

Local Development Framework

Annual Monitoring Report 5

April 2008 – March 2009

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.

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

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

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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 one stop shops

Executive Summary

What is this document?

This document reports on whether our planning policies are achieving what they set out to do. 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 2008 to March 2009.

What does the annual monitoring report cover?

This document covers the following issues:

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

What are the main findings?

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

The Government prefers monitoring information to focus on completed development rather than approvals. It is important to realise that developers have up to three years to build after they receive planning permission. For this reason, the development that was built last year may have been approved under our old planning policies as the Southwark Plan (the unitary development plan) was only adopted in July 2007. This could explain why some of the targets of the Southwark Plan have not been met. There should be improvements over the coming years as the new Southwark Plan and other planning documents including our adopted supplementary planning documents start to take effect.

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

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

On target	Issues needing attention	Action needed
Life Chances (Indicators 1 to 11)		
<p>There was an increase in provision of 3,727sqm for education use. £2,604,009 was negotiated through section 106 agreements for educational purposes. This was an increase on the previous year.</p>	<p>Further information needs to be collected on consultation to understand more fully the impact the statement of community involvement is having. In particular more information needs to be collected on the demographic profile of local people involved in our consultation processes.</p>	<p>We need to collect further information on consultation to understand more fully the impact the statement of community involvement is having. In particular more information needs to be collected on the demographic profile of local people involved in our consultation processes. We will undertake a second survey on the consultation process next year once we have finished consulting on the first documents in our LDF. 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.</p>
<p>Funding negotiated through section 106 agreements overall was £1,687,782 more for the following sectors than last year: education, health, children’s play, sports development and community facilities. This is due to the application of the planning guidance in our section 106 planning obligations supplementary planning document.</p>		
<p>There was a increase in publicly accessible open space of 0.279ha.</p>		
<p>56% of pupils achieved five or more A* - C grade GCSEs or equivalent. This is an increase on last year.</p>		
<p>100% of our planning policy documents complied with the statement of community involvement. A statement of compliance was published as part of the consultation report for the adoption of each planning document.</p>		

On target	Issues needing attention	Action needed
Poverty and Wealth Creation (Indicators 12 to 21)		
<p>£220,161 of funding was negotiated for training purposes and £220,000 for culture and tourism through section 106 agreements</p>	<p>There was no increase in arts and culture uses but also no loss. The previous monitoring year there was an increase of 372sqm of new cultural and arts space. Our new emerging planning policies through the local development framework will encourage more arts and culture use in suitable areas of the borough.</p>	<p>Though our area action plans and area based supplementary planning documents we are also looking at encouraging arts and culture uses in appropriate locations.</p>
<p>There was a net increase of 53,388sqm B use class (including offices, light industrial and warehousing) within preferred office locations, preferred industrial locations and town centres.</p> <p>There was a net increase of 56,487 sqm of B use class (including offices, light industrial and warehousing) across the whole of the borough which was a big increase from last year but not as high as in 2006/07.</p>	<p>Whilst overall more funding was negotiated through section 106 agreements this year, considerably less money was negotiated this year for training purposes than last year.</p>	<p>We need to continue to review the amount of new employment completed to ensure that there continues to be an increase.</p>
<p>There was an increase in shopping floor space in town centres of 7,243 sqm which is in accordance with our policies.</p>		<p>We need to make sure we continue to monitor and review our section 106 requirements to make sure that enough money is negotiated for training. We are proposing through our local development scheme to review the section 106 SPD in 2010.</p>
<p>40% of households are earning below the average income. This is a 20% decrease from last year</p>		

On target	Issues needing attention	Action needed
Clean and Green – Built Environment (Indicators 22 to 31)		
<p>The number of buildings on the Statutory List of protected buildings has increased this year to 869 from 867.</p> <p>The number of buildings at risk reduced from 34 to 37 continuing the trend in the council over the last few years.</p> <p>22 schemes applied for the secured by design certification, however only 10 received it. There has been an increase in residents feeling safe in their area both day and night.</p>	<p>No funding was negotiated through section 106 agreements for conservation.</p> <p>We need to monitor more closely and find out the reasons as to why some schemes applying for secured by design certification do not achieve the accreditation.</p>	<p>We need to collect further information on the schemes meeting Building for Life standards and why some schemes do not receive secured by design certification. We adopted supplementary planning document (SPD) on residential design standards, sustainable design and construction and sustainability assessments within 2008-2009. We expect these to improve the quality of the built environment including improved design as planning applications are determined following the guidance in the SPD. We are also reviewing this guidance as part of our development plan document preparation.</p>
<p>100% of development was built on previously developed land and there was no loss of protected open space which is a continuation from last year.</p>		
<p>We designated one new conservation area – Sunray Gardens meaning 23% of the borough is now in a conservation area.</p>	<p>We need to gather information on Building for Life standards.</p>	<p>We need to make sure we continue to monitor and review our section 106 requirements to make sure that enough money is negotiated for conservation if it is required. We are proposing through our local development scheme to review the section 106 SPD in 2010.</p>
<p>£5,762,266 of funding for Public Realm & safety, £36,843 for Archaeology and £1,271,380 for Public Open Space was negotiated from S106 agreements. This has increased significantly from previous figures due to the implementation of the section 106 supplementary planning document.</p>		

On target	Issues needing attention	Action needed
Clean and Green – Natural Environment (Indicators 32 to 46)		
<p>There was no loss of sites of importance for nature conservation.</p>	<p>Collecting accurate information on Code for Sustainable Homes, BREEAM, renewable energy, recycling and other natural environment indicators.</p>	<p>We need to collect further information on the many indicators for the natural environment including type of renewable energy used in new developments, Code for Sustainable homes and BREEAM. We adopted supplementary planning documents (SPD) on sustainable design and construction and sustainability assessments within 2008-2009. We expect these to improve the quality of the built environment including improved sustainability as planning applications are determined following the guidance in the SPD. We are also reviewing this guidance as part of our development plan document preparation</p>
<p>The amount of priority habitat in the borough has increased by 1.0 ha of new meadow and 0.5 ha of reedsbeds/wetland. The meadow increase was in Peckham Rye Park and the reedsbeds/wetlands increase was in Peckham Rye Park and Southwark Park.</p>		
<p>There has been no net loss on Sites of Importance for nature conservation. Through the emerging core strategy we are also proposing some new sites of importance for nature conservation.</p>		
<p>Total waste collected reduced this year by 15.3%. There was also a reduction in the amount of household waste and an increase in the amount of waste recycled, composted and used to generate energy</p>		

On target	Issues needing attention	Action needed
Housing (Indicators 47 to 56)		
<p>More social rented than intermediate homes were built which is in accordance with our policies.</p>	<p>440 of new homes completed were affordable which is 36% of overall completions. This is lower than the target of the current London Plan target 50% of completions to be affordable homes and 19% lower than last year.</p>	<p>Our emerging core strategy and area action plans will set out new policies to ensure we can meet our housing targets and also provide affordable housing whilst also delivering mixed and balanced communities. They will also set out implementation plans to show how we will deliver the policies.</p>
<p>63% of new dwellings had 2 or more bedrooms which exceeds our policy and is 3% higher than last year.</p>	<p>We completed 137 units less than our housing annual target of 1630 net dwellings. We also completed considerably less self contained housing than last year, by 509 net dwellings. This is likely to be as a result of the global economic downturn and that at the moment fewer developers are building new homes. We are working closely with developers, the Homes and Community Agency, Registered Social Landlords and also developing our own land to make sure we can continue to bring forward more housing.</p> <p>Our housing targets are 10 year targets and so we expect over the 10 year period up to 2016/17 to be able to meet our target.</p>	<p>We need to look at better ways of monitoring the levels of wheelchair housing and lifetimes homes standards and Building for Life standard information to ensure the information is all collected. Our adopted residential design standards SPD is expected to have a positive impact on these indicators.</p>

On target	Issues needing attention	Action needed
<p>13% of new dwellings had 3 or more bedrooms which exceeds our policy and is 4% higher than last year.</p>	<p>6% of new developments were wheelchair accessible. This is below our policy of 10% but a 2% increase on last year's 4%. This will need to continue to be monitored to work towards meeting the policy of 10%. The now adopted Residential Design Standards supplementary planning document may make more of an impact next year in achieving this policy</p>	
<p>Sustainable Transport (Indicators 57 to 63)</p>		
<p>98% of new residential developments complied with our car parking standards. This is the same as last year. Within all our density zones except the Central Activities Zone (CAZ), 100% of schemes complied with our standards. Within the CAZ 88% complied with our standards which is a 1% increase from the previous year.</p>	<p>There were 165 people killed or seriously injured in road collisions. This is an increase from last year. This is a key issue for us to address and we will continue to consider road safety and address local transport issues through emerging planning policies and area action plans.</p>	<p>We need to continue to consider road safety and address local transport issues through the emerging core strategy and area action plans.</p>
<p>Through section 106 agreements we negotiated £4,041,152 for transport. This was a massive increase from the previous year.</p>		
<p>Equalities (Indicators 64 to 65)</p>		
<p>All of the planning documents adopted this year were subject to an Equalities Impact Assessment (EqIA). All documents currently being prepared will also be subject to an EqIA</p>	<p>We would benefit from a better understanding about who comments on our planning documents. This would enable us to target out consultation effectively through the demographic information. This would result in us successfully engaging with through consultation with all parties involved.</p>	<p>We need to collect more information on the demographic make up of people commenting on our planning policies and planning applications. Our consultation survey which we will carry out next year we look at this.</p>

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1. Introduction and background information

1.1 What is monitoring?

We regularly monitor many of our services and plans to ensure they are delivering the best value and benefit to the local community. This includes checking if we are achieving the important objectives of improving the well being of local people and the places where they live, work and have fun. These are described in the Sustainable Community Strategy, Southwark 2016 which is the main document that guides the work of the council and other local organisations.

Fact Box: Local Development Framework

Our planning policies need to help achieve the objectives of the Sustainable Community Strategy. The Local Development Framework is a folder of documents that sets out all the planning policies that we will use to decide if new development helps achieve the objectives of the Sustainable Community Strategy.

The Planning and Compulsory Purchase Act 2004 introduced a requirement for local planning authorities to replace the old style Unitary Development Plan (UDP) with a folder of documents known as a Local Development Framework (LDF). This will mean our Southwark Plan will eventually be replaced by the LDF.

Local Development Frameworks were introduced as an attempt to speed up the planning system and make it more inclusive. LDFs were also designed to make the planning system more flexible in order to respond to the changing needs of the population.

It is important that we regular monitor new development that takes place to help identify:

- If planning policies in the Local Development Framework are having the outcomes intended, and if not the reasons why. It may be that our policies need to be changed
- The changes taking place in Southwark and how planning policies may need to respond to these changes. It may be that we need new policies.
- Whether our consultation practices (as set out in the Statement of Community Involvement) are improving the amount and quality of community engagement in planning decisions.

1.2 Legal requirement

It is also a Government requirement that we monitor and produces a report on the findings by the 31 December every year. The Government requirements for what must be covered in monitoring reports are explained in Appendix 1.

This AMR covers the period 1 April 2008 to 31 March 2009

This report has the following sections:

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

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

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

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

1.3 What are our planning policies trying to achieve?

Southwark is a rapidly changing and diverse borough. Our population has been growing at a faster rate than the national average, and is expected to continue to grow over the coming years. This will mean more demand for housing, jobs, shops and other services.

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.

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, as a council 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 Castle¹ and Aylesbury².

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

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

The Sustainable Community Strategy has the aims of:

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

Planning has a big part to play in achieving these aims by ensuring that new development occurs in a way that will tackle the issues facing Southwark.

¹ You can find more information on this redevelopment project at www.elephantandcastle.org.uk

² You can find more information on this redevelopment project at www.aylesburyregeneration.org.uk

1.4 How does the Southwark Plan fit into the LDF?

The main planning policies that we use to shape development are contained in the Southwark Plan (Unitary Development Plan) July 2007.

As we only adopted our current UDP in July 2007, many of the policies contained in the UDP are relatively up-to-date and in line with new regional guidance. These are the policies that this Annual Monitoring Report covers. New planning policies are currently being prepared as part of the new local development framework (LDF). We are currently at the fourth stage of consultation for the core strategy and Canada Water Area Action Plan, are preparing for the third stage of consultation on the Peckham and Nunhead Area Action Plan and the Aylesbury Area Action Plan has been found sound by an independent Planning Inspector and will be taken to our Council Assembly for adoption in January 2010. Section 3 sets further information on these development plan documents and all the other documents in our LDF and the timetable for their production.

You can find out more information on Local Development Frameworks and the documents produced at the Planning Portal website.

<http://www.planningportal.gov.uk/uploads/ldf/ldfguide.html>

1.5 Other council policies and strategies

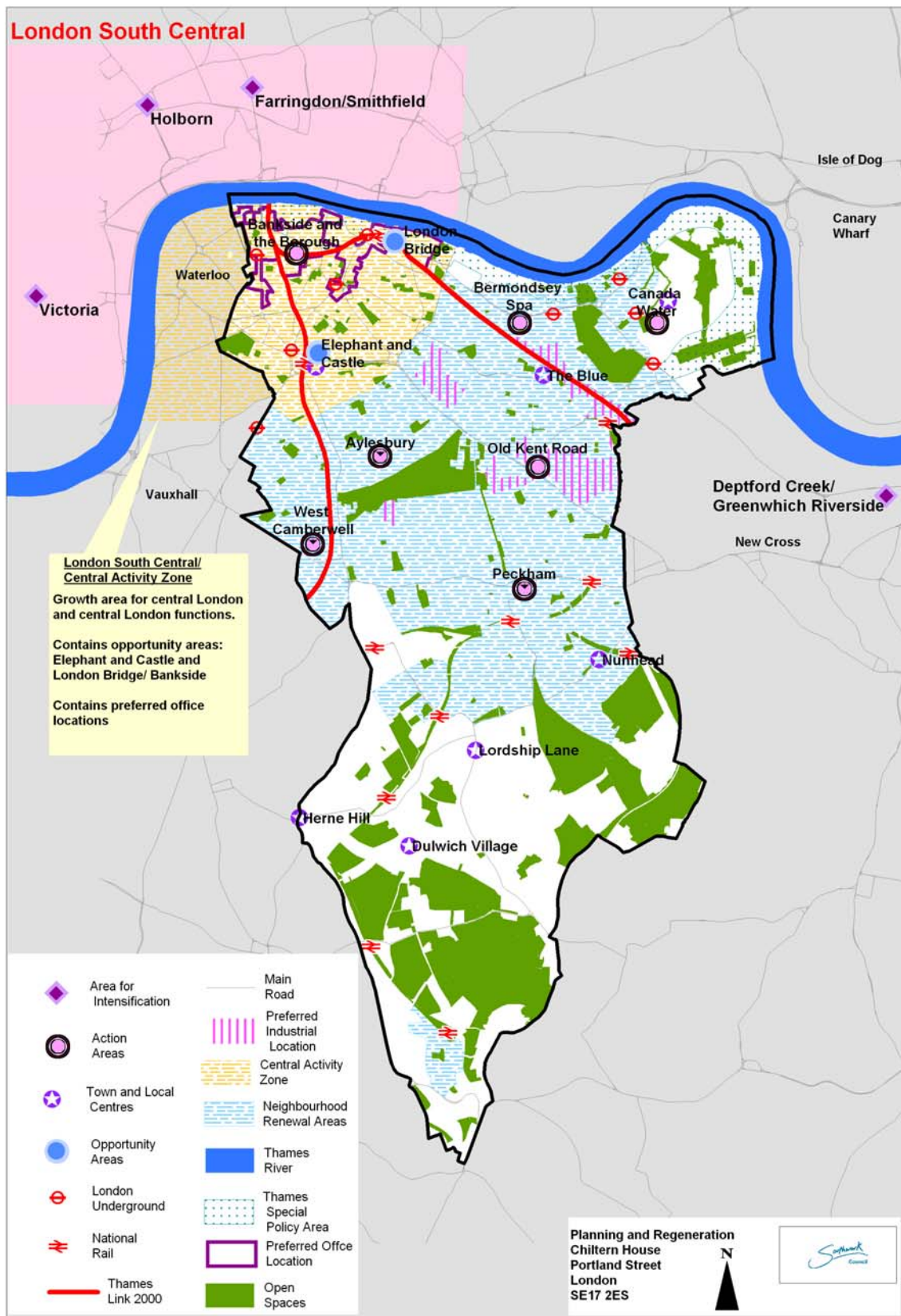
Planning new development is only part of the work that we are doing to tackle the issues facing Southwark and achieve the aims of the Sustainable Community Strategy. For example, we, as a council lead on projects aimed at helping new businesses start and getting people into work. There are also plans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

Figure 2 illustrates where our planning policies fit in with other council plans and strategies. All of these work together to create a better Southwark.

