630 net new homes. However, this is below the new London Plan target of 2005 net new homes a year. Of the new homes built, 43% were affordable which is a 7% decrease from last year but is still above the Southwark target of 35% of new homes to be affordable. New development has included 11% family housing (dwellings with 3 or more bedrooms). This is a 6% decrease on last year, although it still exceeds the Southwark Plan policy for 2010 to 2011 of 10% family housing. This helps to meet the large need in our borough for more family housing. In particular 27% of social rented housing was family housing, which is the sector with the largest need for more family homes. We need to continue to monitor this policy closely to ensure that we continue to develop large numbers of family housing and that we meet the new family housing policies in the Core Strategy. In June 2011 the Government introduced affordable rent as a new type of affordable housing through a revision to Planning Policy Statement 3 (PPS3). The Mayor is currently consulting on how the London Plan housing policies should be interpreted now that affordable rent has been introduced. We will reconsult on our Affordable Housing SPD to clarify our approach in Spring 2012.

Sustainable Transport Southwark as a place where access to work, shops, leisure and other services for all members of the community is quick and convenient, and where public transport systems, the road network, walkways and cycleways enable people to travel quickly, conveniently and safely and comfortably to and from their destination, causing minimum impact on local communities and the environment.	Reduce car use and promote walking, cycling and the use of public transport.	The number of residential schemes achieving our minimum bicycle parking standards rose significantly by over 20% this year, but it is still well below the target of 100 per cent. We have made good progress in minimising car parking provision, with almost all schemes complying with the maximum standards in the Southwark Plan and the Sustainable Transport SPD. Car ownership has continued to decline in 2010/11, with just under 1000 fewer private cars registered in the borough. More accurate and comprehensive information on modal split across Southwark and across London should be available to inform next year's Annual Monitoring Report.
	Safer environments for travel.	Although the number of casualties as a result of road collisions has remained fairly constant since 2006, this year witnessed at 33 per cent increase. This year we also experienced a greater volume of accidents involving cyclists, which could potentially be linked to an increase in cycling in the borough, as evidenced in the council's Annual Transport Report.
	Minimise the need to travel and reduce traffic congestion.	Estimated annual traffic flows fell by over 20 million kilometres this year, which at 3 per cent is a steady continuation of the trend experienced in recent years.

Introduction

The Government requires us to monitor and produce a report on planning and development by the 31 December every year as explained at www.southwark.gov.uk/amr

This report covers the year April 2010 to March 2011 and sets out:

- Whether planning policies in the Local Development Framework are allowing the amount and type of development that effectively improves the well being of local people and the improves the different types of places as set out in Southwark 2016, and if not the reasons why. Our policies may need to be changed.
- The changes taking place in Southwark and how planning policies may need to respond to these changes. We may need new policies.
- If our consultation practices (as set out in the Statement of Community Involvement) are improving the amount and quality of community engagement in planning decisions. We may need to improve our consultation practices.
- If we are making progress on preparing our new planning documents and changes that may need to be made in the future.

This report provides one type of measure/indicator to illustrate development and conservation. These are:

- A set of local indicators that we have chosen to measure the impact of development as set out above.

There are a number of sources of information. These are summarised below and detailed in appendix 2 next to each measure/indicator:

- National sources such as the Census.
- London studies by the Mayor.
- Information on planning applications that are granted.
- Our annual survey of completions of developments.
- Studies by other council departments and organisations such as the primary care trust.

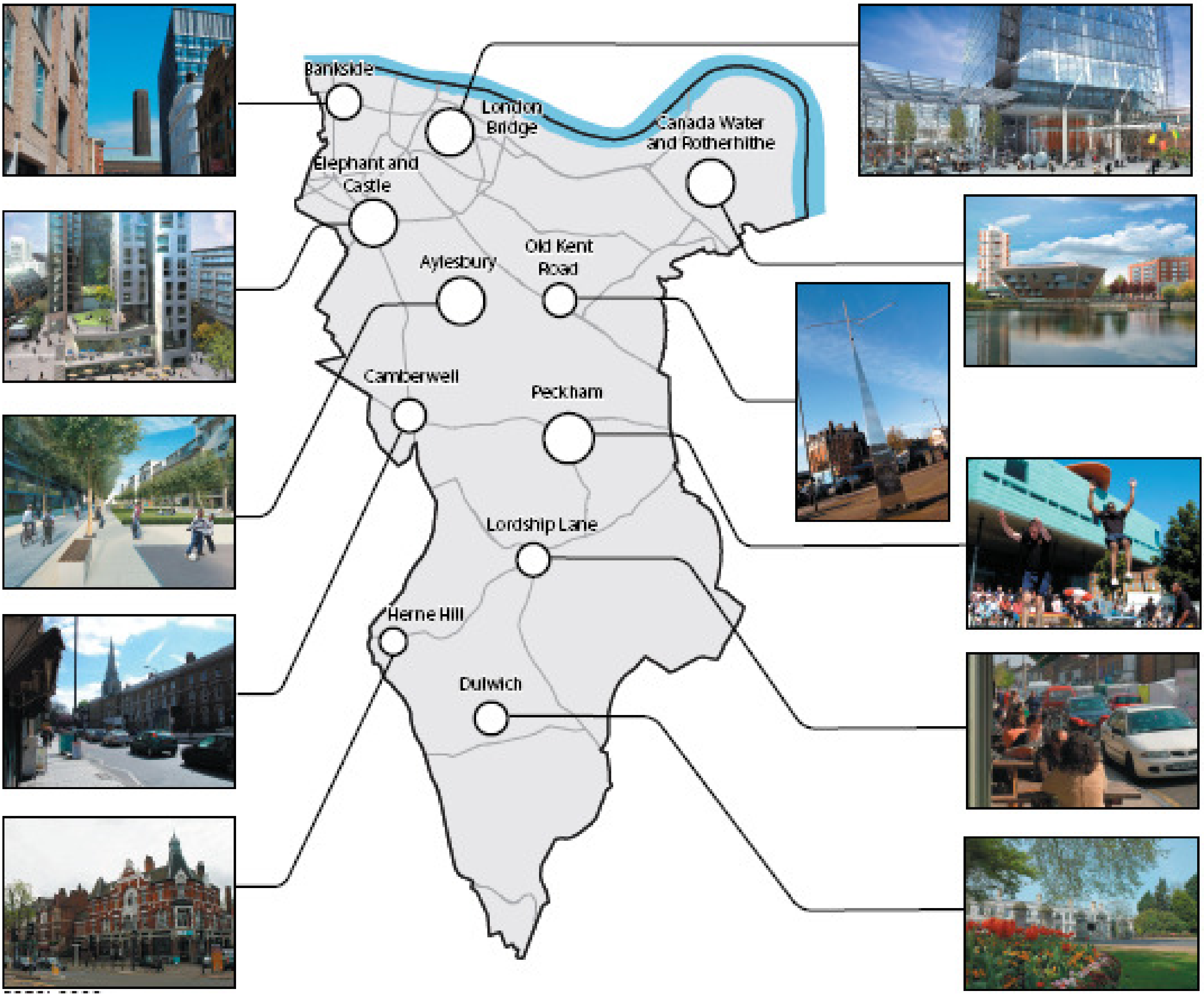
Planning new development and conserving places is an important part of the work that we are doing to tackle the issues facing Southwark and achieve the aims of the Sustainable Community Strategy. However we, as a council lead on many other services and projects for example those aimed at helping new businesses start and getting people into work. There are also plans for investing in existing housing, streets and public spaces. This report only looks at how our planning policies are working. Other council policies, services and strategies have their own individual monitoring arrangements.

The overall work of the council is monitored through the Corporate Plan
http://www.southwark.gov.uk/downloads/download/1668/corporate_plan

The Sustainable Community Strategy;
http://www.southwark.gov.uk/info/10010/southwark_alliance/580/southwark_2016

The Council Plan
http://www.southwark.gov.uk/info/200342/council_plan

Figure 1: Map of Southwark



What difference has Planning made?

Measuring performance

The indicators are grouped under the key objectives of the Southwark Plan to give an overall picture of performance. For most of the indicators a target is set out and the outcomes from each year are compared against this. We will update next year's AMR to take into account the new Core Strategy (adopted April 2011) indicators. The following symbols are used to indicate how this year compares with the targets:

Key to Performance Symbols		Other symbols used	
✓	Target met / On track to meet target	↑	Upward trend
!	Not performing as wanted, keep watch over coming years	↓	Downward trend
?	Not enough data available to interpret results	~	Trend uncertain

Southwark context

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

Southwark is a rapidly changing and diverse borough. Our population has been growing at a faster rate than the national average, and is expected to continue to grow over the coming years. This will mean more demand for housing, jobs, shops and other services. We have housing targets and indicative employment targets from the London Plan requiring us to deliver more housing and employment growth. This also increases the demand for shops, community facilities and improved transport infrastructure.

The main planning policies currently used to shape development are contained in the Southwark Plan (Unitary Development Plan) July 2007. As set out in the section on the Local Development Scheme we are producing a number of new planning documents which will eventually replace the Southwark Plan. In the meantime we have "saved" the majority of our Southwark Plan policies and can continue to use these up to July 2013.

Whilst we adopted our Core Strategy in April 2011, the monitoring period for this AMR covers April 2010 to March 2011 and so the report monitors the implementation of the Southwark Plan policies, not the Core Strategy policies. It also monitors the implementation of the Aylesbury area action plan policies, as this DPD was adopted in January 2010.

Next year's AMR will be updated to reflect the new monitoring indicators in the Core Strategy and will monitor the implementation of these policies.

Consultation

Impact

No documents have been adopted during the period of this AMR. A Sustainability Appraisal Scoping Report for the Affordable Housing SPD and for the Elephant and Castle SPD were consulted on during the monitoring period.

The two scoping reports and all our planning applications were consulted on in accordance with the Statement of Community Involvement (SCI). At each stage of preparation we have been monitoring the demographic breakdown of respondents where possible. This should help to ensure that the views of local people can contribute towards making planning policies.

The results of our 2011 consultation survey are generally more positive than the survey carried out in 2009/10. Only four people responded to the consultation satisfaction survey and we need to look at ways of improving responses to the survey. Key concerns raised are:

- **Information provided was not understood** - we need to improve the ways in which we set out planning documents so that they are clearer to members of the public, for example, using plain English.
- **Receipt of acknowledgement of comments** - we ensure acknowledgement is given to every respondent. Half the respondents in the survey did not answer this question which may account for the results.
- **Keeping informed of each stage of the process** - we need to look at ways of keeping people informed of each next stage in the planning process. We are keeping how we consult under review and this will feed into revision to the SCI.
- **Understanding how comments are taken into consideration** – we provide officer comments to all responses received when planning documents move to the next stage of consultation. Long periods of time between stages could be contributing to people's concerns that their comments have not been taken into account.

Policy implications

It is important that the views of local people are taken into consideration during the preparation of planning documents. This can also help to improve local people's sense of pride in their area leading to reduced crime rates and a general improvement to the quality of life. We need to look at ways of making our consultations clearer to ensure that the SCI is helping us to engage with people more effectively. We also have a lack of monitoring information on the profile breakdown of people responding to our consultation satisfaction survey and to all our consultations. We need to look at ways to improve this data collection so that we can see how we need to improve our consultation to ensure that all sectors of society are involved. We will look at whether we need to review the Statement of Community Involvement following the adoption of the National Planning Policy Framework.

Consultation	April 2010 – March 2011	Target		09/10	08/09	Analysis
9. % Adopted planning documents and approved applications consulted on in accordance with the Statement of Community Involvement						
Planning documents	N/A	100%	✓	100%	100%	No documents have been adopted during the period. The Sustainability Appraisal Scoping Report for the Affordable Housing SPD was consulted on from 17 September 2010 to October 2010. The Sustainability Appraisal Scoping Report for the Elephant and Castle SPD was consulted on from 13 January to 17 February 2011. Both scoping reports were consulted on in accordance with the Statement of Community Involvement (SCI).
Approved applications	100%	100%		100%	100%	We consult on planning applications in line with the SCI and national guidance. This means we send out letters for all planning applications to identified consultees and a site notice is erected. Where appropriate, advertisements are placed in the paper.
10. Profile of people involved in consultation:						
Age	N/A	Improve mix year on year	!		N/A	No demographic data is available for the E&C scoping report stage of consultation. No demographic data is available for the Affordable Housing scoping report stage of consultation. Our consultation satisfaction survey contains a section asking respondents to give details of their demographic profiles (i.e., age, faith, ethnicity etc.) However we find that most respondents not fill in this section. This makes it very difficult to monitor this information. We also try to collect this information via feedback forms during various consultation events, however we also tend to get a very limited response.
Gender	N/A					
Ethnicity	N/A				White: 82%, Black: 9%, Asian: 6% Mix: 2%	
Faith	N/A				N/A	
Sexuality	N/A				N/A	
Disability	N/A				N/A	
11. Proportion of participant satisfied with consultation on planning documents and applications:						

Consultation	April 2010 – March 2011	Target		09/10	08/09	Analysis
The purpose of the consultation was understood	75%	72%	↑	N/A	75%	There were 4 respondents only to the consultation satisfaction survey. Due to a low sample size, figures may appear skewed. However, the figures show that participants seems more satisfied in all areas as compared to last year except: • Information provided was understood • Receipt of acknowledgement of comments • Keeping informed of each stage of the process • Understanding how your comment was taken into consideration
Enough time was provided.	75%	56%	↑	N/A	75%	
Information was easily available in a suitable format	75%	72%	↑	N/A	75%	
Information provided was understood	25%	59%	↓	N/A	75%	
The different ways to have your say were understood	75%	63%	↑	N/A	75%	
You received an acknowledgment of your comments	50%	59%	↓	N/A	75%	
You understand how your comment was taken into consideration	0%	16%	!	N/A	75%	
You were kept informed of each stage of the process	25%	31%	↓	N/A	75%	

Life chances

Development impact

Life expectancy of residents in the borough has improved year on year which shows that health problems are being addressed earlier and overall health care is improving. However, the number of hospital admissions has increased over the last two years. The link between the type of hospital admissions and impact of new development is difficult to determine.

The increase in the amount of community facilities is a positive outcome and is beneficial in supporting our strategy of creating a wide range of community facilities that provide spaces for the growing and changing population and activities in accessible areas. We need to make sure everyone has access to community facilities that meet their needs, including good quality schools, health facilities and community centres. This year saw the loss of 0.062 hectares of unprotected amenity space. However, there was new high quality amenity space built on these sites as well as public realm improvements.

The amount of contributions from Section 106 agreements negotiated for education, health, children's play and sports development for this year has increased by £3,084,181 from last year, resulting in a total amount of £4,566,024 while the amount negotiated for community facilities decreased by 788,537. The increase in contributions since last year relates to the increase in the number of new major developments coming forward. It is difficult to fully understand the immediate impact of this because the sums of money will only be payable to the council if and when the granted planning permissions are implemented or built out. However the Section 106 supplementary planning document (SPD) continues to be of great benefit in negotiating and securing appropriate funding.

Policy implications

Through the policies in our local development framework we will continue to work towards improving the health of our population and reduce health inequalities across the borough. We will do this by making sure that major developments consider the impact of the development on health and pay contributions towards additional health care facilities and overall improvement in the built and natural environments.

We have improved from being the 26th most deprived borough in 2007 to 41st in England in 2010. In spite of the significant improvement, we are still faced with issues like income, health and disability, housing and crime, unemployment deprivation particularly in areas such as Peckham and Aylesbury. We need to make sure that our planning policies in our local development framework and in our regeneration programmes continue to promote opportunities for people and put in place initiatives particularly for the most deprived areas of the borough.

For s106 contributions, there is likely to be a delay between the issue of planning permission (and signing of the Section 106 agreement), and construction of developments, therefore council service departments who are responsible for spending Section 106 contributions need to keep a close eye on when developments become implemented and continue to check to see if negotiated funds have been paid to the council. Our revised Local Development Scheme sets out that we have decided to move toward preparing a CIL schedule rather than reconsult on a revised Section 106 SPD. We will be consulting on a prelimary charging schedule in 2012.

