Local Development Framework

Southwark Annual Monitoring Report 6

April 2009 – March 2010

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.

Executive Summary

This document reports on whether our planning policies are achieving their objectives. It is a legal requirement that local planning authorities produce an Annual Monitoring Report (AMR) every year. The information contained in this document helps us to make sure our planning policies are kept up to date. This report covers the year April 2009 to March 2010.

This document covers the following:

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

The main findings of this report are;

Key objectives of the Southwark Plan	**What this means**	**Key findings 09/10**
Tackling Poverty and encouraging wealth creation For Southwark to be a place with a thriving and sustainable economy where local people can have the full benefits of wealth creation, with access to choice and quality in the services and employment opportunities that are available.	Improved employment opportunities for local people	Whilst overall more funding was negotiated through section 106 agreements this year, considerably less money was negotiated this year for employment related purposes than from two years ago. A total of £587,085 was negotiated for employment related purposes. The decreased amount can be attributed to less development schemes coming forward. The working age population was 67.8% of Southwark's resident population showing a slight increase over the previous two years. 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 and schemes to employ local people in jobs and construction.

	A variety of successful local businesses	There was increase in the provision of B1 use office floorspace and A class uses, with the majority of new floorspace being located in the north of the borough. This mainly comprised of a large floorplate development at the More London site. The loss of small businesses was greater than the number which were formed over the last year. We need to encourage new businesses to locate in the borough, and provide support to those that need help. On-going initiatives and projects led by Economic Development team can address this issue.
	Provision of arts, culture and tourism uses	There was no reported increase in arts and culture use floorspace there was a reported loss of 2,537 sqm. The previous monitoring year saw an increase of 372 sqm of new arts and cultural floorspace. There may be a lack of data available on the indicator showing no increase in Arts and Cultural use as we do not currently have a system in place for monitoring schemes below 1,000sqm. Most development for Arts and Cultural uses are likely to fall under this threshold. We need to review how we could collect this information for the next AMR. Though our area action plans and area based supplementary planning documents we are also looking at encouraging arts and culture uses in appropriate locations
	Improved access to and variety of local services such as shops	There was an increase of 2,572 sqm of A1shopping floor space in town centres and a total increase of 3,071 sqm throughout the whole borough. This was less than what was recorded in the previous year. This is mainly attributed to mixed use office development at More London, at London Bridge.

Life Chances For Southwark to be a place where communities are given the ability to tackle deprivation through gaining maximum benefits from inward investment and regeneration	Meaningful opportunities for everyone to participate fully in planning decisions	Our Statement of Community Involvement (SCI) sets out how and who we consult. We will continue to explore other ways to do this to enable more public participation to help us to understand more fully the impact the SCI is having. We will also continue to monitor our consultation on our planning documents and review it at each stage of consultation, highlighting the results in our consultation statements. This will help us to improve our consultation techniques to engage more local residents and businesses.
	Ensure different groups are not disadvantaged	We consult many different groups and organisations on our planning documents public consultations and identify ‘hard to reach’ groups to target our consultation. However particular more information needs to be collected on the demographic profile of local people involved in our consultation processes. Monitoring consultation will allow us to keep track of how effective the SCI is and whether any amendments are needed. We may review the SCI following the outcome of the Localism Bill.

	Overcome concentrations of deprivation	Southwark remains the 26th most deprived borough in England, however we have moved from 17th position in 2004. There are still large areas of deprivation across the borough, particularly in the centre of the borough. The gross average weekly household income of residents living in the borough has been increasing, from an average of £795 last year to £820 this year. We need to continue to make sure that through our local development framework planning documents and our regeneration schemes we put in place initiatives to help improve overall well-being of residents in the borough and reduce disparities across Southwark.
	Health, education and community facilities meet the community's needs	There has been an overall increase in the amount of community facilities, with most of the new floorspace from a new education building at the London Southbank University. A total of 14,001sqm has been completed in the last year. We need to continue to require section 106 contributions towards the provision of a wide range of community facilities that provide spaces for many different communities and activities in accessible areas. We need to make sure everyone has access to community facilities that meet their needs, including good quality schools, health facilities and community centres.

Clean and Green For Southwark to be a borough with high environmental quality, that is attractive, sustainable and performs well on environmental measures.	Buildings and places pleasant to be in	18 schemes applied for the secured by design certification We need to collect further information on why some schemes do not receive secured by design certification. We adopted supplementary planning document (SPD) on residential design standards, sustainable design and construction and sustainability assessments in 2008/09. These are starting to improve the quality of the built environment including improved design as planning applications are determined following the guidance in the SPD.
	Reduce pollution and negative impacts of new development on the environment	Data on Code for Sustainable Homes, BREEAM, renewable energy, recycling and other natural environment indicators remain an issue due to the way and format information is collected and recorded. Total waste collected reduced this year by 7.3%. There was also a reduction in the amount of household waste. There was an increase in the amount of waste recycled, composted and used to generate energy
	Attractive buildings and places that protect the historic environment	We have improved our protection of the historic environment by adopting new conservation areas and increasing the number of listed buildings in the borough to 874.
	Protect and improve open spaces and biodiversity.	No new development has taken place in Sites of Importance for Nature Conservation and the amount of priority habitats in the borough has been increased.

Creating Choice and Quality in Housing Southwark as a place with a diverse housing mix that exemplifies high quality design and accessibility for existing and incoming residents	More high quality housing of all sizes and types that meets the needs of local people, particularly affordable housing.	701 out of 1397 of new homes completed were affordable, which was 50% of gross completions. This meets the London Plan 2008 strategic target of 50% of new homes to be affordable and exceeds our policy requirements of 35% or 40% of housing to be affordable. This was also a 14% increase on the previous year's percentage of affordable housing. There we 1445 net new homes built in 2009/2010. This includes vacant homes brought back into use. This is 185 homes below our annual housing target of 1630 net new homes a year. However, it is an increase of 220 new homes compared to 2008/2009.
		Of the new affordable homes built, 60% were social rented and 40% were intermediate. This is slightly different to the policy requirement of 70% social rented and 30% intermediate housing. Our emerging core strategy and area action plans set out new policies to ensure we can meet out housing targets and also provide affordable housing whilst also delivering mixed and balanced communities. The Core Strategy and area action plans will be used alongside parts of the saved Southwark Plan policies.

		The draft Core Strategy and the housing background paper also set out implementation plans to show how we will deliver the policies. We are also working closely with developers, the Homes and Community Agency, Landlords, Registered Providers and the local community to bring forward as much high quality housing as possible. We are also developing much of our own land, especially at Bermondsey Spa and the Elephant and Castle, and regenerating some of our large housing estates. 17% of new dwellings had 3 or more bedrooms. This is 7% higher than our 10% policy and an 8% increase on last year's completions.
		64% of new dwellings had at least 2 bedrooms which exceeds our policy target of a majority as 2 bedroom plus units. Only 8% of new developments met our adopted wheelchair standards. This is below our policy of 10% and a 2% decrease from last year. We will need to closely monitor the implementation of our wheelchair housing policy to work towards meeting the policy of 10%. The 2008 adopted Residential Design Standards supplementary planning document may make more of an impact next year in achieving this policy

		We need to continue to ensure that the family housing policy is applied effectively to provide as much family housing as possible to meet the needs of the borough. Many of our schemes were not within the density ranges for the area. In particular only 33% of developments within the Central Activities Zone were within the density range. The density ranges are a guide for development. We need to continue to closely monitor the density of our schemes to ensure that they are an appropriate density for the area. We also need to look closely at the schemes which are above density to ensure that they are meeting the additional standards set out in the Residential Design Standards SPD for above density schemes. The Core Strategy proposes variations to the current density policies85% of approvals met the Lifetime Homes standard which is a 20% increase compared to last year, but still 15% below the 100% target.
		We have no data for developments meeting the Building for Life Standard

Sustainable Transport Southwark as a place where access to work, shops, leisure and other services for all members of the community is quick and convenient, and where public transport systems, the road network, walkways and cycleways enable people to travel quickly, conveniently and safely and comfortably to and from their destination, causing minimum impact on local communities and the environment.	Reduce car use and promote walking, cycling and the use of public transport.	98% of new residential developments complied with our car parking standards which is the same as the previous two years. With the exception of CAZ and SZ, 100% of schemes complied with our standards. Within the CAZ 87% complied which is 1% lower than last year. Only one development occurred in the SZ and this did not meet the standard. Only 34% of development has been built to comply with bicycle parking standards. The policy target is for 100% of schemes to comply with standards A considerable amount of funding was received through S106 agreements and will be used to help improve the transport network in the borough. Whilst the amount of funding received is less than last year, this is because there has been less development.
	Safer environments for travel.	Although the figure is still below target, the number of people killed or seriously injured in road traffic collisions has decreased by 23% on last year's figures. Our Core Strategy, Area Action Plans and Supplementary Planning Documents will contain strategic and local policies and guidance to safer and more pleasant environments for cyclists and pedestrians.
	Minimise the need to travel and reduce traffic congestion.	Estimated annual traffic flows in the borough have decreased this year indicating that Southwark Plan policies are having an impact. It is likely that this is also linked to increases in congestion charge fees, sustainable travel campaigns and the introduction of the Transport for London's Barclays Cycle Hire scheme.