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

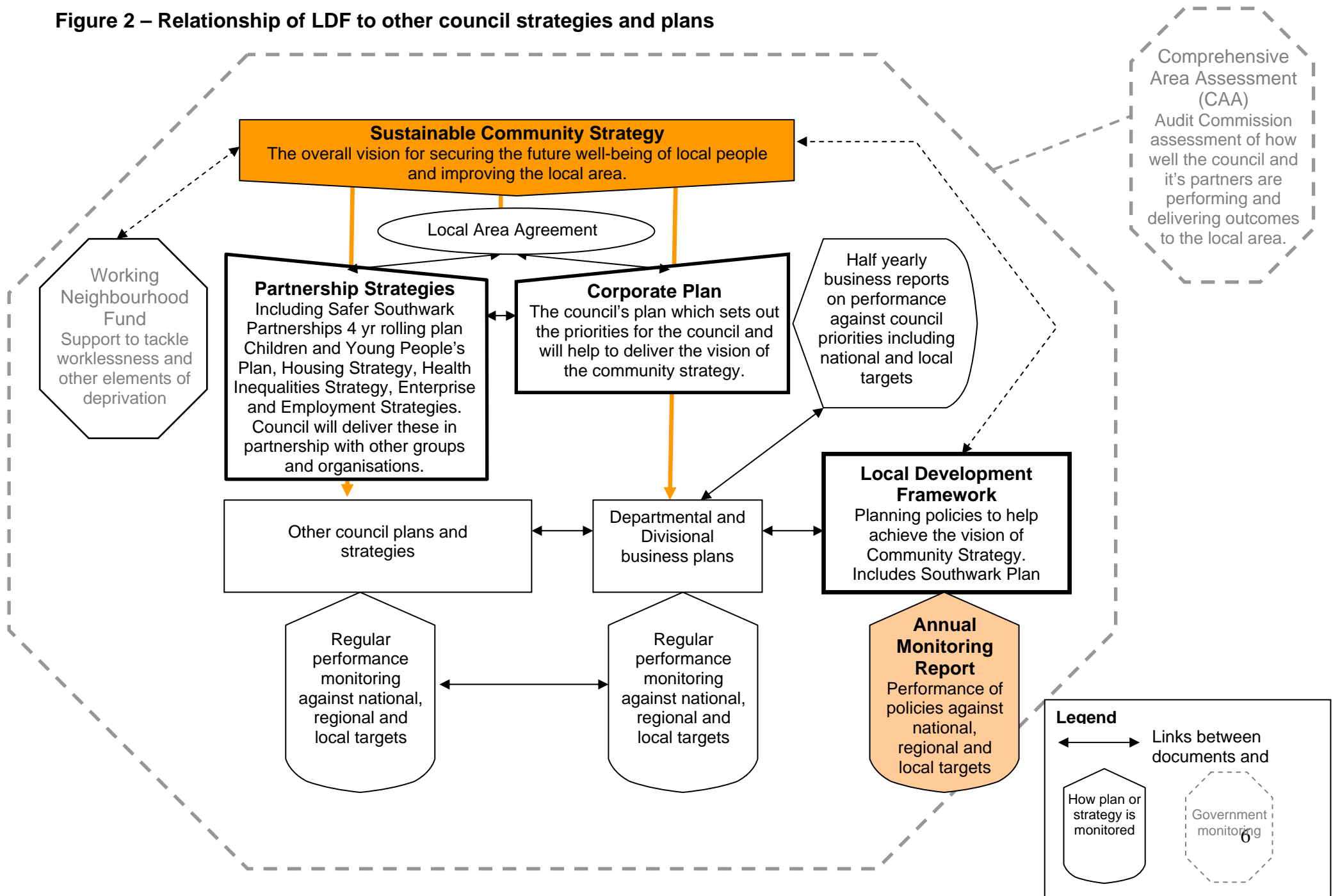
<http://www.southwark.gov.uk/YourCouncil/SouthwarkAlliance/WhatSouthwark2016.html>

Figure 1 – Key map of Southwark



Key objectives of the Southwark Plan	What this means
<p>Tackling Poverty and Creating Wealth For Southwark to be a place with a thriving and sustainable economy where local people can have the full benefits of wealth creation, with access to choice and quality in the services and employment opportunities that are available.</p>	Improved employment opportunities for local people
	A variety of successful local businesses
	Arts, culture and tourism uses
	Improved access to and variety of local services such as shops
<p>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</p>	Meaningful opportunities for everyone to participate fully in planning decisions
	Ensure different groups are not disadvantaged
	Overcome concentrations of deprivation
	Health, education and community facilities meet the community's needs
<p>Clean and Green For Southwark to be a borough with high environmental quality, that is attractive, sustainable and performs well on environmental measures.</p>	Buildings and places pleasant to be in
	Reduce pollution and negative impacts of new development on the environment
	Attractive buildings and places that protect the historic environment
	Protect and improve open spaces and biodiversity.
<p>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</p>	More high quality housing of all sizes and types that meets the needs of local people, particularly affordable housing.
<p>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.</p>	Reduce car use and promote walking, cycling and the use of public transport.
	Safer environments for travel.
	Minimise the need to travel and reduce traffic congestion.

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



2. What difference has planning made?

2.1 What is measured?

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

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

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

2.2 Where does the information come from?

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

Other sources of information include the Residents Survey and records kept by different council departments, such as information on waste and education.

National sources of information such as the Census provide good background information that helps to put planning policies into context. A list of where the information for each indicator comes from is included at Appendix 2 of this report.

2.3 How is performance measured?

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

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

Key to Performance Symbols		Other symbols used	
✓	Target met / On track to meet target	↑	Upward trend
!	Not performing as wanted, keep watch over coming years	↓	Downward trend
?	No enough data available to interpret results	~	Trend uncertain

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

At the end of each section, suggestions are given for how policies may need to be changed as a result of the evidence presented. The Annual Monitoring Report is a key part of our evidence base when preparing new planning policy documents.

2.4 Life chances

Context	April 2008 – March 2009	Target		07/08	06/07	Analysis
1. Change in population size and age:						
Estimated current population	274,400	-	↑	274,400	269,200	Southwark's population is growing and is likely to continue growing over the next few years. There are no updated figures on last year's figures but the trend is expected to be continuing. A growing population will put increasing pressure on our existing services and community facilities. We will need to ensure that new facilities are provided to cope with the increasing demand. Through our local development framework planning documents including the core strategy and area action plans we are setting out implementation plans to show how our policies will be delivered including information on providing the supporting infrastructure such as schools, community facilities, health facilities and transport improvements to support increased population growth.
% population under 5	7.4%	-		7.1%	7.2%	
% population over 65	8.9%	-		9.2%	9.5%	
Projected population in 10 years	334,900	-		N/A	292,700	
Projected % under 5	7%	-		N/A	7.4%	
Projected % over 65	9.7	-		N/A	8.6%	
2. Aggregated Index of Multiple Deprivation:						
Southwark	26 th most deprived borough in England	Improve	?	26th most deprived borough in England	No data	Southwark has improved significantly from being the 17th most deprived borough nationally in 2004 to 26th. However, there remain some large areas of deprivation across the borough particularly in the centre of the borough. We will be improving these areas through our regeneration projects and area action plans/supplementary planning documents including at the Elephant and Castle, Canada Water and Aylesbury.
3. Life expectancy:						
Males	77	78.6 by 2010	✓	76.6	75.5	Life expectancy in Southwark is continuing to improve and is on track to meet the target for 2010. Our life expectancy in Southwark is below the London average (but the gap is continuing to close) and above the average for England.
Females	82	82.5 by 2010		81.6	80.9	
4. Admissions to hospital per 1,000 people:						

Borough-wide	219	-	↓	221	253	The number of admissions to hospital is similar to the England average. This continued the downwards trend from 2006/7 and is slightly lower than last year.
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Development outcomes		April 2008 – March 2009		Target		07/08	06/07	Analysis
5. Education Uses (Class D1) completed								
Borough Wide	Amount completed	Amount lost or replaced	Overall outcome	Increase Provision	✓	Overall	Overall	There was an overall increase of 3,727sqm of floorspace in education use across the borough. This is consistent with our planning policies which encourage improved and increased educational facilities. In particular there was 2,775sqm of new development completed at Alleyn's School. In addition to this, Southwark Schools for the Future programme is refurbishing and improving many on the existing schools across the borough.
	5,543 sq m	-1,816 sq m	3,727sqm			1,728sqm	6,650sqm	
6. Change in the amount of publicly accessible open space								
Borough wide	Amount completed	Amount lost or replaced	Overall outcome	No net loss	✓	Overall	Overall	There was a gain of publically accessible open space which is a 0.257 increase from 2007/08. This was due to a new play area in Sceaux Gardens and a new open space and New Caledonia Market at Bermondsey Square.
	0.317ha	0.038ha	0.279ha			0.022 ha	0 ha	
7. Funding negotiated from planning (S106) agreements for:								
Education	£2,604,009		TBC	✓	£2,452,771	£412,554	Last year we saw an overall increase in funding negotiated from section 106 agreements compared to last year. This demonstrates that the supplementary planning guidance on planning obligations (S106 agreements) as well as the application of local policies is successful. Within these five elements, we secured £1,687,782 more funding than last year. In particular we secured a lot more funding for health.	
Health	£2,250,789		TBC		£640,530	£0		
Children's Play	£879,982		TBC		£249,577	£35,397		
Sports Development	£77,729		TBC		£183,116	£179,174		
Community facilities	£1,329,606		TBC		£1,928,339	£61,705		
8. Percentage of pupils achieving five or more A* - C grade GCSEs or equivalent:								
All students	56%		63%	↑	53%	49%	We have seen a continuous improvement in the percentage of pupils achieving five or more A*-C grades.	

What impact is the new development having?

While the development that has occurred is generally in keeping with policy, more time is needed to see how much effect new policies are having on development. The rise in contributions from S106 agreements shows that the supplementary planning document has been of considerable benefit in securing appropriate funding. This has been the case both this year and last year since the adoption of the

supplementary planning document in 2007. Much more money was secured this year for health which was an issue raised in last year's AMR due to concerns over life expectancy and hospital admission rates. The increased amount of money secured this year may help to further improve health in the borough.

Policy implications

Development this year has not raised any implications for policy. However, we do remain the 26th most deprived borough in England and so we need to make sure that through our local development framework planning documents and our regeneration schemes we continue to improve the borough and reduce disparities across Southwark.

2.5 Consultation

Consultation	April 2008 – March 2009	Target		07/08	06/07	Analysis
9. % Adopted planning documents and approved applications consulted on in accordance with the Statement of Community Involvement						
Planning documents	100%	100%	?	100%	No plans adopted	<p>We adopted the following documents were adopted this year:</p> <ul style="list-style-type: none"> - Sustainable Design and Construction SPD 2009 - Sustainability Assessment SPD 2009 - Elephant and Castle Enterprise Quarter SPD 2008 - Walworth Road SPD 2008 - Residential Design Standards SPD 2008 - Affordable Housing SPD 2008 <p>A Statement of Compliance for each document was produced on adoption setting out how the consultation process met the SCI requirements.</p> <p>Planning applications are consulted on in line with the SCI and national guidance. This means that all applications have letters sent out to identified consultees and a site notice erected. Where appropriate advertisements are placed in the paper.</p>
Approved applications	N/A	100%		N/A	N/A	
10. Profile of people involved in consultation:						
Age	N/A	Improve mix year on year	?	0 - 18: 0%	0-18yo: 2.5%,	<p>In 2007/08 we carried out a consultation questionnaire as part of our AMR preparation. This included a demographic monitoring form.</p> <p>We will carry out another consultation questionnaire next year once we have finished consulting on the first stream of new documents in our local development framework. This will enable local people to comment on how successful our consultation was on the core strategy, Aylesbury AAP, Canada Water AAP, Peckham and Nunhead AAP, Bankside, Borough and London Bridge SPD and Dulwich SPD.</p> <p>We also monitor the demographic profile of people attending our consultation events where possible and encourage people to fill in a demographic monitoring form when they submit a representation on any of our documents. This is reported on within our consultation statements for each of our planning policy documents</p>
Gender				Over 56: 57%	Over 60: 7%	
Ethnicity				M: 32%	M: 50.5%	
				F: 68%	F: 49.5%	
				White: 82%,	White: 55%,	
	Black: 9%,	Black: 13.5%,				
	Asian: 6%,	Asian: 2%,				
	Mix: 2%	Mix: 29.5%				
Faith				N/A	N/A	
Sexuality				N/A	N/A	
Disability				N/A	N/A	

Consultation	April 2008 – March 2009	Target		07/08	06/07	Analysis
11. Proportion of participant satisfied with consultation on planning documents and applications:						
The purpose of the consultation was understood	N/A	75%	?	90%		In 2007/08 we carried out a consultation questionnaire as part of our AMR preparation. This included a demographic monitoring form. We will carry out another consultation questionnaire next year once we have finished consulting on the first stream of new documents in our local development framework. This will enable local people to comment on how successful our consultation was on the core strategy, Aylesbury AAP, Canada Water AAP, Peckham and Nunhead AAP, Bankside, Borough and London Bridge SPD and Dulwich SPD.
Enough time was provided	N/A	75%	?	77%		
Information was easily available in a suitable format	N/A	75%	?	84%		
Information provided was understood	N/A	75%	?	79%		
The different ways to have your say were understood	N/A	75%	?	86%	N/A	
You received an acknowledgment of your comments	N/A	75%	?	67%		
You understand how your comment was taken into consideration	N/A	75%	?	33%		
You were kept informed of each stage of the process	N/A	75%	?	76%		

What impact is the Statement of Community Involvement (SCI) having?

We have begun collecting information on who is getting involved in consultation and how satisfied participants are with our consultation efforts. We will build on this information in future years to improve our understanding of how the SCI is helping us to consult with people fairly and effectively. The information we have collected provides a baseline we can compare future year's performance against and help us identify how we can involve people in preparing our new LDF documents.

Policy implications

Monitoring consultations will allow the council to keep track of how effective the SCI is and whether any amendments are needed. We will undertake another consultation questionnaire next year to see how people feel we consulted on the first stream of local development framework documents. We also need to continue to monitor consultation on individual documents such as by requesting feedback forms including demographic information after consultation events. We can then review this information at each stage of the plan preparation to see how we can improve our consultation techniques to engage more local residents and businesses.

2.6 Poverty and Wealth Creation

Context	April 2008 – March 2009		Target		07/08	06/07	Analysis
12A. Vacancy rates for offices							
Borough wide	N/A		Reduce vacancy rates	?	N/A	N/A	<p>This data is not currently available. We will look at ways we can start to monitor this information</p> <p>Our employment land review indicates each year there has been an increase in the amount of office space in the borough. Between 1998 and 2006 there has been an increase of 20.6% of B1 office space in the SE1 area and 14% in the local market area. This trend for increase in office space is expected to continue up to 2026.</p>
13B. Vacancy rates for retail							
Borough wide	8.4%		Reduce vacancy rates	?	8.4%	N/A	<p>Vacancy rates for retail come from the Retail Capacity Study 2008. This not has been updated since last year's AMR and as a result the figures have remained the same as in 2007/08. We are currently undertaking Town Centre Health Checks which will indicate if there has been a change in the vacancy rates for retail units in the borough. This information will be available for next years AMR.</p>
13. Change in household weekly income levels							
Average income	£642	£33,384 pa	-		£762	£690	<p>We have seen a drop in our average income this year when measured as a mean average and an increase when measured as a median. The median average shows that this year more than half of the borough are earning above £617 which is a higher than the median average for last year. We need to continue to monitor this closely to see the impact of the current recession.</p>
Median income*	£617	£32,084 pa	-		£568	£534	
% households earning below average income	40%		-	~	60%	45% earned below £481	
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 £617 a week and half the population earn less

Context	April 2008 – March 2009			Target		07/08	06/07	Analysis
14A. (National COI 1A) – B Class Uses Completed within POLs, PILs and TCs (sq m of floorspace)								
	Amount completed	Amount lost or replaced	Overall outcome	Maintain and increase the supply of employment floor space with PILs, POLs and Tcs	✓	Overall	Overall	Overall there was an increase in employment use in preferred office locations (POL), preferred industrial locations (PIL) and town centres (TC) this year. This shows that the planning policies in our Southwark Plan protecting employment uses in these locations are having some effect. There was a large increase in the amount of overall employment uses compared to last year, particularly in the office B1(a) use. This was largely due to lots of new office development in the SE1 area of our Central Activity Zone, including Bankside 123 and our new council offices on Tooley Street.
Office B1(a)	144,958 sq m	91,570 sq m	53,388sq m			624	98,341	
Research and laboratory B1(b)	0 sq m	-1270 sq m	-1270sq m			0	0	
Light Industrial B1(c)	861 sq m	0 sq m	861 sq m			4,499	0	
General Industrial B2	1270 sq m	0 sq m	1270 sq m			0	-1,670	
Warehousing and distribution B8	0 sq m	0 sq m	0 sq m			-3,901	-29,059	
Sui Generis Industrial	0 sq m	0 sq m	0 sq m			0	10,078	
Overall Employment uses	117,089sq m	90,300sq m	54249 sq m			1,222	77,101	
14B. (National COI 1A) – B Class Uses Completed Borough Wide (sq m of floorspace)								
	Amount completed	Amount lost or replaced	Overall outcome		✓	Overall	Overall	There was a large overall increase in employment floorspace across the borough. This was considerably larger than last year but still not to the same levels as in 2006/07. As indicated above the majority of this development for office uses was in the Central Activity Zone.
Office B1(a)	149,897sq m	93,410 sq m	56,487 sq m			2,606	96,832	
Research and laboratory B1(b)	0 sq m	-1,270 sq m	-1,270 sq m			0	0	
Light Industrial B1(c)	861 sq m	780 sq m	81 sq m			4,499	0	
General industrial B2	0 sq m	-1,270 sq m	-1,270 sq m			0	-5,589	
Warehousing and distribution B8	0 sq m	-7,819 sq m	-7,819 sq m			-3,901	-29,581	
Sui Generis Industrial	0 sq m	0 sq m	0 sq m			0	10,078	
Overall employment uses	150,758 sq m	83,831 sq m	46,209 sq m			3,204	71,740	
15. (National COI 1D) – 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 land available for employment use has decreased due to the high amount of completions in 2008/09. We need to monitor this closely over the next few years to ensure that we maintain and increase the supply of employment floor space. Through our area actions plans and supplementary planning documents we will look at suitable sites for employment to ensure we have enough to meet our needs.
Office B1(a)	4.9	1.2	6.1			11.1	9.8	

Context	April 2008 – March 2009			Target		07/08	06/07	Analysis
Light Industrial B1(b)	0.1	0	0.1			0.2	0	
Research and laboratory B1(c)	0	0	0			0.3	0	
General industrial B2	0	0.5	0.5			0.2	0.12	
Warehousing and distribution B8	0	0	0			0	0	
Overall employment uses	5.01	1.7	6.7			12.2	9.92	
16A. (National COI 4B) – Office, Retail, Institution, leisure completions within Town Centres (sqm of floorspace)								
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	There has been an increase in floorspace for offices, shops, professional A2, eating A3 and non – residential uses in town centres. This shows that our Southwark Plan policies are working as they encourage these uses in town centres. These are as a result of mixed use schemes in the north of the borough as well as extensions to existing shopping centres such as Surrey Quays Tesco and the extension to the supermarket in Butterfly Walk in Camberwell.
Office B1(a)	144958 sqm	90498 sqm	54460 sqm	Maintain and increase the amount of office, retail and leisure uses, particularly in town centres	✓	624	98,341	
Shops A1	7407 sqm	164 sqm	7243 sqm			1,760	-182	
Professional A2	1986 sqm	0 sqm	1986 sqm			0	0	
Eating A3	1986 sqm	164 sqm	1822 sqm			0	0	
Drinking A4	0 sqm	0 sqm	0 sqm			0	0	
Take-away A5	0 sqm	0 sqm	0 sqm			0	0	
Non-residential institutions (D1)	1074 sqm	0 sqm	1074 sqm			1,462	2,884	
Residential institutions (C2)	0 sqm	0 sqm	0 sqm			0	0	
Leisure (D2)	0 sqm	0sqm	0 sqm			0	0	
16B (National COI 4A) – Office, Retail, Institution, Leisure completions borough wide (sqm of floorspace)								
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	There has been an increase in the amount of floorspace completed for offices, shops, professional A2, eating A3 and non-residential institutions when compared to last year 2007/08. The majority of this growth was in town centres (see indicator 16A). There has been a decrease in the number of drinking establishments in the past year. This is due to the demolition and rebuild or conversion of four public houses (the Final Furlong, the Raven at the Tower, the Rising Sun and the Leprechaun) around the borough into primarily residential use.
Office B1(a)	149897 sqm	93410 sqm	56487 sqm	Maintain and increase the amount of office, retail and leisure uses, particularly in town centres.	✓	2,606	96,832	
Shops A1	7543 sqm	243 sqm	7,300 sqm			582	3,302	
Professional A2	2496 sqm	0 sqm	2496 sqm			0	0	
Eating A3	1782 sqm	0 sqm	1782 sqm			0	-800	
Drinking A4	0 sqm	1809 sqm	-1809 sqm			0	0	
Take-away A5	0 sqm	0 sqm	0 sqm			0	0	
Non-residential institutions (D1)	15198 sqm	11471 sqm	3727 sqm			2,100	7,582	
Residential institutions (C2)	0 sqm	0 sqm	0 sqm			0	0	
Leisure (D2)	0 sqm	0 sqm	0 sqm			1,178	0	
17. Completed small business units (less than 235 sqm)								
	Units completed	Units lost or replaced	Overall outcome	No net loss in small business units	✓	Overall	Overall	The data on total amount of small business space built this year is incomplete due to the way we currently monitor our planning applications.. It does not take into account flexible business space or whether individual areas have been sub divided into smaller
B Class	N/A	N/A	N/A			4 units	47 Units	
A Class	N/A	N/A	N/A			N/A	N/A	