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
1. Change in population size and age:						
Estimated current population	287,000	-	↑	285,600	283,000	The mid -year 2010 population estimates released by ONS showed that Southwark's population has reached 287,000, representing an increase of 1400 (49%) since last year but lower than the increase seen in the last two years. This consists of 51.8% males and 48.7% females. The figures also demonstrated that the borough has recorded a population growth of 29,600 (11.50%) over the last 8 and years and has experienced a turnover of 214 people per 1000 population since last year with a median age of 33 years. Southwark is ranked as the 5th borough for growth in London and 14th for England and Wales between mid 2005 and mid 2010. According to GLA 2009 round projections, which take into accounts expected housing to come forward, Southwark's population is projected to reach 320,634 in ten years, higher than what was projected in 2009/10 but lower than 2008/09 levels.
% population under 5	7.3%	-		7.4%	7.2%	
% population over 65	8.3%	-		8.3%	8.4%	
Projected population in 10 years	320,634	-		317,,273	334,900	
Projected % under 5	7.1%	-		7.3%	7.1%	
Projected % 65 and over	8.4%	-		8.4%	8.5%	
2. Aggregated Index of Multiple Deprivation:						

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
Southwark	41st most deprived borough in England	Improve	!	26th most deprived borough in England	No data	Southwark improved its overall ranking at both regional and national level. Overall, Southwark ranked as 41st most deprived borough in 2010 out of the 326 local authorities in England compared to 26th in 2007 and 17th in 2004. In London, Southwark moved from 6th most deprived borough in 2004, to 9th in 2007, to 12th in 2010. The number of Lower Super Output Areas (LSOAs) in 10% most deprived areas in England has reduced significantly from 16(10%) in 2007 to 4(2%) in 2010. East Walworth, Camberwell Green, Livesey and Peckham wards were among the wards which experienced reduced deprivation. Despite these significant improvements, certain areas in the borough still experience high levels of deprivation including for income, health and disability, housing, crime and unemployment . We will continue to address these issues and areas of deprivation through our area action plans and supplementary planning documents. The Core Strategy also looks at reducing deprivation in the borough and increasing the standard of life for everyone It should also be noted that the indices of multiple deprivation may not yet fully reflect the impact of the recession on issues such as increased unemployment.
3. Life expectancy:						
Males Females	77.8 82.9	78.6 by 2010 82.5 by 2010	✓	77.2 82.4	77.0 82.0	The overall life expectancy age has improved over the past two years. The current life expectancy age in Southwark is 77.8 for males and 82.9 for females based on three year average mortality data between 2007-2009. The average for women is still above national average but has slipped below London average of 83.1 for the three year period ending 2009. Even though male life expectancy has improved, it is still below both England and London average.
4. Admissions to hospital per 1,000 people:						

Context	April 2010 – March 2011			Target		09/10	08/09	Analysis
Borough-wide	290			-	!	286	219	290 out of every 1000 people living in Southwark were admitted to hospital between April 2010 to March 2011. Whilst the figures showed year on year increase over the past two years, the rate of increase between this year and last year was much slower compared to what was recorded between 2008/09 and 2009/10.
5. Community Uses (Class D1) (excluding art and culture) completed								
	Amount completed	Amount lost or replaced	Overall outcome		✓	Overall	Overall	The total gain of D1 uses floor space excluding art and culture was 20,450sqm, showing an increase over the year before. This includes education and training uses, clinics and health centres and other community uses. This gain was largely from education and training uses, This was through the following developments: - the building of New City Academy following the demolition of Geoffrey Chaucer and Joseph Lancaster Schools -the construction of a 4 storey building from former Waverly Lower School and the redevelopment land at Saul, Sharpness and Painswick Court to provide single storey secondary school for students with profound learning difficulties. The D1 loss was mainly from the demolition and redevelopment of Castle House (Strata Tower) on Walworth Road to provide mixed use development comprising 399 residential units, retail, takeaway and restaurant. The building was previously used as a college and had been vacant since 1999.
Education Uses	58,696	38,941	19,755			12,340		
Clinics and Health Centres	0	0	0			1,004		
Other Community Uses	2,155	1,460	695			657	N/A	
Total D1 Uses (excluding arts and cultural use)	60,851	40,401	20,450	Increase Provision		14,001	3,727sqm	
6. Change in the amount of publicly accessible open space								
	Amount completed	Amount lost or replaced	Overall outcome	No net loss of protected space	✓	Overall	Overall	There was no loss of protected open spaces. However there was a loss of 0.062 hectares of unprotected amenity and children's play as a result of two developments on the

Context	April 2010 – March 2011			Target		09/10	08/09	Analysis
Borough wide	0.160	0.222	-0.062			0.452	0.279ha	land at the east of Red Lion Row in the Canada Water Action Area and site adjoining 60 George's Row, Bermondsey. The new developments provided residential dwellings, a resource centre and associated public realm and amenity space. The main gain was from the expansion of a games area at Eveline Lowe Primary School and creation of children's play area on Champion Park Estate.
7. Funding negotiated from planning (S106) agreements for:								
Education Health Children's Play Sports Development Community facilities	£1,433,461 £1,467,881 1,77,388 £1,487,294 £499,878			TBC TBC TBC TBC TBC	↓	£658,657 £304,321 £92,269 £426,596 £1,288,415	£2,604,009 £2,250,789 £140,797 £693,716 £1,329,606	With the exception of community facilities, there was an increase in the amount of S106 contributions negotiated for Education, Health, Children's Play, and Sports compared to the year before. The trend for this is uncertain as funds secured are dependent on approved schemes for that period.It is difficult to understand the immediate impact of this because the sums of money will only be payable to the council if and when the granted planning permissions are implemented or built out.
8 - Percentage of pupils achieving five or more A*-C grade (incl English and Maths) GCSEs or equivalent:								
All students	57.3%			60%	↑	54.9%	46%	A report released by the Department For Education shows that Southwark has improved by 2.4% to reach a level of 57.3% but has fallen just below the national average of 57.9% as well 3 percentage points below the London Average of 60.3%. The result sees the borough 2.7 percentage points from its Education Development Plan (EDP) target for the period. Southwark is the second most improved borough in the country from 2005/06 and in London (Tower Hamlets is the most improved in London). Southwark has remained in the second quartile nationally but has fallen in position out of all Local Authorities (76th out of 151 Local Authorities, down from joint 66th last year).

Poverty and Wealth Creation

What impact is the new development having?

The amount of net B1 office floorspace developed has decreased since last year, however there are several large schemes under construction, due to be completed in 2012 and 2013 which will provide a large amount of new office floorspace around Bankside and London Bridge areas. Overall there has been a loss of industrial use floorspace located outside of the protected Preferred Industrial Locations across the borough. This shows that there is a general trend of industrial type uses moving out of central London into outer London boroughs where there is better access to the strategic road network. The overall net increase in employment floorspace appears to be having a beneficial impact on residents in the borough with employment rates continuing to increase. The number of businesses which ceased is a concern and possibly reflects wider economic circumstances. New floorspace created for small and medium sized enterprises (SMEs) has been minimal this year.

There has been an increase in the number of hotel rooms developed, located in the north of the borough. This is due to the higher level of public transport accessibility in this area and close proximity to a large number of tourist attractions. While this is helping Southwark meet estimated demands, this must be balanced against the need to protect the amenities of local residents in particular locations where there is a concentration of hotels.

We have continued to negotiate funds through section 106 agreements. There has been a considerable increase in funding negotiated this year for training purposes than last year. A total of £2,086,330 was negotiated this year, compared to £587,085 last year. This is due to a number of large schemes being approved.

Policy implications and improvements

An increase in B1 office floorspace has shown that the north of the borough is a viable location for this type of development. Our Employment Land Review (2010) forecasts a continuing demand for new office space in these locations and it is predicted to continue as a result of increased regeneration and investment. Although there has been some loss of traditional manufacturing floorspace in the borough, we need to ensure that we protect the locations identified as Preferred Industrial Locations, such as Old Kent Road and South Bermondsey to continue to meet existing employment needs and also to promote new sectors to develop in green manufacturing, biosciences and the knowledge economy.

The creation of small business space needs to be monitored more effectively to ensure we have an accurate picture of what is happening. We need to continue to encourage the provision of flexible floorspace in our Local Development Documents, and promote designs which meet the needs of SMEs. We need to ensure that new jobs created by increases in commercial development can be accessed by all residents in the borough. We can do this by closely monitoring and reviewing our section 106 requirements and through Community Infrastructure Levy (CIL) regulations to ensure that we allocate enough money for training and employment for local people. In preparing LDF documents, we need to work closely with the council's Economic Development Team to review how we can support new enterprise growth and struggling businesses.

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
12A. Vacancy rates for offices						
Borough wide	n/a	Reduce vacancy rates	?	4.9%	4.23%	The London Offices Market Analysis Report published by Estate Gazette provides up to date analysis for the Southbank area which includes the area around Bankside, Borough and London Bridge. The report suggests that there is 2.37 million sq ft of space on the market to let on the South Bank but only 860,000 sq ft of that is in existing built stock. Over one million sq ft is currently under construction and 450,000 sq ft is made up of development projects that are being pre- marketed. The availability rate has been on an upward trend since 2007. However, this will be altered dramatically in 2012 when The Shard is completed, assuming that it is not let before then.
12B. Vacancy rates for retail						
Borough wide	10%	Reduce vacancy rates	?	8.4%	8.4%	The most up to date data is the GLA's London Town Centre Health Check Analysis Report 2009, which has calculated the total retail floorspace in Peckham, Camberwell, Lordship Lane, Elephant and Castle, Surrey Quays, Walworth Road and London Bridge added up to 197,732 sqm of which 19,363sqm (10%) was vacant. Peckham experienced the highest rate followed by London Bridge. This could be the linked to the economic downturn.
13. Change in household weekly income levels						
Average income Median income*	£803.4 £608.7	- -	↑	£820 £627	£795 £602	The gross weekly income for full time workers in the borough has shown a steady increase since 2007/08 with 2010/11 Southwark mean income above both London and national averages as a whole. The proportion earning below the median income has increased by 10% with 50% of the population earning below the median income. (Data source: Nomis)
% households earning below median income	50%	-	~	40%	40%	
Equalities group average	N/A	-		N/A	N/A	

* The median is the middle of the distribution range, i.e. half of the people in Southwark earn more than insert media figure a week and half the population earn less

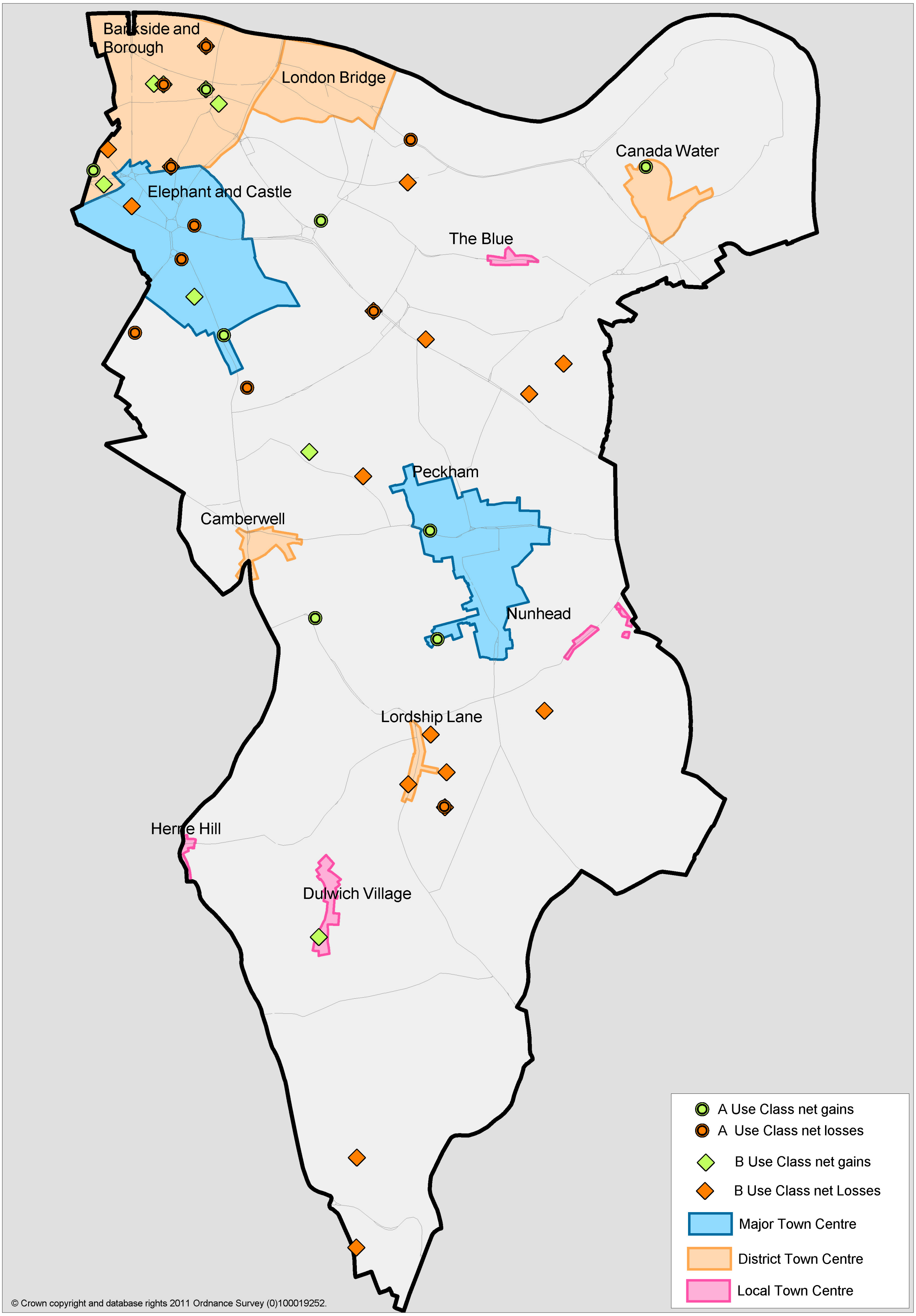
Context	April 2010 – March 2011			Target		09/10	08/09	Analysis
14A B Class Uses Completed within CAZ, TCs and PILs (sq m of floorspace)								
	Amount completed (sqm)	Amount lost or replaced (sqm)	Overall outcome (sqm)	Maintain and increase the supply of employment floor space within the CAZ, TCs and PILs	✓	Overall (sqm)	Overall (sqm)	The amount of net B class floor space completed within the CAZ, PILs and town centres has decreased from previous years. The last year saw a modest increase in B1 office floorspace. This was attributed to a mixed use development scheme in Amelia Street, Elephant and Castle and a couple of schemes in Bankside/Borough (SE1). However there are a number of large development projects in the pipeline and are being pre-marketed. The Sellar Properties' developments at the Shard and The Place, 25 London Bridge Street are still under construction and account for 39,950 sqm and 53,420 sqm respectively. They are scheduled to complete in early 2012 and in 2013. The amount of industrial and warehousing floorspace in those areas outside of the Preferred Industrial Locations has generally decreased. Demand for Industrial premises is low which reflects the trend elsewhere in London boroughs and is forecast to continue to remain low, with an overall reduction forecast over the next 15 years.
Office B1(a)	15,609	4,757	10,852			60,964	53,388	
Research and laboratory B1(b)	0	0	0			0	-1270	
Light Industrial B1(c)	0	2466	-2466			-2,618	861	
General Industrial B2	0	2389	-2389			2,230	1270	
Warehousing and distribution B8	0	4380	-4380			-915	0	
Sui Generis Industrial	0	23	-230			-3,646	0	
Overall Employment uses	15,609	14,015	1,387			56,015	54,259	
14B. B Class Uses Completed Borough Wide (sq m of floor space)								
	Amount completed	Amount lost or replaced	Overall outcome		✓	Overall	Overall	There was an overall loss of B use class employment floorspace in the borough. This is attributed to an overall low demand for industrial premises (and those not protected through our PIL designation). Demand for Industrial premises is low which reflects the trend elsewhere in London Boroughs and is forecast to continue to remain low, with an overall reduction forecast over the next 15 years
Office B1(a)	15,818	5055	10,763			66,425	56,487	
Research and laboratory B1(b)	0	0	0			-3774	-1,270	
Light Industrial B1(c)	6,240	0	-6,240			-2618	81	
General industrial B2	0	7258	-7,258			-842	-1,270	
Warehousing and distribution B8	0	6,671	-6,671			-7,280	-7,819	
Sui Generis Industrial	12,821	12,784	37			-4,186	0	
Overall employment uses	34,879	31,768	-9,369			47,725	46,209	
15. The amount (hectares) of employment land available for:								
	Sites (ha) not currently in B Class use with approval for B Class	UDP allocations not yet completed (ha)	Overall land available (ha)	Maintain and increase the supply of employment floor space	!	Overall	Overall	The amount of employment land in the pipeline in the borough as at the end March 2011 was 7.4 hectares. Nearly 93% of the sites in the pipeline are approved for B class office use.

Context	April 2010 – March 2011			Target		09/10	08/09	Analysis
Office B1(a)	4.7	2.7	7.4			7.0	6.1	
Light Industrial B1(b)	0.0	0.0	0.0			0	0.1	
Research and laboratory B1(c)	0.1	0.0	0.1			0.1	0	
General industrial B2	0.1	0.0	0.1			0	0.5	
Warehousing and distribution B8	0.3	0.0	0.3			0.3	0	
Overall employment uses	5.2	2.7	7.9			7.2	6.7	
16A Office, Retail, Institution, leisure completions within Town Centres (sqm of floor space)								
	Amount completed	Amount lost or replaced	Overall outcome	Maintain and increase the amount of office, retail and leisure uses, particularly in town centres	✓	Overall	Overall	The amount of office floorspace completed has reduced significantly since last year, however there are numerous large schemes that are under construction and will be completed in the next monitoring year. The schemes which delivered over 1,000 sqm of new floorspace included two sites in Bankside and Borough and the Print Works mixed use scheme in Elephant and Castle. The loss of D1 floorspace can be explained through the redevelopment of Castle House, into the Strata residential development. Castle House originally contained some floorspace used for education purposes, however this was vacant since 1999
Office B1(a)	15,184	2,707	12,477			60,964	54,460	
Shops A1	2,466	846	1,620			2,572	7,243	
Professional A2	0	0	0			-243	1,986	
Eating A3	1,289	86	1,203			416	1,822	
Drinking A4	0	0	0			743	0	
Take-away A5	0	0	0			0	0	
Non-residential institutions (D1)	0	2962	-2962			8,341	1,074	
Residential institutions (C2)	0	0	0			0	0	
Leisure (D2)	0	0	0			0	0	
16B Office, Retail, Institution, Leisure completions borough wide (sqm of floor space)								
	Amount completed	Amount lost or replaced	Overall outcome	Maintain and increase the amount of office, retail and leisure uses, particularly in town centres.	✓	Overall	Overall	There was a large increase in D1 floorspace which was a result of improvements to schools in the borough which included Michael Faraday School in Aylesbury, the New Tukes School and the Harris Academy in Peckham, Geoffrey Chaucer & Joseph Lancaster Schools, Waverley Lower Secondary School, Eveline Lowe Primary School and Dulwich Infants School. A slight increase in A1/A3 floorspace occurred through the completion of mixed use schemes at Canada Water and on sites within the north of the borough in SE1. Figure 2 shows the net gain and loss of A and B use classes across the borough
Office B1(a)	15,818	5055	10,763			66,425	56,487	
Shops A1	2,933	1,165	1,768			3,071	7,300	
Professional A2	0	50	-50			553	2,496	
Eating A3	1,289	112	1,177			416	1,782	
Drinking A4	0	884	-884			457	-1,809	
Take-away A5	0	0	0			-60	0	
Non-residential institutions (D1)	60,851	40,530	20,321			11,200	3,727	
Residential institutions (C2)	0	0	0			0	0	
Leisure (D2)	0	884	-884			0	0	

Context	April 2010 – March 2011			Target		09/10	08/09	Analysis
17. Completed small business units (less than 235 sqm)								
	Units/ floorspace completed	Units lost or replaced	Overall outcome	No net loss in small business units	✓	Overall	Overall	The increase in floorspace relates only to small business units which have been incorporated into mixed use developments. These completions are located in the north of the borough and in Elephant and Castle. The loss of units are attributed to a change of use of a unit to a Live/Work unit, and the loss of a pub for a residential redevelopment.
B Class	617	381	236			5/635	N/A	
A Class	937	334	603			10/781	N/A	
Total	1,554	715	839			15/1,416	N/A	
18. Arts and cultural uses (class D1) completed								
	Amount completed	Amount lost or replaced	Overall outcome	Increase provision	!	Overall	Overall	A small loss was experienced due to the conversion of a small art gallery into a live/work unit which incorporates a gallery work space.
A – In Strategic Cultural Zones	0	0	0			-2230	0	
B – Borough wide	0	129	-129			-2537	0	
19. Hotel and hostel bed spaces completed								
	New Beds	Beds lost or replaced	Net change	Increase provision	✓	Net change	Net change	There were 291 new hotel bed spaces completed in the borough. A scheme was completed in SE1, on Waterloo Road for a 284 bed hotel.
A – Within high PTAL areas	291	0	291			187	-7	
B – Borough wide	291	5	286			167	91	
7. Funding negotiated from planning (S106) agreements for:								
Training	£2,086,330			TBC	✓	£587,085	£220,161	Southwark received over £2 million from S106 planning agreements for training purposes representing a significant increase compared to last year. This included schemes to support local employment during construction, local employment in the development, training schemes,
Affordable business space	£0			TBC	!	£0	£0	
Child care	£0			TBC		£0	£0	

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
Culture and Tourism	£0	TBC		£220	£90,000	initiatives to promote employment opportunities. We currently do not negotiate funds for the provision of affordable business space in developments because we consider the provision of flexible business space better meets the needs of small and medium sized enterprises. We will review this indicator next year. There were no contributions negotiated for childcare and tourism facilities due to a downturn in the number of applications determined.
20. Business growth: Count of Birth and Deaths of new enterprises per 10,000 people						
Birth of new enterprises	84	Increase businesses in borough	!	72	85	The 2010 business demography report published by ONS indicates that there were approximately 84 new business registrations and 81 closures for every 10,000 adult population in the borough in 2010. The changes in births and deaths of businesses may reflect wider economic circumstances. Support and training for new businesses is available however we will need to make sure it is targeted better.
Death of new enterprises	85			81	65	
21. Employment Rate						
Borough wide	68.4%	1% annual increase	✓	67.4%	66.0%	The employment rate for women is 62.4% and 73.8% for men. The London average is 68.2%. The employment rate in the borough has increased by more than 1% which meets our target. Source: Annual Population Survey

Figure 2: Business Uses Completions in Town Centres



Clean and Green – Built Environment

What impact is the new development having?