Contents

Introduction

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

This report covers the year April 2009 to March 2010 and sets out:

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

This report provides 2 types of measures/indicators to illustrate development and conservation. These are:

- A Government required set of national indicators/measurements called national core output indicators. They are listed in appendix A with a link to the number that we have given the indicator/measurement.
- A set of local indicators that we have chosen to measure the impact of development as set out above.

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

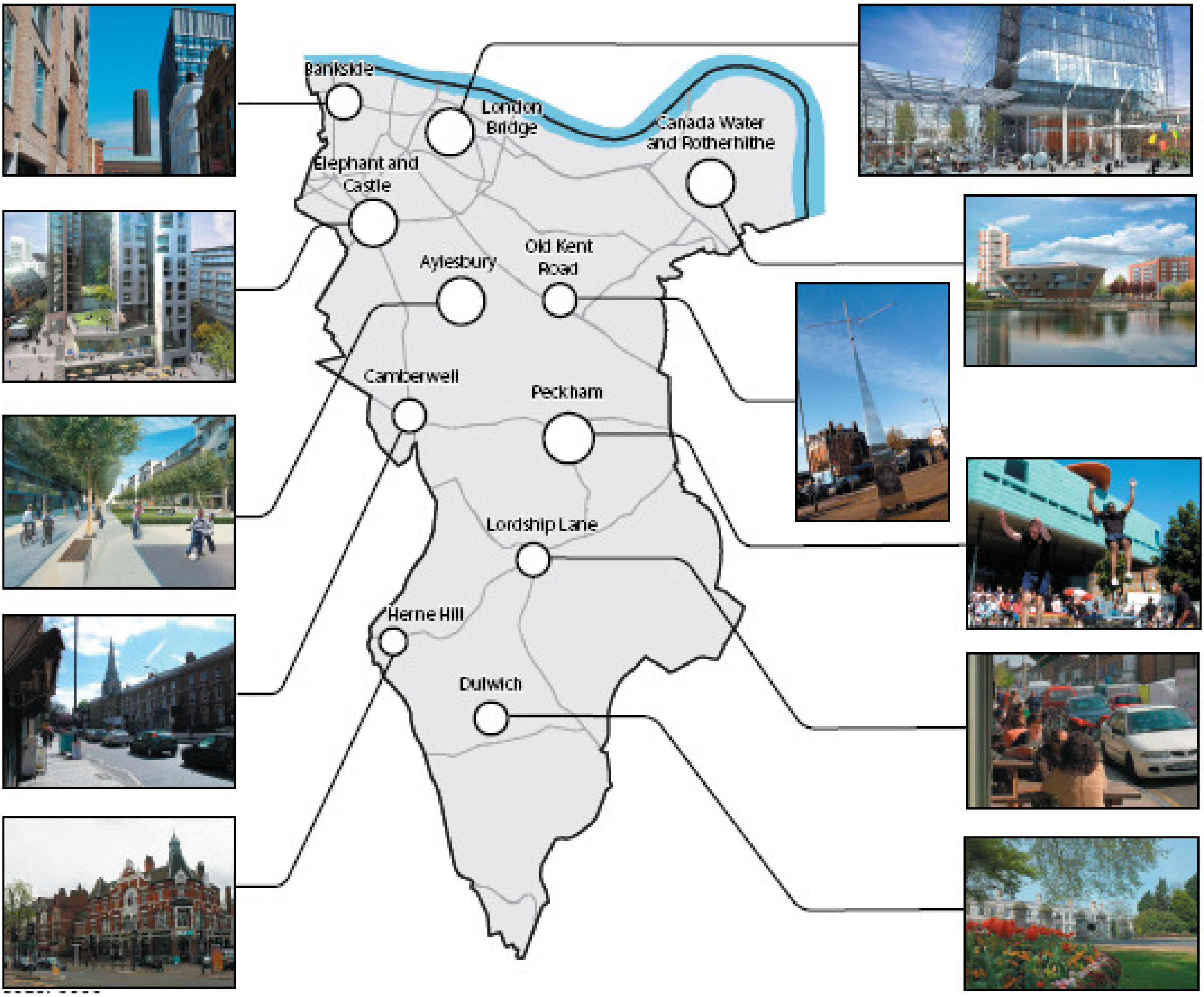
- National sources such as the Census.
- London studies by the Mayor.
- Information on planning applications that are granted.
- Our annual survey of completions of developments.
- Studies by other council departments and organisations such as the primary care trust.

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

The overall work of the council is monitored through the Corporate Plan;
http://www.southwark.gov.uk/info/10016/key_documents/522/corporate_plan

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

Map of Southwark



What difference has Planning made?

Measuring performance

The indicators are grouped under the key objectives of the Southwark Plan to give an overall picture of performance. For most of the indicators a target is set out and the outcomes from each year are compared against this. 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

Southwark context

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

Southwark is a rapidly changing and diverse borough. Our population has been growing at a faster rate than the national average, and is expected to continue to grow over the coming years. This will mean more demand for housing, jobs, shops and other services. We have housing targets and indicative employment targets from the London Plan requiring us to deliver more housing and employment growth. This also increases the demand for shops, community facilities and improved transport infrastructure. The main planning policies that we use to shape development are contained in the Southwark Plan (Unitary Development Plan) July 2007. Some of these will be replaced by the policies of the emerging Core Strategy and other development plan documents.

Life chances

Development impact

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

The increase in the amount of community facilities is positive and is of real benefit to support our strategy of creating a wide range of community facilities that provide spaces for many different communities and activities in accessible areas.. We need to make sure everyone has access to community facilities that meet their needs, including good quality schools, health facilities and community centres.

The amount of contributions from Section 106 agreements negotiated for education, health, children's play, sports development and community facilities for this year has reduced by £4,248,659 from last year, resulting in a total amount of £2,770,258. The decrease in contributions since last year relates to the reduction in the number of new development schemes coming forward. It is difficult to understand the immediate impact of this because the sums of money will only be payable to the council if and when the granted planning permissions are implemented or built out. However the Section 106 supplementary planning document (SPD) continues to be of great benefit in negotiating and securing appropriate funding.

The amount of new open space provided in the borough has increased year on year, which shows that our planning polices are being effective, particularly our section 106 negotiations with developers.

Policy implications

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

We are the 26th most deprived borough in England with areas of extreme wealth and deprivation. Therefore we need to make sure that our planning policies in our local development framework and in our regeneration programmes continue to promote opportunities for people and put in place initiatives particularly for the most deprived areas of the borough to help reduce inequalities.

For s106 contributions, there is likely to be a delay between the issue of planning permission (and signing of the Section 106 agreement), and construction of developments, therefore council service departments who are responsible for spending Section 106 contributions need to keep a close eye on when developments become implemented and continue to check to see if negotiated funds have been paid to the council. The Section 106 SPD was adopted in 2007 and since then we have seen a general increase in the amount of infrastructure funding paid to the council by developers. We need to programme in a full review of the SPD to make sure it is in line with revised planning policy and make sure the standard charges listed in the SPD remain relevant and proportionate to needed infrastructure.

Context	April 2009 – March 2010	Target		08/09	07/08	Analysis
1. Change in population size and age:						
Estimated current population % population under 5 % population over 65 Projected population in 10 years Projected % under 5 Projected % 65 and over	285,600 7.4% 8.8% 317,,273 7.3% 8.4%	- - - - - -	↑	283,000 7.2% 8.4% 334,900 7.1% 8.5%	279,073 7.1% 9.2% 316,500 7.1% 8.6%	The mid -year 2009 population estimates released by ONS showed that Southwark's population has reached 285,600, representing an increase of 2,600 (0.92%) over the previous twelve months. This consists of 146,200 males and 139,400 females. The figures also demonstrated that the borough has experienced a population growth of 28,200 (10.96%) over the last 7 years which is higher than the 5.07% rise in the London population during the same period. According to GLA round projections, population is projected to reach 317,273 in ten years, lower than what was projected in 2008/09.
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 at both national and regional level in terms of the level of deprivation recorded in 2007 compared to 2004. According to the IMD 2007, it moved from 17^{th} position in 2004 to 26^{th} nationally in 2007 out of 354 boroughs and ranked 9th most deprived borough in London in 2007 compared to 6^{th} position in 2004. Almost 16 (10%) of LSOAs were among the 10% most deprived areas in England. There are still large areas of deprivation across the borough, particularly in the centre of the borough. We will be addressing deprivation issues through our area action plans and supplementary planning documents. The Core Strategy also looks at reducing deprivation in the borough and increasing the standard of life for everyone

3. Life expectancy:						
Males	77.2	78.6 by 2010	✓	77.0	76.6	The overall life expectancy age continues to improve year on year. The current life expectancy age in Southwark is 77.2 for males and 82.4 for females based on 2006-2008 mortality data. While women in Southwark can now expect to live above both the national and London average, the life expectancy for men is still slightly below average although the gap has narrowed from 2.3 to 0.6 years.
Females	82.4	82.5 by 2010		82.0	81.6	

4. Admissions to hospital per 1,000 people:						
Borough-wide	286	-	!	219	221	The number of people admitted to hospital between April 2009 and March 2010 has increased significantly compared to last year. It is not possible to state what led to the rise in numbers as this could be linked to many factors.