Context	April 2008 – March 2009			Target		07/08	06/07	Analysis
Total	N/A	N/A	N/A			N/A	N/A	units. We will look at a better way to accurately monitor this for next years AMR.
18. Arts and cultural uses (class D1) completed								
	Amount completed	Units lost or replaced	Overall outcome	Increase provision	!	Overall	Overall	There was no increase in the amount of arts and cultural uses completed but also no loss.
A – In Strategic Cultural Zones	0	0	0			372	0	Through our area action plans and area base supplementary planning documents we will be encouraging more arts and cultural uses in suitable areas of the borough.
B – Borough wide	0	0	0			372	0	
19. Hotel and hostel bed spaces completed								
	New Beds	Beds lost or replaced	Net change	Increase provision	✓	Net change	Net change	91 net new hotel and hostel beds were completed in 2008/09 throughout the borough. There was also a slight decrease in the amount of bed spaces within an area with a high PTAL rating as a result of 122 Peckham High Street being redeveloped. The increase in figures is as a result of the redevelopment of land to the rear of Southwark College which accommodates non conventional cluster flats.
A – Within high PTAL areas	0	-7	-7			252	11	
B – Borough wide	123	32	91			252	11	
7. Funding negotiated from planning (S106) agreements for:								
Training	£220,161			TBC	!	£1,414,027	£219,930	Southwark gained £220,161 for training purposes from S106 agreements this year which is significantly less than last years. We need to make sure we closely monitor this over the next few years to make sure that there is enough funding to help raise education levels and employment levels across the borough.
Affordable business space	£0			TBC		£0	£0	
Child care	£0			TBC		£0	£0	
Culture and Tourism	£220,000			TBC	✓	£90,000	£68,200	The funds for tourism continued to increase, doubling the amount negotiated last year.
20. Business growth: VAT registrations and deregistrations per 100,000 people								
Registrations	96.8			Increase businesses in borough	✓	40	49	The number of registered businesses has more than doubled since last year. However the number of de-registrations also has increased. The overall net number of businesses each year has been a net growth for the last three years, with last year showing the largest net growth of 34 new registrations.
Deregistrations	62.2					28	34	

Context	April 2008 – March 2009	Target		07/08	06/07	Analysis
21. Employment Rate						
Borough wide	68.5%	1% annual increase	✓	66.6%	64.8%	Our overall employment rate as increased by 1.9% from last year which exceeds the target of 1% annual increase.

What impact is the new development having?

New development appears to be having a positive impact on residents in the borough with employment rates continued to increase. There has been a large increase of office development in preferred industrial locations, preferred office locations and town centres. We need to make sure that the new jobs created by an increase in office development can be accessed by all residents in the borough.

We have continued to overall increase the amount of funding negotiated through section 106 agreements. However, considerably less money was negotiated this year for training purposes than last year.

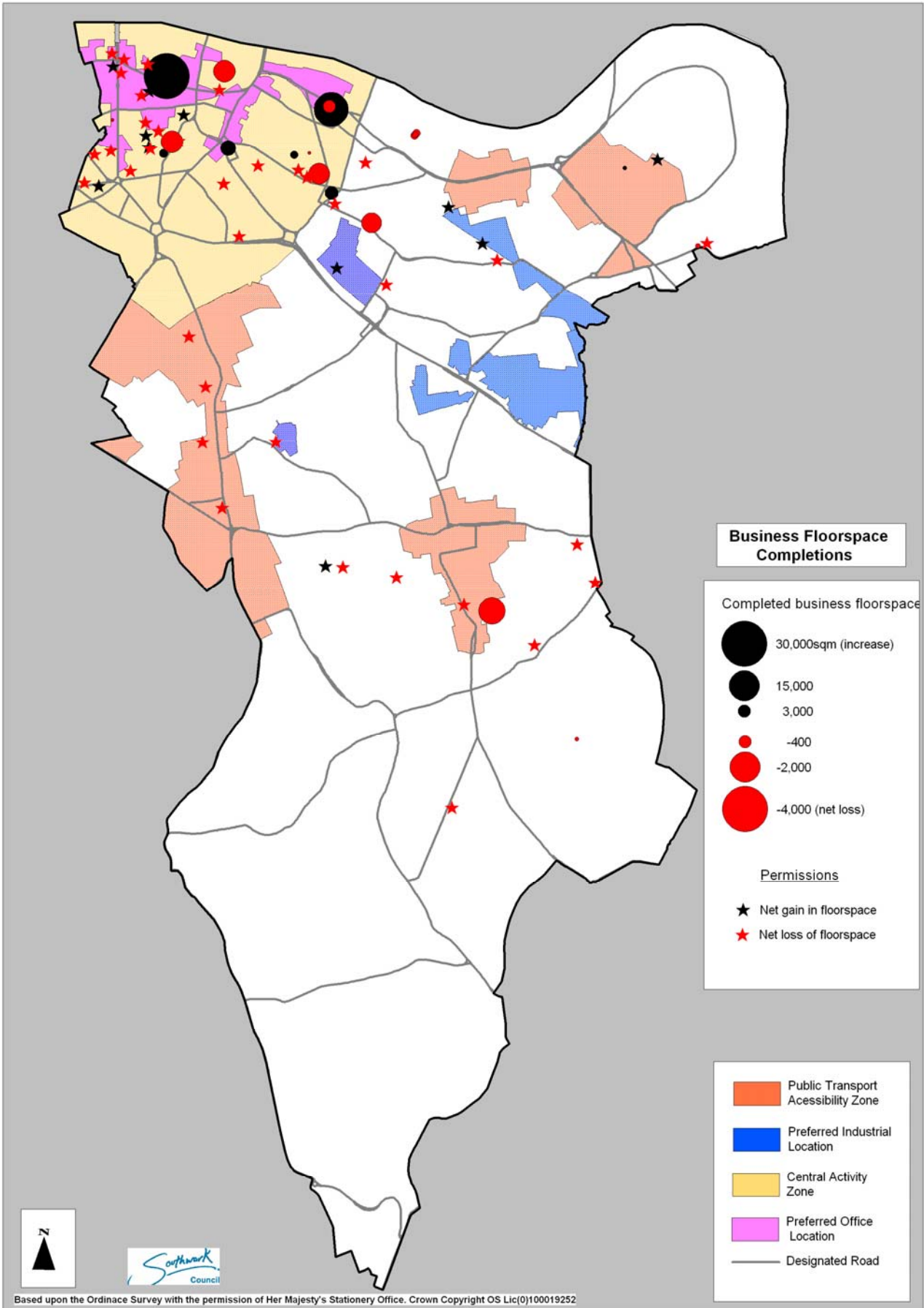
One key area that needs review is how small business space is monitored. We will look at this for next years AMR.

Policy implications

We need to look at how we monitor small business space to ensure we have an accurate picture of what is happening.

We also need to closely monitor the implementation of the section 106 supplementary planning document to ensure that we allocate enough money for training. We are looking to review the section 106 supplementary planning document in 2010.

Figure 3 – Business space completions and approvals



2.7 Clean and Green – Built Environment

Context	April 2008 – March 2009	Target		07/08	06/07	Analysis
22. Number of listed items:						
Statutory listings	869	Gain	✓	867	864	We are committed to protecting our historic environment. The current listings on the English Heritage register show that we have increased our listings from 867 in the previous year to 869. This was due to two new listed buildings: 305 Walworth Road and 55 Great Suffolk Street.
23. % borough covered by:						
Conservation area	23%	-	✓	22.5%	22.5%	There was one new conservation area designated which is Sunray Gardens. Further Conservation areas may be introduced through emerging LDF documents.
Archaeological Priority Zones	14%	-		14%	14%	Further Archaeological Priority Zones (APZ) are proposed through the emerging core strategy including two new APZs and two extensions of APZs.
Development outcomes	April 2008 – March 2009	Target		07/08	06/07	Analysis
24 - (National COI 1C and 2B). Amount of new development built on:						
A – Previously developed (brownfield) land	100% of all uses	100% of all development	✓	100% of all uses	100% of all uses	As with the previous years, all new developments in 08/09 were permitted on previously developed land. This helps to protect our open spaces and also increases the opportunity for areas to be improved through regeneration schemes. Our regeneration projects will continue to redevelop brownfield land and protect our open spaces. Through the core strategy we are proposing to designate some new protected open spaces.
B – Protected open space	None	None		None	None	
25 - Listed buildings and structures at risk in the borough:						
A – Total number	30	Reduction in number of buildings at risk	✓	34	37	The number of listed buildings at risk decreased from 34 to 30 on the buildings at risk register. This may be as a result of policies providing guidance on the reuse of historic buildings as well as working with developers to bring forward a development that will remove a
A - % of all listed buildings	3%			3.9%	4.3%	
B – Approved to be demolished	0			None	None	
Unlisted buildings at risk in conservation areas	15			15	24	

Development outcomes	April 2008 – March 2009	Target		07/08	06/07	Analysis
Unlisted buildings approved to be demolished in conservation areas	N/A			N/A	N/A	building from being at risk while protecting its listed building status. We also take enforcement action where appropriate.
26 - New development subject to an archaeological assessment						
A – in APZ	N/A			N/A	N/A	Within Archaeological Priority Zones, archaeological studies are needed as part of planning applications where there is the chance that development could uncover or disturb historic remains. We are working on a way to collect this information.
A – Borough wide	N/A	100% development in APZ	?	N/A	N/A	Out archaeologist looks at development and where the development is assessed to have an impact on archaeological (or potential archaeological items that could be found) than an archaeological assessment has been requested in 100% of cases.
27 - Approved developments achieving secured by design certification:						
Schemes applying for certification	22			12	14	There has been an increased number of schemes applying for certification in the last year. However there has been a decrease in the number of schemes achieving certification. We will continue to monitor this to ensure schemes in the future achieve secured by design certification and explore the reasons why some developments do not achieve full certification. This may be because some schemes follow the general principles behind Secured by Design certification but for reasons specific to the site cannot achieve the full standard.
Schemes achieving certification	10	Increase	✓	13	14	
7 - Funding negotiated from planning (S106) agreements for:						
Public realm and safety	£5,762,266		↑	£1,420,322	£755,670	There has been a considerable increase in funding secured through S106 agreements for public realm and safety and also for public open space. The amount negotiated for archaeology has decreased since last year but it is still more than 2.5 times that collected in 2006/07.
Archaeology Conservation	£36,843 £0	- -		£51,100 £0	£14,300 £20,000	

Development outcomes	April 2008 – March 2009	Target		07/08	06/07	Analysis
Public Open Space	£1,271,380	-		£1,044,259	£408,423	No funding was negotiated for conservation this year for the second year running. This could be because conservation is not specifically identified in the S106 SPD and would be negotiated only where there would be an impact on a conservation area or listed building by a development.
28 - Crimes recorded						
Crimes recorded	39,264			20,997	22,187	Community safety has changed the way in which it monitors crime to record the total number of crimes. It is too early to yet determine any trends in the data as although the number of crime recorded seems much higher than 2007/08 this may be due to the different recording system. However since 2003/04 crime has decreased by 15% from 46,276 overall. We will continue to monitor this closely over the next few years.
% change from 2003/04 level	-15%		~	-24%	19.5%	
29A - % Residents feeling safe and very safe outside in the day time:						
All	92%	90%	✓	N/A	86%	This has exceeded our target of 90%. It is an increase from the previous residents' survey in 2006/07. This may be due to the work the Community Safety team have undertaken and through our planning policies encouraging secured by design principles to ensure good design to help make places safer.
29B - % Residents feeling safe and very safe outside in the night time:						
All	54%	63%	!	N/A	46%	This is an increase compared to the last survey but it still does not yet meet our target of 63%. We need to continue to monitor this to work towards meeting the 63% target. Recent saturation zones such as in Bankside and Peckham may have an impact on this indicator and may make people feel safer.

Development outcomes	April 2008 – March 2009	Target		07/08	06/07	Analysis
30 - % residents satisfied with living in their area:						
All	76%	80% by 2008/09	!	N/A	76%	This figure remains the same. We have not met the target of 80% by 2008/09. Through our local development framework planning documents we are working towards improving Southwark, including through our core strategy and our area action plans. As part of the preparation process we consult and work closely with the community to try to reflect the needs of local people. This will help to increase the percentage of residents satisfied with living in their area.
31A - % Residents identifying with their neighbourhood:						
All	81%	Increase	✓	N/A	75%	There has been a 6% increase in this indicator. This is in line with the aim of the target.
31B - % Residents identifying with the borough:						
All	64%	Increase	?	N/A	64%	This remains the same, despite the increase in people stating that they identify with their neighbourhood. This could be due to the large disparities in character of areas across the borough with the northern central activity zone having a different character to Rotherhithe, Aylesbury or Dulwich.

What impact is the new development having?

Through new development we have secured more funds towards improving the public realm. This should help improve the look and feel of the area, including feelings of safety. We have continued not to build on open space and have designated a new conservation area. We have also reduced the number of buildings at risk and pro-actively work with developers to enhance the character and appearance of areas and ensure that development provides a high quality of design.

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.

2.8 Clean and Green – Natural Environment

Context	April 2008 – March 2009	Target		07/08	06/07	Analysis
32 - Habitats in borough						
Conservation areas in parks	30ha (excluding lakes)	Increase	?		N/A	Open space, including private gardens, makes up approximately 48% of Southwark. 25% of which is private gardens.
Woodland	62.8ha	Increase			N/A	
Private Gardens	680ha	Increase		N/A	N/A	If lakes were to be included within the calculation for conservation areas in parks than the total would rise to 40ha.

Development outcomes	April 2008 – March 2009	Target		07/08	06/07	Analysis
33A - Approved residential development achieving Code for Sustainable Homes Accreditation:						
Level 1	0	100% major schemes to achieve Code Level 3 or higher	?	N/A	N/A	We are starting to collect information in this area however this needs to be improved. 20 approved residential developments had a condition placed on them requiring the development to achieve CfSH 3 or higher, however there may be other developments with a similar requirement that we are not aware of. However it is worth noting that this year's figures are seven times that of last year. We adopted a sustainability assessment supplementary planning document in February 2008 which will also help to achieve more schemes with Code for Sustainable Homes accreditation.. We should have further information for next year's AMR.
Level 2	0			N/A	N/A	
Level 3	14			3	N/A	
Level 4	6			0	N/A	
Level 5	0			0	N/A	
Level 6	0			0	N/A	
33B - Approved non-residential development achieving BREEAM Accreditation:						
Pass	0	100% major schemes to achieve at	?	N/A	N/A	We are starting to collect information in this area however this needs to be improved. 19 approved developments had a condition placed on them
Good	0			1	N/A	
Very Good	16			13	N/A	

Development outcomes	April 2008 – March 2009	Target		07/08	06/07	Analysis
Excellent	3	least "very good"		3	N/A	requiring the development to achieve BREEAM "Very Good" or higher, however there may be more schemes that we are not aware of with a similar requirement. It is worth noting that the number of developments achieving Excellent has remained the same since last year while the number achieving Very Good has increase. We adopted a sustainability assessment supplementary planning document in February 2008. Now that this is being implemented we should have further information for next year's AMR.
34 - How much more energy efficient new development is compared to Building Regulations standard:						
A – Residential development B – Non-residential development	25%	25%	?	N/A	N/A	We know that 20 residential development are 25% better than part L of the building regulations as they are Code Level 3 or higher. However we are still collecting this information and how we collect it needs to be improved. We adopted a sustainability assessment supplementary planning document in February 2008 and now that this is being implemented we should have further information for next year's AMR.
35 (National COI 9) - Renewable energy infrastructure in new development:						
	N/A	Capacity of installations		% development with renewable		We are starting to collect information in this area however this needs to be improved. We adopted a sustainability assessment supplementary planning document in February 2008 and now that this is being implemented we should have further information for next year's AMR.
Photovoltaic	N/A	N/A	?	N/A	N/A	
Solar Thermal	N/A	N/A			N/A	
Wind	N/A	N/A			N/A	
Bio-fuels	N/A	N/A			N/A	
Other	N/A	N/A			N/A	
Total	N/A	N/A			N/A	
% energy demand of new development met	N/A	N/A			10% 23%	
Estimated reduction in CO2 emissions	N/A	N/A	5% 10% 20% 38%	N/A	N/A	
			N/A			

Development outcomes	April 2008 – March 2009	Target		07/08	06/07	Analysis	
36 - % of approved developments with on-site recycling storage and composting facilities							
Borough wide	N/A	100%	?	42%	N/A	This information is not available. We need to improve the quality of information collected in this year. We should have this information for next year's AMR.	
37 (National COI 6A) - Change in the capacity of facilities for waste management by type (tonnes)							
	Amount completed	Amount lost or replaced	Net change		Net change	Net change	There has been no change in the capacity of waste management facilities in the borough. However we are progressing with our plans to build a new waste management facility on the Old Kent Road Gas Works site.
Landfill			Contribute to regional self-sufficiency	~	0	0	
Recycling/Composting	0	0			0	0	
Waste to energy					0	0	
Total					0	0	
38 - Tonnage of construction and demolition waste generated and proportion recycled/reused:							
	Amount collected	% recycled / reused	95% of waste recycled / reused by 2020	?	%	%	We have started to collect this data and should be able to start reporting on it from next year.
Borough wide	Available next year				N/A	N/A	
39 - Average predicted potable water use (litres/person/day) of new development:							
A – Residential Development	Available next year		105L/p/day		N/A	N/A	We know that 20 residential development use 105 litres per person per day or less as they have achieved Code Level 3 or higher. However we are still collecting this information and how we collect it needs to be improved, particularly for non residential development. This information in next years AMR.
B – Non-residential development	Available next year		105L/p/day	?	N/A	N/A	
40 - Change in area of development sites covered by vegetation							
Borough wide	Available next year		Increase	?	N/A	N/A	We have started to collect this data and should be able to start reporting on it from next year.
41 - (National COI 8i) Amount of sites of importance for nature conservation (SINCS) lost to new development:							
Number of sites	0		No net loss		None	2	There has been no net loss on Sites of Importance for Nature Conservation. Through the emerging core strategy we are proposing 10 new sites of importance for nature conservation.
Area	0		No net loss	✓	0 ha	0.8 ha	
42 - Green house gas emissions in Southwark (tonnes of CO2)							
From all sources in Southwark	1,653,000			✓	1,842,000	N/A	Southwark adopted a new Local Area Agreement from 2008-2011 which sets a baseline and target based on 2005 data, which is presented in the 2007/08 column. Green house emissions from all sources have reduced this year. We will continue this progress towards the 8.5% reduction by 2011.
Industry/commercial	897,000		8.5%		976,000	N/A	
Housing in Southwark	486,000		reduction over	✓	492,000	N/A	
Transport in Southwark	270,000		2005 levels by		373,000	N/A	
Per capita	6.0		2011		7.5	N/A	