We are improving the quality of buildings and places in the borough. We have continued to meet our objective to protect open space and focus new development on previously developed land. We have also improved our protection of the historic environment by adopting new conservation areas and listing new buildings. We are trying to improve places in the borough through new development and this year we have new data from the Southwark Council Reputation Survey 2010, which shows resident perceptions of crime and how they identify with their area. This data will help us to gain a clearer picture of what impact new development may be having on feelings of safety and people's quality of life.

Policy implications

We need to ensure that new development is built to a high quality of design. Our adopted residential design standards supplementary planning document will help to do this and we have made updates to the SPD in 2011 which was adopted outside the monitoring period for 2010/11. We continue to prepare area-based planning documents which provide clear guidance for different areas. £50,000 of funding was negotiated through section 106 agreements for conservation during the period and we need to make sure we continue to monitor and review our section 106 requirements and through CIL to make sure that enough money is negotiated for conservation if it is required. There was a 25% increase in the number of schemes achieving secured by design and a significant increase in the amount of S106 secured for the period. This may be the result of an increase in the number of major schemes approved during the monitoring period. This is line with our overall policy intention to mitigate the impacts of development through S106 contributions.

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
22. Number of listed items:						
Statutory listings	882	Gain	✓	874	869	We are committed to protecting our historic environment. There has been an increase of 7 new listed buildings and structures (0.8%) on the English Heritage register. This includes: 1. Units 7&8, Bermondsey Leather Market, Weston St 2. War memorial at Dulwich Old College, College Rd 3. War memorial east of Dulwich College, College Rd 4. 19 Tabard St 5. Brunswick Park School, dining room 6. St Thomas street railway viaduct, St Thomas St 7. Former Caretakers House, Halpin St
23. % borough covered by:						

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
Conservation area	24%	-	✓	23%	22.5%	Last year we adopted two new designations including the Bermondsey Street extension and King Edward III (Rotherhithe) resulting in a small increase in the area covered.
Archaeological Priority Zones	22%	-		22%	22%	Through the Core Strategy, we have adopted two new Archaeological Priority Zones: Bermondsey Lake and London to Lewis Road. We have also extended two existing Archaeological Priority Zone's, Bermondsey and River and Old Kent Road. This has resulted in a slight increase in the area covered and will be reflected in next year's AMR. No new APZs were adopted or extended during this year's AMR monitoring period.
24 Amount of new development built on:						
A – Previously developed (brownfield) land	98%	100% of all development	!	98% of all uses	100% of all uses	98% of all completed developments in 10/11 were permitted on previously developed land. There were two developments on greenfield sites. However one was a proposal as part of the Elephant and castle regeneration where a car park and children's play facility was changed to housing. The play facility was reprovided elsewhere.
B – Protected open space	None	None		2%	None	There is a second development was part of the Aylesbury regeneration on an area of housing amenity land largely consisting of disused garages. The open space will be replaced as part of the overall Open Space Strategy for the Aylesbury regeneration.
25 - Listed buildings and structures at risk in the borough:						
A – Total number A - % of all listed buildings B – Approved to be demolished	29 3% 0	Reduction in number of buildings at risk	✓	29 3% None	34 3.3% None	No additional buildings at risk were recorded between April 2010 to March 2011 and none were approved to be demolished. There have been no demolitions of buildings in conservation areas.

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
Unlisted buildings at risk in conservation areas	12			15	15	The number of unlisted buildings at risk in conservation areas has come down by 20%. We are currently preparing a local list of buildings of local importance and adopting them on an area basis through AAPs and SPDs.
Unlisted buildings approved to be demolished in conservation areas	0			0	0	
26 - Approved major development subject to an archaeological assessment						
A – in APZ	100%	100% development in APZ	✓	69%	N/A	A total of 42 major schemes were approved in the borough of which 19 (45%) fell within an Archaeological Priority Zone. All 19 of these major approvals (100%) were subject to an Archaeological assessment. The council's Archaeologist is involved in the determination of planning applications and in some cases may recommend that an archaeological assessment is not required.
A – Borough wide	45%			44%	N/A	
27 - Approved developments achieving secured by design certification:						
Schemes applying for certification	25	Increase	✓	18	22	There was a 25% increase in the number of schemes achieving secured by design. 25 schemes applied for certification and 10 achieved the certification. The increase in numbers achieving certification could be linked to a slowly improving economy with more schemes being completed.
Schemes achieving certification	10			8	10	
7 - Funding negotiated from planning (S106) agreements for:						
Public realm and safety	£1,729,291		↑	£651,913	£5,762,266	There was a significant increase in the amount of S106 secured for the period. This may be the result of an increase in the number of major schemes approved this year. S106 funding for all areas increased compared to the previous two years: Public realm and safety (62% increase)
Archaeology	£84, 087	-		£13,321,	£36,843	
Conservation	£50,000	-		£0	£0	

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
Public Open Space	620,383	-		£219,165	£1,394,357	Archaeology (84% increase) Public open space (65% increase) £50,000 of funding was negotiated for conservation this year after 3 years of no funding. This could be because of an increase in number of approved schemes where there is an impact on a conservation area or listed building by a development.
28 - Crimes recorded						
Crimes recorded	36,264		✓	37,037	39,270	The overall recorded crime in Southwark continued to show a downward trend. Most serious violence (MSV) fell by 34%, and Gun crime reduced by 6.6%. Domestic violence was also reduced by 5% which equated to more than 135 fewer offences. Despite some significant successes, there were increases in some crime types in 2010/11. Personal robbery increased by 19% (just over 250 offences). Across London there was an increase of 9%. Youth violence also increased by 5% and Serious acquisitive crime (offences such as robbery, residential burglary and vehicle crime) increased by 10%. The council recognises that crime and fear of crime have a major impact on the way people live their lives and will continue to work in partnership with the crime reduction agencies in tackling crime.
% change from 2004/05 level	-17%			-15%	-10%	
29 - % Residents feeling safe in the local area:						
All	98%	90%	↑	92%	N/A	Almost all residents (98%) say they feel safe walking in their area alone in the daytime. After dark, almost three quarters say they feel safe. This is higher than the results for last year and may have been influenced by efforts to tackle anti-social behaviour and reduce crime from both the council and the police. Source: Southwark Council Reputation Survey 2010

Clean and Green – Natural Environment

What impact is new development having?

We are continuing to protect and improve open spaces and biodiversity. Our monitoring shows that new development is not taking place in Sites of Importance for Nature Conservation and that the amount of priority habitats in the borough has been increased. We recognise that we have limited information available on how new development is impacting on the natural environment. We have started to collect information on whether developments are achieving Code for Sustainable Homes or BREEAM. We know that no developments have been approved contrary to Environment Agency advice suggesting that there has been no harm to water quality in the borough as a result of new development. We also know that the levels of waste and green house gas emissions in the borough have been steadily decreasing which indicates new development is not having a negative impact on the natural environment.

Policy implications

In 2009 we adopted two supplementary planning documents on sustainability which are beginning to have an impact on development in the borough. We have reviewed our approach to the natural environment through the Core Strategy which seeks higher environmental standards from new development. This includes setting a target for residential development to meet Code for Sustainable Homes level 4 and different BREEAM targets for non-residential development. We will report back on this in next year's AMR.

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
32 - Habitats in borough						
Conservation areas in parks	30.4ha	Increase	?	30ha	N/A	According to 1995 ecology survey of the borough, 190ha (23%) of the borough's open space is covered by private gardens, approximately 2% constitutes woodlands. There has been a slight increase in the amount of conservation area in parks however this figure still represents approximately 1% of the borough.
Woodland	53.9ha	Increase		53.9ha	N/A	
Private Gardens	190 ha	Increase		190ha	N/A	

Development outcomes	April 2010 – March 2011		Target		09/10	08/09	Analysis
33A - Approved residential major development achieving Code for Sustainable Homes Accreditation:							
Level 1			100% major schemes to achieve Code Level 3 or higher	↑	N/A	N/A	88% of major residential applications achieved Code for Sustainable Homes Level 3 or higher. Sites achieving Code 4 tended to be council owned sites. Data from previous years is too limited for us to provide commentary on whether this represents progress. However, since the adoption of the Core Strategy in April 2011, all major residential schemes are required to meet Code level 4. Therefore, we expect to see significant improvements in following AMR's as more developments approved under the Core Strategy policies are completed.
Level 2					N/A	N/A	
Level 3	17 (65%)				14	3	
Level 4	6 (23%)				6	0	
Level 5					0	0	
Level 6					0	0	
Borough wide	23 (88%)				0	0	
33B - Approved non-residential major development achieving BREEAM Accreditation:							
Pass			100% major schemes to achieve at least "very good"	~	N/A	N/A	26 major non-residential developments were permitted in 2010/11 of which we only have BREEAM information for 14 schemes. 11 schemes achieved a BREAAM rating of "very good" and 3 schemes achieved BREEAM "excellent". This is similar to the previous year however it is difficult to determine a trend in the data until we are able to collect information from all applications.
Good					0	1	
Very Good	11				16	13	
Excellent	3				3	3	
B – Non-residential development			25%			N/A	
34 Renewable energy infrastructure in new development:							
	N/A	Capacity of installations	% development with renewable	?			Data is not currently available. We are reviewing the way we collect information on this through our planning application process.
Photovoltic	N/A	N/A	30%			N/A	
Solar Thermal	N/A	N/A	23%			N/A	
Wind	N/A	N/A	5%			N/A	
Bio-fuels	N/A	N/A	10%			N/A	
Other	N/A	N/A	38%			N/A	
Total	N/A	N/A				N/A	
% energy demand of new development met	N/A	N/A	10%		N/A	N/A	
Estimated reduction in CO2 emissions	N/A	N/A	20%		N/A	N/A	
35 - % of approved developments with on-site recycling storage and composting facilities							

Development outcomes	April 2010 – March 2011			Target		09/10	08/09	Analysis
Borough wide	N/A			100%	?	N/A	42%	Data is not currently available. We are reviewing the way we collect information on this through our planning application process.
36 Change in the capacity of facilities for waste management by type (tonnes)								
	Amount completed	Amount lost or replaced	Net change	Contribute to regional self-sufficiency	~	Net change	Net change	There has been no change in the capacity of waste management facilities in the borough. However, we have approved a site for an integrated waste management facility at Old Kent Road waste and this is currently under construction.
Landfill Recycling/Composting Waste to energy Total	0	0	0			0 0 0 0	0 0 0 0	
37 - Tonnage of construction and demolition waste generated and proportion recycled/reused:								
	Amount collected	% recycled / reused		95% of waste recycled / reused by 2020	?	%	%	The amount of residential construction and demolition waste collected has increased from 2009/10. Of the amount collected 100% was recycled or reused.
Residential	1,303	100%				1,273	819	
Non-Residential	N/A	N/A				N/A	N/A	Data is not currently available for commercial waste.
38 - Change in area of development sites covered by vegetation								
Borough wide	N/A			Increase	?	N/A	N/A	Data is not currently available. We have started collecting this information and this will be available next year.
41 Amount of sites of importance for nature conservation (SINCS) lost to new development:								
Number of sites	0			No net loss	✓	0	None	No site of importance of nature conservation has been lost to new development. The Canada Water Area Action Plan proposes three new SINC sites in the area and these are due to be adopted in February 2012.
Area	0			No net loss		0	0ha	
42 - Green house gas emissions in Southwark (tonnes of CO2)								
From all sources in Southwark	1,504,000			8.5% reduction over 2005 levels by 2011	✓	1,693,000	1,713,000	The amount of green house gas emissions in the borough has continued to decline. There has been an overall reduction in emissions from all sources of 13% over 2005 levels which is above our target of 8.5%.
Industry/commercial	789,000					925,000	927,000	
Housing in Southwark	456,000					502,000	504,000	
Transport in Southwark	258,000					265,000	281,000	
Per capita	5.3					6.0	6.1	

Development outcomes	April 2010 – March 2011	Target		09/10	08/09	Analysis
43- Average annual domestic consumption per capita/meter of: natural gas and electricity						
Natural gas	11,530		✓	13,037	N/A	The average total gas consumption per meter has decreased to 11,530, and the average total electricity consumption per meter has fallen to 3,300. Domestic consumption per capita of natural gas and electricity is below the national average in Southwark of 16,000 and 4,800 respectively.
Electricity	637,355		✓	3,778		
44 - Annual average levels fine particles (PM10) and nitrogen oxides (NO)						
A – PM10	29	23ug/m3	!	N/A	22ug/m3	Data from the air quality monitoring station at Old Kent Road show that the levels of PM10 and NO are higher than the target and have increased since 2008/09. However, this only represents air quality from a road side air quality monitoring station and is not necessarily representative of the borough as a whole. More accurate readings should be achieved as further air quality monitoring stations are set up across the borough. We are working to secure a new air quality monitoring station at Elephant and Castle which would measure background air quality for Central London and this should be working from April 2012.
B - NO	45	40ug/m3	!	n/A	38ug/m3	
45 Municipal waste arisings						
A – Total municipal waste collected (tonnes)	115,192	By 2010/11 limit waste growth to 2% a year & by 2020 recycle/ compost 50% of waste	✓	117,473	118,851	Southwark has consistently reduced the total amount of waste generated year on year. This could be attributed to many factors, principally to the success of council's waste minimisation, a reduction in the quantity of producers and distributors packaging materials and the economic downturn. The increase in the amount of total waste recycled, composted, and used for energy could be due to the implementation of new planning policies. Improvements in recycling services provided by the council and better sorting of bulky residual waste to extract recyclates would also contribute to reduced waste. The percentage disposed of in landfill has also reduced to below 2008/09 levels.
B – Household waste (kg/person)	386.21kg			395.70kg	410.56	
C - % total waste recycled	19.39%			17.36%	15.53%	
C - % composted	5.80%			4.77%	5.03%	
C – used to generate energy	34.95%			32.71%	36.48%	
C - % disposed of in landfill	36.61%			45.15%	42.05%	

Development outcomes	April 2010 – March 2011	Target		09/10	08/09	Analysis
46 - Change in priority habitats:						
Meadow	0.4	Increase	✓	0.5 ha	1.0 ha	The total area of meadow has been increased by 0.4ha. There was no change in the amount of woodland or Reedbeds/wetlands. We have also created 1 new pond and restored a further 2 ponds as well as providing a Reptile hibernacula in One Tree Hill and 2 new Stag Beetle Loggeries.
Woodland	None	Increase		0ha	0ha	
Reedbeds/Wetland	None	Increase		0.1ha	0.5ha	
Other	1 new pond created and 2 restored. 1 Reptile hibernacula created in One Tree Hill, 2 new Stag Beetle Loggeries			2 ponds restored and 1 created. 3 Reptile hibernaculas created in Southwark Park	1 kingfisher bank created, 7 new stag beetle loggeries created. 3 ponds restored and 2 sand martin nesting barrels created	
47 Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence & water quality grounds:						
Borough wide	None	None	✓	2	None	No planning permissions were granted contrary to Environment Agency advice on flooding or water quality grounds, reflecting the borough's positive approach to protecting the flood plain from inappropriate development.

Housing

What impact is new development having?

Our saved Southwark Plan policies and new Core Strategy policies seek to provide both more housing overall and more affordable housing. New development is helping to meet the needs of some of our residents and people wanting to live in Southwark, despite the impact of the recession. Overall, 1826 net new homes were built, which is 194 units above our current Southwark Plan overall annual target of 1630 net new homes and an increase on the number of homes delivered last financial year. However, this needs to be closely monitored as the Mayor of London adopted a new target for Southwark in July 2011 of 2005 net new homes a year. Of the new homes built, 43% were affordable which is a 7% decrease from last year.