5. Community Uses (Class D1) (excluding artartartarts and culture) completed								
	Amount completed	Amount lost or replaced	Overall outcome		✓	Overall	Overall	The total net completion of D1 uses floor space excluding art and culture was 14,001sqm.This is about four times the gain recorded in the previous year and it includes education and training uses, clinics and health centres and other community uses. This gain was largely from education and training uses, which was the result of the erection of an eight storey building for general teaching purposes at London South Bank University. There was also an additional gain from the redevelopment of the Salmon youth and training centre on Jamaica Road, Bermondsey.
Education Uses	13,276	936	12,340			N/A		
Clinics and Health Centres	1,154	150	1,004					
Other Community Uses	750	93	657					
Total D1 Uses (excluding arts and cultural use)	15,180	1,179	14,001	Increase Provision		3,727sqm	1,728sqm	

6. Change in the amount of publicly accessible open space								
	Amount completed	Amount lost or replaced	Overall outcome	No net loss	✓	Overall	Overall	Publicly accessible open space increased by 0.452 hectares. This in line with previous years and suggests that the amount of publicly accessible open space is increasing every year.
Borough wide	0.612	0.160	0.452			0.279ha	0.022 ha	
7. Funding negotiated from planning (S106) agreements for:								
Education	£658,657			TBC	↓	£2,604,009	£2,452,771	The amount of S106 contributions negotiated in Education, Health, Children's Play, Sports and Community facilities decreased compared to the previous two years. This is as a result of a decreased number of schemes coming forward compared to previous years. It is difficult to understand the immediate impact of this because the sums of money will only be payable to the council if and when the granted planning permissions are implemented or built out.
Health	£304,321			TBC		£2,250,789	£640,530	
Children's Play	£92,269			TBC		£140,797	£249,577	
Sports Development	£426,596			TBC		£693,716	£183,116	
Community facilities	£1,288,415			TBC		£1,329,606	£1,928,339	
8. Percentage of pupils achieving five or more A* - C grade GCSEs or equivalent including English and maths:								
All students	54.9			51.6%	↑	46%	42.7%	A report released by the Department For Education shows that Southwark has improved by 8.9% to reach a level of 54.9% and is now equal to the national average but slightly below the London Average. It ranked 66th out of 151 Local Authorities. The result places Southwark as fifth most improved borough in London.

Consultation

Impact

All our planning policy documents and planning applications were consulted on in accordance with the SCI. At each stage of preparation we have been monitoring the demographic breakdown of respondents. This should help to ensure that the views of local people can contribute towards making planning policies which help to create distinctive and vibrant places. We have involved people from a range of different backgrounds. This has included working with local groups on specific outreach projects such as for Peckham and Nunhead Area Action Plan Issues and Options Consultation. At each stage of preparing a planning document, we set out how we have consulted people and taken their comments into account in a Consultation Report. These are available on our website.

The results of our 2010 consultation survey are less positive than the survey carried out in 2008. Key concerns raised are:

- How clear we are about the impact people's comments have

We provided officer comments to all responses received when planning documents went to committee in preparation for the next stage of consultation. Long periods of time between stages could be contributing to people's concerns that their comments have not been taken into account.

- How clearly written our planning documents are

The survey showed that setting out clearer key points would help people to understand the purpose of the document. Descriptions of the overall impacts of development and setting out the stages of consultation would help people to understand the planning process better.

- The need to display more information in public places

We do advertise our consultation in a variety of ways, for example, on our website in one-stop shops and in local libraries. The survey showed that background information was not always made available quickly, giving people less time to respond.

We need to look at ways of being clearer in how comments are taken into account and keeping people informed of each next stage in the planning process. We are keeping how we consult under review and this will feed into revision to the SCI. (See section 2.11)

Policy implications

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

Consultation	April 2009 – March 2010	Target		08/09	07/08	Analysis
9. % Adopted planning documents and approved applications consulted on in accordance with the Statement of Community Involvement						
Planning documents	100%	100%	✓	100%	100%	We adopted the Aylesbury Area Action Plan in January 2010. We submitted the Core Strategy and Canada Water AAP to the Inspector in March 2010. A Consultation Statement for each of these documents was produced setting out how we met the requirements of the SCI. For the Aylesbury AAP, we published a Statement of Compliance on adoption setting out how the consultation process met the SCI requirements.
Approved applications	100%	100%		100%	100%	We consult on planning applications in line with the SCI and national guidance. This means we send out letters for all planning applications to identified consultees and we erect a site notice erected. Where appropriate, advertisements are placed in the paper.
10. Profile of people involved in consultation:						

Consultation	April 2009 – March 2010	Target		08/09	07/08	Analysis
Age	**LDF Consultation database** **5% - 16-24 years old** **30% - 25-35 years old** **46% - 36-55 years old** **18% - over 56 years old** **Canada Water AAP** Issues and options 0% under 16 year olds 6% 16-24 year olds 34% 25-35 year olds 49% 36-55 year olds 11% over 56 years old Preferred options 0% under 16 year olds 11% 16-24 year olds 21% 25-35 year olds 37% 36-55 year olds 31% over 56 years old	Improve mix year on year	✓	N/A	0 - 18: 0% Over 56: 57%	Where possible we try to monitor event attendance and monitor attendees age, gender and ethnicity. We also included a monitoring form within our consultation questionnaires so that we can monitor the range of people from our communities that respond to consultations. However representations are often received without the monitoring form making it difficult for us to get a full picture of the different groups responding to our consultations. We have included the information that we have received from people on our LDF consultation database however a large number of people on our database have not submitted this information We have also included a demographic breakdown from the responses received to consultation on the Canada Water Area Action Plan.
Gender	**LDF Consultation database** **48% - Female** **52% - Male** **Canada Water AAP** Issues and options 60% male 40% female Preferred options 49% male 51% female.				M: 32% F: 68%	

Consultation	April 2009 – March 2010	Target		08/09	07/08	Analysis
Ethnicity	LDF Consultation Database 80% White 9% Black 5% Asian 6% Other Canada Water AAP Issues and options: 91% White 0% Black 3% Asian 6% Other Canada Water AAP preferred options: 74% White 19% Black 4% Asian 3% Other				White: 82%, Black: 9%, Asian: 6% Mix: 2%	
Faith	N/A				N/A	
Sexuality	N/A				N/A	
Disability	LDF Consultation database 93% No 7% Yes				N/A	
11. Proportion of participant satisfied with consultation on planning documents and applications:						
The purpose of the consultation was understood	72%	75%	?	N/A	90%	We carried out a consultation satisfaction questionnaire in Autumn 2010. We sent a letter or email to everyone on our planning policy mailing list to find out what they thought about our consultation.
Enough time was provided.	56%	75%	?	N/A	77%	

Consultation	April 2009 – March 2010	Target		08/09	07/08	Analysis
Information was easily available in a suitable format	72%	75%	?	N/A	84%	
Information provided was understood	59%	75%	?	N/A	79%	As it is not a requirement for people to answer these questions, it means they can submit their response to planning documents without this useful data. We need to look at ways to encourage people to fill in these monitoring forms so that we can ensure we are connecting with all of Southwark's diverse communities. We could do this by • explaining clearly in our documents the importance of providing monitoring information and how we use this data • encouraging people to respond to consultations through our online systems. Using our online systems mean people must register before they can submit responses. This requires providing monitoring information.
The different ways to have your say were understood	63%	75%	?	N/A	86%	
You received an acknowledgment of your comments	59%	75%	?	N/A	67%	
You understand how your comment was taken into consideration	16%	75%	?	N/A	33%	
You were kept informed of each stage of the process	31%	75%	?	N/A	76%	

Poverty and Wealth Creation

What impact is the new development having?

There continues to be a year on year increase in the amount of B1 office floorspace developed, mainly in the north of the borough around Bankside and London Bridge areas which are located in the Central Activity Zone. This area is seen as an attractive location for corporate occupiers who need to be located in central London and there is demand for high quality office space from companies providing support and complementary services to City occupiers, at comparatively lower rents. This amount of development shows that our policy which protects and promotes new employment uses in specific locations is working. This trend shows that there is a continuing demand for new office space in these locations and it is predicted to continue as a result of increased regeneration and investment.

There has been some growth in B2 general industrial floorspace located in town centres which improves the diversity in the boroughs employment sectors. However, overall there has been a loss of industrial use floorspace (B1 c, B8 warehousing and Sui Generis) located outside of the protected Preferred Industrial Locations across the borough. This shows that there is a general trend of industrial type uses moving out of central London into outer London boroughs where there is better access to the strategic road network and can operate on a 24 hour basis. There was also some growth in A use shopping space, mainly linked to the completion of the More London development by the river.

The overall net increase in employment floorspace appears to be having a beneficial impact on residents in the borough with employment rates continuing to increase. The number of businesses which ceased is a concern and possibly reflects wider economic circumstances.