Development outcomes	April 2008 – March 2009	Target		07/08	06/07	Analysis
43 - Annual average levels fine particles (PM10) and nitrogen oxides (NO)						
A – PM10	22 ug/m3	23ug/m3	✓	25ug/m3	26ug/m3	The overall air quality level continued to improve with year on year reductions in PM10 levels. There has also been an improvement in the nitrogen oxide levels this year.
B - NO	38 ug/m3	40ug/m3	✓	44ug/m3	42ug/m3	
44 - (National COI 6B) Municipal waste arisings						
A – Total waste collected (tonnes)	118,851	By 2010/11 limit waste growth to 2% a year & by 2020 recycle/compost 50% of waste	✓	140,350	139,294	Total waste collected reduced this year by 15.3%. There was also a reduction in the amount of household waste and an increase in the amount of waste recycled, composted and used to generate energy.
B – Household waste (kg/person)	410.56			412.5kg	427kg	
C - % total waste recycled	15.53%			14.8%	14%	
C - % composted	5.03%			3.8%	4%	
C – used to generate energy	36.48%			28.2%	44%	
C - % disposed of in landfill	42.05%			53.2%	38%	
45 - Change in priority habitats:						
Meadow	1.0 ha	Increase	✓	0.8 ha	None	The amount of priority habitat in the borough has increased by 1.80 ha of new meadow and 0.5 ha of reedsbeds/wetland. The meadow increase was in Peckham Rye Park and the reedsbeds/wetlands increase was in Peckham Rye Park and Southwark Park. There has also been an increase in habitats for specific species including 1 kingfisher bank, 7 stag beetle loggeries, 3 ponds and 2 martin nesting barrels. This represents an increase in the provision from last year.
Woodland	0ha	Increase		0 ha	0 ha	
Reedsbeds/Wetland	0.5ha	Increase		0.5 ha created	0.5 ha created	
Other	1 kingfisher bank created, 7 new stag beetle loggeries created. 3 ponds restored and 2 sand martin nesting barrels created	Increase		6 stag beetle loggeries, 1 active kingfisher bank	2 large stag beetle loggeries created	

Development outcomes	April 2008 – March 2009	Target		07/08	06/07	Analysis
46 - (National COI 7). Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence & water quality grounds:						
Borough wide	2	None	!	None	None	<p>There were two sites, within a Flood Zone 3A, which were approved following an initial objection from the Environment Agency. The EA objected on grounds that the sequential test was not sufficiently demonstrated.</p> <p>As a local planning authority we considered that these schemes met the Planning Policy Statement 25 sequential test. We have a target of providing 16,300 new dwellings in the period 2007/8-2016/17 at rate of 1,630 dwellings per year. The majority of the designated sites are located in Flood Zone 3a. We will only be able to meet our housing target if all sites in Flood Zone 3a are developed.</p> <p>The sites were located on previously developed land with good access to public transport and are capable of providing housing on sites. Details of a flood evacuation/ safe refuge plan and a scheme for surface water drainage and control measures were conditioned. The Environment Agency were therefore satisfied with the mitigation measures.</p>

What impact is new development having?

It is too early to tell what impact new development is having on the natural environment as there is a lack of information available at present to monitor this. However, where we do have the information we know that developments are achieving Code for Sustainable Homes level 3 or higher or Breeam very good or higher. We also know that this has increased over last year. The increase in priority habitats and the increase in waste being recycled is a positive sign.

Policy implications

We adopted two supplementary planning documents this year which we expect to start having more of an impact in next year's AMR. We are also reviewing our approach to the natural environment through new planning policy documents as part of the local development framework.

2.9 Housing

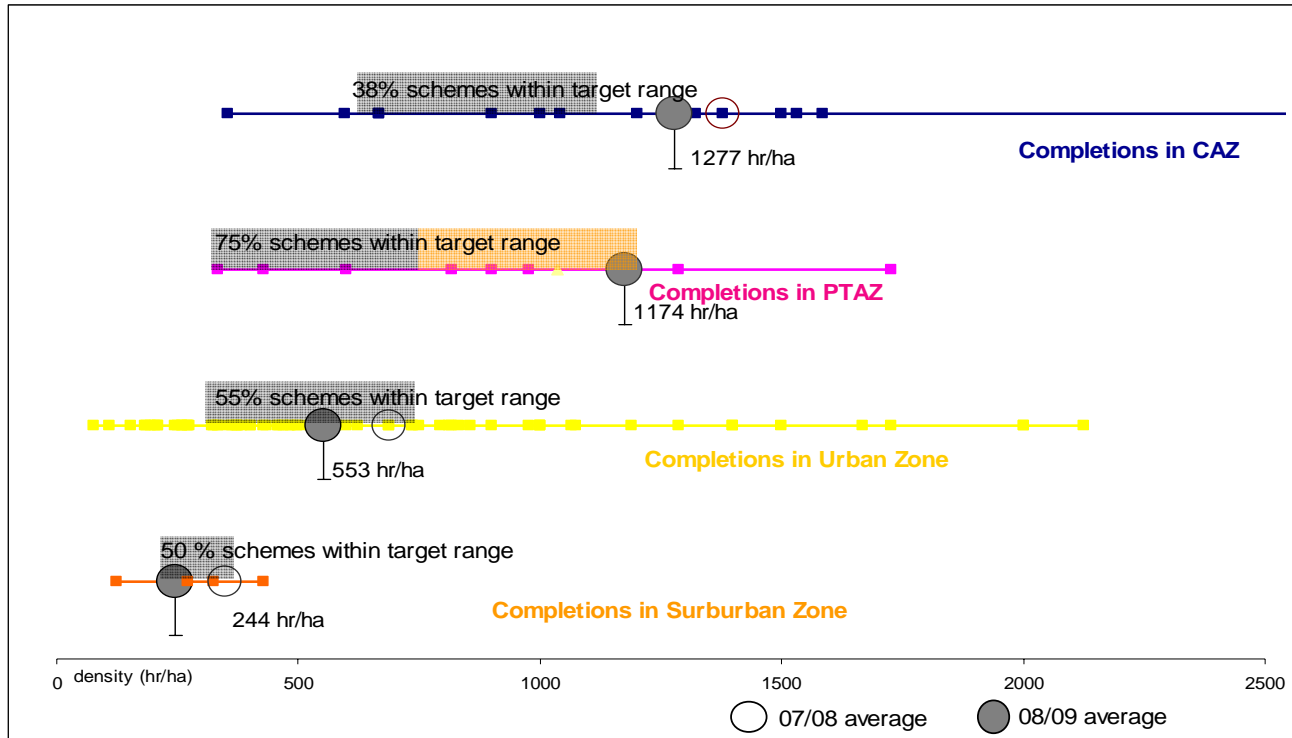
Context	April 2008 – March 2009			Target		07/08	08/09	Analysis
47 - Change in house prices								
	Price	% Change	Ratio of average price to average income		↓	Average price to average income	Average price to average income	<p>As the population of Southwark continues to increase and change, the pressure for new housing will grow. A mix of housing will need to be provided that caters for the different needs of the population, such as family housing and affordable housing.</p> <p>House prices dropped this year from the borough wide average in 2007/09 of £325,500 to an average of £319,800 in 2008/09. This reflects the decrease in house prices nationwide.</p>
Borough wide average	£319,800	-1.8%	9.5	-		5.51	5.51	
Borough wide lowest quartile	£188,246	-5.8%	3.5	-		N/A	N/A	
48 - % local dwellings that are not to Decent Homes standard								
Local Authority Dwellings	47.2%			0% by 2010	!	34.27%	38%	<p>We have had some successes over 2008/09 in terms of investing in Decent Homes, including making 1,977 council owned homes decent and helping to make 307 private sector homes decent. We are very unlikely to meet the Decent Homes standard target. In part this is because we have adopted a higher Decent Homes standard than the national standard. This is to meet the investment and asset management needs of our stock and to meet resident's aspirations. However, our Southwark Decent Homes standards are more costly and will take longer to deliver but will mean a better quality of housing for residents in the long-term. We remain faced with a significant funding gap, so we need to use our assets in the most effective way to resource the much needed improvements. This will include looking at local solutions for specific estates, the sale of a limited amount of stock and the pro-active disposal of under-utilised land and buildings within the housing revenue account.</p>
Private dwellings	44.3%			Reduce	?	44.30%	N/A	

Development outcomes		April 2008 – March 2009		Target		07/08 net	06/07 net	Analysis	
49 - (National COI H2) Housing supply									
	New homes built	Homes lost or replaced	Gains minus losses	To provide at least 16,300 extra homes between 1997/08 and 2016/17	!	Net gain in homes	Net gain in homes	The London Plan consolidated with alterations (2008) sets us a target of 16,300 net new homes between 2007/08 and 2016/17. This is a ten year target which when broken down to an annual target equates to 1630 net new homes a year. Last year we were 211 units under the target. In 2007/08 there was a net gain in self contained homes of 1,665, however in 2008/09 there were 509 less net gain in self contained homes. This is likely to be due to the global economic downturn and that at the moment fewer developers are building new homes. We need to continue to monitor our housing supply very closely over the next few years to ensure we have enough housing to meet the needs of our residents and those wanting to live in Southwark. We also brought back 142 long term vacant units into use, this is an increase since last year. The graph below shows how over the 10 year period we will meet the target. We have developed these estimates for housing supply by looking at how much housing has been completed over previous years as well as looking at what sites have been allocated in the Southwark for housing and predicting when these will be developed. The estimate of housing supply is called the housing trajectory.	
49A.	Total new homes gained over the previous 5 years	9844	1493			8381	8,808		-
49B.	Homes completed in reporting year								
	Self contained dwellings	1228	72			1156	1,665		2,137
	Non self-contained dwellings	123	32			91	0		318
	Long term vacant dwellings brought into use	142	0			142	120		147
	Total	1493	104			1389	1,785		2,602
49C.	Additional homes projected to be built between next year and 2016			12,755 – 22,547	16569-28233	-			
49D.	Average number of homes needed each coming year until 2016 to meet the housing target			1630	1,630	1,630			

Development outcomes	April 2008 – March 2009	Target		07/08 net	06/07 net	Analysis	
						<p>There is a low estimate and a high estimate for future housing supply. Under the low estimate we should reach our housing target in 2016/17. Under the high estimate the target will be met earlier, in 2012/13.</p> <p>A list of allocated sites and major development estimates of when they will be developed is provided at Appendix 3.</p> <p>We are working closely with developers, the Homes and Communities Agency, Registered Social Landlords, and also developing out own land to make sure we can continue to bring forward more housing. We will also look at allocating further sites for housing through area action plans and a housing development plan document.</p>	
50. Supply of Traveller and Gypsy pitches							
	New Traveller and Gypsy homes built	Traveller and Gypsy homes lost or replaced	Gains minus losses	Target range			This is a new indicator to monitor 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
50A. Traveller and Gypsy sites completed in the reporting year	0	0	0	N/A	?		

Development outcomes	April 2008 – March 2009			Target		07/08 net	06/07 net	Analysis
51 - Density of residential development within:								
	Average density (hr/ha)	Number of schemes within target density range	% Schemes within target density range	Target range (habitable rooms/ha)	!	%	%	<p>The density at which new residential is built will impact on how much can be build, as well as achieving other regeneration aims, such as more mixed communities.</p> <p>Our Southwark Plan sets out target densities for different parts of the borough. These are based on the existing character of an area and its accessibility to public transport. The targets are just a guide, as the appropriate size of a development will depend on its design, traffic and amenity impacts and how well it fits in with the character of the surrounding area.</p>
Central Activity Zone (CAZ)	1277hr/ha	6	38%	650-1100		25%	40%	
Public Transport Accessibility Zone (PTAZ)	1174hr/ha	6	75%	200-1100		78%	93%	
Urban Zone	553 hr/ha	38	54%	200-700		64%	70%	
Suburban Zone	244 hr/ha	2	50%	200-350		100%	0%	

Development outcomes	April 2008 – March 2009	Target		07/08 net	06/07 net	Analysis
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Development outcomes	April 2008 – March 2009		Target		07/08 net	06/07 net	Analysis		
52A – Amount of new dwellings which are:									
	Number of completed units	% of completed units			%	%	63% of new dwellings had 2 or more bedrooms which exceeds our policy and is 3% higher than last year. 13% of new dwellings had 3 or more bedrooms which exceeds our policy of 10%. This indicates that planning policies set out in the Southwark Plan are influencing the type of development being built. This may also be helped by the adopted residential design standards SPD providing more guidance on the Southwark Plan policies.		
Studios	-72	0%	Max 5%		0	0.2%			
1 Bedroom	487	37%	Majority 2+ bedrooms	✓	41%	38%			
2 Bedroom	645	50%			51%	53%			
3 Bedroom	129	10%	Min 10%		6%	7%			
4 or more Bedrooms	39	3%	-		3%	1%			
52B - Size of new dwellings (by tenure):									
	% Social	% Intermediate	% Market		2007/08			The proportion of large size social rented homes was higher than those provided in the past year, this is in line with planning policy. There were the largest number of 3 bedrooms plus dwellings in social rented housing, whilst intermediate housing was a mixture of 1 and 2 bedrooms.	
Studio	-7%	-1%	-6%	Max 5%	✓	% Social	% Int		% Market
1 Bedroom	28%	38%	43%	Majority 2+ bedrooms		36%	68%		31%
2 Bedroom	39%	60%	55%	Min 10%		41%	40%		63%
3 Bedroom	26%	3%	7%			14%	2%		13%
4 or more Bedrooms	18%	0	0.5%	-	8%	0	2%		
53 - Amount of dwellings approved that:									
	Number of dwellings completed (gross)	% of completions			%	%	10% of our completions met the Lifetimes Homes standard. The number of dwellings meeting lifetime homes standard and that are wheelchair accessible is below our targets. 6% of new developments were wheelchair accessible. This is a 2% increase on last years achievement for Lifetime homes but below our policy of 10% by 4%. 10% of our completions met the Lifetime homes standard. This will need to continue to be monitored to work towards meeting the targets. The now adopted Residential Design Standards supplementary planning document may make more of an impact next year in achieving this policy.		
A – meet lifetime homes standard	131	10%	100%	!	26%	N/A			
B – are wheelchair accessible	72	6%	Min 10%		4%	N/A			
54 - Approved developments achieving Building for Life certification:									
Schemes applying for certification	N/A		Increase		N/A	N/A	This is a new indicator. No information is available at		

Development outcomes	April 2008 – March 2009			Target		07/08 net	06/07 net	Analysis
Schemes achieving certification	N/A					N/A	N/A	present. Data will be collected in the coming year and will be entered into next years AMR.
55 - (National COI 2D) 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		%	%	440 of new homes completed were affordable which is 36% of overall completions. This is lower than the target of the current London Plan target of 50% of completions to be affordable homes. It is 19% lower than last year when for the first time met our target. We need to monitor this closely and continue working closely with developers, the Homes and Community Agency, Registered Social Landlords and also developing our own land to make sure we can continue to bring forward more affordable housing.
Intermediate housing	171	169	14%	!	30%	16%		
Social housing	269	252	22%		25%	24%		
Total	440	421	36%		55%	40%		
Total for past 3 years	3186	2185	38%		37%	33%		
7 - Funding gained from planning (S106) agreements for:								
Affordable housing	£1,808,700				↓	£2,376,878	£3,574,574	For the second year running this figure has decreased. We do not have a target for S106 funding for affordable housing as our policies support the provision of affordable housing on site through the developer.
56A - Amount of households which are unintentionally homeless and in priority need:								
Total	522			Reduce	✓	641	723	The number of households which are unintentionally homeless and in priority need has continued to decrease reflecting the success of Southwark's range of options to prevent homelessness.
56B - Amount of households which are in housing need:								
Existing households	3,735			Reduce	?	N/A	2,793	These figures are new updated figures from our Housing Requirements Study 2008. Whilst the figures appear to have changed greatly since 2006/07 this may be due to slightly different methodology now being used for the new study. We need to monitor this closely to determine the trend over the next few years.
Projected newly arising need each year	1,734					N/A	4,388	
56C - Amount of households on the housing register:								
Total of which new applicants of which transfers	15,586 9,803 5,783			Reduce	↑	8,604 (new applicants)	8,987 (new applicants)	This has increased since 2007/08. The Southwark Housing Requirements Study 2008 demonstrates that Southwark is a borough with high levels of housing need, and very low average incomes. Many of the borough's residents are dependent on social housing to meet their needs.

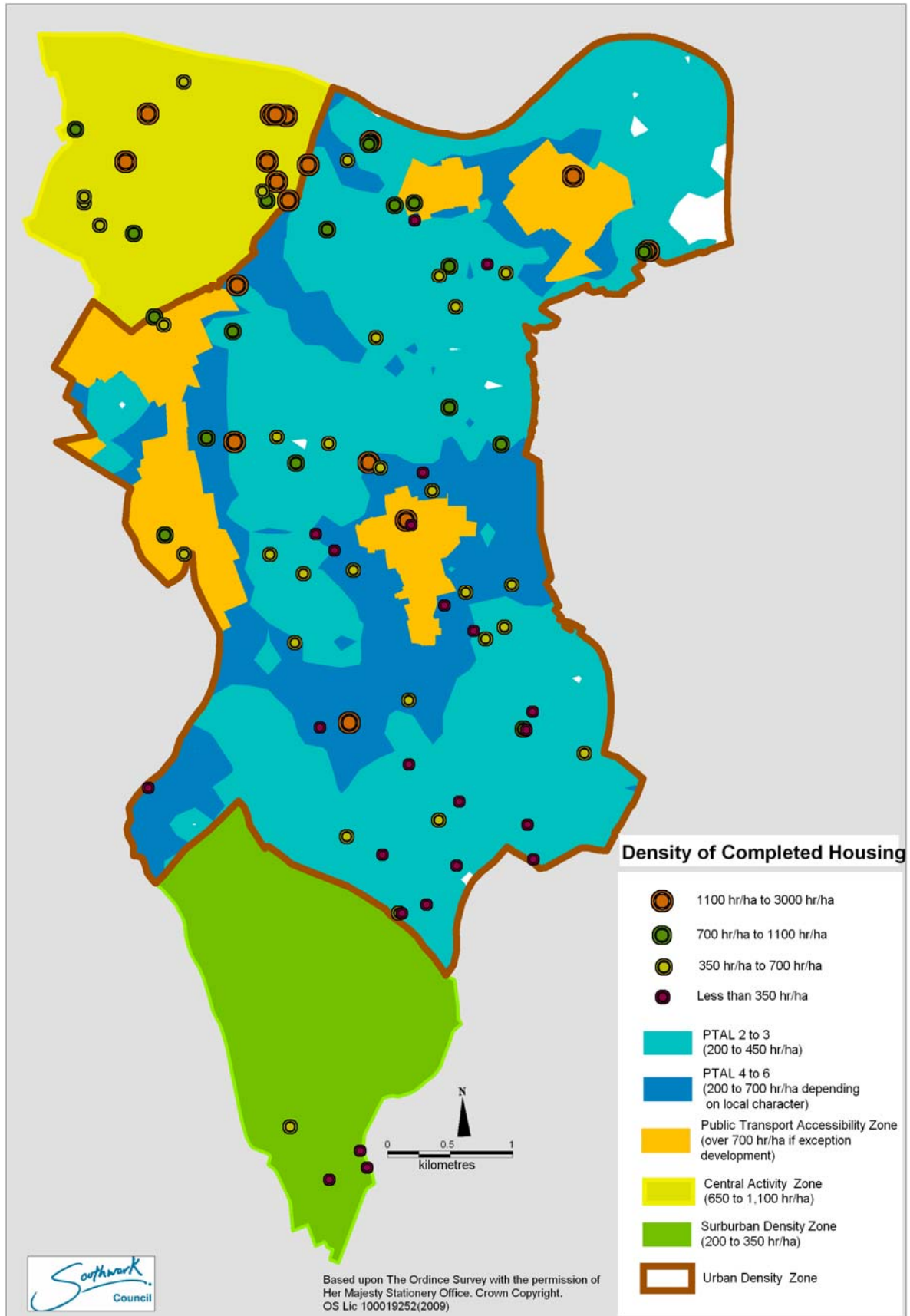
What impact is new development having?