New development has included 11% family housing (dwellings with 3 or more bedrooms). This is a 6% decrease on last year, although it still exceeds our Southwark Plan policy of 10% family housing. This helps to meet the large need in our borough for more family housing. In particular 27% of social rented housing was family housing, which is the sector with the largest need for more family homes. The Core Strategy introduces five new policies on housing, which will be monitored through next year's AMR.

Policy Implications

For the year 2010/11 our housing target was 1,630, as set out in the Southwark Plan and the London Plan (2008). Next year we will need to meet a higher target, which is set in the newly adopted London Plan (July 2011), of 2,005 net new homes a year. So, although 1,826 homes were built this year, which is a significant achievement, we will need to increase the completion rate if we are to meet our new target.

We need to continue to monitor our policy on the mix of new dwellings, in particular family dwellings. This year saw a slight drop in the completion of homes with more than 3 bedrooms – 11% compared to 17% last year. Through the Core Strategy we have increased the requirement for family housing in the majority of the borough, with the majority of the CAZ and the urban area requiring 20% family homes and the suburban area requiring 30% family homes. We will need to monitor the implementation of this new policy closely to ensure that more family homes are secured in order to meet the increased requirements for family homes.

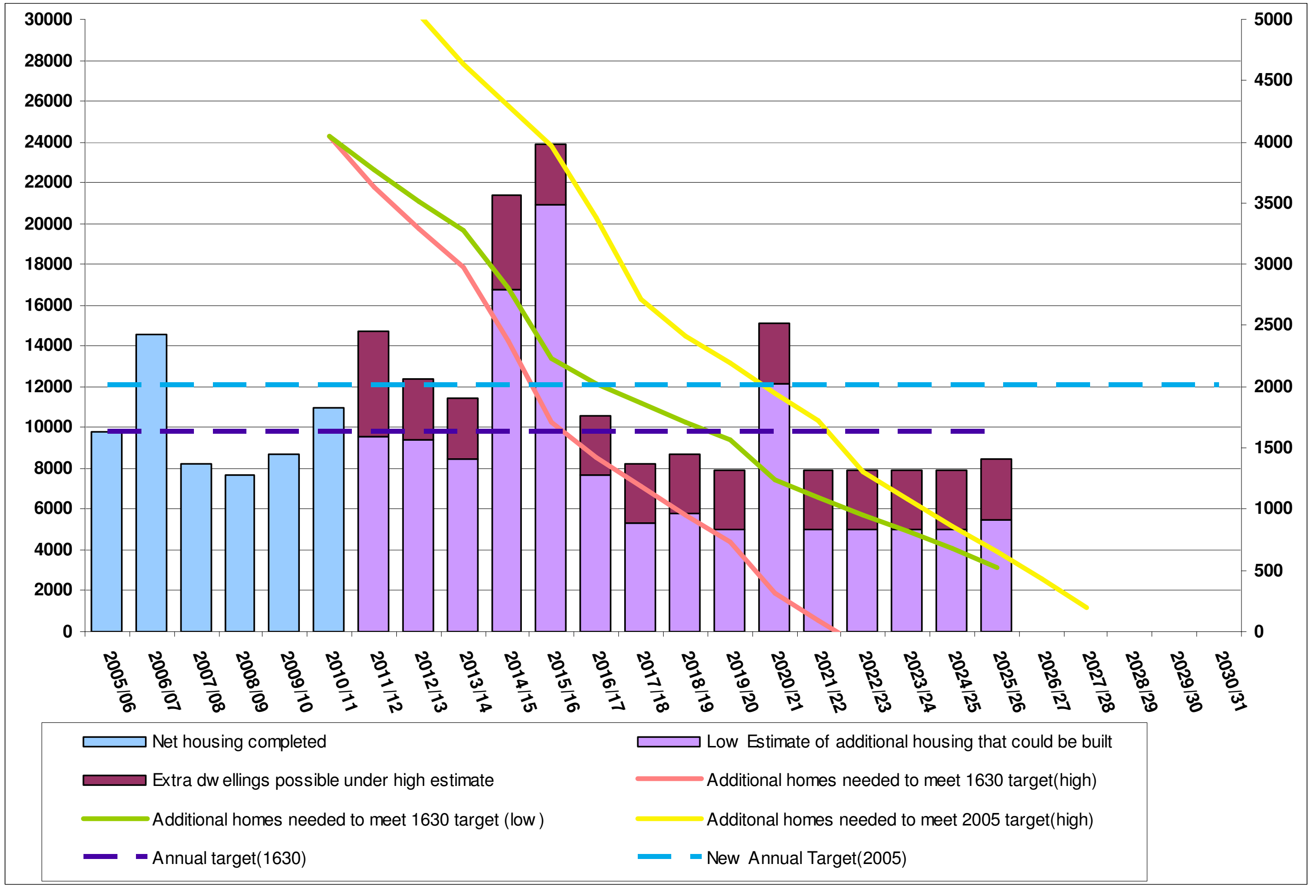
In June 2011 the Government introduced affordable rent as a new type of affordable housing through a revision to Planning Policy Statement 3 (PPS3). Affordable rent will allow rent levels of up to 80% of market rent to be charged and is let by registered providers of social housing to households who are eligible for social rented housing. The Mayor is currently consulting on how the London Plan housing policies should be interpreted now that affordable rent has been introduced. Our current policies do not include affordable rent as a type of affordable housing and only set policies for private, social rent and intermediate housing. We are maintaining this approach and require a financial appraisal to demonstrate any departure from our existing policies. . The council will look at the financial appraisal and the scheme on a case by case basis.

This approach ensures that the housing built will meet our housing need. We will reconsult on our Affordable Housing SPD to clarify our approach in Spring 2012.

Context	April 2010 – March 2011			Target		09/10	08/09	Analysis
48 - Change in house prices								
	Price	% Change	Ratio of average price to average income		↑	Ratio of average price to average income	Ratio of average price to average income	The Southwark average house prices released by Hometrack for July – Sept 2011 was £399,352 which is an increase of 10% on last year. House prices vary across the borough with the Village ward in the south of the borough recording the highest overall house prices at £773,384. This area contains many family sized semi and detached homes.
Borough wide average	£399, 352	10%		-		8.6	9.5	
Borough wide lowest quartile	£225,000	4.7%		-		8.7	3.5	
49 - % local dwellings that are not to Decent Homes standard								
Local Authority Dwellings	44.0%			0% by 2010	!	34.7%	47.2%	The Council Stock Condition Survey 2010 and updating since shows that 44% of council owned dwellings do not meet the Decent Homes standard. This includes the calculation that 5,500 council homes have become non decent this year, on 1st April. This increase reflects the scale of the council's housing stock and reinforces the significance of the challenge that the council faces in meeting and retaining 100% of council's housing stock as fully compliant with the government standard.
Private dwellings	44.3%			Reduce	!	44.3%	44.3%	The Council adopted a new investment strategy in May this year, and agreed a 5 year fully funded programme, to invest £326m in meeting the Decent Homes standard. We are also starting the preparation of a 30 year asset management plan for the stock, and also seeking to progress already agreed estate regeneration schemes. The Private Sector Housing Condition Survey shows that 44.3 % of the private dwellings (including registered providers' dwellings) do not meet the Decent Homes standard.
50 Housing supply								
	New homes built (gross)	Homes lost or replaced	Gains minus losses (net)	Southwark Plan and London Plan (2008) target:	↑	Net gain in homes	Net gain in homes	This year we completed 1,826 net new homes. This is a significant increase on the total completions last year and a positive reflection on the operation of our policies.

Context	April 2010 – March 2011			Target		09/10	08/09	Analysis
50A. Total new homes gained over the previous 5 years	8,307	1,331	6,976	To provide at least 16,300 extra homes between 2006/2007 and 2016/17		6,869	7,208	1,826 homes exceeds our current annual target of 1,630 as set out in the Southwark Plan and the London Plan (2008). The recently adopted London Plan July 2011 has increased our target to 2,005 net new homes a year. Next year we will need to meet the higher completion rate. Of the 1,826 homes, 1,444 were conventional homes, 235 were non self-contained and 147 were vacant homes brought back into use. 1,395 were new build schemes which is 87% of the total new homes for the year. There was a significant increase in the number of non-self contained dwellings compared to last year which is as a result of the increase in student accommodation developments we have seen coming forward. The main schemes were in our growth areas of Canada Water, Elephant and Castle and Peckham. Over the previous 5 year period, from 2005/06 to 2008/09 we delivered 8,307 including new build, conversions, change of use and vacant homes brought back into use. This equates to annual completion rate of 1,661 net new homes.
50B. Homes completed in reporting year								
Self contained dwellings	1,596	152	1,444			1,334	1,041	
Non self-contained dwellings	240	5	235			-28	0	
Long term vacant dwellings brought into use	147	0	147			139	142	
Total	1,983	157	1,826			1,445	1,183	
50C. Additional homes projected to be built between next year and 2025/26			20,174-28,834			20,371-32,223	21,687-33,539	
50D. Average number of homes needed each coming year to meet the housing target			1,630 (this will be replaced by a target of 2,005 from 2011/12)			1,630	1,630	

Context	April 2010 – March 2011	Target	09/10	08/09	Analysis



This is our housing trajectory, which we update every year to show two estimates of when we think we will meet our housing targets. This year the trajectory shows both the previous 1,630 target and the new 2,005 target to demonstrate the difference between when we will be able to meet the targets. Based on current projections we will struggle to meet the new London Plan target. We put in evidence to explain our concerns with meeting the higher London Plan target at the Examination in Public for the London Plan. However, the new London Plan adopted the higher target.

The trajectory takes into account projections of housing delivery on our Southwark Plan proposals sites, the proposals sites being allocated through the Canada Water area action plan and the sites allocated through the Aylesbury area action plan. It also takes into account projections for five schemes being developed with the council. These are our major estate regeneration schemes of Wooddene, Elmington, Silwood, Coopers Road and East Dulwich Estate. The trajectory also takes into account an expected amount of housing to be delivered on windfall sites. The low figure is based on the estimation of windfall sites from our 2005 Housing Capacity Study and the high estimation is based on recent completions on windfall sites.

The low estimates predicts that we would meet the Core Strategy housing target by 2025/26 and the high estimates predicts that we would meet the target by 2022/23.

51. Supply of Traveller and Gypsy pitches

	New Traveller and Gypsy homes built	Traveller and Gypsy homes lost or replaced	Gains minus losses	Target range				
Traveller and Gypsy sites completed in the reporting year	0	0	0	N/A	?	N/A	N/A	This is indicator monitors the supply of Traveller and Gypsy pitches and sites. We currently have 38 authorised Travellers and Gypsies pitches in four sites. The four sites are Bridale Close, Burnhill Close, Ilderton Road and Springtide Close. Through our Core Strategy we have protected these sites and designated them on our proposals map. We have also set out criteria for the allocation of new Traveller and Gypsy sites in the future.

52 - Density of residential development within:

Context	April 2010 – March 2011			Target		09/10	08/09
	Average density (hr/ha)	Number of schemes within target density range	% Schemes within target density range	Target range (habitable rooms/ha)	↑	%	%
Central Activity Zone (CAZ)	1,139hr/ha	8	42%	650-1100		33%	38%
Public Transport Accessibility Zone (PTAZ)	764hr/ha	7	58%	200-1100		50%	75%
Urban Zone	517 hr/ha	36	64%	200-700		63%	54%
Suburban Zone	236 hr/ha	2	40%	200-350		0%	50%

Analysis

The Southwark Plan sets out density ranges for the different designated density areas in the borough. The density areas are the Central Activity Zone, the Public Transport Accessibility Zone, the Urban Density Zone and the Suburban Zone.

A total of 95 residential schemes were completed in 2010/11.

- 8 (42%) of the 19 schemes within the Central Activity Zone were within the density target range for this area.
- 7 (58%) of the 12 schemes in the Public Transport Accessibility Zone complied with the UDP density range.
- 36 (64%) out of the 56 schemes In the Urban Density Zone were within the density target range.
- 2 (40%) of the 5 completions in the Suburban Zone were within the density range.

These figures are based on completions data, which means that some of the schemes may have been permitted before the Southwark Plan was adopted. This could explain the low number of schemes meeting our standards.

53A – Amount of new dwellings which are:

	Number of completed units	% of completed units			%	%
Studios	28	1%	Max 5%	!	2%	0%
1 Bedroom	676	43%	Majority 2+ bedrooms		34%	37%
2 Bedroom	720	45%			47%	51%
3 Bedroom	141	9%	Min 10%		13%	6%
4 or more Bedrooms	28	2%	-		4%	3%

11% of the new dwellings had 3 or more bedrooms. This is a 6% decrease on last year, although it still exceeds our policy of 10% family housing. This helps to meet the large need in our borough for more family housing.
56% of the new dwellings built had a minimum of 2 bedrooms which meets the target of a majority of new homes having a minimum of 2 bedrooms.
Only 1% of dwellings were studio flats, all within the private sector, which is in accordance with the policy of a maximum of 5% studio flats.

53B - Size of new dwellings (by tenure):

	% Social	% Intermediate	% Market			2008/09 % Social	2008/09 % Int	2008/09 % Market
Studio	0%	0%	3%	Max 5%	✓	2%	0	2%

Of the 1,596 (net) new homes completed, 904 were market, 274 were social rented and 418 were intermediate.

The homes completed this year meet our Southwark Planpolicy target, although there were a high proportion of 1

Context	April 2010 – March 2011			Target		09/10	08/09		Analysis
1 Bedroom	32%	48%	43%	Majority 2+ bedrooms		20%	47%	38%	bedroom properties. This will need to be monitored closely as the Core Strategy introduces a policy for a minimum of 60% of homes to have 2 bedrooms or more.
2 Bedroom	41%	49%	45%			42%	43%	51%	
3 Bedroom	25%	3%	7%	Min 10%		26%	10%	7%	
4 or more Bedrooms	2%	0%	2%			10%	0	2%	
54 - Amount of dwellings approved that:									
	Number of dwellings approved (gross)	% of Approvals			↑	%	%		2,876 (86%) out of the gross units approved in 2009/10 met the Lifetime Homes standard. This is a 1% increase on last year's figures. The proportion of new homes built to our adopted wheelchair standard was only 7% this year, which is less than last year and 3% below the Southwark Plan target of 10% of major developments. We need to closely monitor this to ensure we are applying this policy.
A – meet lifetime homes standard	2,876	86%		100%		85%	65%		
B – are wheelchair accessible	231	7%		Min 10%		8%	10%		
55 - Approved developments achieving Building for Life certification:									
Schemes applying for certification	N/A			Increase	?	N/A	N/A		This is not currently being monitored.
Schemes achieving certification	N/A					N/A	N/A		
56 - Amount of completed affordable housing units:									
	Number of dwellings completed (gross)	Overall increase (net)	% of completions (gross)	50% of all new housing is affordable, 35% as social tenure and 15% as intermediate	!	%	%		Out of the 1,596 (gross) homes completed in 2010/11, 692 (43%) were affordable homes. This is a 7% decrease from last year and does not meet the 2008 London Plan target of 50% of completions to be affordable homes. However, it does exceed the Southwark Plan policy requirements of 40% or 35% of new homes to be affordable homes (depending on the location of the new homes)/ Of the affordable homes built, 60% were intermediate and 40% were social rented. The amount of social rented housing is below our target of 70%, and the amount of intermediate housing is above our target of 30%. We need to monitor this closely.
Intermediate housing	418	417	26%			20%	14%		
Social housing	274	105	17%			30%	22%		
Total affordable	692	522	43%			50%	36%		
Total for past 3 years	1984	449	48%			45%	38%		
57 - Funding gained from planning (S106) agreements for:									
Affordable housing	£300,000				~	£0	£1.8m		£300,000 was secured this year as payment in lieu in a section 106 agreement for affordable housing
57A - Amount of households which are unintentionally homeless and in priority need:									
Total	510			Reduce	?	468	522		The amount of households unintentionally homeless and in priority need has increased in 2010/11 by 9% however the trend over the past few years has seen it steadily decrease.

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
57B - Amount of households which are in housing need:						
Existing households	3,735	Reduce	?	3,735	3,735	This figure comes from our Housing Requirements Study 2008. Normally we carry out a new study approximately every four years. The figure has not changed as we do not have an updated study.
Projected newly arising need each year	1,734			1,734	1,734	
57C - Amount of households on the housing register:						
Total of which new applicants of which transfers	17,121 11,136 No figure for transfers	Reduce	?	17,121 11,136 5,985	15,586 9,803 5,783	As at September 2010, the number of people on housing register had reached 17,121 of which 11,136(65%) were new applicants. This trend is similar to the trend seen in the previous year. We continue to prioritise the most serious types of housing need and are continuously developing and promoting a range of options for those with a range of needs. We have also sought to meet some of our housing need through the Core Strategy, which seeks to maximise the reasonable amount of affordable housing.

Sustainable Transport

What impact is the new development having?

The Southwark Plan sets a range of maximum car parking standards and minimum cycle parking standards as a means of encouraging more sustainable forms of travel. The number of residential schemes achieving our minimum bicycle parking standards rose significantly by over 20% this year, but it is still well below the target of 100 per cent. We have made good progress in minimising car parking provision, with almost all schemes complying with the maximum standards in the Southwark Plan. This year we also ensured that all major housing schemes within Controlled Parking Zones (CPZs) had restrictions imposed so that residents would be unable to be granted on-street parking permits.

Car ownership has continued to decline in 2010/11, with just under 1000 fewer private cars registered in the borough. Estimated annual traffic flows fell by over 20 million kilometres this year, which at 3 per cent is a steady continuation of the trend experienced in recent years. The Southwark Annual Transport Review 2010 suggests that 38 per cent of journeys continue to be by public transport, with 34 per cent by foot or bike and 27 per cent by car. This is much better than the London-wide picture where only 23 per cent of journeys in 2009 were by foot or bike. More accurate and comprehensive information on modal split should be available in the future.

Although the number of casualties as a result of road collisions has remained fairly constant since 2006, this year witnessed at 33 per cent increase. A considerable proportion of these accidents continue to be on the Transport for London Road Network (TLRN), so there is a clear need to work closely with Transport for London to ensure the safety of the network. This year we also experienced a greater volume of accidents involving cyclists, which could potentially be linked to an increase in cycling in the borough, as evidenced in the council's Annual Transport Report.