There has been an increase in the number of hotel rooms developed, located in the north of the borough. This is due to the higher level of transport accessibility in this area and close proximity to a large number of tourist attractions. Coupled with existing hotel developments, the attractiveness of the north of the borough is developing a concentration of hotels in this area and could have an impact upon the promoting and protecting residential communities in this area.

The loss of art and cultural D1 floor space is of concern, however in general arts, cultural and tourism activities have flourished in Southwark in the last decade, particularly in the Strategic Cultural Areas. The clustering of these uses, mainly in the north of the borough, reinforces Southwark's reputation as a focus for creative, cultural and tourism uses.

The amount of floorspace created which is suitable for small and medium sized enterprises has been minimal this year. This cause concern because such businesses form an important source of local employment and can increase the ability of the economy to withstand any major changes. They also help remove barriers to employment, encouraging enterprise and business growth in the borough.

We have continued to negotiate funds through section 106 agreements . However, considerably less money was negotiated this year for training purposes than last year. A total of £587,085 was negotiated this year, compared to £1,825,233. This is due to a downturn in the number of applications determined.

Policy implications and improvements

The increase in B1 office floorspace has shown that the north of the borough is a viable location for this type of development, which is linked to the high level of public transport accessibility and the close proximity to other office areas such as in The City. Through our local development framework documents we need to continue to support the provision of business space in town centres and in the Central Activity Zone, but also ensure other uses are supported as well to promote sustainable local communities, such as shops and residential.

Although there has been some loss of traditional manufacturing floorspace in the borough, we need to ensure that we protect the locations identified as Preferred Industrial Locations, such as Old Kent Road and South Bermondsey to continue to meet existing employment needs and also to promote new sectors to develop in green manufacturing, biosciences and the knowledge economy. This would enable Southwark's economy to diversify into emerging sectors and promote more employment opportunities. Also, we have identified some demand for high quality industrial properties which are not disturbed by and do not cause disturbance to local residential properties, and can operate on a 24 hour basis; have adequate access to strategic transport infrastructure with adequate car parking provision and off road loading and unloading areas. The Preferred Industrial Locations provide these requirements.

The creation of small business space needs to be monitored more effectively to ensure we have an accurate picture of what is happening. We need to continue to encourage the provision of flexible floorspace in our Local Development Documents, and promote designs which meet the needs of Small and Medium sized Enterprises. We can secure the provision of flexible business space via Section 106 Agreements or by conditions.

We need to make sure that arts and cultural uses are continued to be protected through the application of our planning polices because these uses promote more diversity in employment opportunities and attract tourists and more people into the borough. We will review our criteria in our Local Development Documents to assess the loss of these uses.

There appears to be continuing growth in the number of hotel bed spaces. While this is helping Southwark meet estimated demands, this must be balanced against the need to protect the amenities of local residents in particular locations where there is a concentration of hotels. Our Local Development Documents will include criteria for the development of new hotels to ensure there is no detrimental impacts.

We need to make sure that the new jobs created by the increase in office development can be accessed by all residents in the borough. We can do this by closely monitoring the implementation of the section 106 supplementary planning document to ensure that we allocate enough money for training and employment for local people. In preparing local development framework documents, we need to work closely with the council's Economic Development Team to review how we can support new business enterprise growth and struggling businesses to ensure the local economy can thrive.

Context	April 2009 – March 2010	Target		08/09	07/08	Analysis
12A. Vacancy rates for offices						
Borough wide	5.6%	Reduce vacancy rates	?	4.9%	4.23%	The London Offices Market Analysis Report published by Estate Gazette in Q1 2009 suggested that the availability rate is the tightest in London. The data collected is only for the 'Southern Fringe' area which includes the area around Bankside, Borough and London Bridge.
13B. Vacancy rates for retail						
Borough wide	10%	Reduce vacancy rates	?	8.4%	8.4%	According to the GLA's London Town Centre Health Check Analysis Report 2009, the total floor space for retail in Peckham, Camberwell, Lordship Lane, Elephant and Castle, Surrey Quays, Walworth Road and London Bridge added up to 197,732 sqm of which 19,363sqm (10%) was vacant. Peckham experienced the highest rate followed by London Bridge. This could be the linked to the economic downturn.
13. Change in household weekly income levels						
Average income Median income*[*]	£820 £627	- -	↑	£795 £602	£762 £575	The gross weekly income for full time workers in the borough has shown a steady increase since 2007/08 with both median and average income above both London and national averages as a whole. The proportion earning below the median income has not changed since last year.
% households earning below median income	40%	-	~	40%	60%	
Equalities group average	N/A	-		N/A	N/A	

14A. (National COI 1A) – B Class Uses Completed within POLs, PILs and TCs (sq m of floorspace)								
	Amount completed (sqm)	Amount lost or replaced (sqm)	Overall outcome (sqm)	Maintain and increase the supply of employment floor space	✓	Overall (sqm)	Overall (sqm)	The amount of net B class floor space completed within Preferred Office Location (POL,) and town centres (TC) rose above the levels seen in the last two years. The main increase was largely due to the erection of a part 6/7 storey building at More London
Office B1(a)	62,910	1,946	60,964			53,388	624	

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

Research and laboratory B1(b)	0	0	0			-1270	0	
Light Industrial B1(c)	0	2,618	-2,618			861	4,499	
General Industrial B2	2,230	0	2,230			1270	0	
Warehousing and distribution B8	0	915	-915			0	-3,901	
Sui Generis Industrial	0	3,646	-3,646			0	0	
Overall Employment uses	65,140	9,125	56,015			54,259	1,222	
14B. (National COI 1A) – B Class Uses Completed Borough Wide (sq m of floor space)								
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	The amount of net B class completions within the borough was 47,724 sqm representing a slight increase of 1,516 sqm over the year before. This increase was the result of the erection of a part 6/7 storey building at More London in the London Bridge area to provide 56,717 sqm gross office space and the construction of 5,026 sqm office floor space fronting Bermondsey Street and at the rear of Hardwidge Street. These developments took place in preferred office locations, town centres and the Central Activity Zone. The major loss in B8 floorspace use was due to the demolition of Falcon Works on Lynton Road to allow development of 93 affordable residential flats, however this was not within a Preferred Industrial Location, where industrial uses are encouraged and protected.
Office B1(a)	68,479	2,054	66,425			56,487	2,606	
Research and laboratory B1(b)	0	3,774	-3774			-1,270	0	
Light Industrial B1(c)	0	2,618	-2618			81	4,499	
General industrial B2	2,230	3,072	-842			-1,270	0	
Warehousing and distribution B8	0	7,280	-7,280		✓	-7,819	-3,901	
Sui Generis Industrial	0	4,186	-4,186			0	0	
Overall employment uses	70,709	22,984	47,725			46,209	3,204	
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 employment land available in the borough as at the end March 2010 was 7 hectares, which represents 217,398 sqm of floor space with 8187sqm from proposals sites. Nearly 93% of the sites in the pipeline were proposed for office use.
Office B1(a)	5.7	1.3	7.0			6.1	11.1	
Light Industrial B1(b)	0	0	0			0.1	0.2	
Research and laboratory B1(c)	0.1	0	0.1			0	0.3	
General industrial B2	0	0	0			0.5	0.2	
Warehousing and distribution B8	0.3	0	0.3			0	0	
Overall employment uses	5.9	1.3	7.2			6.7	12.2	

16A. (National COI 4B) – Office, Retail, Institution, leisure completions within Town Centres (sqm of floor space)

	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	
Office B1(a)	62,910	1,946	60,964	Maintain and increase the amount of office, retail and leisure uses, particularly in town centres	✓	54,460	624	There was an overall net gain of office, A1 shops, A3 food, A4 drinking establishments and D1 non-residential institution completions within town centres in the borough. The increase in A1 and B1 floor space was mainly due to the construction of a mixed use building on Plot 7 at the More London development area, located in the London Bridge District Town Centre. The majority of large floorplate office schemes are currently built in this location, and most of retail and food shops at the ground floor to ensure there are active frontages for pedestrians. The policy to protect and locate new office development in these areas and create active frontages is therefore being effective. The gain from Non-residential D1 was located in Elephant and Castle Major Town Centre, which was part of London South Bank University site.
Shops A1	3,739	1,167	2,572			7,243	1,760	
Professional A2	72	315	-243			1,986	0	
Eating A3	567	151	416			1,822	0	
Drinking A4	1062	319	743			0	0	
Take-away A5	0	0	0			0	0	
Non-residential institutions (D1)	11,028	2,687	8,341			1,074	1,462	
Residential institutions (C2)	0	0	0			0	0	
Leisure (D2)	0	0	0			0	0	

16B (National COI 4A) – Office, Retail, Institution, Leisure completions borough wide (sqm of floor space)

	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	
Office B1(a)	68,479	2,054	66,425	Maintain and increase the amount of office, retail and leisure uses, particularly in town centres.	✓	56,487	2,606	The overall net increase of office, retail, institution, and leisure completions in the borough adds up to 82,062 sqm which is more than the overall gain of 69,983sqm recorded last year. The growth mainly came from the construction of a mixed use building on Plot 7, at the More London development site in the London Bridge area and the D1 use gain at the London South Bank university site.
Shops A1	4,438	1,367	3,071			7,300	582	
Professional A2	986	433	553			2,496	0	
Eating A3	567	151	416			1,782	0	
Drinking A4	1,062	605	457			-1,809	0	
Take-away A5	0	60	-60			0	0	
Non-residential institutions (D1)	15,186	3,986	11,200			3,727	2,100	
Residential institutions (C2)	0	0	0			0	0	
Leisure (D2)	0	0	0			0	1,178	