New development seems to be mostly meeting our policies and meeting some of the needs of our residents and those wanting to live in Southwark, including more family housing – especially social rented housing and more 2 bedroom plus units. New development has also provided more wheelchair housing.

Policy Implications

The amount of housing built this year was less than last year and below our annual target for both net new housing and affordable housing. We need to make sure we monitor this and continue to be proactive in our new planning policies through the local development framework to ensure there is enough suitable housing in the borough. We also need to look at ensuring new development meets our targets for wheelchair housing and lifetimes homes standards. Our now adopted residential design standards supplementary planning document should have an impact on this and we will also review our policies through our local development framework documents.

Figure 4 – Density of housing completions



2.10 Sustainable Transport

Context	April 2008 – March 2009	Target		08/09	2001	Analysis
57 - % households without a car:						
Borough wide	N/A	-	?	N/A	52%	Data for this is not likely to be available until the next census.
London wide	N/A	-		N/A	38%	

Development outcomes	April 2008 – March 2009	Target		07/08	06/07	Analysis	
58A - % development that has been complying with UDP car parking standards:							
	Number schemes complying	% schemes complying	Average parking rate		%	%	<p>The number of residential schemes complying with parking standards has remained the same as last year. 100% of schemes in the Public Transport Accessibility Zone (PTAZ) the Urban Density Zone (UZ) and the Suburban Density Zone achieved our car parking standards whereas only 88% of schemes achieved this in the Central Activities Zone (CAZ).</p> <p>This may be because car parking standards are harder to meet within the CAZ. There are also fewer schemes completed in the CAZ compared with the Urban Density Zone and therefore each scheme accounts for a higher percentage.</p>
All uses	N/A	N/A		100%	N/A	N/A	
Residential – borough wide	97	98%	0.3 spaces per dwelling	100%	98%	93%	
Residential – CAZ	15	88%	0.3 spaces per dwelling	0.4 spaces per dwelling	87%	79%	
Residential – PTAZ	8	100%	0.01 space per dwelling	1 space per dwelling	100%	100%	
Residential – UZ	70	100%	0.3 space per dwelling	1 space per dwelling	100%	98%	
Residential – SZ	4	100%	0.8 space per dwelling	1.5-2 spaces per dwelling	100%	50%	
58B - % 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		% schemes complying	% schemes complying	<p>This is not considered to be a true reflection of the number of developments that have been built with bicycle parking standards which are policy compliant because our monitoring does not always pick it all up. We need to revisit the method of collecting this data to ensure that it is accurate in the future.</p>
All uses	N/A	N/A	N/A	100% schemes comply	N/A	N/A	
Residential	8%	1%	1:3		39%	N/A	
Non-residential	N/A	N/A	N/A		N/A	N/A	
59 - Amount of approved development in controlled parking zones restricted from on-street parking:							
All uses		100% new		77	N/A	There has been an increase in the number of	

Development outcomes		April 2008 – March 2009		Target	07/08	06/07	Analysis	
Residential		80		development in CPZs	54	N/A	residential developments permitted which have restricted on-street parking. This is in line with our policies to reduce reliance on cars.	
Non-residential		N/A			23	N/A		
60 - Amount of approved development subject to a travel plan:								
Borough wide		100%		100% of major schemes	✓	100%	N/A	All major schemes proposed are required to submit a travel plan. Where this is not provided initially the council will request one.
7 - Funding negotiated from planning (S106) agreements for:								
Transport		£4,041,152		-	✓	£1,196,109	£1,017,554	The amount of funding from S106 agreements for transport has increased substantively from last year. We will continue to monitor this to ensure this trend continues.
61 - Estimated annual traffic flows (million vehicle kilometres):								
Borough wide	Traffic flows	Change since 2001	Zero growth in traffic between 2001 and 2011	✓	892	872	The estimated annual traffic flows have decreased here. This could be as a result of improvements in public transport in the borough. The improvement in the air quality in the borough may be as a result of the reduced traffic flow in the borough	
		860						-31
62 - The number of people killed or seriously injured in road traffic collisions:								
Borough wide	Casualties	% change over 1994-1998 average rate	By 2010 reduce to 119 casualties	!	139	138	There has been an increase in the number of people killed or seriously injured in road traffic accidents in Southwark. This is a key issue for us to address and we will continue to consider road safety and address local transport issues through emerging planning policies and area action plans	
		165						-25%
63 - Proportion of personal travel made on each mode of transport:								
Public Transport		35%		Reduce travel by car and increase walking trips by 15% and cycling trips by 80% between 2001 and 2015	?	37%	N/A	The most up-to-date information at the moment comes from the 2001 London Area Transport Study (LATS) and indicates that up to 29% of all journeys in Southwark were carried out by private car, 35% were carried out by public transport and 36% by non motorised means. However, this information is from 2001.
Walking						30%	N/A	
Cycling		36%				3%	N/A	

What impact is the new development having?

More new development is achieving the car parking standards set out in the Southwark Plan which aims to reduce the numbers of cars on the roads whilst improving public transport and opportunities for walking and cycling. Traffic levels in the borough have also remained the same this year indicating that these policies are starting to have an impact. However, the number of people killed or seriously injured in road traffic collisions has increased. A considerable amount of funding was received through S106 agreements and this has been a huge increase from last year and will be used to help improve the transport network in the borough.

Policy implications

We are preparing new planning policy documents under the LDF will seek to promote sustainable transport methods and address more local transport issues through area action plans. This will include looking at improving the public realm to make places more safe and friendly for cyclists and pedestrians.

2.11 Equalities

Context	April 2008– March 2009	Target		07/08	2001	Analysis
64A - % population within different ethnic groups:						
White	64.8%	-		62%	63%	There has been a small increase in the percentage of white people living in Southwark, a 7% decrease in Black/Black British people and a small increase in the percentage of Asian people and people of other ethnicities.
Black/British	20.2%	-		27%	26%	
Asian	6.5%	-		4%	4%	
Other ethnicity	8.5%	-		7%	3%	
64B - % population within different faith groups:						
Christian	N/A	-		N/A	62%	This information is not likely to be available until the next census in 2011.
Muslim				N/A	7%	
Buddhist				N/A	1%	
Hindu				N/A	1%	
Jewish				N/A	0.4%	
Other faith				N/A	0.6%	
No faith				N/A	19%	
64C - % population that are:						
Residents identifying as disabled	N/A	-		N/A	16%	This data is not currently available.
Gay, Lesbian	N/A	-		N/A	N/A	

Development outcomes	April 2008– March 2009	Target		07/08	06/07	Analysis
65 - % adopted planning documents subject to Equalities Impact Assessment (EqIA):						
Planning documents	100%	100%	✓	100%	No plans adopted	All of the plans adopted this year were subject to an EqIA. 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						
All	67%		~	49%	48%	This percentage is calculated based on the number of eligible students achieving these grades within their ethnic category. These demonstrate that each ethnic category has shown an improvements in their grades,
White	60%			46%	46%	
Black / Black British	70%			47%	47%	
Asian	75%			52%	52%	
Chinese / Other Ethnic	87%			66%	66%	
Mixed ethnicity	62%			49%	49%	
Female	54.5%			54%	54%	
Male	47.3%			42%	42%	
22 - Employment rate:						
Borough wide	68.5%	By 2007/08: 1% increase	~	66.6%	64.8%	The rate of employment for the borough as a whole has been gradually increasing over time. This could be a result of more businesses space being provided in
Minority Ethnic groups	57.7%	57.3%		58.8%	43.9%	

Development outcomes	April 2008– March 2009	Target		07/08	06/07	Analysis
People who are disabled	33%	N/A		N/A	N/A	the borough and more businesses opening up. However there has been a slight decrease in the rate of employment for ethnic minorities. This will have to continue to be monitored and once the issue has been identified look at ways to ensure the appropriate training is provided.
Lone parents	N/A	44.9%		43.9%	43.9%	
50-69 year olds	57.8%	51.8%		50.8%	50.8%	
30A - % residents feeling safe and very safe outside in the day time:						
All	92%	Increase to 90% by 2007/08		N/A	84%	As indicated above there has been an increase in the percentage of residents feeling safe outside in the day time compared to 2006/07.
Females			84%			
People aged 18-24			92%			
People aged over 65			74%			
Black and Minority Ethnic groups	N/A		87%			
People who are disabled			N/A			
Gay/Lesbian/Transgender			N/A			
Faith groups		N/A				
30B - % residents feeling safe and very safe outside at night time:						
All	54%	Increase to 50% by 2007/08		N/A	46%	As indicated above there has been an increase in the percentage of residents feeling safe outside in the day time compared to 2006/07.
Females			35%			
People aged 18-24			51%			
People aged over 65			18%			
Black and Minority Ethnic groups	N/A		50%			
People who are disabled			N/A			
Gay/Lesbian/Transgender			N/A			
Faith groups		N/A				
32 - % residents satisfied with living in their area:						
All	76%	80% by 2008/09		N/A	76%	As indicated earlier this has remained the same as last year.
Females			73%			
People aged 18-24			73%			
People aged over 65			71%			
Black and Minority Ethnic groups	N/A		74%			
People who are disabled			N/A			
Gay/Lesbian/Transgender			N/A			
Faith groups		N/A				
33A - % residents identifying with their neighbourhood:						
All	76%	Increase in number of residents identifying with their area		N/A	75%	As indicated above there has been an increase in the percentage of residents feeling safe outside in the day time compared to 2006/07..
Females			75%			
People aged 18-24			68%			
People aged over 65	N/A		80%			
Black and Minority Ethnic groups					70%	

Development outcomes	April 2008– March 2009	Target		07/08	06/07	Analysis	
33B - % residents identifying with the borough:							
All	64%	Increase in number of residents identifying with their area		N/A	64%	As indicated earlier this has remained the same as last year.	
Females					66%		
People aged 28-24					59%		
People aged over 65	N/A				66%		
Black and Minority Ethnic groups					66%		
59A - Amount of households which are unintentionally homeless and in priority need:							
Total	522	By 2010, reduction in homeless households	✓	641	723	The same number of households who were unintentionally homeless and in priority need has continued to reduce. Within different social groups there has been a decrease of Black and Minority Ethnic groups and Asian groups. There has been an increase in the number of other ethnic groups unintentionally homeless. This may be because there has been an increase of these groups within the borough or that monitoring of these groups has improved and therefore additional groups have been accounted for this year.	
% from Black	34.7%			36%	43%		
% from Asian groups	2.3%			2.8%	3.5%		
% from other ethnic groups	38.9%			32.6%	17.3%		
Not stated	6.5%			2.5%	1.8%		
%White	17.6%			26.1%	34.4%		
59C - Amount of households on the housing register:							
Total	15,586	Reduce	!	8,604	8,987	The number of households on the housing register has increased this year. There have been a small increase of Black/ Latin American people, a small decrease of Asian people and a large increase from other ethnic groups.	
% from Black/Latin American	47.9%			44%	49%		
% from Asian groups	3.9%			5%	14%		
% from other ethnic groups	15.7%			2%	12.9%		
% White	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 07/08	% not by car 06/07	The most up-to-date information at the moment comes from the 2001 London Area Transport Study (LATS) and indicates that 36% by non motorised means. However, this information is from 2001.
All people	36%		35%		70%	N/A	
People who are disabled	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	

What impact is the new development having?

All of the planning documents adopted this year were subject to an EqIA which should help to ensure that our policies have a positive impact on everyone in the community. We need to wait for more information to be become available before we can make more analysis about the impact of development on different groups.

Policy implications

Although planning decisions have the potential to impact on people differently, there are many other factors which also affect local people's quality of life such as the type of services available and government programmes. This needs to be considered when interpreting the information. We need more information in order to know what the implications may be for our policies. We need to collect more information on the demographic make up of people commenting on our planning policies and planning applications. Our consultation survey which we will carry out next year we look at this

2.12 Area Monitoring

Development outcomes	April 2008– March 2009			Target (by 2016)		Previous years		Analysis				
	Amount completed	Amount lost or replaced	Overall outcome			07/08 Overall	06/07 Overall					
Elephant and Castle Opportunity Area												
B1 Class	0	0	0	In core area: 45,000sqm	!	1,392sqm	-6,358sqm	There was no increase in floorspace this year but there are a number of commercial developments yet to come forward, including the redevelopment of the existing shopping centre which should help to overcome this issue. 85 new units were completed which will help to meet the current target in the Southwark Plan of 6000 new homes by 2016. There has been a decrease in the amount of affordable housing provided which fails to meet policy requirements.				
Overall employment uses				Increase		1,392sqm	-8,358sqm					
Small business units				Increase	4	N/A						
Shops A1	No completions over 1000 sqm			In core area: increase community and leisure facilities and provide 75,000sqm of new retail uses	✓	1,000sqm	None over 1,000sqm					
Professional A2						No completions over 1000 sqm	No completions over 1,000sqm					
Eating A3												
Drinking A4												
Take-away A5												
Non-residential institutions (D1)										1,090sqm	2,598sqm	
Residential institutions (C2)										None over 1,000sqm	N/A	
Leisure (D2)										N/A		
New housing completed						85	5	80	6000	✓	185	255
% affordable housing completed						25%	0%	25%	50%	!	24%	29%
% affordable that is social	0%	0%	0%	50%	41%	25%						
% affordable that is intermediate	100%	0%	100%	50%	59%	75%						
Vacancy rates for retail	N/A			Reduce vacancies	✓	E&C: 8.7%	E&C: 18%					
Vacancy rates for offices	N/A					WR:5.8%	WR: 3%					
Business start-ups	60			Increase	?	N/A	N/A					
Local employment rate	N/A			Increase		N/A	N/A					
Average household income	N/A			Increase		N/A	N/A					
% Residents feeling safe at night	N/A			Increase		N/A	N/A					

Development outcomes	April 2008– March 2009			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			07/08 Overall	06/07 Overall	
London Bridge Opportunity Area								
B1 Class	26986	8,160	18,826	24,000 new jobs	✓	0sqm	63,670sqm	<p>There was an increase of 18,826sqm office space and 1 new small business space provided. 7% of all units in this area are vacant. This is a decrease since last year which indicates the vitality and viability of the London Bridge area is increasing.</p> <p>49 new homes were completed of which 18% were affordable.</p> <p>We are preparing a supplementary planning document for the area to guide new development.</p>
Overall employment uses	26986	8,160	18,826			0sqm	63,670sqm	
Small business units	168	0	168			N/A	N/A	
Shops A1 Professional A2 Eating A3	No completions over 1000 sqm			Increase retail, leisure and community facilities	?	0sqm	None over 1,000sqm	
Drinking A4						0sqm		
Take-away A5						0sqm		
Non-residential institutions (D1)						372sqm		
Residential institutions (C2) Leisure (D2)						0sqm 0sqm		
New housing completed	49	0	49	500	✓	0	14	
% affordable housing completed	18%	0%	18%	50%		-	0%	
% affordable that is social	100%	0%	100%	70%		-	0%	
% affordable that is intermediate	0%	0%	0%	30%		-	0%	
Vacancy rates for retail	7%			Reduce vacancies	?	12.1%	N/A	
Vacancy rates for offices						N/A	N/A	
Business start-ups	445			Increase	?	N/A	N/A	
Local employment rate				Increase		N/A	N/A	
Peckham Action Area								
B1 Class	No completions over 1000 sqm			Improve Business floor space	!	-1,560	None over 1,000sqm	<p>There have been no new retail or employment completions in the area. We are preparing an Area Action Plan for Peckham which will look at how and where to focus new development.</p> <p>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.</p>
Overall employment uses						N/A	N/A	
Small business units								
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	No completions over 1000 sqm			Improve retail floor space, leisure and community facilities	?	No completions over 1,000sqm	-182sqm	
						None over 1,000sqm		
						1,470sqm		
						None over 1,000sqm		
New housing completed	9	3	6	736 – 1,717	✓	241	89	

Development outcomes	April 2008– March 2009			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			07/08 Overall	06/07 Overall	
% affordable housing completed	0%	0%	0%	50%		90%	94%	
% affordable that is social	0%	0%	0%	30%		25%	80%	
% affordable that is intermediate	0%	0%	0%	70%		75%	14%	
Vacancy rates for retail				Reduce vacancies	!	N/A	7%	
Vacancy rates for offices						N/A	N/A	
Business start-ups	105			Increase		N/A	N/A	
Local employment rate				Increase	?	9%	N/A	
Average Household income				Increase		N/A	N/A	
% Residents feeling safe at night				Increase		N/A	N/A	
Canada Water Area Action Plan								
B1 Class						No completions over 1,000sqm	None over 1,000sqm	No new large scale employment or retail development completed in the area although small schemes under 1,000sqm may have been built but not recorded. We are looking at ways to record information on smaller schemes and this should be incorporated into next year's AMR.
Overall employment uses	No completions over 1000 sqm			Increase	?	No completions over 1,000sqm	N/A	
Small business units	166	0	166			N/A	N/A	There is a large amount of development expected in the area, several sites have been allocated in the Southwark Plan for a range of development including housing. 63 new homes were built last year of which 33% were affordable which is below the policy target.
Shops A1	3463	0	3463					
Professional A2				Increase retail, leisure and community facilities	?	No completions over 1,000sqm	None over 1,000sqm	
Eating A3								
Drinking A4								
Take-away A5								
Non-residential institutions (D1)								
Residential institutions (C2)								
Leisure (D2)								
New housing completed	63	0	63	3,378-5,008(gross)	✓	242	0	We are preparing an Area Action Plan for Canada Water which will coordinate the regeneration of the area and ensure new housing is provided together with the necessary social and environmental infrastructure.
% affordable housing completed	33%	0%	33%	50%		21%	0	More information is needed on office vacancies, business start-ups, employment and perceptions of safety in this area.
% affordable that is social	100%	0%	100%	70%		65%	0	
% affordable that is intermediate	0%	0%	0%	30%		35%	0	
Vacancy rates for retail				Reduce	?	N/A	2%	
Vacancy rates for offices						N/A	N/A	
Business start-ups	95			Increase		N/A	N/A	
Local employment rate				Increase	?	N/A	N/A	
% Residents feeling safe at night				Increase		N/A	N/A	
Old Kent Road Action Area								
B1 Class	No completions over 1000 sq m			Improve range of	?	No completion	-1,813sqm	No new large scale employment or retail development completed in the area although small schemes under
B2 Class						0sqm		