Policy implications and improvements

The data shows that compliance with car parking standards is a particular strength of the borough, with the majority of targets reached. However, despite a significant improvement this year, compliance with parking standards for bikes still falls well below our target. We are aware that there are questions around the accuracy of data collection, particularly for mixed-use schemes where it is difficult to distinguish between the cycling provision available for residents and those for workers or visitors. Improvements in relation to car and cycle parking could, in part, be linked to the fact that the Sustainable Transport SPD is now being used more consistently. We expect comprehensive information to be forthcoming this year to reflect for example, the introduction of the Transport for London Barclays Cycle Hire Scheme. The number of Travel Plans secured with major developments has increased significantly in the latter half of the year, after the creation of a specific post in the Transport Planning team. Data collection has improved since this point and we will continue to improve in this respect over the next 12 months. The 2011/12 Annual Monitoring Report will be the first to be completed since the adoption of the Core Strategy. The Core Strategy builds on some of the principles in the Southwark Plan and Sustainable Transport SPD. Further detailed policies will be provided in Area Action Plans and Supplementary Planning Documents to address locally specific issues.

Context	April 2010 – March 2011			Target		09/10	08/09	Analysis
58 – Private car ownership:								
Borough wide	53,887			-	↓	54,885	55,966	Car ownership in Southwark fell by 998 in the 2009/10 financial year. This represents a fall of around 2%, which is in contrast to the London wide trend, where car ownership over the same period rose slightly. Current car ownership in Southwark is 53,887. The majority of Wards in the borough recorded a decrease in numbers, with the biggest fall being recorded in East Walworth Rd (8%). South Bermondsey, Nunhead and Village all recorded a slight increase in car ownership. The three wards with the highest levels of car ownership continue to be Village, College and Peckham Rye, whilst the three wards with the lowest levels of car ownership continue to be Chaucer, Faraday and East Walworth. Appendix F shows the breakdown of private car ownership by ward.
London wide	2,418,343			-		2,417,615	2,424,122	
59A - % development that has been complying with UDP car parking standards:								
	Number schemes complying	% schemes complying	Average parking rate	Targets	↑	%	%	The proportion of schemes complying with car parking standards has not changed significantly when compared to previous years. Only 3 schemes failed to comply with the car parking standards, 1 in the CAZ and 2 in the Urban Zone. 100% of residential developments in the Public Transport Accessibility Zone and Suburban Zone complied with the parking standards. Data on the level of parking in non-residential development is too inconsistent to draw meaningful conclusions from. Of 91 commercial schemes recorded through the London Development Database, only 20 referred to non-residential car parking spaces. This is an area where data collection needs to be
Residential – borough wide	159	98%	0.3 spaces per dwelling	100%		98%	98%	
Residential – CAZ	28	97%	0.2 spaces per dwelling	0.4 spaces per dwelling		87%	87%	
Residential – PTAZ	23	100%	0.1 space per dwelling	1 space per dwelling		100%	100%	
Residential – UZ	102	98%	0.3 space per dwelling	1 space per dwelling		98%	100%	

Context	April 2010 – March 2011			Target		09/10	08/09	Analysis
Residential – SZ	6	100%	0.3 space per dwelling	1.5-2 spaces per dwelling		0%	100%	improved for future AMRs.
59B - % development that has been built complying with bicycle parking standards:								
	% schemes providing 1 space per unit	% schemes meeting UDP policy (1.1 spaces)	Average parking rate	100% schemes comply	↑	% schemes complying	% schemes complying	This year we have recorded a significant increase in the proportion of residential development meeting our cycle parking standards; rising from 34% to 57%. Although this represents good progress, it is still well below the policy target of 100%. Part of this rise may be linked to the fact that we adopted a Sustainable Transport SPD in 2008, which is now widely understood and consistently used. The SPD contains information and advice relating to the provision of secure cycle parking. There is still some doubt over the accuracy of the information, particularly for mixed-use schemes. Clearly we are making progress, but by improving the way that data is recorded for non-residential developments, we hope to also see an improvement in the proportion of residential schemes meeting the minimum standards in 2011/12.
All uses	N/A	N/A	N/A			N/A	N/A	
Residential	57%					34%	8%	
Non-residential	N/A	N/A	N/A			N/A	N/A	
60 - Amount of approved development in controlled parking zones restricted from on-street parking:								
	No. schemes	% schemes		100% new development in CPZ	✓		77	22 Major residential applications have been granted planning permission in Controlled Parking Zones (CPZ) in the 2010/11 financial year. Every planning permission was accompanied by a legal agreement to amend the traffic management order so that on-street parking will be restricted. We have reached our target of 100%
Residential	22	100%				69	54	
Non-residential	N/A					n/a	23	
61 - Amount of approved development subject to a travel plan:								

Context	April 2010 – March 2011	Target		09/10	08/09	Analysis
Borough wide	24 (56%)	100% of major schemes	✓		N/A	All major schemes proposed are required to submit a travel plan, however, the proportion of major schemes with travel plans secured through s106 is just over 50%. A new post was created midway through the financial year and more detailed analysis shows that the proportion of schemes with travel plans after this point has edged towards 100%
7 - Funding negotiated from planning (S106) agreements for:						
Transport	£2,403,791		↑	£3,080,403	£4,041,152	The overall amount of funding from S106 funds negotiated for transport was approximately £3.63m. This is split between investment in the Network managed by the council and managed by Transport for London. Overall, this represents an increase in the amount of s106 for investment in transport infrastructure when compared to last year.
TFL Transport	£1,229,876	-	~	N/A	N/A	This year is the first year we have made a distinction between Strategic/Site Specific Transport investment in Southwark and developer contributions for specific Transport for London schemes, such as Crossrail. We will continue to monitor this in future years.
62 - Estimated annual traffic flows (million vehicle kilometres):						
Borough wide	Traffic flows: 825 Change since 2001: -54	Zero growth in traffic between 2001 and 2011	✓	848	860	The estimated annual traffic flows in the borough decreased to 825 million km in 2010/11. This represents a reduction of 23 million vehicle kilometres since 2009/10; a 3% reduction. This is comparable to the trends seen in recent years. Overall this represents a 54million kilometre reduction since 2001; a 6% reduction This could be linked to increases in congestion charge fees coupled with significant investment in sustainable travel infrastructure, most recently including the introduction of Transport for London's Barclays Cycle Hire scheme.
63 - The number of people killed or seriously injured in road traffic collisions:						

Context	April 2010 – March 2011		Target		09/10	08/09	Analysis
	Casualties	% change over 1994-1998 average rate					
Borough wide	169	-29.29%	By 2010 reduce to 119 casualties	!	127	165	Although the number of people killed or seriously injured in road traffic collisions has remained fairly constant since 2006, there was a 33% increase between 2009/10 and 2010/11. The number of casualties in the previous year was 169, which includes 22 children casualties. There is a significant (42%) gap between the recorded number of casualties and the 2010 target. Of these incidents, the proportion linked to cyclists has increased in the last year . Also, in the most recent 3 year period, 43% of all collisions occurred on the Transport for London Road Network (TLRN).
64 - Proportion of personal travel made on each mode of transport:							
Public Transport	39%		Reduce travel by car and increase walking trips by 15% and cycling trips by 80% between 2001 and 2015	?	40%		No significant change in this indicator Source: from London Travel demand Survey 2010.
Walking	31%				30%		
Cycling	3%				3%	36%	

Equalities

Development impacts

All of the planning documents we prepare are subject to an EqIA which helps to ensure that our policies have a positive impact on everyone in the community. At each stage of consultation we monitor the breakdown of respondents from different demographic groups. We review this and improve our methods of consultation as a result. A Consultation Statement for each document is produced setting out how we met the requirements of the SCI. During this monitoring period, we only consulted on scoping reports. No documents have been adopted during the period of this AMR.

The 2010 Equalities Act has been incorporated into Equalities Impact Assessments that have been prepared since the Act came into effect and this will be reported on from next year. It includes protected characteristics listed under the Act as:

- age
- disability
- gender reassignment
- marriage and civil partnership
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

The ethnic makeup of Southwark's population changed slightly across different groups, but the overall trend remained the same – nearly 70% of the borough's population identify themselves as white, while nearly one-fifth identify themselves as black/British.

Policy implications and improvements

We are aware that although we carry out much more detailed consultation than set out in statutory requirements, not all demographic groups are always fully represented and we are trying to improve the ways in which we consult local communities. We still need to collect more information on the demographic make-up of people commenting on our planning policies. Our consultation survey we have carried out as part of this AMR looks at this and we will address any issues arising from it in future consultations. We may review the SCI in 2012 depending on the outcomes of the National Planning Policy Framework.

The increase in households that are unintentionally homeless is concerning, rising from 468 to 510 in the past two recording years. This has implications on housing policy, in particular our delivery of affordable housing to ensure we are meeting our targets set by the GLA.

Context	April 2010– March 2011	Target		09/10	08/09	Analysis
65A - % population within different ethnic groups:						
White	65.9%	-	~	64.8	64.8%	The mid 2009 ethnicity estimate released by the ONS reveals that nearly two-thirds of Southwark's residents classified themselves as White (slightly up on 2 years ago) while slightly less than one-fifth were Black or Black British. This number is down nearly 3% on mid-2007 figures which has correlated in a slight rise in the number of people identifying themselves as Asian/Asian British. These figures are based on a total population provided by the ONS of 285,600. The ethnic groups can be further sub-divided as: **White:** British/Irish/Other **Mixed:** White and Black Caribbean/White and Black African/White and Asian/Other **Asian or Asian British:** Indian/Pakistani/Bangladeshi **Black or Black British:** Black Caribbean/Black African/Other Black **Other:** Other/Chinese Source: ONS Estimated resident population by ethnic group and sex, mid-2009
Black/British	17.4%	-		20.2%	20.2%	
Asian/Asian British	8.4%	-		6.6%	6.5%	
Mixed	3.8%			3.9%		
Other	4.5%			4.6%		
65B-% population within different faith:						
Christian	61.6%		?	61.6%	61.6%	According 2001 census, the borough has a high proportion of Christians compared to any other religion. People who do not have any faith constitute 18.5% while people from Muslim faith represents 6.9%. Other faiths are smallest faith groups. The council's Christian population is higher than that of London but below England.
Muslim	6.9%			6.9%	6.9%	
Buddhist	1.1%			1.1%	1.1%	
Hindu	1.1%			1.1%	1.1%	
Jewish	0.4%			0.4%	0.4%	
Sikh	0.2%			0.2	0.2	
Other faith	0.4%			0.4%	0.4%	
No faith	18.5%			18.5%	18.5%	
65C - % population that are:						

Context	April 2010– March 2011	Target		09/10	08/09	Analysis
Disabled	5% claiming benefits,		?			As at August 2010 there were 13,160 claiming living disability allowance equating to 5% of residents population. This constitutes 51% of male and 49% female. Source : ONS
No faith	18.5%			18.5%	18.5%	Source: 2001 Census data
Residents identifying as disabled	18.2% of working-aged people (16-64)	-		N/A	N/A	2011 ONS data demonstrates 39,200 people aged 16-64 are disabled. They use a denominator of 215,900 people in that age group, giving a total of 18.2% of that population. Source: ONS Annual population survey, April 2010-March 2011
Gay, Lesbian , Bi-sexual and transgender	16,464	-		N/A	N/A	This is the first time we have collected figures from the LGBT network. These figures are derived from the national average and apportioned to Southwark's population. Source: www.lgbtlondon.com/borough/southwark Figures derived from ONS
66 - % adopted planning documents subject to Equalities Impact Assessment (EqIA):						
Planning documents	100%	100%	✓	100%	100%	We did not consult on any documents during this reporting year so no EqIAs were produced. All documents currently being prepared will also be subject to an EqIA
8 - Percentage of pupils achieving five or more A*-C grade GCSEs or equivalent Including English and maths						
All	54.9		↑	46%	42%	Ethnicity breakdown indicates that there has been an improvements in the proportion of pupil achieving five or more A* -C grade GCSEs including English and maths across all ethnic groups except Chinese/other ethnic, with pupils from mixed ethnicity category as the most improved The top performers are pupils from Chinese/ other ethnic background followed by pupils from mixed ethnicity.
White	50%			40%	46%	
Black / Black British	56%			48%	47%	
Asian	51%			49%	52%	
Chinese / Other Ethnic	73%			74%	66%	
Mixed ethnicity	61%			45%	49%	
Female	60%			54.5%	54%	

Context	April 2010– March 2011	Target		09/10	08/09	Analysis
Male	49%			40%	42%	
22 - Employment rate:						
Borough wide Minority Ethnic groups People who are disabled Lone parents 50-69 year olds	68.4% 61.0% 38.8% N/A N/A	By 2009/10: 1% increase 57.3% N/A 44.9% 51.8%	~	67.8% 63.2% 46.3% N/A N/A	66.0% 57.7% 33% N/A 57.8%	Of the 215,900 people in the borough of working age (16-64), 147,000 of these are employed. There are 82,900 people of ethnic minority backgrounds who are aged 16-64 ad within the employment rate. Of these, 50,600 are employed, consisting 61%. This is an increase from 2009/10 figures. Southwark is above both the London and nation-wide levels of 59.8% and 59.1% respectively. Across all employment groups, the top two occupations within Southwark are Associate professionals and technical occupations and professionals, as measured by the Annual population survey. Of the 39,200 people aged 16-64 who are disabled within Southwark, 15,200 of them are employed. Source: Annual population survey
57A - Amount of households which are unintentionally homeless and in priority need:						
Total % from Black % from Asian groups % from other ethnic groups	510 32% 1% 39%	By 2010, reduction in homeless households	↑	468 32% 1% 39%	522 34.7% 2.3% 38.9%	The number of households unintentionally homeless and in priority need increased by 42 to 510. The breakdown of unintentionally homeless households is as per the figures from 2009/10. Of all the groups, those with the highest proportions were households from other ethnic groups followed by people from black origin. People of white background accounts for only 16% of the total.
Not stated	12%			12%	6.5%	
%White	16%			16%	17.6%	
57C - Amount of households on the housing register:						
Total % from Black/Latin American % from Asian groups	18,724 48.9% 4.3%	Reduce	!	17,121 48.9% 4.3%	15,586 47.9% 3.9%	As at April 1st 2011, the number of households on the housing register increased by 9%, from September 2010.

Context	April 2010– March 2011			Target		09/10	08/09	Analysis
% from other ethnic groups	15.8%					12.4%	15.7%	Ethnicity breakdown figures remained the same as September 2010.
% White	31.0%					31.0%	32.5%	
64 - Proportion of personal travel made on each mode of transport:								
	Walking	Bike	Public Transport	Close the gap in transport use between people of different backgrounds and groups	~	% not by car 08/09	% not by car 07/08	Data on travel by equality groups is not available.
All people	30%	3%	41%			36%	70%	
People who are disable	N/A	N/A	N/A			N/A	N/A	
People aged over 65	N/A	N/A	N/A			N/A	N/A	
Women (travelling at night)	N/A	N/A	N/A			N/A	N/A	
Other equalities groups>	N/A	N/A	N/A			N/A	N/A	

Area Monitoring

Development impact

Development in the borough has been taking place mostly in the regeneration areas in line with planning policies for the borough. In Elephant and castle there was an overall gain of 646 new homes which was a substantial increase from previous years. There was also an increase of D1 community use in the wider Peckham and Nunhead Action area of 6,664sqm. In the Aylesbury Action area we have seen the completion of 52 new homes and an increase of 1,386sqm D1 community use.

There has been an increase in housing across the borough, most notably 212 units across the wider Peckham and Nunhead area, with 84% of these new units being affordable.

Overall vacancy rates for retail appear to have fallen across the borough although we only have data for some of the areas including Peckham, Camberwell and Lordship Lane. Vacancy rates for retail have remained the same for Elephant and Castle.

Office space (B1) has increased in the borough. There was a small increase in Elephant and Castle in Peckham and Nunhead there was a loss of B1 floorspace of 3,300sqm as well as 4,459sqm of B2 floorspace which was replaced with residential developments.

Policy implications

Our planning policies aim to direct new development to our growth areas. The information we have collected shows that the policies are directing new development to the right places. These are areas with good access to public transport and where regeneration will bring improved quality of life to local residents. We need to continue to monitor how our policies are affecting different areas to make sure development in the borough does not negatively impact on any of our local communities.

We also need to make sure we have the right amount of development taking place to provide for mixed and balanced communities in the borough. We need to make sure that we have vibrant town centres with a wide range of retail and leisure facilities. We also need to meet our housing targets by providing a wide range of homes for different people on different incomes. By monitoring how each of the different areas are changing we can help to improve access to jobs and education making sure that everyone in the borough has equal opportunities. Varying our approach to different areas of the borough also helps us to create distinctive places that people enjoy living and working in.