17. Completed small business units (less than 235 sqm)

	Units/ floorspace completed	Units lost or replaced	Overall outcome	No net loss in small business units	✓	Overall	Overall	These figures relate only to small units completed as part of bigger developments and so this is not a true reflection of all small business unit completions in the borough. We have started collecting more comprehensive information on small business units and
B Class	5/635	0	5/635			N/A	4	
A Class	10/781	0	10/781			N/A	N/A	

Total	15/1,416	0	15/1,416			N/A	N/A	
18. Arts and cultural uses (class D1) completed								
	Amount completed	Amount lost or replaced	Overall outcome	Increase provision	!	Overall	Overall	There was a loss of 2,537 sqm of art and culture D1 floor space of which 2,230 sqm was within the Strategic Cultural Area in the north west of the borough representing the largest loss recorded in two years. The loss was due to the change of use of a building from a museum to business and general industrial uses on Crucifix Lane and the conversion of the headquarters of a charitable organisation for residential use.
A – In Strategic Cultural Zones	0	2230	-2230			0	372	
B – Borough wide	0	2,537	-2537			0	372	
19. Hotel and hostel bed spaces completed								
	New Beds	Beds lost or replaced	Net change	Increase provision	✓	Net change	Net change	187 new net hotels beds were completed from April 2009 to March 2010. This was due to the erection of a 177 bed hotel development at 284-302 Waterloo Road and 10 bed spaces located at 30 Borough Road. All developments fall within PTAL level 6 and in the north of the borough. This is an increase from the previous year. This area has the highest concentration of tourist attractions and has a high public transport accessibility making it an attractive place for developers to propose new hotels.
A – Within high PTAL areas	187	0	187			-7	252	
B – Borough wide	187	20	167			91	252	
7. Funding negotiated from planning (S106) agreements for:								
Training	£587,085			TBC	↓	£220,161	£1,414,027	Southwark gained £587,085 from S106 agreements for training purposes representing a significant increase compared to last year but lower than what was negotiated two years ago. This included schemes to support local employment during construction, local employment in the development, training schemes,
Affordable business space	£0			TBC	!	£0	£0	
Child care	£0			TBC		£0	£0	

Culture and Tourism	£0	TBC		£220	£90,000	
20. Business growth: Count of Birth and Deaths of new enterprises per 10,000 people						
Birth of new enterprises	72	Increase businesses in borough	!	85	N/A	The 2009 business demography report published by ONS indicates that there were approximately 72 new business registrations and 81 closures for every 10,000 adult population in the borough in 2009. The changes in births and deaths of businesses may reflect wider economic circumstances. Support and training for new businesses is available however we will need to make sure it is targeted better.
Death of new enterprises	81			65	N/A	
21. Employment Rate						
Borough wide	67.8%	1% annual increase	✓	66.0%	66.2%	The working age population (16-64 years old) as at the second quarter in 2009/10 make up 67.8% of Southwark's resident population showing a slight increase over the previous two years. Although this percentage is higher than the London average, it is below the England average of 73.0%.

Clean and Green – Built Environment

What impact is the new development having?

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

Policy implications

We need to ensure that new development is built to a high quality of design. Our adopted residential design standards supplementary planning document will help to do this. We are also preparing area-based planning documents which provide clear guidance for different areas. We are expecting to adopt our new Core Strategy soon and this document sets out more up to date policies on design and heritage. No funding was negotiated through section 106 agreements for conservation so 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. We need to gather information on Secured by Design Principles. We need to collect further information on the schemes meeting Secured by Design principles. We adopted supplementary planning document (SPD) on residential design standards, sustainable design and construction and sustainability assessments within 2008-2009. These documents are starting to improve the quality of the built environment including improved design as planning applications are determined following the guidance in the SPD.

Context	April 2009 – March 2010	Target		08/09	07/08	Analysis
22. Number of listed items:						
Statutory listings	874	Gain	✓	869	867	We are committed to protecting our historic environment. There has been a small increase in the number of listings on the English Heritage register. This includes two new listed buildings at 305 Walworth Road and 55 Great Suffolk Street.
23. % borough covered by:						
Conservation area	23%	-	✓	22.5%	22.5%	Last year we adopted two new conservation areas at Kings Bench and Sunray Estate, resulting in a small increase in the area covered.

Archaeological Priority Zones	22%	-		22%	14%	The area covered by Archaeological Priority Zones (APZs) has not changed since the last year. We have proposed additional APZs through the Core Strategy and are waiting for the Inspector's report to find out if these will be adopted.
24 - (National COI 1C and 2B). Amount of new development built on:						
A – Previously developed (brownfield) land B – Protected open space	98% of all uses None	100% of all development None	!	100% of all uses None	100% of all uses None	98% of all completed developments in 09/10 were permitted on previously developed land. This is slightly lower than previous years due to an application for 6 dwellings on an underused area of Metropolitan Open Land (MOL).
25 - Listed buildings and structures at risk in the borough:						
A – Total number A - % of all listed buildings B – Approved to be demolished Unlisted buildings at risk in conservation areas Unlisted buildings approved to be demolished in conservation areas	30 3% 0 15 N/A	Reduction in number of buildings at risk	✓	30 3% None 15 N/A	34 3.3% None 15 N/A	No additional buildings at risk were recorded between April 2009 to March 2010 and none were approved to be demolished. However, there were some demolitions of buildings in conservation areas that were approved under the Thameslink project. We are currently preparing a local list of buildings of local importance and adopting them on an area basis through AAPs and SPDs.
26 - Approved development subject to an archaeological assessment						
A – in APZ A – Borough wide	69% 44%	100% development in APZ	?	N/A N/A	N/A N/A	A total of 36 major schemes were approved in the borough of which 16 (44%) were subject to Archaeological Assessment. 13 out of the 36 major approvals fall within an Archaeological Priority Zone but only 9 (69%) were subject to Archaeological assessment. The Council's Archaeologist is involved in the determination of planning applications and in some cases may recommend that an archaeological assessment is not required.
27 - Approved developments achieving secured by design certification:						
Schemes applying for certification Schemes achieving certification	18 8	Decrease	!	22 10	12 13	There was a slight reduction in the number of schemes achieving secured by design. 18 schemes applied for certification but only 8 achieved the certification The decline in numbers achieving certification could be linked to the slow completions rate as a result of the economic crisis and therefore the 10 remaining schemes may not have been completed yet.

7 - Funding negotiated from planning (S106) agreements for:						
Public realm and safety	£651,913			£5,762,266	£1,420,322	There was a significant reduction in the amount of S106 secured through public realm and safety, archaeology and public open space compared to the previous two years. This is as a result of a reduction in number of major schemes approved this year.
Archaeology	£13,321,	-	↓	£36,843	£51,100	No funding was negotiated for conservation this year for the third 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.
Conservation	£0	-		£0	£0	
Public Open Space	£219,165	-		£1,394,357	£1,044,259	
28 - Crimes recorded						
Crimes recorded	37,027		✓	39,270	40,029	The overall recorded crime in Southwark continued to show a downward trend for three years running. Total notifiable crime recorded in 2009/10 showed a 5% reduction from last year and 15% lower than 04/05 levels. The borough experienced a drop in violent crime, residential burglary, theft from motor vehicle and domestic violence. However, robbery and serious violence were up. The council recognises that crime and fear of crime have a major impact on the way people live their lives and will continue to work in partnership with the crime reduction agencies in tackling crime.
% change from 2004/05 level	-15%			-10%	-9%	
29A - % Residents feeling safe and very safe outside in the day time:						
All	92%	90%	~	92%	N/A	The residents survey is carried out every two years. New data will be available next year.
29B - % Residents feeling safe and very safe outside in the night time:						
All	54%	63%	~	54%	N/A	The residents survey is carried out every two years. New data will be available next year.
30 - % residents satisfied with living in their area:						
All	76%	80% by 2008/09	~	76%	N/A	The residents survey is carried out every two years. New data will be available next year.
31A - % Residents identifying with their neighbourhood:						
All	81%	Increase	~	81%	N/A	The residents survey is carried out every two years. New data will be available next year.
31B - % Residents identifying with the borough:						

All	64%	Increase	~	64%	N/A	The residents survey is carried out every two years. New data will be available next year.

Clean and Green – Natural Environment

What impact is new development having?

We are continuing to protect and improve open spaces and biodiversity. Our monitoring shows that new development is not taking place in Sites of Importance for Nature Conservation and that the amount of priority habitats in the borough has been increased. We recognise that we have limited information available on how new development is impacting on the natural environment. We do not have information on whether developments are achieving Code for Sustainable Homes level 3 or higher or Breeam very good or higher yet. We know that no developments have been approved contrary to Environment Agency advice suggesting that there has been no harm to water quality in the borough as a result of new development. We also know that the levels of waste and green house gas emissions in the borough have been steadily decreasing which indicates new development is not having a negative impact on the natural environment.