Development outcomes	April 2008– March 2009			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			07/08 Overall	06/07 Overall	
B8 Class Overall employment uses Small business units	0	0	0	employment uses and protect PIL		s over 1,000sqm N/A	0sqm -1,224sqm N/A	1,000sqm may have been built but not recorded. We are looking at ways to record information on smaller schemes and this should be incorporated into next year's AMR.
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)				Improve retail floor space, leisure and community facilities	?	No completions over 1,000sqm	None over 1,000sqm 1,813sqm None over 1,000sqm	A small amount of housing was built More information is needed on retail vacancies, business start-ups and local employment rates in this area.
New housing completed	5	1	4	Increase	✓	15	5	
% affordable housing completed	0%	0%	0%	50%	✓	0%	60%	
% affordable that is social	0%	0%	0%	50%	✓	0%	0%	
% affordable that is intermediate	0%	0%	0%	50%	✓	0%	100%	
Vacancy rates for retail				Reduce vacancies	?	N/A	N/A	
Business start-ups				Increase	?	N/A	N/A	
Local employment rate		N/A		Increase	?	N/A	N/A	
Bankside and Borough Action Area								
B1 Class Overall employment uses Small business units	118833 118833 778	84028 84028 362	34805 34805 416	Increase Increase Increase ^{N/A}	✓ ✓ ✓	-768sqm -2,123sqm N/A	41,029sqm 23,484sqm N/A	There was a net increase of 34805 office space through new developments including Bankside 1,2,3. There were also two new small business spaces provided.
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	1782 1782 1782 1074 0	0 0 0 0 0	1782 1782 1782 1074 0	Increase retail, leisure and community facilities	✓ ?	760sqm No completions over 1,000sqm	None over 1,000sqm 1,254sqm None over 1,000sqm	There was also an increase of 5346 sqm of shops to be used for flexible A class uses (A1, A2, and A3) and a 1074 increase in non-residential uses. There is a 14% of units which are vacant in this area. This is double last years figure. However this is due to the Thames Links works which are ongoing in this area, particularly along Borough High Street.
New housing completed	119	0	119	Increase	✓	201	158	119 new homes were completed of which none were affordable. This may be due to some of the sites only
% affordable housing completed	0%	0%	0%	50%	✓	45%	13%	
% affordable that is social	0%	0%	0%	70%	✓	54%	57%	

Development outcomes	April 2008– March 2009			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			07/08 Overall	06/07 Overall	
% affordable that is intermediate	0%	0%	0%	30%		46%	43%	being partially completed with the remainder of the site to come forward with the affordable housing at a later date. Also the permissions which were completed last year dated from 2004 prior to the adoption of the Southwark Plan's affordable housing policies. The additional 1074sq m of D1 space was for Change of use of part of the ground floor from offices (with B1 Use Class), and associated elevational alterations to the ground floor, for use as consulting, teaching, and treatment rooms and associated offices (D1 Use Class) by The British School Of Osteopathy in Southwark Bridge Road. We are preparing a supplementary planning document to guide development in the areas.
Vacancy rates for retail	14%			Reduce vacancies	?	7.1%	N/A	
Vacancy rates for offices						N/A	N/A	
Business start-ups	365			Increase	?		N/A	
Local employment rate				Increase			N/A	
% Residents feeling safe at night				N/A N/A Increase		N/A	N/A	
Bermondsey Spa Action Area								
B1 Class	0	948	-948	Increase business / employment	?	No completions over 1,000sqm N/A	None over 1,000sqm N/A	There was a loss of 948 sqm of B1 use class. There was also a loss of drinking A4 use. 138 new homes were completed which is more than in 2007/08. 24% of the new homes were affordable which is below the policy target.
Overall employment uses	0	948	-948					
Small business units								More information is needed on retail and office vacancies, business start-ups, employment and perceptions of safety in this area. We will look at how we can get this information for next year's AMR. The reduction in A4 space was due to the loss of the public house called the Final Furlong.
Shops A1								
Professional A2								
Eating A3								
Drinking A4	0	1134	-1134	Increase	?	No completions over 1,000sqm	None over 1,000sqm	
Take-away A5								
Non-residential institutions (D1)							1,254sqm	
Residential institutions (C2)							None over 1,000sqm	
Leisure (D2)								
New housing completed	138	0	138	1,526 – 2,335		69	75	
% affordable housing completed	24%	0%	24%	50%	✓	99%	40%	
% affordable that is social	21%	0%	21%	70%		72%	63%	
% affordable that is intermediate	79%	0%	79%	30%		27%	37%	

Development outcomes	April 2008– March 2009			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			07/08 Overall	06/07 Overall	
Vacancy rates for retail				Reduce vacancies	?	N/A	N/A	
Vacancy rates for offices						N/A	N/A	
Business start-ups	40			Increase		N/A	N/A	
Local employment rate				Increase	?	N/A	N/A	
% Residents feeling safe at night				Increase		N/A	N/A	
West Camberwell Action Area								
Overall B Class uses	No completions over 1000 sqm			Comply with UDP	?	No completions over 1,000sqm	None over 1,000sqm	No new housing was completed in 2008/09. Through our new planning documents in the local development framework we will look at whether we should designate some sites within the area for housing. We will also be preparing an area action plan for Camberwell within which we will set out an implementation plan for how we will bring forward changes to the area.
Small business units						N/A	N/A	
Shops A1	0	0	0	Comply with UDP	✓	No completions over 1,000sqm	None over 1,000sqm	
Professional A2								
Eating A3								
Drinking A4								
Take-away A5								
Residential institutions (C2)				Improve				
Non-residential institutions (D1)				Improve				
Leisure (D2)								
New housing completed	0	0	0	Increase	!	57	0	
% affordable housing completed	0%	0%	0%	50%		98%	0%	
% affordable that is social	0%	0%	0%	50%		16%	0%	
% affordable that is intermediate	0%	0%	0%	50%		84%	0%	
Camberwell Neighbourhood Area								
Overall employment uses				Comply with UDP	?	N/A	N/A	A new extension to the supermarket in Butterfly Walk Shopping centre was completed following the 2004 planning permission. The extension comprised of ground floor retail, with 1st floor ancillary storage accommodation.
Small business units						N/A	N/A	
Shops A1	1,624	0	1,624	Increase retail, leisure and community facilities	?	No completions over 1,000sqm	None over 1,000sqm	No new housing was completed in 2008/09. Through our new planning documents in the local development framework we will look at whether we should designate some sites within the area for housing.
Professional A2								
Eating A3								
Drinking A4								
Take-away A5								
Non-residential institutions (D1)	No completions over 1000sqm							
Residential institutions (C2)								
Leisure (D2)								
New housing completed	0	0	0	Increase	!	8	8	

Development outcomes	April 2008– March 2009			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			07/08 Overall	06/07 Overall	
% affordable housing completed	0%	0%	0%	50%		75%	75%	
% affordable that is social	0%	0%	0%	70%		100%	100%	
% affordable that is intermediate	0%	0%	0%	30%		0%	37%	
Vacancy rates for retail				Reduce vacancies	!	9.6%	3%	
% Residents feeling safe at night				Increase		N/A	N/A	
Lordship Lane Neighbourhood Area								
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	No completions over 1000sqm			Protect Comply with UDP Increase	?	No completions over 1,000sqm	None over 1,000sqm 72sqm None over 1,000sqm	There were no recorded completions in this area however this may be because smaller schemes below 1,000sqm may have been built but not recorded. We are looking at ways to record information on smaller schemes and this should be incorporated into next year's AMR
Vacancy rates for retail				Reduce vacancies		0.6%	6%	
Dulwich, Herne Hill, 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)	No completions over 1000sqm			Protect Comply with UDP Increase		No completions over 1,000sqm	None over 1,000sqm	No new large scale employment or retail development completed in the area although small schemes under 1,000sqm may have been built but not recorded. We are looking at ways to record information on smaller schemes and this should be incorporated into next year's AMR. Information is also needed on retail vacancies in these areas.
Vacancy rates for retail				Reduce vacancies		N/A	N/A	

3. Developing our Planning Policies

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

3.1 What planning policies are being implemented?

Even though the new Southwark Plan was adopted in July 2007 because developers have three years in which to build after planning permission is granted much of the new development occurring in 2008/09 may have been approved under some of the 1995 UDP planning policies.

We have begun collecting information on what policies are being used to make decisions on planning applications. From our information, the 20 most commonly quoted policies between April 1 2008 and March 31 2009 are shown in the table below:

UDP Policy	Policy description
3.2	Protection of amenity
3.12	Quality in design
3.13	Urban design
3.16	Conservation areas
3.11	Efficient use of land
5.3	Walking and cycling
4.2	Quality of residential development
5.2	Transport impacts
3.18	Setting of listed buildings, conservations areas and World Heritage sites
3.23	Outdoor advertisements and signage
5.6	Car parking
3.15	Conservation and the historic environment
3.7	Waste reduction
3.17	Listed buildings
4.1	Density of residential development
SP 13	Design and heritage
3.14	Designing out crime
SP 11	Amenity and environmental quality
4.3	Mix of dwellings
3.1	Environmental effects

We will continue to collect and improve information on policy use to get a more complete picture in coming years.

3.2 Our plans to prepare other planning documents

The preparation of our local development framework over the next five years will take into account the transition between the previous system of unitary development plans

and the new system. We adopted a new unitary development plan under the old regulations in July 2007 – The Southwark Plan.

Under the new planning system, the policies in the unitary development plan may be 'saved' for a period of three years after which the local authority may apply to the Secretary of State to have them extended further if it can be shown that they are still up to date and in line with national and regional planning policies. We are requesting that all of the Southwark plan policies are saved from July 2010 until the core strategy is adopted in January 2011. We have set out the policies that will be replaced by the core strategy in a report that was agreed by council assembly on November 4th 2009. These will be submitted to the Government Office for London in January 2010. The remainder of the Southwark Plan will be replaced by the documents being brought forward in the local development scheme.

The main components of our Local Development Framework to be prepared over the next five years will be (further detail is set out in the section entitled Local Development Scheme):

Development Plan documents

- Core Strategy – adoption in January 2011
- Development management development plan document – adoption May 2014
- Housing development plan document – adoption May 2014.

Area Action Plans

- Aylesbury – adoption in January 2010
- Canada Water – adoption in January 2011
- Peckham and Nunhead – adoption in November 2012
- Old Kent road area action plan – consultation in April 2012
- Camberwell area action plan – consultation in April 2012

Supplementary Planning Documents

- Bankside, Borough and London Bridge – adoption June 2011
- Dulwich – adoption February 2011
- Bermondsey Site C – adoption April 2011
- Aylesbury area action plan public realm – adoption March 2011
- Tower Workshops – adoption January 2012
- Section 106 – adoption June 2011
- Heritage – adoption July 2011

Local Development Scheme

The LDS sets out our programme for new planning documents. We have made some changes to reflect corporate priorities, national, London and local policy changes, lessons learnt and funding shortfalls. Our first LDS setting out the three year

programme for the preparation of our local development framework was submitted to the Secretary of State on 18 March 2005 and became official (known as being “brought into effect”) on 6 October 2005. There was then a revision to the local development scheme which reflected changes to the programme and priorities for preparation of local development documents since that time. This was submitted in 2008. We have also submitted our third LDS revision to the Mayor of London more recently in December 2009. This will be available on our website at:

<http://www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/localdevelopmentscheme.html>

As indicated above,, in our 2007/08 AMR we slightly revised the LDS timetable to that submitted in 2008. In the table below we set out our milestone achievements against the LDS timetable set out in last year’s AMR. We have set out what the new timetable is against each document and the reasons why it has changed. A full explanation of what each document will cover is set out in our LDS. We have also set out the new LDS timetable that we will be submitted to the Mayor in November 2009 and to which we will monitor our progress against in next year’s AMR.

We are on track with most of our development plan documents. The core strategy is being prepared in line with the LDS agreed in 2008. The Aylesbury area action plan is being adopted 5 months ahead of schedule and Canada Water is on track to meet the timescale agreed in the LDS 2008. However, adoption will be delayed by 4 months as the Planning Inspectorate have confirmed that the AAP will not be examined until we have received the inspector’s report on the Core Strategy. Submission of Peckham and Nunhead area action plan has been delayed by a year due to lack of funding for significant transport evidence base requirements. The tram has been taken out of the TfL business plan and there are no plans for improved public transport links. These factors are key in preparing a sound area action plan. A transport study for the Peckham and Nunhead area may be funded from Housing and Planning Delivery Grant but decisions on the allocation of this funding are yet to be made.

We have introduced four new development plan documents to the programme to provide guidance on detailed issues that have emerged through the preparation of the core strategy. These are the development management and housing development plan documents and the Camberwell and Old Kent road area action plans. The development plan documents will provide more detailed housing and other development control policies along with site allocations to support the core strategy and replace detailed policies in the Southwark Plan. Consultation will begin in January 2011 and adoption is planned for May 2014. The Camberwell and Old Kent road area action plans will set out detailed plans for regenerating these areas. Consultation on both will begin in April 2012 and adoption is planned for June 2015.

We are preparing the Bankside, Borough and London Bridge and Dulwich SPDs for adoption in June and February 2011. There are delays of a couple of months to ensure that we can take on board the outcomes of the core strategy inspector report. We have introduced four new supplementary planning documents to provide guidance on detailed issues that have emerged through the preparation of the core strategy. These are the section 106 planning obligations SPD, a public realm SPD for Aylesbury and also a site SPD for Tower Bridge workshops. These will cover detailed

issues and will be adopted in mid 2011 once the core strategy is adopted. The exception is Tower Bridge which will be adopted in January 2012 as we will prepare this after the outcome of the core strategy.

Timetables Milestones	Key	Timetables Milestones	Key	Timetables Milestones	Key
Pre issues and options consultation preparation	PP	Submission	SB	SPD consultation	SC
Consultation on issues and options (Reg 25(1))	IO	Pre-examination meet	PM	SPD adoption	SA
Consultation on preferred options (Reg 25 (2))	PO	Examination in Public	EIP		
Publication/submission consultation	PS	Receipt of Inspector's report	IR		
Actual progress as at 31 March 2009		Adoption	AD		

	2006				2007				2008				2009				Comments	New LDS timetable
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<p>Core Strategy Provides the long-term spatial vision for the borough. It will contain strategic objectives and broad land-use allocations.</p> <p>Must be in line with national planning policy and in general conformity with the London Plan</p> <p>It will form the spatial expression of Southwark's community strategy</p>									PP	SP	IO		PO	PO	PS		<p>We consulted on issues and options from October to December 2008.</p> <p>After the end of the reporting year for this AMR we consulted on preferred options from April to July 2009 and are currently consulting on publication/submission from October 2009 to February 2010.</p>	<p>The timetable has changed in our new LDS. Preferred options consultation April to July 2009. Submit to the secretary of state March 2010. Examination in Public expected July 2010. Adoption planned for January 2011.</p>

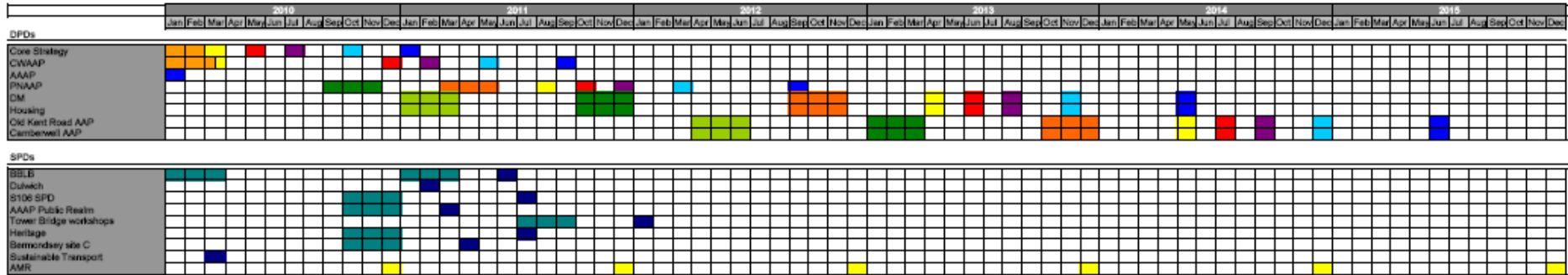
	2006				2007				2008				2009				Comments	New LDS timetable																																
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4																																		
<p>Aylesbury Area Action Plan Provides detailed policies, site proposals and regeneration strategy for the Aylesbury Estate in Walworth with specific reference to identifying and safeguarding the route and land requirements of the Cross River Tram and to ensure the creation of a sustainable community following redevelopment of the estate.</p>					PP				IO				IO				PO				PO								PO (revised)				PO (revised) and PS				EiP								Adoption				<p>We consulted on issues and options, preferred options, revised preferred options and publication/submission between August 2007 and April 2009.</p> <p>After the end of the reporting year for this AMR, we submitted the AAP to the Secretary of State and the Examination in Public was held in September 2009. We have since received the binding inspector's report confirming it is sound.</p>	<p>The timetable has changed in our new LDS due to an earlier date for the Examination in Public and so the adoption of the Aylesbury AAP is now scheduled for January 2010.</p>
<p>Canada Water Area Action Plan Provides detailed policies, site proposals and regeneration strategy to form an updated master plan for Canada Water to create a new centre with substantial amounts of new housing together with necessary social and environmental infrastructure</p>																	PP				IO				PO				PO				<p>We carried out issues and options consultation until February 2009.</p> <p>We carried out preferred options consultation from July to November 2009 after the end of this AMR reporting year.</p>	<p>Changes from the previous LDS for the submission to the secretary of state to move forward from April 2010 to March 2010 before the council goes into purdah period for the elections in May 2010.</p>																











	2006				2007				2008				2009				Comments	New LDS timetable				
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4						
<p>Peckham and Nunhead Area action Plan Provides spatial plan, site proposals and regeneration strategy for the Peckham and Nunhead Action Area as set out in policy 7.1 of the Southwark Plan. Will identify and safeguard the route and land requirements of the Cross River Tram</p>									PP				IO				IO				<p>We carried out early consultation on a vision for Peckham in May 2008. We consulted on issues and options consultation until May 2009.</p>	<p>We have put the AAP back in the new LDS because of lack of funding for significant transport evidence base requirements. The tram has been taken out of the TfL business plan and there are no plans for improved public transport links. These factors are key in preparing a sound area action plan. A transport study for the Peckham and Nunhead area may be funded from Housing and Planning Delivery Grant but decisions on the allocation of this funding are yet to be made.</p>
<p>Development Management Policies Development Plan Document Provides the detailed policies for the borough. It will contain objectives, policies and land-use allocations.</p>																					<p>We have moved the development control policies DPD forward in the LDS for issues and options consultation from September 2011 to January 2011.</p>	
<p>Residential Design Standards Supplementary Planning Guidance Provides guidance on designing new housing</p>									SC				SC				SA				<p>The SPD was adopted in September 2008. No further work planned at the moment, until we produce the housing development plan document which may review some of the guidance in the SPD.</p>	<p>Not in the LDS going forward as the SPD is now adopted.</p>

	2006				2007				2008				2009				Comments	New LDS timetable
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<p>Sustainable Transport Supplementary Planning Document Explains further the transport policies in the Southwark Plan.</p>								SC		SC							We have received final comments from TfL on the SPD. We will adopt this document by the end of this year.	Adoption by the end of the year
<p>Affordable Housing Supplementary Planning Guidance Explains the Southwark Plan's policies on affordable housing.</p>											SC	SA					The SPD was adopted in September 2008. No further work planned at the moment, until we produce the housing development plan document which may review some of the guidance in the SPD due to changes in affordable housing policies through the core strategy.	Not in the LDS going forward as the SPD is now adopted.
<p>Elephant and Castle Enterprise Quarter Supplementary Planning Document</p>								SC		SC		SA					The SPD was adopted in September 2008.	Not in the LDS going forward as the SPD is now adopted.
<p>Walworth Road Supplementary Planning Document</p>								SC		SC		SA					The SPD was adopted in September 2008.	Not in the LDS going forward as the SPD is now adopted.
<p>Sustainability Assessment Supplementary Planning Documents Explains how development should be designed to be sustainable</p>										SC						SA	The SPD was adopted in February 2009.	Not in the LDS going forward as the SPD is now adopted.