Development outcomes	April 2010– March 2011 Amount completed	Amount lost or replaced	Overall outcome	Target (by 2026)		Previous years 09/10 Overall	08/09 Overall	Analysis
Elephant and Castle Opportunity Area								
B1 Class	1152	100	1052	45,000 sqm	!	-290	0	The main gain over the year was the completion of business floorspace in the Amelia Street mixed use development. There was a very small change in the amount of retail provision in the area, however this will be expected to change in future years. Our Core Strategy envisages that around 45,000sqm of new shopping and leisure floorsspace will be provided at Elephant and Castle, together with 25,000sqm – 30,000sqm of office floorspace. This new target will be monitored next year. We are preparing a Supplementary Planning Document for the Elephant and Castle to show how, where and when new space will be provided. We will be consulting formally on the SPD in December 2011 and January 2012. Four major housing schemes were completed giving a total net gain of 646 units, a large increase from previous years, as a result of the completion of Printworks on Amelia Street, Castle House, the land adjoining Albert Barnes House – New Kent Road and a site on St. George's Road. The draft SPD currently being prepared for the Elephant and Castle will provide policy guidance the mix of shops, offices and other town centre uses which should be provided and the amount of new homes that may be built and their location.
Overall employment uses	1152	100	1052	Increase		-290	0	
Small business units	755	551	204	Increase		-290	0	
Shops A1	533	451	82	In core area: increase community and leisure facilities and provide 75,000sqm of new retail uses	!	0	1,000sqm	
Professional A2		0				No completions over 1,000sqm	No completions over 1,000sqm	
Eating A3	222	0	222					
Drinking A4		0						
Take-away A5		0						
Non-residential institutions (D1)	0	2962	-2962			9,971	None over 1000	
Residential institutions (C2)						None over 1000	None over 1,000sqm	
Leisure (D2)								
New housing completed	646	1	645	6000 new homes by 2026	!	21	80	
% affordable housing completed	36%	0	36%	50%	!	0%	25%	
% affordable that is social	25%	0	25%	50%		0%	0%	
% affordable that is intermediate	75%	0%	75%	50%		0%	100%	
Vacancy rates for retail		8.7%		Reduce vacancies		N/A	8.7%	
Vacancy rates for offices		N/A				N/A	N/A	
Business start-ups		1136		Increase 5,000 new jobs by 2026	?	60	N/A	
Local employment rate		1.32				N/A	N/A	

Development outcomes	April 2010– March 2011 Amount completed	Amount lost or replaced	Overall outcome	Target (by 2026)		Previous years 09/10 Overall	08/09 Overall	Analysis
Average household income	N/A					N/A	N/A	The data for the number of business start ups is based at ward level. The area covers all or parts of the following wards: Faraday, East Walworth, Newington, Cathedrals and Chaucer. The most up to date data for the employment rate is from the Business Rate and Employment Survey from 2009. There were 1.32 jobs per working age resident in Elephant and Castle, compared to 1.18 in Southwark and 0.9 in London possibly indicating that there are jobs but residents in the area are not tapping into those jobs. Data for ward level household income is not available
Borough, Bankside and London Bridge Opportunity Area								
B1 Class Overall employment uses Small business units	13,927 13,967 2,752	3,673 10,442 1,978	10,294 3,525 774	Improve Business floor space	✓	58,850 60,165 264	53,631 53,631 584	In the London Plan and the Core Strategy the naming has now changed so that the London Bridge opportunity area and Bankside and Borough action area are now referred to as the Borough, Bankside and London Bridge opportunity area.
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	995 0 1067 0 0 None	48 0 0 0 0	947 0 1067 0 0	Increase retail, leisure and community facilities	✓	2,404 29 203 918 0 -1,480	1,782 1,782 0sqm 0sqm 0sqm 1,074sqm 0sqm 0sqm	While there has been an amount of new development in the Borough, Bankside and London Bridge Opportunity Area, there has been less completed compared to the 09/10 and 08/09 period, including completion of small residential, mixed use, office, hotel and student accommodation schemes.
New housing completed % affordable housing completed % affordable that is social % affordable that is intermediate	101 9% 0% 100%	1 0% 0% 0%	100 9% 0% 100%	2,500 new homes by 2026 50% 70% 30%	!	111 25% 71% 29%	225 0% 0% 0%	There has been a net increase of 10,294sqm of B1 office space either as stand alone office buildings or part of a mixed use development. However there has been a c of other B2 and B8 use space, including conversion of 4,380sqm of warehouse space to office space resulting in an overall increase in employment space of 3,525sqm.
Vacancy rates for retail Vacancy rates for offices				Reduce vacancies	?	7%	12.1%	
Business start-ups				Increase	?	445	N/A	

Development outcomes	April 2010– March 2011			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			09/10 Overall	08/09 Overall	
Local employment rate				30,000 new jobs by 2026		N/A	N/A	There has been a net increase of 947sqm of A1 shop use, though this is a decrease on the previous years and also 1,067sqm of new A3 eating use which is an increase on the previous years. There has also been a reduction in the completion of new housing with 100 new dwellings completed over 9 schemes, with 9% of these affordable housing and all were intermediate. The majority of these schemes were small proposals with the larger developments on Borough Road providing 40 new units and Park Street providing 25 new units.
Peckham Action Area								
B1 & B2 Class	0	0	0	Improve Business floor space	✓	None over 1000sqm	-1,560	The AMR currently reports on developments within the UDP action area core boundary for consistency with existing Southwark Plan policies.. The figures in the table reflect this. This boundary has been expanded to take in the wider area of Peckham and Nunhead and future AMRs will reflect this changed boundary. This analysis reports on both the smaller Core Area and the Wider Action area separately. UDP Core Area There were no major completions in Peckham action area in the reporting period. Two units in SE15, on Peckham High Street and Maxted Road, saw a reduction in A1 floorspace totalling a loss of 347sqm. Peckham town centre continues to trade well. The vacancy rate dropped to 8% compared to 10.4% two years ago. There was a small amount of housing completed, although it was a slight increase on the previous two yeas, All completions were market housing as they were from small schemes which did not meet the affordable housing threshold. Through work undertaken on the Peckham and Nunhead AAP
Overall employment uses	0	0	0			44		
Small business units	0	347	-347			0	N/A	
Shops A1	None	None	None	Improve retail floor space, leisure and community facilities	?	44	N/A	
Professional A2	None	None	None			43	None over 1,000sqm	
Eating A3	None	None	None			44		
Drinking A4	None	None	None			-175		
Take-away A5	None	None	None					
Non-residential institutions (D1)	None	None	None			None over 1,000sqm	None over 1,000sqm	
Residential institutions (C2)	None	None	None					
Leisure (D2)	None	None	None					
New housing completed	14	1	13	736 – 1,717	✓	9	6	
% affordable housing completed		0		50%		0%	0%	
% affordable that is social		0		30%		0%	25%	

Development outcomes	April 2010– March 2011			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			09/10 Overall	08/09 Overall	
% affordable that is intermediate		0		70%		0%	75%	Towards a preferred option stage, we have identified a number of development sites that have been supported by the Development Capacity Assessment which could provide large amounts of both residential and non-residential use. These will be further refined during the Preferred Options stage of the PNAAP in early 2012. Wider Action Area Residential Across the whole of Peckham and Nunhead, there were 212 net new units completed in the reporting period (324 gross units built). 4 developments had over 50 units built with the largest being 74 new units at the Samuel Jones Industrial Estate. Although there was an overall net gain, there was the loss of 104 units on the site of the New Tuke School, which was the single largest loss of residential units.Of these units, 84% of
Vacancy rates for retail Vacancy rates for offices		8%		Reduce vacancies	?	N/A	N/A	
Business start-ups		N/A		Increase		105	N/A	
Local employment rate		N/A		Increase		N/A	9%	
Average household income		N/A		Increase		N/A	N/A	
Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)		N/A			?	None over 1,000sqm	None over 1,000sqm	

Development outcomes	April 2010– March 2011			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			09/10 Overall	08/09 Overall	
								them were affordable, and of these, 44% were social rented and 56% intermediate. Non-residential A1 There was no additional A1 development outside that specified in the Core Area above. B1 & B2 There was a loss of 3,300sqm of B1 floorspace at the Samuel Jones Industrial Estate which has been redeveloped as residential.There was a loss of 4,459sqm of B2 space at the site of the former Roberts Metal Packaging site at 159-161 Peckham Rye. This has been replaced by residential units. D1 Across the wider area there has been a significant increase in D1 Community facilities. In the monitoring year there has been a net increase of 6,664sqm of community facility floorspace, with a total of 16,344sqm built. This has come primarily from development of existing schools such as the Harris Academy and the re-siting of the Tuke School. There were small losses at the site of several Churches. More information is needed on office vacancies, business start-ups and perceptions of safety in this area. We know from community feedback that many people in the community do not feel safe in Peckham.
Canada Water Action Area								
B1 Class Overall employment uses Small business units	0 0 938	0 0 0	0 0 938	Increase	?	0 360 526	None over 1,000sqm N/A	The AMR currently reports on developments within the UDP action area core boundary. The figures in the table reflect this. This boundary has been expanded to take in the wider area of Canada Water and future AMRs will reflect this changed boundary. This Analysis reports on both the smaller UDP area and the LDF Wider Action area separately. **UDP Action Area**
Shops A1 Professional A2 Eating A3 Drinking A4	938 No completions over 1000 sqm	0	938	Increase retail, leisure and community	?	166	N/A	

Development outcomes	April 2010– March 2011 Amount completed	 Amount lost or replaced	 Overall outcome	Target (by 2026)		Previous years 09/10 Overall	 08/09 Overall	Analysis
Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)				facilities				Retail There was an overall increase of A1 floor space which was due to the completion of development on site B2. Expected growth levels for future years are set out in the Canada Water Area Action Plan. The shops in the shopping centre continue to trade well and vacancy rates reduced again this year from 6.1% to 4.8%
New housing completed	169	0	169	2,000 new homes by 2026	✓	64	63	
% affordable housing completed	27%	0	27%	50%		31%	33%	
% affordable that is social	67%	0%	67%	70%		100%	100%	Residential 169 new homes were built constituting 27% affordable and 72% market. All of these homes were new build and took place on site B2.
% affordable that is intermediate	33%	0%	335	30%		0%	0%	
Vacancy rates for retail		4.8		Reduce	?	N/A	6.1%	
Vacancy rates for offices						N/A	N/A	
Business start-ups				Increase	?	95	N/A	**LDF and Canada Water AAP Wider Action Area** Residential Across the new Canada Water Action Area there were 178 units completed. The 9 units outside the Core were at Lower Road and King Stairs Close.
Local employment rate				I2,000 new jobs by 2026		N/A	N/A	
Old Kent Road Action Area								
B1 Class B2 Class B8 Class Overall employment uses	No completions over 1000 sq m			Improve range of employment uses and protect PIL	?	None over 1,000sqm	None over 1000sqm	There was no new development in the Old Kent Road Action Area. Due to a refocusing of resources, the Old Kent Road AAP has been removed from the current LDS. The Core Strategy designates the Old Kent Road area as an action area and provides a vision for the area which together with saved policies in the Southwark Plan provide an adequate policy framework. An Old Kent Road AAP may be rescheduled in the future if resources become available
Small business units	0	0	0			N/A	N/A	
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	No completions			Improve retail floor space, leisure and community facilities	?	None over 1000sqm	None over 1,000sqm	
New housing completed	0	0	0	Increase	!	0	4	
% affordable housing completed	0%	0%	0%	50%		0%	0%	
% affordable that is social	0%	0%	0%	50%		0%	0%	
% affordable that is intermediate	0%	0%	0%	50%		0%	0%	

Development outcomes	April 2010– March 2011			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			09/10 Overall	08/09 Overall	
Vacancy rates for retail	N/A			Reduce vacancies	?	N/A	N/A	
Business start-ups Local employment rate	N/A			Increase Increase	?	N/A N/A	N/A N/A	
Bermondsey Spa Action Area								
B1 Class Overall employment uses Small business units	No completions			Increase business / employment	?	-948 -948 N/A	None over 1,000sqm N/A	An additional 3,216 sqm of community D1 floor space was built this year which was the largest increase in two years. This includes expansion of the Salmon Youth Centre at Marine Street, construction of a new community health centre and the change of use of premises manager's house to a teaching room. The number of homes built quadrupled this year compared to last year. Of the 572 homes, 62% were affordable units of which 43% and 57% were social rented and intermediate respectively. This is attributed to the completion of Bermondsey Spa regeneration sites.
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)				Increase	?	0 3,216	No completions -1134 No completions	
New housing completed % affordable housing completed % affordable that is social % affordable that is intermediate	27 96% 0% 100%	0 0% 0% 100%	27 96% 0% 100%	1,526 – 2,335 50% 70% 30%	✓	572 62% 43% 57%	138 24% 21% 79%	
Vacancy rates for retail Vacancy rates for offices				Reduce vacancies	?		N/A N/A	
Business start-ups Local employment rate				Increase Increase	?	40 N/A	N/A N/A	
West Camberwell Action Area								
Overall B Class uses Small business units	No completions			Comply with UDP	?	None over 1,000sqm N/A	None over 1,000sqm N/A	12 net additional dwellings were built. They were all new build and private. There were no new non-residential developments in the West Camberwell Action Area.
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Residential institutions (C2)				Comply with UDP	!	None over 1,000sqm	None over 1,000sqm	

Development outcomes	April 2010– March 2011 Amount completed	Amount lost or replaced	Overall outcome	Target (by 2026)		Previous years 09/10 Overall	08/09 Overall	Analysis
Non-residential institutions (D1) Leisure (D2)				Improve Improve				We have changed boundary for the Camberwell Action Area through Core Strategy and we will monitor on that boundary in next year's AMR. We will be preparing a supplementary planning document for the Camberwell Action Area . The timetable is set out in our Local Development Scheme. This will cover a wider area of Camberwell including the town centre and the current West Camberwell Action Area.
New housing completed % affordable housing completed % affordable that is social % affordable that is intermediate	0 0% 0% 0%	0 0% 0% 0%	0 0% 0% 0%	Increase 50% 50% 50%	!	12 0% 0% 0%	0 0% 0% 0%	
Aylesbury Action Area								
Overall B Class uses Small business units	0 404	0 0	0 404		?	N/A N/A	N/A N/A	The Aylesbury Area Action Plan was adopted in January 2010. We now monitor development in the Action Area Core area.
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Residential institutions (C2) Non-residential institutions (D1) Leisure (D2)	404 14,941	0 13,555	404 1386		?	N/A	N/A	Since adoption of the plan, 404sqm of new A1 retail space has been completed on the Aylesbury Phase 1a site. The completion of works to both Walworth School and Michael Faraday Primary School and the completion of Southwark Resource Centre on the Aylesbury Phase 1a site have resulted in an increase of 1,386sqm new D1 use.
Housing Supply	New homes built	Homes lost or replaced	Gains minus losses	To provide approximately 4,200 new homes (1,422 net) within the action area core between 2009 and 2027	!	Net gain in homes	Net gain in homes	Since adoption of the plan, in the Action Area Core, 52 new units on the first part of the Aylesbury Phase 1a site, out of a total 261 units, have been completed. Construction is currently underway on the rest of the site with the additional units estimated for completion by 2013. Of the 52 new units completed, 71% are social units and 29% are intermediate with 52% are two or more bedrooms and 52% flats or maisonettes.
Total new homes gained over the previous 5 years in core area	N/A	N/A	N/A			N/A	N/A	
Homes completed in reporting year in core area	52	0	52	Average 221 homes per				

Development outcomes	April 2010– March 2011 Amount completed	Amount lost or replaced	Overall outcome	Target (by 2026)		Previous years 09/10 Overall	08/09 Overall	Analysis
Total in core area	52	0	52	year				
Additional homes projected to be built by 2016 in core area								
Additional homes projected to be built by 2027 in core area								
Average number of dwellings required each year to meet the AAP housing target								
Amount of housing completed by tenure on proposal sites	New homes built	Homes lost or replaced	Gains minus losses					
% private housing completed	0	0	0	50%		N/A	N/A	
% affordable housing completed	100%	100%	100%	50%		N/A	N/A	
% affordable that is social	71%	0%	71%	75%		N/A	N/A	
% affordable that is intermediate	29%	0%	29%	25%		N/A	N/A	
Amount of new dwellings which are:	No of completed units (net)		% of completed units (net)	Core Area				
Studio	0	0	0	Not exceed 3% of all new housing within the core				
Two or more bedrooms	52%		52%	At least 70%				
Three bedroom	0	N/A	0	At least 20%				
Four bedroom	0		0	At least 7%				
Five or more	0		0	At least 3%				
Amount of new dwellings completed by type in core area:	No of completed units (gross)	No of units lost/ replaced	% of completed units (net)	Core Area				
Flats or Maisonette	52	0	52	60%				
Maisonette	0	0	0	17%				
Houses	0	0	0	23%				
Total	52	0	52					

Development outcomes	April 2010– March 2011			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			09/10 Overall	08/09 Overall	
Density of residential developments within core area	Average Density	Number of schemes within target density range	% schemes within target density range					
Urban Density Zone				200-700 habitable rooms/hectare				
% of new developments within the core area that connect to CHP				100% of new homes within the core area must be connected to CHP and energy				
Estimated reduction in CO2 emissions				Reduce CO2 emissions by 20%				
Greenhouse gas emissions per capita-tonnes of CO2								
No of home meeting Code for Sustainable Homes:	No of units built reporting year	No of units achieving	% of units achieving	100% achieve Code for Sustainable Homes				
Level 4				100% achieve level 4 before 2016				
Level 6				100% achieve level 6 after 2016				
Camberwell Neighbourhood Area								
Overall employment uses				Comply with UDP	?	N/A	N/A	There were no completions for non-residential use during
Small business units						N/A	N/A	

Development outcomes	April 2010– March 2011			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			09/10 Overall	08/09 Overall	
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	None completed			Increase retail, leisure and community facilities	?	-50 -150	1624 N/A	2010/11. A total of 47 new homes were delivered in the Camberwell Neighbourhood Area, representing a 12% increase on last year. The developments were a mix of new build and conversions and all of the new units were private housing. Obviously, this fails to meet our targets for delivering new affordable housing. This could be due to the fact that the planning permissions for the larger housing schemes at the former Mary Datchelor School date back to 2007. Data is not available for vacancy rates.
New housing completed % affordable housing completed % affordable that is social % affordable that is intermediate	49 0% 0% 0%	2 0% 0% 0%	47 0% 0% 0%	Increase 50% 70% 30%	!	42 52% 73% 27%	0 0% 0% 0%	
Vacancy rates for retail	n/a			Reduce vacancies	!	9.6	n/a	We have changed boundary of the Camberwell Action Area through Core Strategy and will monitor on that boundary in next year's AMR. We will be preparing a supplementary planning document for the Camberwell Action Area. The timetable is set out in our Local Development Scheme. This will cover a wider area of Camberwell including the town centre and the current West Camberwell Action Area.
Lordship Lane Neighbourhood Area								
Professional A2	0	0	0	Comply with UDP				
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	None			Protect Comply with UDP Increase	?	None over 1,000sqm	None over 1,000sqm	There were no new developments in this area
Vacancy rates for retail	8.1%			Reduce vacancies		N/A	9.2%	
Shops A1 Professional A2	0 0	0 0	0 0	Protect Comply with	?	0 -315	None over 1,000sqm	There were no new large developments in this area however there was a loss of A3 use due to the conversion of a first floor

Development outcomes	April 2010– March 2011			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			09/10 Overall	08/09 Overall	
Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	0	86	-86	UDP Increase		0		restaurant to residential use. Data is not available for vacancy rates. We will be preparing a supplementary planning document for the Dulwich. The timetable is set out in our Local Development Scheme. This will cover Dulwich community council area and a small part of Peckham Rye Ward including the town and local centres such as Lordship Lane. Consultation on the SPD is due to take place in early 2012.
Vacancy rates for retail	8.1%			Reduce vacancies		N/A	9.2%	
Herne Hill Neighbourhood Areas								
Shops A1	None			Protect		None over 1,000sqm	None over 1,000sqm	There were no new developments in this area.
Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)				Comply with UDP Increase		-315	0	There were no new large developments in this area We will be preparing a supplementary planning document for the Dulwich. The timetable is set out in our Local Development Scheme. This will cover Dulwich community council area and a small part of Peckham Rye Ward including the town and local centres such as Herne Hill. Consultation on the SPD is due to take place in early 2012.
Vacancy rates for retail				Reduce vacancies		N/A	N/A	
Dulwich, Nunhead and The Blue Neighbourhood Areas								
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	None			Protect Comply with UDP Increase		None over 1,000sqm	None over 1,000sqm	There were no new large developments in this area We will be preparing a supplementary planning document for the Dulwich. The timetable is set out in our Local Development Scheme. This will cover Dulwich community council area and a small part of Peckham Rye Ward. Consultation on the SPD is due to take place in early 2012.
Vacancy rates for retail				Reduce vacancies		N/A	N/A	

Developing Southwark's Planning Policies

The timetable for the preparation of our planning policies (collectively called the Local Development Framework) is set out in the local development scheme. A new local development scheme for 2011-2015 was published in June 2011. This can be viewed at http://www.southwark.gov.uk/info/856/planning_policy

This replaced the previous version of the LDS which was published in December 2009 and came into effect in January 2010. Progress on delivery of the local development framework and key changes to the timetable are set out below.