Policy implications

We have adopted two supplementary planning documents on sustainability which are beginning to have an impact on development in the borough. We are also reviewing our approach to the natural environment through the core strategy which seeks higher environmental standards from new development as well as proposes the designation of more sites as Sites of Importance for Nature Conservation in the borough. We need to review how we can collect accurate information on Code for Sustainable Homes, BREEAM, renewable energy and other natural environment indicators. We are looking at different ways in which we can collect this data and we will report on this in next year's AMR. As part of the Core Strategy adoption process we will also review the indicators we include in the AMR and this result in new indicators being included to help us monitor how our policies are impacting on the natural environment.

Context	April 2009 – March 2010	Target		08/09	07/08	Analysis
32 - Habitats in borough						
Conservation areas in parks	30ha	Increase	?	30ha	N/A	According to 1995 ecology survey of the borough, 680ha (23%) of the borough is covered by private gardens, approximately 2% constitutes woodlands and 1% represents conservation areas in parks.
Woodland	53.9ha	Increase		53.9ha	N/A	
Private Gardens	680ha	Increase		680ha	N/A	

Development outcomes	April 2009 – March 2010		Target		08/09	07/08	Analysis
W33A - Approved residential development achieving Code for Sustainable Homes Accreditation:							
Level 1 Level 2 Level 3 Level 4 Level 5 Level 6			100% major schemes to achieve Code Level 3 or higher	?	N/A N/A 14 6 0 0	N/A N/A 3 0 0 0	Data is not currently available. However, the information is being collected and this is published on the CLG website. Data will be available for the next monitoring year.
Borough wide					0	0	
33B - Approved non-residential development achieving BREEAM Accreditation:							
Pass Good Very Good Excellent			100% major schemes to achieve at least "very good"	?	N/A 0 16 3	N/A 1 13 3	Data is not currently available. We are reviewing the way we collect information on this through our planning application process. Data and will be available for the next monitoring year.
34 - How much more energy efficient new development is compared to Building Regulations standard:							
A – Residential development B – Non-residential development			25% 25%	?	25	N/A N/A	Data is not currently available. We are reviewing the way we collect have started collecting this information on this through our planning application process. Data will be available for the next monitoring year.
35 (National COI 9) - Renewable energy infrastructure in new development:							
	N/A	Capacity of installations		?	% development with renewable		Data is not currently available. We are reviewing the way we collect information on this through our planning application process. Data will be available for the next monitoring year.
Photovoltic	N/A	N/A			30%	N/A	
Solar Thermal	N/A	N/A			23%	N/A	
Wind	N/A	N/A			5%	N/A	
Bio-fuels	N/A	N/A			10%	N/A	
Other	N/A	N/A			38%	N/A	
Total	N/A	N/A				N/A	
% energy demand of new development met	N/A	N/A	10%		N/A	N/A	
Estimated reduction in CO2 emissions	N/A	N/A	20%		N/A	N/A	
36 - % of approved developments with on-site recycling storage and composting facilities							

Development outcomes	April 2009 – March 2010			Target		08/09	07/08	Analysis
Borough wide	N/A			100%	?	N/A	42%	Data is not currently available. We are reviewing the way we collect information on this through our planning application process. Data will be available for the next monitoring year.
37 (National COI 6A) - Change in the capacity of facilities for waste management by type (tonnes)								
	Amount completed	Amount lost or replaced	Net change	Contribute to regional self-sufficiency	~	Net change	Net change	There has been no change in the capacity of waste management facilities in the borough. However, we have approved a site for an integrated waste management facility at Old Kent Road waste and this is currently under construction.
Landfill Recycling/Composting Waste to energy Total	0	0	0			0 0 0 0	0 0 0 0	
38 - Tonnage of construction and demolition waste generated and proportion recycled/reused:								
	Amount collected	% recycled / reused		95% of waste recycled / reused by 2020	?	%	%	Data is not currently available.
Borough wide	N/A					N/A	N/A	
39 – Percentage of approved schemes achieving potable water use (litres/person/day) of 105L:								
A – Residential Development B – Non-residential development	N/A			105L/p/day 105L/p/day	?	N/A N/A	N/A N/A	Data is not currently available.
40 - Change in area of development sites covered by vegetation								
Borough wide	N/A			Increase	?	N/A	N/A	Data is not currently available. We have started collecting this information and this will be available next year.
41 - (National COI 8i) Amount of sites of importance for nature conservation (SINCS) lost to new development:								
Number of sites Area	0 0			No net loss No net loss	✓	0 0	None 0ha	No site of importance of nature conservation has been lost to new development. We are proposing ten new SINCs through the emerging core strategy.
42 - Green house gas emissions in Southwark (tonnes of CO2)								

Development outcomes	April 2009 – March 2010	Target		08/09	07/08	Analysis
From all sources in Southwark	1,672,000	8.5% reduction over 2005 levels by 2011	✓	1,687,000	1,721,000	The 2008 CO2 figures released by Department of Energy and Climate Change, showed a drop in the overall per capita figure, There has been an overall reduction of 7.8 over 2005 levels showing an increase over what was achieved last year but just below the 8.5% target. The council is faced with the challenge of meeting its target given that population figures have significantly increased since 2005. Further reduction will require both partnership working and a favourable national policy context.
Industry/commercial	908,000			906,000	942,000	
Housing in Southwark	498,000			496,000	502,000	
Transport in Southwark	267,000			285,000	277,000	
Per capita	5.9			6.0	6.3	
43- Average annual domestic consumption per capita/meter of: natural gas and electricity						
Natural gas	13,037		✓	N/A	N/A	The average total gas consumption per meter is 22,709, and the average total electricity consumption per meter is 12,616. Domestic consumption per capita of natural gas and electricity is below the national average in Southwark.
Electricity	3,778		✓			
44 - Annual average levels fine particles (PM10) and nitrogen oxides (NO)						
A – PM10	N/A	23ug/m3	✓	22ug/m3	25ug/m3	It is not possible to report on any figures this year because the monitoring stations were closed. However we are bringing them back into operation and we will have data next year.
B - NO	N/A	40ug/m3	✓	38ug/m3	44ug/m3	
45 - (National COI 6B) Municipal waste arisings						
A – Total municipal waste collected (tonnes)	117,473	By 2010/11 limit waste growth to 2% a year & by 2020 recycle/ compost 50% of waste	✓	118,851	140,350	Southwark has consistently reduced the total amount of waste generated year on year. This could be attributed to many factors, principally to the success of council's waste minimisation, a reduction in the quantity of producers and distributors packaging materials and the economic downturn. The increase in the amount of total recycled was due to improvements in services provided by the council and better
B – Household waste (kg/person)	395.70kg			410.56	412.5kg	
C - % total waste recycled	18.22%			15.53%	14.8%	
C - % composted	5.32%			5.03%	3.8%	
C – used to generate energy	30.83%			36.48%	28.2%	

Development outcomes	April 2009 – March 2010	Target		08/09	07/08	Analysis
C - % disposed of in landfill	45.63%			42.05%	53.2%	
46 - Change in priority habitats:						
Meadow Woodland Reedbeds/Wetland Other	0.5 ha 0ha 0.1ha 2 ponds restored and 1 created. 3 Reptile hibernaculas created in Southwark Park	Increase Increase Increase	✓	1.0 ha 0ha 0.5ha 1 kingfisher bank created, 7 new stag beetle loggeries created. 3 ponds restored and 2 sand martin nesting barrels created	0.8 ha 0 ha 0.5 ha created 6 stag beetle loggeries, 1 active kingfisher bank	The total area of meadow and Reedbeds has been increased by 0.5 and 0.1 respectively. There was no change in the amount of woodland. In addition, a pond was created and two ponds have been restored. Three Reptile hibernulas were also created in Southwark Park
47 - (National COI 7). Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence & water quality grounds:						
Borough wide	None	None	✓	2	None	No planning permissions were granted contrary to Environment Agency advice on flooding or water quality grounds, reflecting the borough's positive approach to protecting the flood plain from inappropriate development.

Housing

What impact is new development having?

There is a well documented need for more housing across the country, including more affordable housing. Our existing Southwark Plan policies seek to provide both more housing overall and more affordable housing. New development is helping to meet the needs of some of our residents and people wanting to live in Southwark, despite the impact of the recession stalling a lot of development. Overall 1445 net new homes were built, which is 185 units below our overall annual target of 1630 net new homes. Of the new homes built, 50% were affordable which exceeds our minimum policy requirement and helps to meet some of our need for more affordable housing. We expect to be able to continue to deliver more housing, and our housing trajectory shows that under the high estimation we could meet our Core Strategy housing target, 5 years early in 2020/2021. Under the low estimation it would be in 2025/2026.

New development has included 17% family housing which is an 8% increase on last year, and exceeds our minimum policy requirement of 10%. This helps to meet the need identified in our housing studies for more family housing. In particular 36% of social rented housing was family housing, which is the sector with the largest need for more family homes.

The majority of new affordable housing is being delivered on-site as part of the development, with no money being secured through a section 106 agreement as a payment in lieu of on-site affordable housing.