	2006				2007				2008				2009				Comments	New LDS timetable
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<p>Dulwich Supplementary Planning Document To provide guidance for development in Dulwich</p>													SC				<p>We began consultation on the SPD after the end of the AMR reporting year. We consulted on the SPD from April to September 2009. Cancelled</p>	<p>We have brought the adoption of the SPD forward in the new LDS to February 2011, following the core strategy adoption.</p>
<p>Section 106 Planning Obligations Aylesbury Supplementary Planning Document</p>																		<p>We have revised this in the new LDS to review all of our section 106 SPD rather than just for Aylesbury. We are looking to begin consultation in October 2010.</p>
<p>Sustainable Design and Construction Supplementary Planning Document To provide the guidance on how to make development more sustainable.</p>									SC				SA				<p>The SPD was adopted in February 2009.</p>	<p>Not in the LDS going forward as the SPD is now adopted.</p>
<p>Bankside, Borough and London Bridge Supplementary Planning Document Will explain how this part of the borough should be developed, including guidance building scale.</p>																	<p>There may be an additional round of consultation required depending on the outcome of the initial consultation and the core strategy. This has been factored in leading to adoption being delayed by 4 months to June 2011.</p>	<p>We have amended the new LDS to begin consulting on the Bankside, Borough and London Bridge SPD in January 2010.</p>

The table below illustrates the new LDS timetable for preparing our planning documents over the next three years.



Consultation on issues and options	
Consultation on preferred options	
Publication for representations	
Submission	
EIP Pre-hearing meeting	
EIP Public hearing	
Inspector's Report	
DPD/AAAP Adoption	
SPD consultation	
SPD adoption	

This is our list of our currently adopted SPD's and SPGs, those that have been rescinded and those that are currently being prepared. This provides further information to the local development scheme.

Title	Date of approval	Status	Proposals for replacement
Adopted			
Affordable housing	2008	Current	To be retained until further notice
Archaeology	2002	Retain	To be replaced by SPD. Programme to adoption to be agreed
Bankside and The Borough Action Area	2002	Retain	To be replaced by Bankside Borough and London Bridge SPD to be adopted in 2011
Camberwell Green Town Centre	2002	Retain	To be replaced by Camberwell AAP to be prepared and adopted by 2016
Canada Water	February 2005 amended November 2005	Current	To be replaced with a Canada Water Area Action Plan to be adopted in 2011
Design and Access Statements	2007	Current	To be retained until further notice
Dulwich	2002	Retain	To be replaced by Dulwich SPD to be adopted by 2012
Elephant and Castle	2004	Current	To be retained until further notice
Elephant and Castle Enterprise Quarter	2008	Current	To be retained until further notice
123 Grove Park	2007	Current	To be retained until further notice
Heritage conservation	2002	Retain	To be replaced by Heritage and Conservation SPD. Programme for adoption to be agreed
London Bridge Opportunity Area	2002	Retain	To be replaced by the Bankside, Borough and London Bridge SPD to be adopted in 2011
Lordship Lane Town Centre	2002	Retain	To be replaced by Dulwich SPD to be adopted by 2012
Outdoor advertisements and signage	2004	Current	To be retained until further notice
Old Kent Road Action Area	2002	Retain	To be replaced by Old Kent Road AAP to be prepared and adopted by 2016
Peckham Action Area	2002	Retain	To be replaced by the Peckham and Nunhead AAP to be adopted by 2013
Residential Design Standards	2008	Current	To be retained until further notice
Section 106 Planning Obligations	2007	Current	To be replaced in 2011
Sustainability Assessment	2009	Current	To be retained until further notice
Sustainable design and construction	2009	Current	To be retained until further notice
Telecommunications	2004	Current	To be retained until further notice
Walworth Road	2008	Current	To be retained until further notice
In preparation			
Aylesbury area action plan public realm		Under preparation	To be adopted in 2011

Bankside, Borough and London Bridge		Under preparation	To be adopted in 2011
Dulwich		Under preparation	To be adopted in 2011
Heritage		Under preparation	To be adopted in 2011
Section 106		Under preparation	To be adopted in 2011
Sustainable Transport		Draft	To be adopted by end of 2009
Tower Workshops		Under preparation	To be adopted in 2011
Rescind			
Design and layout of development	1997	Rescind	Has been replaced by the Design and Access Statements SPD in 2007
Shopfront design and materials	1997	Rescind	Has been replaced with the Design and Access Statements SPD in 2007 and forthcoming area action plans and area SPD's
Crime and security	1997	Rescind	Has been replaced by the Design and Access Statements SPD in 2007
Access and facilities for people with disabilities/ mobility difficulties	1997	Rescind	Has been replaced by the Design and Access Statements SPD in 2007
Standard controls for guidelines for residential development	1997	Rescind	Has been replaced with Residential Design Standards SPD in 2008
Pollution	1997	Rescind	Does not comply with the adopted 2007 and has been partially replaced by the Sustainable Design and Construction SPD 2009
Tree preservation order`	1997	Rescind	Does not comply with the adopted UDP
Conservation areas	1997	Rescind	To be replaced with Heritage and Conservation SPD Programme to adoption to be agreed
Live/ work development in Bermondsey Street	1999	Rescind	Does not comply with the adopted UDP and will be replaced by the Bankside, Borough and London Bridge Area Action plan 2011
Places of Worship	1999	Rescind	Does not comply with the adopted UDP
Bermondsey Spa	2000	Rescind	Does not comply with the adopted UDP
Affordable Housing	2002	Rescind	Has been replaced by the Affordable Housing SPD 2008
Development of Public Houses for Other Uses	1997	Rescind	Does not comply with newly adopted UDP
Preferred Industrial and Office Locations and Mixed Use Development	2002	Rescind	Does not comply with newly adopted UDP
Elephant and Castle	2002	Rescind	Does not comply with newly

Opportunity Area			adopted UDP and is superseded by the SPG adopted in 2004 and SPD adopted in 2008
Bermondsey Spa Action Area	2002	Rescind	Does not comply with newly adopted UDP
Walworth Road and East Street Town Centre	2002	Rescind	Does not comply with newly adopted UDP and can be incorporated into the Elephant and Castle Opportunity Area
Canada Water Action Area	2002	Rescind	To be replaced with the Canada Water Area Action Plan January 2011
Planning Obligations	2002	Rescind	Does not comply with the adopted UD and has been superseded by the Planning Contributions S106 SPD 2007
Access and facilities for people with disabilities	2002	Rescind	Has been replaced with the Design and Access Statements SPD 2007
Design	2002	Rescind	Has been replaced with the Design and Access Statements SPD 2007
Designing out crime	2002	Rescind	Has been replaced with the Design and Access Statements SPD 2007
Open Space	2002	Rescind	Does not comply with adopted UDP
Outdoor advertisement and signage	2002	Rescind	Has been superseded by the 2004 SPD
Parking	2002	Rescind	Does not comply with adopted UDP
Resources	2002	Rescind	Has been replaced by the Sustainable Design and Construction SPD 2009
Shopfront Design	2002	Rescind	Has been replaced with the Design and Access Statements SPD 2007
Sustainability	2002	Rescind	Has been replaced by the Sustainable Design and Construction SPD 2009 and the Sustainability Assessment SPD 2009
Tall Buildings	2002	Rescind	Does not comply with the adopted UDP. To be replaced by the Bankside, Borough and London Bridge SPD to be adopted by 2012
Telecommunications	2002	Rescind	Has been superseded by the 2004 SPD
Thames Special Policy Area	2002	Rescind	Does not comply with adopted UDP
Affordable Housing	2002	Rescind	Has been replaced by the Affordable Housing SPD 2008
Residential Design Standards	2002	Rescind	Has been replaced by the Residential Design Standards SPD 2008

3.3. Improving our planning policies

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

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

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

Issue	Action needed	By when
Life chances (Indicators 1 to 11)		
We remain the 26 th most deprived borough in England.	We need to make sure that through our local development framework planning documents and our regeneration schemes we continue to improve the borough and reduce disparities across Southwark.	Ongoing
Monitoring consultation	Monitoring consultation will allow us to keep track of how effective the SCI is and whether any amendments are needed. We will undertake another consultation questionnaire next year to see how people feel we consulted on the first stream of local development framework documents. We also need to continue to monitor consultation on individual documents such as by requesting feedback forms including demographic information after consultation events. We can then review this information at each stage of the plan preparation to see how we can improve our consultation techniques to engage more local residents and businesses. Indicators for consultation have been developed and information has started being collected. We need to continue to monitor within our consultation plans and statements. We also need to work across the council to improve data collected on equalities.	AMR 09/10
Poverty and wealth creation (Indicators 12 to 21)		
There was no increase in arts and culture uses but also no loss. The previous monitoring year there was	There may be a lack of data available on the indicator showing no increase in Arts	AMR 09/10

<p>an increase of 372sqm of new cultural and arts space. Our new emerging planning policies through the local development framework will encourage more arts and culture use in suitable areas of the borough.</p>	<p>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.</p> <p>Though our area action plans and area based supplementary planning documents we are also looking at encouraging arts and culture uses in appropriate locations</p>	
<p>Whilst overall more funding was negotiated through section 106 agreements this year, considerably less money was negotiated this year for training purposes than last year.</p>	<p>We need to make sure we continue to monitor and review our section 106 requirements to make sure that enough money is negotiated for training. We are proposing through our local development scheme to review the section 106 SPD in 2010.</p>	<p>Through our section 106 SPD in 2010.</p>
<p>Clean and Green Built and Natural Environment (Indicators 22 to 46)</p>		
<p>No funding was negotiated through section 106 agreements for conservation</p>	<p>We need to make sure we continue to monitor and review our section 106 requirements to make sure that enough money is negotiated for conservation if it is required. We are proposing through our local development scheme to review the section 106 SPD in 2010.</p>	<p>Through our section 106 SPD in 2010</p>
<p>Collecting accurate information on Code for Sustainable Homes, BREEAM, renewable energy and other natural environment indicators</p>	<p>We need to collect further information on the many indicators for the natural environment including type of renewable energy used in new developments, Code for Sustainable homes and BREEAM.. We adopted supplementary planning documents (SPD) on sustainable design and construction and sustainability assessments within 2008-2009. We expect these to improve the quality of the built environment including improved sustainability as planning applications are determined following the guidance in the SPD. We are also reviewing this guidance as part of our development plan document preparation</p>	<p>AMR 09/10</p>
<p>We need to gather information on Secured by Design Principles and Building for Life standards.</p>	<p>We need to collect further information on the schemes meeting Secured by Design principles and Building for Life standards. We adopted supplementary planning document (SPD) on residential design standards, sustainable design and construction and sustainability assessments within 2008-2009. We expect these to improve the quality of the built environment including improved design as planning applications are</p>	<p>AMR 09/10</p>

	determined following the guidance in the SPD. We are also reviewing this guidance as part of our development plan document preparation	
Housing (Indicators 47 TO 56)		
We completed 137 units less than our housing annual target of 1630 net dwellings. We also completed considerably less self contained housing than last year, by 509 net dwellings. This is likely to be as a result of the global economic downturn and that at the moment fewer developers are building new homes. We are working closely with developers, the Homes and Community Agency, Registered Social Landlords and also developing our own land to make sure we can continue to bring forward more housing. Our housing targets are 10 year targets and so we expect over the 10 year period up to 2016/17 to be able to meet our target.	Our emerging core strategy and area action plans will set out new policies to ensure we can meet our housing targets and also provide affordable housing whilst also delivering mixed and balanced communities. They will also set out implementation plans to show how we will deliver the policies.	Emerging LDF documents as set out in the LDS
6% of new developments were wheelchair accessible. This is below our policy of 10% but a 2% increase on last year's 4%. This will need to continue to be monitored to work towards meeting the policy of 10%. The now adopted Residential Design Standards supplementary planning document may make more of an impact next year in achieving this policy.	We need to look at better ways of monitoring the levels of wheelchair housing and lifetime homes standards and Building for Life standard information to ensure the information is all collected. Our adopted residential design standards SPD is expected to have a positive impact on these indicators	AMR 09/10
Sustainable Transport (Indicators 56 to 63)		
There were 165 people killed or seriously injured in road collisions. This is an increase from last year. This is a key issue for us to address and we will continue to consider road safety and address local transport issues through emerging planning policies and area action plans as well as through the projects of the Road Safety team	We need to continue to consider road safety and address local transport issues through the emerging core strategy and area action plans as well as through the projects of the Road Safety team.	AMR 09/10
Equalities (Indicators 64 to 65)		
We still not enough demographic information on who comments on our planning documents and who we successfully engage with through consultation	We need to collect more information on the demographic make up of people commenting on our planning policies and planning applications. Our consultation survey which we will carry out next year we look at this.	AMR 09/10

Area monitoring		
Targets are not being met in all areas	We are preparing a number of planning documents over the coming years to address issues in specific areas.	Through LDF – see LDS timetable

Appendix 1: Coverage of statutory requirements for monitoring

This table has been updated to take into account recent updates made to the National Core Output Indicators (Update 2/2008).

*New indicators have been introduced. However some data is not available at the moment for one of these of Building for Life Standard and will be reported on in next year's AMR. The indicators are set out to show what will be monitored.

** We will also make sure our data is in line with changes made to the definitions of some of the indicators (such as the housing trajectory).

Coverage of National Core Output Indicators

Old Ref	National Core Output Indicator (incorporating Update 2/2008)	Southwark AMR Indicator
1a	BD1: Total amount of additional employment floor space – by type.	14B
1b	Amount of floor space developed for employment by type, in employment or regeneration areas – <i>this is no longer a COI, but we will continue to report it.</i>	14A
1c	BD2: Total Amount of employment floor space on previously developed land – by type	24
1d	BD3: Employment land available - by type.	15
4a	BD4(i): Total amount of floor space for town centre uses – within town centres	16B
4b	BD4(ii): Total amount of floor space for town centre uses – within local authority area	16A
2a(iv)	H1: Plan period and housing targets	49
2a(i)	H2(a): Net additional dwellings – in previous years	49A**
2a(ii)	H2(b): Net additional dwellings – for the reporting year	49B**
2a(iii)	H2(c): Net additional dwellings – in future years	49C**
2a(v)	H2(d): Managed delivery target	49D**
2b	H3: New and converted dwellings - on previously developed land	24
	H4: Net Housing Pitches(Gypsy and Traveller)	New* 50
2d	H5: Gross affordable housing completions	55
	H6: Housing Quality - Building for Life Assessments Design	New*54
2c	Percentage of new housing dwellings completed at different densities – <i>this is no longer a COI, but we will continue to report on how housing meets our density policy.</i>	51
3a	Amount of completed development complying with car parking standards – <i>this is no longer a COI, but we will continue to report it.</i>	58
7	E1: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	46
8	E2: Change in areas of biodiversity importance	41
9	E3: Renewable energy generation	35**
6a	W1: Capacity of new waste management facilities	37
6b	W2: Amount of municipal waste arising, and managed by management type, by waste planning authority	44**

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

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

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

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

Appendix 2: Sources of Information

Sources of data for each indicator

Indicator	Data source	Note
Life Chances		
1 Change in population size and age	Current population: ONS 2008 mid year estimate (http://neighbourhood.statistics.gov.uk/)	
2 Aggregated Index of Multiple Deprivation	Indices of Deprivation 2007 and 2004 Average IMD Rank http://www.southwark.gov.uk/YourCouncil/factsandfigures/deprivation.html	
3 Life Expectancy	Southwark Primary Care Trust Records, 2009	
4 Admissions to hospital per 1,000 people	Southwark Primary Care Trust Records, 2009	
5 Completed floorspace for education uses	London Development Database	1
6 Change in the amount of publicly accessible open space	London Development Database	
7 Funding gained from planning agreements	Council S106 database	
8 % pupils achieving five or more A*-C grade GCSEs or equivalent.	Education Department Records, 2009 data	2
Consultation		
9 % adopted planning documents and approved applications consulted on in accordance with the Statement of Community Involvement	Council data	
10 Profile of people involved in consultation	Data not available	
11 Participant satisfaction with consultation	Data not available	
Poverty and Wealth Creation		
12 Vacancy rates for offices and retail	Southwark 2008 Retail Study. Previous years data from GLA 2006 Town Centre Health Checks, January 2007 www.london.gov.uk/mayor/strategies/sds/town_centre_assessment.jsp	
13 Change in household income levels (top/median/lowest).	CACI Paycheck Data, 2008 data	2
14 Floorspace completed for B class uses	London Development Database	1
15 The amount of employment land available by use class	London Development Database (approvals) and council data (allocations and land use)	1
16 Completed office, retail, institution and leisure uses	London Development Database	6
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 VAT registrations/deregistrations rate per 10,000 adult population	Department for Business Enterprise and Regulatory Reform, statistics website www.stats.berr.gov.uk/ed/vat/ : 'UK Business; Activity, Size and Location' publication produced by ONS	
21 The employment and economic inactivity rate	Annual Population Survey, 2008 data www.nomisweb.co.uk	2