- The Core Strategy was submitted to the Secretary of State for examination-in-public (EIP) in March 2010. This was in accordance with the timescale in the 2010 AMR. It was finally adopted in April 2011. This was 3 months later anticipated in the 2010 AMR and the reason was that the EIP, the timetable for which is set out by the Planning Inspectorate, took longer than had been expected.
- In accordance with the 2010 LDS, the Canada Water Area Action Plan was also submitted to the Secretary of State for examination in March 2010. The 2010 LDS anticipated adoption in September 2011. However, the Planning Inspectorate decided that the EIP should be delayed until the Core Strategy EIP had been completed. The public examination was held in August 2011. Adoption is anticipated in February 2011 and the 2011 LDS has been amended to reflect this timescale. In the 2010 LDS we stated that we would keep the need for further changes to the Canada Water AAP under review. In August 2011, the Daily Mail group confirmed that it would be vacating the Harmsworth Quays print works in 2014. Following a review and further discussions at the EIP, we stated that we would review elements of the AAP which relate to Harmsworth Quays. We will consult informally on issues and options in spring 2012 and on a preferred option in autumn 2012. The next version of the LDS will be amended to reflect this change.
- The 2010 LDS anticipated that the Peckham and Nunhead preferred options consultation would be consulted on from September to November 2010. This did not take place due to the delayed adoption of the Core Strategy as the Core Strategy sets out the overarching vision for Peckham and Nunhead. Due to the time lapse between issues and options and the next stage of consultation due to the delayed Core Strategy and previous issues surrounding the tram and the later provision of Housing and Planning Delivery Grant funding for transport research, we decided to consult on a hybrid document called the "Towards a preferred options". This set out preferred options where possible, and issues and options where key decisions still needed to be decided. Consultation on this stage took place between May and September 2011. The preferred options consultation will take place from February 2012 and this has been reflected in the June 2011 LDS.
- The 2010 LDS anticipated that we would prepare a housing development plan document (DPD). This has been reviewed and because of the level of detail on housing matters contained in the Core Strategy, it was decided that a Housing SPD would not be required. However, we did decide to review the Affordable Housing SPD and the Residential Design Standards SPD to ensure that they reflect the Core Strategy and changes to regional and national policy. We consulted on a revised Residential Design Standards SPD between April and June 2010 and adopted it in October 2010. We consulted on a revised Affordable Housing SPD between June and September 2011. In order to ensure that changes to national planning guidance can be accommodated, we will undertake a further review and will consult again on a revised draft in spring 2012.

- The 2010 LDS anticipated that we would start work on a Development Management development plan document (DPD) in 2011. This timetable has been reviewed. There is no current urgency to prepare a new DM DPD and this work has been put back until 2014, when we will also begin work on a Site Allocations DPD. In the meantime, the majority of the policies in the Southwark Plan were saved in 2010 for a three year period.
- The 2010 LDS signalled that the council would prepare AAPs for Camberwell and Old Kent Road. Due to a refocusing of resources, the Old Kent Road AAP has been removed from the current LDS. The Core Strategy designates the Old Kent Road area as an action area and provides a vision for the area which together with saved policies in the Southwark Plan provide an adequate policy framework. An Old Kent Road AAP may be rescheduled in the future if resources become available. Rather than prepare an AAP for Camberwell, the council will prepare an SPD. Key policies for Camberwell are set out in the Core Strategy and appropriate detailed guidance can be provided in the SPD. Work on the SPD will start in 2012.
- Following the introduction of the Community Infrastructure Levy (CIL) Regulations in 2010, it was decided to move to preparing a CIL schedule rather than reconsult on a revised s106 SPD. The 2011 LDS confirms that the council will consult on a preliminary charging schedule in 2012.
- In early 2010 we consulted on a draft SPD for Bankside, Borough and London Bridge. The intention in the 2010 LDS was that we would reconsult on a revised draft in early 2011. However, following the publication of the Localism Bill which introduced a new neighbourhood planning tier, two neighbourhood planning forums are emerging at Bermondsey and in Bankside. These were awarded vanguard status by the government. Preparation of the BBLB SPD has been put on hold pending further work on the neighbourhood plans. The situation will be reviewed again in March 2012.
- Following a review of resources, SPDs on Aylesbury Public Realm, Bermondsey Site C, Tower Bridge Workshops and Heritage were removed from the 2011 LDS as it was considered that adequate guidance for these areas existed in the Core Strategy and saved Southwark Plan policies.
- Following a review of the existing guidance for Elephant and Castle, it was decided that a refresh of existing guidance was required. A new supplementary planning document for Elephant and Castle has been prepared and is out for consultation between November 2011 and February 2012. Adoption is expected in March 2012. The 2011 LDS reflects this timetable.
- Dulwich SPD was due to be consulted on between May and July 2009 and to be adopted in October 2009. However, it was decided that the Core Strategy needed to be adopted before further progress can be made on the Dulwich SPD. A revised timetable for consultation was set out in the 2011 LDS. Consultation on the draft Dulwich SPD is due to take place in early 2012.

Appendix A: A Quick Guide to Use Classes

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.	
A1 Use Class	Shops and other retail uses such as hairdressers, post offices and dry cleaners where the service is to visiting members of the public.
A2 Use Class	Financial or professional services such as banks and estate agents open to visiting members of the public.
A3 Use Class	Restaurants, snack bars and cafes
A4 Use Class	Pubs and bars
A5 use Class	Hot food take-away
B1 Use Class	Business uses such as offices, research and development and industrial uses that can be carried out in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke etc,.
B2 Use Class	General industrial uses such as manufacturing and assembly
B8 Use Class	Warehousing, distribution and storage uses.
C1 Use Class	Hotels and boarding houses where no significant element of care is provided. It does not include hostels.
C2 Use Class	'Residential institutions' such as nursing homes and other accommodation where a significant element of care is provided for the occupants, residential schools, colleges, and training centres and hospitals and secure residential institutions(C2a)
C3 Use Class	Homes where people live together as a single household.
C4 Use Class	Small Houses in Multiple Occupation Residential dwellings containing 3 to 6 unrelated individuals sharing facilities.
D1 Use Class	'Non-residential institutions' including libraries, crèches, schools, day-nurseries, museums, places of worship, church halls, health centres
D2 Use Class	Assembly and leisure uses such as cinemas, nightclubs, casinos, swimming baths and sports halls as described in the Use Classes Order.
Sui Generis (SG)	A use which does not fall neatly within one of the above use classes e.g. vehicle servicing centres and mixed uses.

Appendix B: Coverage of PPS 12** and Regulation 48** requirements

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

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

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

Appendix C: Information Sources

Sources of data for each indicator

Indicator		Data source	Note
Life Chances			
1	Change in population size and age	Current population: ONS 2010 mid year estimate (http://neighbourhood.statistics.gov.uk/)	
2	Aggregated Index of Multiple Deprivation	Indices of Deprivation 2010 The English Indices of Deprivation 2010 - Corporate - Department for Communities and Local Government	
3	Life Expectancy	Southwark Primary Care Trust Records	
4	Admissions to hospital per 1,000 people	Southwark Primary Care Trust Records	
5	**Community Uses (Class D1) (excluding art and culture) completed**	London Development Database	1
6	Change in the amount of publicly accessible open space	London Development Database	
7	Funding gained from planning agreements	S106 Balances Report 2010/11	
8	% pupils achieving five or more A*-C grade GCSEs or equivalent including English and Math.	DFES Pupil Level Data	2
Consultation			
9	% adopted planning documents and approved applications consulted on in accordance with the Statement of Community Involvement	Southwark Planning Policy records	
10	Profile of people involved in consultation	Southwark Planning Policy records	
11	Participant satisfaction with consultation	Southwark Planning Policy records	
Poverty and Wealth Creation			
12	Vacancy rates for offices and retail	Estate Gazette Report 2010 and GLA Town Centre Health Checks Report www.london.gov.uk/mayor/strategies/sds/town_centre_assessment.jsp	
13	Change in household income levels (top/median/lowest).	Annual Survey of Hours and Earnings (Nomis)	2
14	Floorspace completed for B class uses	London Development Database	1
15	The amount of employment land available by use class	London Development Database	1
16	Completed office, retail, institution and leisure uses	London Development Database	1
17	Net loss/gain of small business units (less than 235sqm)	London Development Database	1
18	Completed floorspace for arts and cultural uses (Class D1)	London Development Database	1
19	Hotel bed spaces completions	London Development Database	1
20	Business Births and Deaths per 10,000 adult population	ONS Business Demography data National Statistics Online - Product	
21	The employment and economic inactivity rate	Annual Population Survey data www.nomisweb.co.uk	2
Clean and Green – Built Environment			
22	Number of listed items	English Heritage	
23	% borough covered by CA and APZ	Southwark Planning Policy records	
24	Development which is on previously developed land and open space	London Development Database	3

Indicator		Data source	Note
25	Listed buildings at risk and approved to be demolished in the reporting year	Southwark Design and Conservation records	
26	Approved development for which there is an archaeological assessment	Southwark Design and Conservation records	
27	Developments that have secured by design certification.	Metropolitan Police, Southwark Police Force	
28	Annual Crime Levels	Southwark Police Performance Unit (www.safersouthwark.org.uk)	
29	% Residents feeling safe in the local area	Southwark Council Reputation Survey 2010	2
Clean and Green – Natural Environment			
32	Habitats in borough	GIGL data and council data	
33	Amount of approved development achieving BREEAM/Code for Sustainable Homes accreditation	Southwark Development Management records	
34	Energy efficiency of new development	No data available	
35	Renewable energy installations	No data available	
36	Change in the capacity of facilities for waste management by type (tonnes)	Limited data available, main source is council data	
37	Tonnage of construction and demolition waste generated and proportion recycled/reused:	Southwark Waste team	
38	Change in area of development sites covered by vegetation	No data available	
41	Sites of importance for nature conservation (SINCs) lost to new development	Southwark Design and Conservation records	
42	CO2 emissions, per capita and by sector	DEFRA www.naei.org.uk, National Indicator NI186	
43	Average annual domestic consumption of natural gas and electricity	Communities of local Government	
44	Annual average levels fine particles (PM10) and nitrogen oxides (NO)	London Air Quality Network site	
45	Municipal waste arisings and how it is managed	Council Waste Management Service Performance Data, Environment and Housing Department, see www.defra.gov.uk/environment/statistics/wastats	4
46	Change in priority habitats	Council data, Ecology Officer	
47	The number of planning permissions granted contrary to the advice of the Environment Agency on flood defence and water quality grounds.	Environment Agency High Level Target 6 Report www.environment-agency.gov.uk	
Housing			
48	Change in house prices (top/median/lowest by size)	Southwark Market Trends Bulletin	
49	% local authority and private sector dwellings that are not decent	Private Sector House Condition Survey	
50	Housing completions and trajectory	London Development Database and Southwark Planning Policy records	5
51	Supply of Traveller and Gypsy sites	London Development Database	
52	Density of new residential development	London Development Database	
53	Size of new residential development	London Development Database	
54	Dwellings meeting lifetime homes standard and dwellings that are wheelchair accessible	London Development Database	
55	Approved development achieving Building for Life accreditation	No data available	
56	Affordable housing units completed, by tenure split	London Development Database	6
57	Households which are unintentionally homeless and in priority need, and are in housing need. Households on the Housing Register as at 1 April)	ORS Housing Requirements Survey and i-world database	2
Sustainable Transport			

Indicator		Data source	Note
58	Car ownership	Department for Transport	
59	Car parking provision	London Development Database (car parking	
59 B	% development that has been built complying with bicycle parking standards	London Development Database	
60	Development that is restricted from having on-street parking permits	Southwark Public Realm records and London Development Database	
61	Amount of approved development subject to a travel plan	Southwark Planning Policy records	
62	Estimated traffic flows per annum	Department for Transport, Road Traffic Statistics for Local Authorities www.dft.gov.uk/pgr/statistics/datatablespublications/roadstraffic/traffic/rtstatisticsla/roadtrafficstatisticsforloca5434	
63	The number of people killed or seriously injured in road traffic collisions	London Road Safety Unit data www.tfl.gov.uk/corporate/projectsandschemes/roadsandpublicspaces/2840.aspx	
64	Proportion of personal travel made on each mode of transport overall and by equalities groups.	London Area Transport Study	2
Equalities			
65	% of population in: (i) ethnic groups (ii) faith (iii) disability/LLTI (iv) sexuality	ONS mid- year 2010	2
66	% of adopted planning documents subject to EQIA	Southwark Planning Policy records	

Notes	
1	Data not complete. London Development Database does not track all developments less than 1,000sqm
2	Data not available for all equalities groups
3	Previously developed land has the same definition as in PPS3
4	Figures only include waste collected by the council. Commercial waste can be collected by private contractors who do not make information available.
5	The housing trajectory is based on previous trends in windfall development, estimates of housing that will be built on allocated sites (based on Southwark Plan density standards) and council estimates of allocation site phasing (Property Division) See Appendix E
6	Affordable housing completions are based on ‘conventional supply’, that is self-contained housing. This is because non-self contained housing does not meet local affordable housing needs. The figures quoted therefore do not count each individual non-self contained dwelling. Where cluster flats are provided, the cluster is counted as one dwelling.

Appendix D: Historic development completion trends

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1			**1997/98**	**1998/99**	**1999/00**	**2000/01**	**2001/02**	**2002/03**	**2003/04**	**2004/05**	**2005/06**	**2006/07**	**2007/08**	**2008/09**	**2009/10**	**2010/11**
2	**COMPLETIONS**															
3		Total non self-contained dwellings completed (gross)	780	35	498	559	119	121	77	292	96	342	0	*123*	*0*	*240*
4		*Total non self-contained units completed (net)*	*780*	*35*	*498*	*559*	*119*	*101*	*33*	*257*	*96*	*318*	*0*	*91*	*-28*	*235*
5		Total self-contained dwellings completed (gross)	1903	1143	902	1139	1316	949	2025	1827	1774	2248	1751	1134	1400	1596
6		*Total self-contained dwellings completed (net)*	*1537*	*567*	*491*	*654*	*717*	*855*	*1375*	*1228*	*1395*	*1958*	*1248*	1041	1344	1444
7		Total dwellings completed (gross)	2683	1178	1400	1698	1435	1070	2102	2119	1870	2590	1751	1257	1400	1836
8		**Total dwellings completed (net)**	**2317**	**602**	**989**	**1213**	**836**	**956**	**1408**	**1485**	**1491**	**2276**	**1248**	**1132**	**1316**	**1679**
9																
10		Total dwellings completed on allocation sites (gross)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	26	237	470	251	695	1127
11		Total dwellings completed on allocation sites (net)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	26	236	441	251	685	1127
12		Total dwellings from windfall development (gross)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1748	2011	1281	883	705	469
13		Total dwellings from windfall development (net)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1369	1722	807	790	649	317
14																
15		Vacant housing brought into use	30	70	71	97	97	66	149	174	137	147	120	142	139	147
16		Housing falling vacant														
17		**Net vacant homes brought back into use**	**30**	**70**	**71**	**97**	**97**	**66**	**149**	**174**	**137**	**147**	**120**	**142**	**139**	**147**
18		**NET CHANGE IN TOTAL HOUSING SUPPLY**	**2347**	**672**	**1060**	**1310**	**933**	**1022**	**1557**	**1659**	**1628**	**2423**	**1368**	**1274**	**1455**	**1826**

APPENDIX E: Housing Proposal Sites and Council's Major Regeneration Schemes

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	Ward
General sites			612	612	612	612				80	842	842	
1P	5-11 Sumner St	UC	229	229	229	229	2015/16	10-AP-0577			233	233	Cathedrals
5P	Potters field coach park	NS	75	75	75	75	2020/21	03-AP-0336			386	386	Riverside
49P	Manor Place Depot	NS	145	145	145	145	2016/17						Newington
57P	6-28 Sylvan Grove	NS	26	26	26	26	2015/16						Livesey
59P	272-304 Camberwell Road	NS	60	60	60	60	2015/16	06-AP-0774			60	60	Camberwell Green
	286-292 Camberwell Road	NS						06-AP-1250			14	14	Camberwell Green
67P	Former Mary Datchelor School Site	PC	51	51	51	51	2015/16	07-AP-0020			90	90	Brunswick Park
		C							2009/10	39			Brunswick Park
		C							2010/11	41			Brunswick Park
45P	17-29 Blue Anchor Lane and 20 Bombay Street	NS	5	5	5	5	2015/16	04-AP-0650			33	33	South Bermondsey
	17-21 Blue Anchor Lane	UC						08-AP-1219			5	5	South Bermondsey
46P	1-13 Bombay Street, 41-47 Blue Anchor Land and 51-53 Blue Anchor Lane	UC	21	21	21	21	2015/16	08-AP-1744			21	21	South Bermondsey
Canada Water			2700	2700	2700	2700				479	2554	2550	
7P (CWAAP3)	Downtown	NS	263	263	263	263	2012/13	08-AP-1563			212	212	Surrey Docks
27P (CWAAP5)	Site A Canada Water	UC	668	668	668	668	2015/16	09-AP-1870			668	668	Rotherhithe
28P(CWAAP6)	Site B Canada Water	PC	169	169	169	169	2010/11						Rotherhithe