Less wheelchair units are being built than last year (2% less) but more development meets the Lifetimes Homes Standard (20% more).

Policy Implications

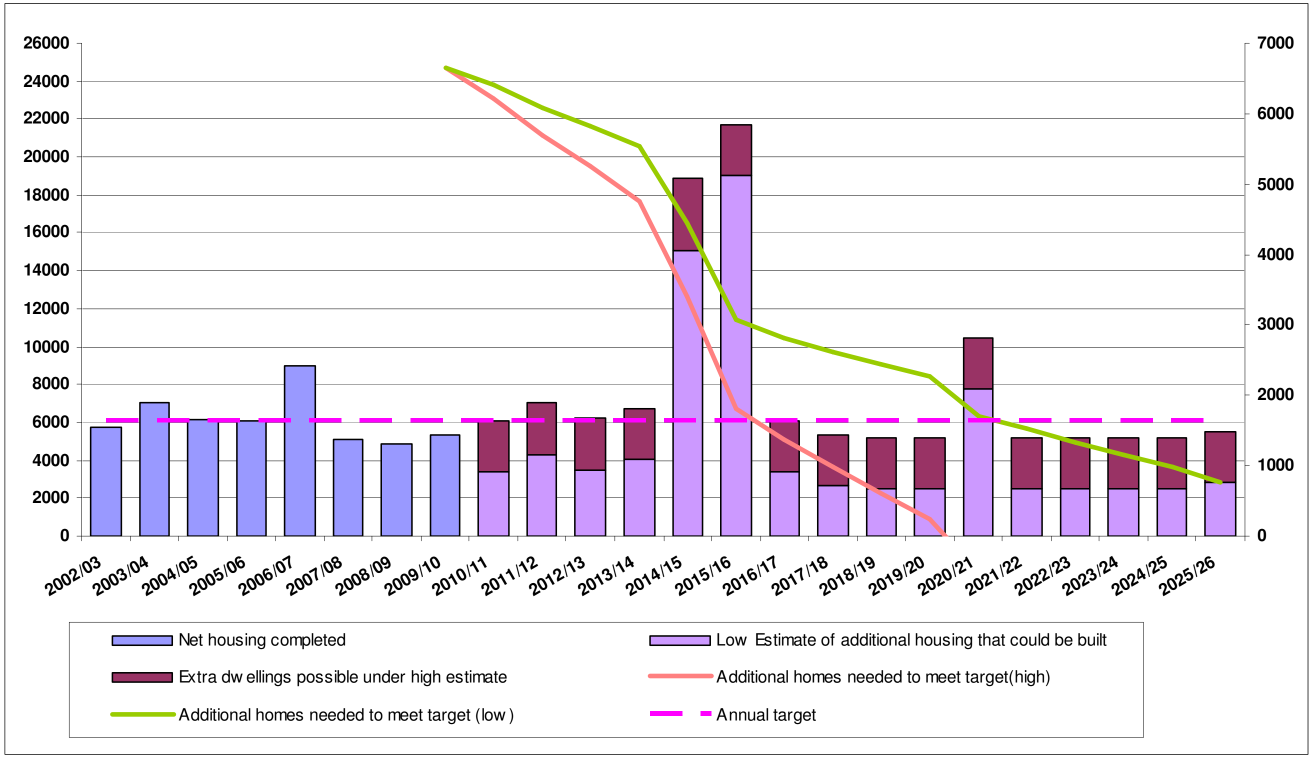
The findings highlighted in this section of the AMR show that the family policy is working and that we are currently exceeding the policy minimum requirement. This is a positive for the borough, as our Housing Requirements Study 2008 and sub-regional Strategic Housing Market Assessment (2009) both show that there is a need for more family housing. Through the draft Core Strategy we have increased the requirement for family housing in the majority of the borough. We will need to monitor the implementation of this new policy closely to ensure that the new development meets the new requirements for 20% and 30% of new development to be family homes.

The amount of housing built was below our annual target of 1630 net new homes, but was an increase of 220 new homes compared to last year. As a Council, we are doing everything we can to deliver more housing, especially affordable housing, including working closely with developers, through our Strategic Housing Partnership, through our Southwark Housing Association Group, through working closely with the Homes and Communities Agency and the Greater London Authority, and through developing our own land. We need to ensure we continue to be proactive in bringing affordable as much high quality housing as possible. We will need to continue to develop our Housing Implementation Strategy to ensure delivery. We began developing this as part of our Core Strategy and it is set out in detail in our housing background paper two. We will continue to develop the implementation strategy as we prepare our area action plans and supplementary planning documents. We also will continue to update our Development Capacity Assessment which looks at developments which are likely to come forward and identifies possible housing capacity in the borough. It includes information on sites which have planning permission, sites which are allocated for housing, and possible sites which could be developed for housing. We will also be updating our Affordable Housing supplementary planning document to reflect changes in the affordable housing policy from the Core Strategy. This needs to be done quickly after the adoption of the Core Strategy to ensure our SPDs support our current affordable housing policies.

We need to continue to monitor the wheelchair policy and Lifetimes Homes policy as well as looking at ways to monitor Building for Life standards. The Residential Design Standards SPD is increasingly having an impact on wheelchair homes and Lifetime Homes but we need to continue to ensure that the guidance in the SPD is effectively implemented.

Context	April 2009 – March 2010			Target		08/09	07/08	Analysis
48 - Change in house prices								
	Price	% Change	Ratio of average price to average income		↓	Ratio of average price to average income	Ratio of average price to average income	The Southwark average house price released by Hometrack for May 2010 was £363,010 which is an increase of 3% compared to last year. House prices vary across the borough with the Village ward in the south of the borough recording the highest house prices. This area contains many family sized semi and detached homes.
Borough wide average	£363, 010	3%	8.6	-		9.5	5.51	
Borough wide lowest quartile	£215,000	3%	8.7	-		3.5	N/A	
49 - % local dwellings that are not to Decent Homes standard								
Local Authority Dwellings	34.7%			0% by 2010	!	47.2%	34.27%	The Council Stock Condition Survey 2010 shows that 34.7% of council owned dwellings do not meet the Decent Homes standard. The Private Sector Housing Condition Survey shows that 44.3 % of the private dwellings (including registered providers' dwellings) do not meet the Decent Homes standard.
Private dwellings	44.3%			Reduce	!	44.3%	44.30%	
50 - (National COI H2) Housing supply								
	New homes built	Homes lost or replaced	Gains minus losses	To provide at least 16,300 extra homes between 2006/2007 and 2016/17	!	Net gain in homes	Net gain in homes	Our current annual housing target is 1630 net new homes a year. This is set out in the London Plan consolidated with Alterations since 2004 (2008). This target includes conventional self contained housing, non-self contained housing and empty homes brought
50A. Total new homes gained over the previous 5 years	9,645	1,237	8,408			8,649	7,615-	
50B. Homes completed in reporting year								

Self contained dwellings	1,397	63	1,334			1,083	1,263	back into use.
Non self-contained dwellings	0	28	-28			0	0	
Long term vacant dwellings brought into use	139	0	139			142	120	
Total	1,536	91	1,445			1,225	1,383	
50C. Additional homes projected to be built between next year and 2025/26			20,371-32,223			21,687-33,539	-	
50D. Average number of homes needed each coming year until 2025/26 to meet the housing target			1630			1,630	1,630	This year we completed 1445 net new homes. Of these 1334 were conventional homes and 139 were vacant homes brought back into use. The majority of the large housing completions were in the Bermondsey Spa area as part of the development of the council-led masterplan for Bermondsey Spa. This included schemes of 167, 157,138 and 113 units. There was also a loss of 28 non self-contained units due to demolition of a hostel, which was replaced by 17 affordable homes. Over the previous 5 year period, from 2004/05 to 2008/09 we delivered 8,408 including new build, conversions, change of use and vacant homes brought back into use. This equates to annual completion rate of 1,682 net new homes. This year we did not meet our annual target. We were 185 homes below the annual target. This may be attributed to the recession as many schemes with planning permission have been stalled. This includes a scheme in Elephant and Castle for 470 units and a scheme at Bermondsey Spa for 318 units.



This is our housing trajectory, which we updated as part of the preparation of the Core Strategy to cover the Core Strategy timeframe of 2011 to 2026. The trajectory shows two estimates of when we think we will meet our Core Strategy housing targets. Whilst the London Plan 2008 housing targets only cover a ten year timeframe, we have rolled the annual target forward to 2026 to cover the Core Strategy 15 year time period.

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

The low estimates predicts that we would meet the Core Strategy housing target by 2025/26 and the high estimates predicts that we would meet the target by 2020/21.