Indicator	Data source	Note
Clean and Green – Built Environment		
22 Number of listed items	English Heritage	
23 % borough covered by CA and APZ	Council data	
24 Development which is on previously developed land and open space	London Development Database	3
25 Listed buildings at risk and approved to be demolished in the reporting year	Council data	
26 Approved development for which there is an archaeological assessment	No data available	
27 Developments that have secured by design certification.	Metropolitan Police, Southwark Police Force	
28 Annual Crime Levels	Safer Southwark Partnership Annual Performance Report 08/09	
29 % residents feeling safe and very safe outside in day time and at night time.	(www.safersouthwark.org.uk)	2
30 Local people's satisfaction with living in their area.	Southwark Residents Survey, 2008	2
31 How strongly residents identify with their neighbourhood and the borough.	Southwark Residents Survey, 2008	2
Clean and Green – Natural Environment		
32 Change in priority habitat	Gigl data and Council data	
33 Amount of approved development achieving BREEAM/Code for Sustainable Homes accreditation	Limited data available, main source is council data	
34 Energy efficiency of new development	No data available	
35 Renewable energy installations	No data available	
36 Development with on-site recycling storage and composting facilities	Limited data available, main source is council data	
37 Change in the capacity of facilities for waste management by type.	London Development Database and Council data	1
38 Construction and demolition waste generated and % recycled/reused.	No data currently available	
39 Average predicted potable water use of development	Limited data available, main source is council data	
40 Change in area of development sites covered by vegetation	No data currently available	
41 Sites of importance for nature conservation (SINCs) lost to new development	Council data	
42 CO2 emissions, per capita and by sector	DEFRA www.naei.org.uk , National Indicator NI186	
43 Annual average levels fine particles (PM10) and nitrogen oxides (NO)	London Air Quality Network site	
44 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
45 Change in priority habitats	Council data, Ecology Officer	
46 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		
47 Change in house prices (top/median/lowest by size)	Southwark Market Trends Bulletin	
48 % local authority and private sector dwellings that are decent	Council data	
49 Housing completions and trajectory	London Development Database and council data (phasing assumptions)	5
50 Supply of Traveller and Gypsy sites	Council data	
51 Density of new residential development	London Development Database	

Indicator	Data source	Note
52 Size of new residential development	London Development Database	6
53 Dwellings meeting lifetime homes standard and dwellings that are wheelchair accessible	London Development Database	
54 Approved development achieving Building for Life accreditation	No data available	
55 Affordable housing units completed, by tenure split	London Development Database	7
56 Households which are unintentionally homeless and in priority need, and are in housing need. Households on the Housing Register as at 1 April)	Council data	2
Sustainable Transport		
57 Car ownership	2001 Census	
58 Car parking provision	London development database (car parking), Council records (cycle parking)	
59 Development that is restricted from having on-street parking permits	Council records and London Development Database	
60 Amount of approved development subject to a travel plan	Council records	
61 Estimated traffic flows per annum	Department for Transport, Road Traffic Statistics for Local Authorities 1995-2008, www.dft.gov.uk/pgr/statistics/datatablespublications/roadtraffic/traffic/rtstatisticsla/roadtrafficstatisticsforloca5434	
62 The number of people killed or seriously injured in road traffic collisions	London Road Safety Unit data, 2008 www.tfl.gov.uk/corporate/projectsandschemes/roadsandpublicspaces/2840.aspx	
63 Proportion of personal travel made on each mode of transport overall and by equalities groups.	London Area Transport Study 2001	2
Equalities		
64 % of population in: (i) ethnic groups (ii) faith (iii) disability/LLTI (iv) sexuality	Council records	2
65 % of adopted planning documents subject to EQIA	Council records	

Notes	
1	Data not complete. London Development Database does not track <u>all</u> 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) <u>See Appendix 3</u>
6	The London Development Database does not yet separately record studios from 1 bedroom dwellings. Data on studios is from council planning applications records and may not be 100% complete.
7	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.

Websites

London Development Database, Greater London Authority (www.london.gov.uk/mayor/ldd/index.jsp)

London Plan Annual Monitoring Reports, Greater London Authority, February 2006
(www.london.gov.uk/mayor/strategies/sds/monitoring_reports.jsp)

Mayor of London planning publications and research, Greater London Authority (www.london.gov.uk/gla/publications/planning.jsp)

English Indices of Deprivation 2008, Communities and Local Government
(www.communities.gov.uk/communities/neighbourhoodrenewal/deprivation/deprivation08)

2001 Census of Population and Population Projections, Office of National Statistics (www.statistics.gov.uk)

Annual Business Enquiry and Annual Population Survey, from NOMIS website (www.nomisweb.co.uk)

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

Local Development Framework Core Output Indicators: Update 2/2008, Communities and Local Government (formerly the ODPM), October 2005 (www.communities.gov.uk/publications/planningandbuilding/coreoutputindicators2)

Council Strategies and Documents

(Available for download from the council website: www.southwark.gov.uk)

Southwark 2016: Sustainable Community Strategy www.southwark.gov.uk/YourCouncil/SouthwarkAlliance/

Corporate Plan 2007-11 (www.southwark.gov.uk/YourCouncil/keydocuments/)

Transport Local Implementation Plan, (www.southwark.gov.uk/YourServices/transport/lip/)

Southwark Housing Strategy 2005-2010 (www.southwark.gov.uk/YourServices/HousingandHomes/strategyandstatistics/)

Young Southwark: Children's and Young Person's Plan 2006/07 to 2008/09

(www.southwark.gov.uk/YourCouncil/CouncilDepartments/ChildrensServices/PublicationsandPolicies.html)

Southwark Enterprise Strategy (www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/Enterprise.html)

Southwark Employment Strategy (www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/employmenthomepage.html)

A Safer Place to Live: Southwark's Crime and Drug Strategy 2005-2008 (www.safersouthwark.org.uk/Category.asp?cat=841)

The London Borough of Southwark Biodiversity Action Plan 2006-2010

(www.southwark.gov.uk/YourServices/ParksSection/biodiversity/southwarkswildlife.html)

Southwark Plan (UDP) July 2007

(www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/southwarkplan.html)

Local Development Scheme, 2009

(www.southwark.gov.uk/YourServices/planningandbuildingcontrol/planningpolicy/localdevelopmentframework/localdevelopmentscheme.html)

Appendix 3: Historic development completion trends and Housing Sites

Historic development completion trends

	1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
COMPLETIONS												
Total non self-contained dwellings completed (gross)	780	35	498	559	119	121	77	292	96	342	0	123
Total non self-contained units completed (net)	780	35	498	559	119	101	33	257	96	318	0	91
Total self-contained dwellings completed (gross)	1903	1143	902	1139	1316	949	2025	2055	1546	2417	1745	1228
Total self-contained dwellings completed (net)	1537	567	491	654	717	855	1375	1461	1170	2137	1665	1156
Total dwellings completed (gross)	2683	1178	1400	1698	1435	1070	2102	2347	1642	2759	1745	1351
Total dwellings completed (net)	2317	602	989	1213	836	958	1408	1718	1288	2455	1885	1247
Total dwellings completed on allocation sites (gross)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	231	0	258	470	311
Total dwellings completed on allocation sites (net)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	231	0	258	441	311
Total dwellings from windfall development (gross)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2116	1642	2501	1275	987
Total dwellings from windfall development (net)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1487	1266	2197	1224	917
Vacant housing brought into use	30	70	71	97	97	66	149	174	137	147	120	142
Housing falling vacant												
Net vacant homes brought back into use	30	70	71	97	97	66	149	174	137	147	120	142
NET CHANGE IN TOTAL HOUSING SUPPLY	2347	672	1060	1310	933	1022	1557	1892	1403	2602	1795	1389

Housing sites

PROPOSALS SITES				C = Completed UC = Under construction PC = Partial completion NS = not started												
Site No.	Address	Status	available	suitable	achievable	Estimations					Actual					
						Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year actually completed	Actual amount of housing built	Housing approved, but not yet built		
														Gross	Net	
General sites						1057	1057	1443	1443						646	646
1P	5-11 Sumner St	UC	Y	Y	Y	229	229	229	229	2011/12	08-AP-3018			229	229	
5P	Potters field coach park	NS	Y	Y	Y	386	386	386	386	2010/11	03-AP-0336			288	288	
49P	Manor Place Depot	NS	Y	Y	Y	212	212	493	493	2011/12						
57P	6-28 Sylvan Grove	NS	Y	Y	Y	26	26	61	61	2009/10						
59P	272-304 Camberwell Road	NS	Y	Y	Y	42	42	99	99	2009/10	202116			1	1	
67P	Former Mary Datchelor School Site	NS	Y	Y	Y	90	90	122	122	2010/11	06-AP-0774			60	60	
45P	17-29 Blue Anchor Lane/20 Bombay Street	NS	Y	Y	Y	23	23	45	45	2009/10	07-AP-0020			90	90	
	17-21 Blue Anchor Lane	NS	Y	Y	Y						04-AP-0650			33	33	
46P	Bombay Street/Blue Anchor Lane	NS	Y	Y	Y	17	17	40	40	2010/11	08-AP-1219			5	5	
Canada Water						3298	3298	3298	3298					305	1771	1771
7P	Downtown	NS	Y	Y	Y	212	212	212	212	2009/10	08-AP-1563			212	212	
27P	Site A Canada Water	NS	Y	Y	Y	668	668	668	668	2011/12	05-AP-2538			668	668	
28P	Site B Canada Water	PC	Y	Y	Y	241	241	241	241	2009/10	07-AP-2588	2008/09	63	63	63	
		UC	Y	Y	Y						08-AP-2388			169	169	
29P	Site C Canada Water	NS	Y	Y	Y	430	430	430	430	2011/12						
30P	Site D Canada Water	C	Y	Y	Y	242	242	242	242	2011/12	06-AP-0009	2007/08	242	242	242	
31P	Site E Canada Water	NS	Y	Y	Y	140	140	140	140	2012/13						
32P	Mulberry Business Park	NS	Y	Y	Y	256	256	256	256	2011/12	07-AP-2806					
36P	Site G Canada Water	NS	Y	Y	Y	600	600	600	600	2013/14						
37P	Redriff Rd, Quebec Way, Surrey Quays Rd	NS	Y	Y	Y	509	509	509	509	2012/13						
Bermondsey						1665	1252	2660	2300					90	1498	1402

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started													
Site No.	Address	Status				Estimations					Actual				
			available	suitable	achievable	Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year actually completed	Actual amount of housing built	Gross	Net
11P	Site U Lupin point parking structure	NS	Y	Y	Y	18	18	18	18	2009/10					
12P	Site F Giles House, Carlton House, Darney House	NS	Y	Y	Y	264	158	264	158	2009/10	04-AP-0102			605	513
		UC	Y	Y	Y						06-AP-1201			26	26
		UC	Y	Y	Y						04-AP-0549			2	2
13P	Site S Casby House Parking Structure	NS	Y	Y	Y	37	37	37	37	2009/10					
15P	Neckinger Estate	NS	Y	Y	Y	139	-43	325	143	2009/10					
16P	Land bounded by Abbey St, Spa Rd, Thurland Rd, Dockley Rd	UC	Y	Y	Y			0	0	N/A	06-AP-0374			62	62
17P	Site E Old Jamaica Rd, Rouel Rd and Freaan St,	C	Y	Y	Y	185	185	185	185	2008/09	06-AP-0322	2008/09	44	44	44
		UC	Y	Y	Y					2009/10	06-AP-0374			114	140
18P	Site H Land bounded by Freaan St, Thurland Rd, Spa Rd and Ness St.	UC	Y	Y	Y	100	100	100	100	2009/10	06-AP-0323			167	167
19P	St James's Rd Open Space	C	Y	Y	Y	49	49	49	49	2008/09	06-AP-1236	2008/09	49	49	49
20P	Site C & T Spa Rd, Neckinger Grange Walk, The Grange	NS	Y	Y	Y	483	427	1127	1071	2010/11	06-AP-2272			90	90
		C	Y	Y	Y						06-AP-0566	2008/09	45	45	45
21P	Site G 82-92 Spa Rd and 94-118 Spa Rd	NS	Y	Y	Y	32	16	75	59	2011/12	03-AP-2385			126	126
											08-AP-0780			6	5
22P	Site O Land bounded by Dunlop Place, Spa Road and Rouel St.	UC	Y	Y	Y	75	75	174	174	2012/13	07-AP-0804			157	157
23P	Site D 89 Spa Road	UC	Y	Y	Y	192	139	192	192	2009/10	05-AP-2617			138	138
25P	Site A Grange Rd Car Park	C	Y	Y	Y	74	74	74	74	2006/07	03-AP-0910	2006/07	74	74	74
26P	Site B Land between 1 and 45 Alscot Rd	NS	Y	Y	Y	17	17	40	40	2010/11					
Elephant and Castle						5137	3897	5137	3917				585	4142	4121

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started													
Site No.	Address	Status	Estimations			Actual					Housing approved, but not yet built				
			available	suitable	achievable	Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year actually completed	Actual amount of housing built	Gross	Net
8P	Manna Ash House	NS	Y	Y	Y	50	50	50	50	2010/11					
9P	Library St NHO	NS	Y	Y	Y	40	40	40	40	2010/11	08-AP-2409			40	38
10P	21 Harper Road	NS	Y	Y	Y	34	34	34	34	2010/11					
38P	Prospect house playground, St Georges Rd	NS	Y	Y	Y	15	15	15	15	2010/11	08-AP-2409			15	15
39P	Elephant and Castle Core Area	PC	Y	Y	Y	4200	2988	4200	3008	1997-2015				1701	1701
	- Herbert Morrison House	NS	Y	Y	Y						02-AP-1852			4	4
	- 191-193 Walworth Road	NS	Y	Y	Y						02-AP-2217			5	2
	- 28 Wansey Street	NS	Y	Y	Y						301360			1	1
	- 32 New Kent Road	NS	Y	Y	Y						07-AP-0315			2	2
	- Steedman Street	C	Y	Y	Y						02-AP-0357	2006/07	113	113	113
	- Steedman Street	PC	Y	Y	Y						06-AP-2166	2007/08	5	10	10
	- Wansey Street	C	Y	Y	Y						04-AP-2114	2006/07	31	31	31
	- Newington Industrial Estate	PC	Y	Y	Y						04-AP-0544	2007/08	195	213	213
	- Crampton Street	C	Y	Y	Y						06-AP-2426	2007/08	8	8	8
	- Elephant Road (Ex Volvo site)	NS	Y	Y	Y						05-AP-1693			230	230
	- 110-114 Walworth Road	C	Y	Y	Y						02-AP-1290	2004/05	231	231	231
	- Castle House	UC	Y	Y	Y					2009/10	05-AP-2502			408	408
	- 66 Wansey Street	PC	Y	Y	Y						06-AP-2284	2007/08	2	4	4
	- London Park Hotel	NS	Y	Y	Y						07-AP-0760			470	470
	- Amelia Street Printing works	UC	Y	Y	Y						07-AP-0650			164	164
	- Elephant and Castle Leisure Centre	NS	Y	Y	Y						06-AP-2217			5	3
	- Elephant and Castle Leisure Centre	NS	Y	Y	Y						07-AP-0315			1	1
	- Elephant and Castle Leisure Centre	NS	Y	Y	Y						08-AP-2403			373	373
	- Elephant and Castle Leisure Centre, Browning Settlement	UC	Y	Y	Y						08-AP-0769			4	2

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started													
Site No.	Address	Status	Estimations			Actual					Housing approved, but not yet built				
			available	suitable	achievable	Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year actually completed	Actual amount of housing built	Gross	Net
	30 – 32 Wansey Street	NS	Y	Y	Y						08-AP-1377			2	2
40P	Albert Barnes House, New Kent Road	NS	Y	Y	Y	52	52	52	52	2010/11	08-AP-2406			52	52
42P	153-163 Harper Rd	NS	Y	Y	Y	100	80	100	80	20010/11					
43P	Thornton House, Beckway Street and Comus Place	NS	Y	Y	Y	37	29	37	29	2010/11	08-AP-2411			37	25
44P	Leroy and Aberdour Street	NS	Y	Y	Y	20	20	20	20	2010/11					
50P	Brandon St and Larcom St South West	NS	Y	Y	Y	18	18	18	18	2010/11	08-AP-2440			18	18
51P	Nursery Row Park car parks	NS	Y	Y	Y	302	302	302	302	2010/11					
54P	Welsford Street garages/parking area	NS	Y	Y	Y	48	48	48	48	2010/11					
55P	Royal Rd - former social services day centre	NS	Y	Y	Y	105	105	105	105	2010/11					
58P	Bolton Crescent and Camberwell New Rd	NS	Y	Y	Y	116	116	116	116	2010/11					
Peckham						984	982	2000	1998				150	421	420
60P	Units 1-31 Samuel Jones Industrial Estate	UC	Y	Y	Y	222	222	222	222	2009/10	05-AP-1949			195	195
		C									04-AP-1601	2008/09	110	110	110
62P	Cator Street, Commercial Way	NS	Y	Y	Y	106	106	248	248	2009/10					
63P	Sumner House	NS	Y	Y	Y	37	37	87	87	2011/12					
64P	Flaxyard Site, 1-52 Peckham High Street	NS	Y	Y	Y	142	142	330	330	2011/12					
	-	NS									08-AP-1464			1	1
	-	NS									08-AP-2835			3	3
	- 35 Peckham High Street	NS	Y	Y	Y						05-AP-0995			1	1
	- 29-31 Peckham High Street	NS	Y	Y	Y						05-AP-1816			2	1
	- 11 Peckham High Street	NS	Y	Y	Y						07-AP-1988			1	1
65P	Peckham Wharf, Peckham Hill Street	NS	Y	Y	Y	39	39	91	91	2011/12					
68P	Peckham Rye Station Environs	NS	Y	Y	Y	26	26	61	61	2014/15					
69P	Cinema Site and multi-storey car park	NS	Y	Y	Y	84	84	195	195	2012/13					

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started														
Site No.	Address	Status	available	suitable	achievable	Estimations					Actual					
						Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year actually completed	Actual amount of housing built	Gross	Net	
70P	Tuke School and 2 Woods Road	NS	Y	Y	Y	95	95	222	222	2012/13						
71P	Copeland Rd bus garage & industrial estate	PC	Y	Y	Y	182	180	425	423	2014/15	03-AP-1417	2006/07	40	40	40	
		NS	Y	Y	Y						06-AP-0995			61	61	
72P	Copeland Rd car park	NS	Y	Y	Y	51	51	119	119	2012/13	05-AP-1812			7	7	
Aylesbury						4200	4200	4200	4200				0	0	0	
N/A	Main site	NS	Y	Y	Y	4200	1442	4200	1442	2009-2020	07-CO-0135					
		UC	Y	Y	Y						07-CO-0135			52	52	
		NS	Y	Y	Y						09-AP-0244			149		
Major Schemes						1055	1055	1055	2055				0	0	0	
	Woodene	NS	Y	Y	Y	400	400	400	400	2015/16						
	Elmington	NS	Y	Y	Y	460	460	460	460	2015/16						
	Silwood	NS	Y	Y	Y	145	145	145	145	2015/16						
	Coopers Road	NS	Y	Y	Y	50	50	50	50	2015/16						
	East Dulwich	NS	Y	Y	Y	N/A	N/A	N/A	N/A	2015/16						
Totals (as at March 31 2009)					18055	13416	20516	15950					8705	8586		
Approved, not completed (as at March 31 2009)															7334	

Windfall Housing	
Low estimate (Housing capacity study)	541 extra dwelling per year
High Estimate (based on Windfall completions over the past 4 years)	1418 extra dwellings per year

Appendix 4: Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Green Flag Award is the national standard for parks and green spaces throughout England and Wales. For more information visit www.greenflagaward.org.uk

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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