PROPOSALS SITES	C = Completed UC = Under construction PC = Partial completion NS = not started												
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	Ward
		C						07-AP-2588	2009/10	63	63	63	Rotherhithe
		C						08-AP-2388	2009/10	169	169	169	Rotherhithe
30P	Site D Canada Water	C						09-AP-1311	2009/10	5	5	1	Rotherhithe
		C						06-AP-009	2007/08	242	242	242	Rotherhithe
31P(CWAAP8)	Site E Canada Water	NS	140	140	140	140	2013/14						Rotherhithe
32P (CWAAP9)	Mulberry Business Park	NS	256	256	256	256	2013/14	07-AP-2806			256	256	Rotherhithe
34P (CWAAP11)	Quebec Industrial Estate		250	250	250	250	2016/17						Surrey Docks
CWAAP7	Decathlon site, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and overflow Car Park		532	532	532	532	2015/16						Rotherhithe
29P	Canada Water Site C	NS						09-AP-1783			430	430	Rotherhithe
36P		NS											Rotherhithe
35P	Site F Canada Water	NS											Rotherhithe
48P (CWAAP23)	St Georges Wharf	NS	60	60	60	60	2014/15						Surrey Docks
CWAAP2	Ajacent Surrey Docks Stadium Salter Road	NS	100	100	100	100	2014/15						Rotherhithe
CWAAP10	24-28 Quebec Way	NS	50	50	50	50	2017/18						Surrey Docks
37P (CWAAP12)	Hamsworth Quays	NS						08-AP-1999			509	509	Rotherhithe
CWAAP14	Rotherhithe Police Station and Landale House	NS	2	2	2	2	2017/18						Rotherhithe
CWAAP15	23 Rotherhite Old Road	NS	14	14	14	14	2012/13						Rotherhithe
CWAAP16	41-55 Rotherhithe Old Road	NS	15	15	15	15	2011/12						Rotherhithe

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	Ward
CWAAP18	247-251 Lower Road	NS	15	15	15	15	2015/16						Surrey Docks
CWAAP19	Tavern Quay(East and West)	NS	112	112	112	112	2011/12						Surrey Docks
CWAAP20	Surrey Docks Farm	NS	1	1	1	1	2011/12						Surrey Docks
CWAAP21	Dockland Settlement	NS	28	28	28	28	2013/14						Surrey Docks
CWAAP22	Odessa Street Youth Club	NS	25	25	25	25	2014/15						Surrey Docks
Bermondsey			**746**	**458**	**932**	**897**				**812**	**1541**	**1393**	
11P	Site U - Lupin point parking structure	NS	18	18	18	18	2012/13						Riverside
12P	Site F - Giles House, Carlton House, Darney House	UC	264	158	264	229	2011/12	04-AP-0102					Riverside
	Site FSU, Bermondsey SPA	NS					2012/13	09-AP-0519			319	242	Riverside
	St James Church of England	NS					2011/12	10-AP-3069			0	-1	Riverside
	Salmon Youth Centre	C						06-AP-1201	2010/11		26	26	Riverside
	Salmon Youth Centre	C						04-AP-0549	2009/10	2	2	2	Riverside
13P	Site S - Casby House Parking Structure	NS	37	37	37	37	2011/16						Riverside
15P	Neckinger Estate	NS	139	-43	325	325	2011/12						Grange
16P(SiteL)	Land bounded by Abbey St, Old Jamaica Rd, Rouel Rd and Frean St, Spa Rd, Thurland Rd, Dockley Rd, End St	UC	33	33	33	33	2011/12	09-AP-1874			33	33	Riverside

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	Ward
17P	Part Phase1, Part Site E and H Bermondsey SPA	C						06-AP-0323	2009/10	167	167	167	Riverside
	Site West Phase 1i Bermondsey SPA	C						06-AP-0374	2009/10	114	114	110	Riverside
	Land bounded by Abbey Street, Old Jamaica Road Site E(West)	C						09-AP-2193	2009/10	6	6	6	Riverside
	Rising Sun, Old Jamaica Road	C						06-AP-0322	2008/09	44	44	44	Riverside
18P	Site H - Land bounded by Frean St, Thurland Rd, Spa Rd and Ness St.		100	100	100	100	2012/13						Riverside
19P	St James Road Open Space	C						06-AP-1236	2008/09	49	49	49	Riverside
20P	Site C & T - Land bounded by Spa Rd, Neckinger Grange Walk and The Grange	UC	90	90	90	90	2016/21	06-AP-2272			90	90	Grange
	Bermondsey SPA C5	NS						10-AP-3010			205	160	Grange
	Cube House, 5 Spa Road	C						04-ap-2350			1	1	Grange
	Final Furlong	C						05-AP-0566	2007/08	16	16	16	Grange
	Final Furlong	C						05-AP-0566	2008/09	45	45	45	Grange
21P	Site G - 82-92 Spa Rd and 94-118 Spa Rd	NS	48	48	48	48	2011/16	09-AP-1098			48	28	Grange
	Queens Arm P.H, 78 Spa Road	UC						10-AP-0174			7	6	Grange
22P	Site O - Land bounded by Dunlop Place, Spa Road and	C						07-AP-0804	2009/10	157	157	157	Grange

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	Ward
	Rouel St.												
23P	Site D - 89 Spa Road	C						05-AP-2617	2009/10	138	138	138	Grange
25P	Bermondsey SPA A ,Land bounded by Grange Road	C						03-AP-0910	2006/07	74	74	74	Grange
26P	Site B - Land between 1 and 45 Alscot Rd	NS	17	17	17	17	2011/16						Grange
Elephant and Castle			**4906**	**3694**	**4906**	**3714**				**429**	**1894**	**1823**	
8P	Manna Ash House	NS	50	50	50	50	2016/17						Cathedrals
9P	Library St NHO	NS	38	38	38	38	2020/21	08-AP-2427			40	38	Cathedrals
10P	21 Harper Road	NS	34	34	34	34	2014/15						Chaucer
38P	Prospect house playground, St Georges Rd	C	15	15	15	15	2020/21	08-AP-2409	2010/11	15	15	15	Cathedrals
39P	Elephant and Castle Core Area	PC	**4200**	**2988**	**4200**	**3008**	2014/15			**414**	**1839**	**1770**	
	Herbert Morrison House	NS					2012/13	02-AP-1852			4	4	East Walworth
	191-193 Walworth Road	NS						02-AP-2217			5	2	East Walworth
	28 Wansey Street	NS						301360			1	1	East Walworth
	32 New Kent Road	NS						07-AP-0315			1	1	East Walworth
	Wansey Street	C						04-AP-2114	2006/07	31	31	31	East Walworth
	Newington Industrial Estate,Crampton Street	C						04-AP-0544	2007/08	195	195	195	Newington
	Crampton Street	UC	186	186	186	186	2010/11	06-AP-2426	2007/08	8	8	-9	Newington

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	Ward
	Elephant Road (Ex Volvo site)	NS	230	230	230	230	2014/15	05-AP-1693			230	230	
	London Park Hotel	NS	470	470	470	470	2015/16	07-AP-0760			470	470	Cathedrals
	Elephant and Castle Leisure Centre	NS						06-AP-2217			5	3	Cathedrals
	Elephant and Castle Leisure Centre	NS	450	450	450	450	2020/21	07-AP-0315			1	1	Cathedrals
	Castle Indsutrial Estate, New Kent Rd/ Deacon Way	UC	373	373	373	373	2014/15	08-AP-2403			373	373	East Walworth
	The Castle, Walworth Road	C						021290	2004/05		5	5	Newington
	Elphant and Castle Leisure Centre, Browning Settlement	UC						08-AP-0769			4	2	East Walworth
	Former Printing Works, Steedman Street	C						0200357	2006/07	88	88	88	Newington
		C						0200357	2005/06	25	25	25	Newington
		C						06-AP-2166	2007/08	5	5	-5	Newington
		C						08-AP-0553	2010/11	2	2	2	Newington
	30-32 Wansey Street	C						08-AP-1377	2008/09	2	2	2	East Walworth
	Browning Settlement,3 Browning Street	C						08-AP-0769	2009/10	4	4	2	East Walworth
	44B Brandon Street							04-AP-1835	2006/07	2	2	1	East Walworth
40P	Albert Barnes House, New Kent Road	C	52	52	52	52	2015/16	08-AP-2406	2010/11	52	52	52	Chaucer
42P	153-163 Harper Rd	NS	66	66	66	66	2012/13	10-AP-2081			72	52	Chaucer

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	Ward
43P	Thornton House, Beckway Street and Comus Place	UC	37	37	37	37	2020/21	08-AP-2411			37	25	East Walworth
44P	Land to the south west of Stewart House and bound by Leroy and Aberdour Street	NS	23	23	23	23	2020/21						Grange
50P	Land bound by Brandon St and Larcom St South West	UC	18	18	18	18	2012/13	08-AP-2440			18	18	East Walworth
51P	Nursery Row Park car parks, Wadding and Brandon St	NS	134	134	134	134	2018/19						East Walworth
54P	Welsford Street garages/parking area south of Thorburn Sq	NS	27	27	27	27	2015/16						South Bermondsey
55P	Royal Rd - former social services day centre	UC	96	96	96	96	2015/16	09-AP-2388			96	96	Newington
58P	Land immediately located to the south east of Bolton Crescent and Camberwell New Rd	UC	116	116	116	116	2010/11	07-AP-2801			103	103	Newington
Peckham			**911**	**909**	**1291**	**1289**				**348**	**434**	**433**	
60P	Units 1-31 Samual Jones Industrial Estate	UC	195	195	195	195	2015/16	05-AP-1949	2010/11	195	195	195	Peckham
	69A Peckham Grove, Samuel Jones industrial Estate	C						04-AP-1601	2008/09	110	110	110	Peckham

PROPOSALS SITES	C = Completed UC = Under construction PC = Partial completion NS = not started													
		STATUS	Estimations					Actual						
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	Ward
62P	Cator Street, Commercial Way	NS	85	85	85	85	2016/21						Peckham
63P	Sumner House	NS	37	37	87	87	2011/12						Peckham
64P	Flaxyard Site, 1-52 Peckham High Street	NS	173	173	173	173	2015/16						Peckham
		C						05-AP-0282	2008/09	1	1	1	Peckham
		NS						08-AP-1464			1	1	Peckham
		C						08-AP-2835			3	3	Peckham
	35 Peckham High Street	NS						05-AP-0995			1	1	Peckham
	29-31 Peckham High Street	C						05-AP-1816	2005/06	2	2	2	Peckham
	11 Peckham High Street	NS						07-AP-1988			1	1	Peckham
	9 Peckham High Street	NS						09-AP-0285			3	2	Peckham
65P	Peckham Wharf, Peckham Hill Street	NS	39	39	91	91	2011/12						Peckham
68P	Peckham Rye Station Environs including all of Station Way, 2-10 Blenheim Grov3 and 74-82a Rye Lane	NS	26	26	61	61	2014/15						The Lane
69P	Cinima Site and multi-storey car park, Moncrieff St	NS	88	88	88	88	2025/26						The Lane
70P	Tuke School and 2 Woods Road	NS	51	51	51	51	2020/21						Nunhead
71P	Copeland Rd bus garage, 117-149 Rye La, 1-27 Bournemouth Rd and	PC	182	180	425	423	2014/15	03-AP-1417	2006/07	40	40	40	The Lane

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	Ward
	133-151 Copeland Rd												
		UC						06-AP-0995			61	61	The Lane
		NS						11-AP-0914			9	9	The Lane
72P	Copeland Rd car park and site on corner of Copeland Rd and Rye Lane	NS	35	35	35	35	2020/21	05-AP-1812			7	7	The Lane
Alylesbury			**1503**	**1503**	**1503**	**1503**			0	0	461	420	
AAP1a	Aylesbury Estate	NS	259	259	259	259	2011/12						Faraday
AAAP1	Aylesbury Estate. Phase 1a, 1-41	UC	311	311	311	311	2015/16	07-AP-0046			260	260	Faraday
	1-41 Little Bradenham	UC						09-AP-0244			149	108	Faraday
	Red Lion Row	C						07-CO-0135	2010/11	52	52	52	Faraday
AAAP2	Aylesbury Estate	NS	311	311	311	311	2020/21						Faraday
AAAP3	Aylesbury Estate	NS	311	311	311	311	2020/21						Faraday
AAAP4	Aylesbury Estate	NS	311	311	311	311	2020/21						Faraday
Major Schemes			**743**	**743**	**743**	**743**	Year likely to be completed				0	0	
	Woodene	NS	320	320	320	320	2015/16						Livesey
	Elmington	NS	223	223	223	223	2014/15						Camberwell Green
	Silwood	NS	127	127	127	127	2014/15						Rotherhithe
	Coopers Road	NS	46	46	46	46	2014/15						South Bermondsey

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be comple ted	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	Ward
	East Dulwich	NS	27	27	27	27	2015/16						South Camberwell
Totals (as at March 31 2011)			**12121**	**10619**	**12687**	**11458**				**2148**	**7726**	**7461**	

Appendix F: Private Car ownership breakdown by ward

Electoral Ward	Licensed at 31/03/11	Licensed at 31/03/10	Change from 2010 to 2011
Brunswick Park	2256	2300	-44
Camberwell Green	2245	2348	-103
Cathedrals	2085	2174	-89
Chaucer	1966	2034	-68
College	3690	3746	-56
East Dulwich	3276	3327	-51
East Walworth	1579	1710	-131
Faraday	1879	1981	-102
Grange	2192	2238	-46
Livesey	2217	2256	-39
Newington	2030	2044	-14
Nunhead	2666	2659	7
Peckham	2429	2475	-46
Peckham Rye	3521	3544	-23
Riverside	2423	2480	-57
Rotherhithe	2309	2385	-76
South Bermondsey	2331	2282	49
South Camberwell	2564	2614	-50
Surrey Docks	3174	3175	-1
The Lane	2877	2964	-87
Village	4140	4101	39
Unknown Ward	38	48	-10
Total in Southwark	**53887**	**54885**	**-998**

CONTACT US

Copies of the annual monitoring report are available by contacting the planning policy team.
Address: Planning Policy, Planning and Transport, Regeneration and Neighbourhoods, FREEPOST P.O. Box 64529 , London, SE1P 5LX
Telephone: 020 7525 5471 (between 9am-5pm, Monday-Friday)
Email: planningpolicy@southwark.gov.uk.

The annual monitoring report is also free to download at www.southwark.gov.uk/amr and can be viewed at libraries, area housing offices, and the one stop shop addresses which can be found:
http://www.southwark.gov.uk/a_to_z/service/2015/one_stop_shops
http://www.southwark.gov.uk/info/437/libraries_and_locations
http://www.southwark.gov.uk/info/200027/Council_tenant_information/1351/area_housing_offices

If you require this document in large print, Braille or audiotape please contact us on 020 7525 5539.

Arabic

هذه الوثيقة أعدت من قبل فريق سياسة التخطيط ببلدية ساوثوارك.

هذه الوثيقة ستؤثر على القرارات التي إتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثوارك.

إذا اردت أن تطلب المزيد من المعلومات أو من الأستشارة بلغتك يرجى القيام بزيارة دكانَ (وان ستوب شوب) وأعلم الموظفين هناك باللغة التي تريدها. إنّ عناوينَ دكاكين (وان ستوب شوب) موجود في أسفل هذه الصفحةِ

Bengali

সাউথওয়ার্ক কাউন্সিলের প্ল্যানিং পলিসি টিম এই দলিলটি প্রকাশ করেছেন। এই দলিলটি সাউথওয়ার্কে জমি ব্যবহারের পরিকল্পনা ও উন্নয়ন সম্পর্কিত সিদ্ধান্তগুলির উপর প্রভাব রাখবে। আপনি যদি আপনার ভাষায় অতিরিক্ত তথ্য ও পরামর্শ পেতে চাহেন, অনুগ্রহ করে ওয়ান স্টপ শপে যাবেন এবং কি ভাষায় এটা আপনার দরকার তা কর্মচারীদের জানাবেন। ওয়ান স্টপ শপগুলোর ঠিকানা এই পৃষ্ঠার নিচে দেয়া হল।

French

Ce document est produit par l'équipe de la politique du planning de la mairie de Southwark. Ce document affectera les décisions prises sur le planning de l'utilisation des terrains et du développement dans Southwark. Si vous avez besoin de plus de renseignements ou de conseils dans votre langue, veuillez vous présenter au One Stop Shop et faire savoir au personnel la langue dont vous avez besoin. Les adresses des One Stop Shops sont au bas de cette page.

Somali

Dukumeentigan waxa soo bandhigay kooxda Qorshaynta siyaasada Golahaasha Southwark. Dukumeentigani wuxuu saamaynayaa go'aanaddii lagu sameeyey isticmaalka dhuulka ee qorshaynta iyo horumarinta ee Southwark.Haddii aad u baahan tahay faahfaahin dheeraad ah ama talo ku saabsan luqadaada fadlan booqdo dukaanka loo yaqaan (One Stop Shop) xafiiska kaalmaynta kirada guryaha shaqaalaha u sheeg luqada aad u baahan tahay. Cinwaanada dukaamada loo yaqaan (One Stop Shops) xafiisyada kaalmaynta kirada guryaha waa kuwan ku qoran bogan hoosteedda.

Spanish

Este documento ha sido producido por el equipo de planificación de Southwark. Este documento afectará las decisiones que se tomarán sobre uso de terrenos, planificación y desarrollo en Southwark. Si usted requiere más información o consejos en su idioma por favor visite un One Stop Shop y diga a los empleados qué idioma usted requiere. Las direcciones de los One Stop Shops están al final de esta página.

Tigrinya

[illegible] (Southwark) [illegible] (one stop shop) [illegible]