51. Supply of Traveller and Gypsy pitches

	New Traveller and Gypsy homes built	Traveller and Gypsy homes lost or replaced	Gains minus losses	Target range				
								This is indicator monitors the supply of Traveller and Gypsy pitches and sites. We currently have 38 authorised Travellers and Gypsies pitches in four sites. The four sites are Bridale Close,

Traveller and Gypsy sites completed in the reporting year	0	0	0	N/A	?			Burnhill Close, Ilderton Road and Springtide Close. Through our Core Strategy we have protected these sites and designated them on our proposals map. We have also set out criteria for the allocation of new Traveller and Gypsy sites in the future.
52 - Density of residential development within:								
	Average density (hr/ha)	Number of schemes within target density range	% Schemes within target density range	Target range (habitable rooms/ha)	!	%	%	The Southwark Plan sets out density ranges for the different designated density areas in the borough. The density areas are the Central Activity Zone, the Public Transport Accessibility Zone, the Urban Density Zone and the Suburban Zone.
Central Activity Zone (CAZ)	870hr/ha	5	33%	650-1100		38%	25%	A total of 105 residential schemes were completed in 2009/10. 15 of these schemes were within the Central Activity Zone. Five of the 15 schemes (33%) were within the density target range for this area.
Public Transport Accessibility Zone (PTAZ)	405hr/ha	9	50%	200-1100		75%	78%	There were 18 schemes in the Public Transport Accessibility Zone of which nine (50%) complied with the UDP density range.
Urban Zone	571 hr/ha	45	63%	200-700		54%	64%	In the Urban Density Zone, 45 (63%) out of the 72 schemes were within the density target range.
Suburban Zone	120 hr/ha	0	0%	200-350		50%	100%	There was only 1 completion in the Suburban Zone and this was not within the density range.
53A – Amount of new dwellings which are:								
	Number of completed units	% of completed units			✓	%	%	17% of the new dwellings had 3 or more bedrooms. This is an 8% increase on last year and exceeds our poicy of 10% family housing. This helps to meet the large need in our borough for more family housing.
Studios	22	2%	Max 5%			0%	0	
1 Bedroom	481	34%	Majority 2+			37%	41%	
2 Bedroom	651	47%	bedrooms			51%	53%	
3 Bedroom	188	13%	Min 10%			6%	7%	
4 or more Bedrooms	55	4%	-			3%	1%	64% of the new dwellings built had a minimum of 2

									bedrooms which exceeds the target of a majority of new homes having a minimum of 2 bedrooms. Only 2% of dwellings were studio flats, all within the private sector, which is in accordance with the policy of a maximum of 5% studio flats.
53B - Size of new dwellings (by tenure):									
	% Social	% Intermediate	% Market			2008/09 % Social	% Int	% Market	Of the 1397 new units delivered, 996 were market, 424 were social rented and 277 were intermediate. Within the social rented sector there were larger bedroom units with 42% of units being 2 bedroom units and 36% of units being family housing (with 3 or more bedrooms). The intermediate housing was a mixture of mostly 1 and 2 bedroom units. The market housing was a majority of 2 bedroom units, with 38% 1 bedroom units and only 9% as family housing.
Studio	2%	0	2%	Max 5%	✓	7%	1%	6%	
1 Bedroom	20%	47%	38%	Majority 2+ bedrooms		28%	38%	43%	
2 Bedroom	42%	43%	51%			39%	60%	55%	
3 Bedroom	26%	10%	7%	Min 10%		26%	3%	7%	
4 or more Bedrooms	10%	0	2%	-		18%	0	0.5%	
54 - Amount of dwellings approved that:									
	Number of dwellings approved (gross)	% of Approvals				%	%		1,178 (85%) out of the 2,089 gross units approved in 2009/10 met the Lifetime Homes standard. This is a 20% increase on last year's figures.
A – meet lifetime homes standard	1778	85%		100%	!	65%	26%		
B – are wheelchair accessible	165	8%		Min 10%		10%	4%		The proportion of new homes built to our adopted wheelchair standard was only 8% this year, which is 2% less than last year and 2% below the Southwark Plan target of 10% of major developments.
55 - Approved developments achieving Building for Life certification:									
Schemes applying for certification	N/A			Increase	?	N/A	N/A		No information is available at present. We are looking at ways of collecting this data for next year's AMR.
Schemes achieving certification	N/A					N/A	N/A		
56 - (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	!	%	%		Out of the 1397 homes completed, 701(50%) were affordable homes. This is a 14% increase from last year. Of the affordable homes built, 60% were social rented and 40% were intermediate. The amount of
Intermediate housing	277	277	20%			14%	30%		

Social housing Total Total for past 3 years	424 701 1,992	416 693 1,543	30% 50% 45%	15% as intermediate		22% 36% 38%	25% 55% 37%	social rented housing is slightly below our target of 70% of the affordable housing, and the amount of intermediate housing is above our target of 30% of affordable housing.
7 - Funding gained from planning (S106) agreements for:								
Affordable housing	£0				↓	£1,808,700	£2,376,878	None of the affordable housing negotiated this year was secured as a payment in lieu in a section 106 agreement.
57A - Amount of households which are unintentionally homeless and in priority need:								
Total	468			Reduce	✓	522	641	The amount of households unintentionally homeless and in priority need has decreased steadily over the past few years. This could be linked a wide range of housing options introduced by the council and through the Council's adopted Housing Strategy setting how priorities on reducing homelessness.
57B - Amount of households which are in housing need:								
Existing households	3,735			Reduce	?	3,735	N/A	This figure comes from our Housing Requirements Study 2008. We normally carry out a new study approximately every four years.
Projected newly arising need each year	1,734					1,734	N/A	The data from the Housing Requirements Study has informed our Core Strategy policy which seeks to maximise the reasonable amount of affordable housing to help meet our housing needs.
57C - Amount of households on the housing register:								
Total of which new applicants of which transfers	17,121 11,136 5,985			Reduce	↑	15,586 9,803 5,783	8,604 (new applicants	As at September 2010, the number of people on housing register had reached 17,121 of which 11,136(65%) were new applicants and 5985 of which transfers. This trend is similar to the trend seen in the previous year. We review our housing register on an annual rolling basis to ensure that our data is up to

						date. This demonstrates that the level of housing need is very high in the borough and the ability to meet these needs is constrained by income and being able to offer the right housing product. We continue to prioritise the most serious types of housing need and are continuously developing and promoting a range of options for those with a range of needs. We have also sought to meet some of our housing need through the Core Strategy, which seeks to maximise the reasonable amount of affordable housing.

Sustainable Transport

What impact is the new development having?

The majority of 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 decreased this year indicating that these policies are having an impact. The introduction of the Transport for London's Barclays Cycle Hire may further reduce traffic levels and increase cycling. The number of people killed or seriously injured in road traffic collisions has decreased. A considerable amount of funding was received through S106 agreements and will be used to help improve the transport network in the borough. Whilst the amount of funding received is less than last year, this is because there has been less development.

Policy implications and improvements

We are preparing new strategic planning policies in the core strategy and we will seek to promote sustainable transport methods and address more local transport issues through area action plans and area supplementary planning documents. This will include looking at improving the public realm to make places more safe and friendly for cyclists and pedestrians. We have saved all our Southwark Plan transport policies except transport development areas as this policy was found to be ineffective. Our Development Management DPD will contain further detailed on transport policies. We are particularly concerned about the low number of schemes complying with cycle parking standards. We will review the accuracy of data collection, the causes of this and how we will address them over the next year. We are also concerned about the number of people killed or seriously injured in traffic collisions as although this has dropped it is still above the target. We will continue to consider road safety and address local transport issues through emerging planning policies and area action plans. We will also reconsider the amount and types of S106 money negotiated for transport improvements when we prepare area planning documents.

Context	April 2009 – March 2010	Target		08/09	07/08	Analysis
58 – Private car ownership:						
Borough wide	54,885	-	↓	55,966	N/A	The number of private cars owned in the borough in 2009/10 was 54,885 representing 2% of the London total and a 2% decrease compared to the same period last year. Ward breakdown revealed that reduction occurred mainly in the middle of the borough with Brunswick Park recording the highest followed by East Walworth. However, numbers were slightly up in Riverside, South Camberwell, East Dulwich and Village.
London wide	2,426,523	-		2,433,069	N/A	
59A - % development that has been complying with UDP car parking standards:						

	Number schemes complying	% schemes complying	Average parking rate			%	%	
All uses	N/A	N/A		100%		N/A	N/A	The number of schemes complying with UDP car parking standards has not changed since 2007/08 in the Public Transport Accessibility Zone, Urban Zone as well as borough wide. On the contrary fewer schemes in Central Activity and Suburban Zones complied compared with last year's. The PTAZ and the Urban Zone had 100% of schemes complying with our car parking standards.
Residential – borough wide	125	98%	0.3 spaces per dwelling	100%		98%	98%	
Residential – CAZ	16	87%	0.2 spaces per dwelling	0.4 spaces per dwelling		88%	87%	
Residential – PTAZ	19	100%	0.1 space per dwelling	1 space per dwelling	~	100%	100%	
Residential – UZ	90	100%	0.3 space per dwelling	1 space per dwelling		100%	100%	
Residential – SZ	0	0%	3.0 space per dwelling	1.5-2 spaces per dwelling		100%	100%	
59B - % development that has been built complying with bicycle parking standards:								
	% schemes providing 1 space per unit	% schemes meeting UDP policy (1.1 spaces)	Average parking rate	100% schemes comply	?	% schemes complying	% schemes complying	Only 34% of development has been built to comply with bicycle parking standards. The policy target is for 100% of schemes to comply with the standards. A slightly higher number of schemes (37%) provide one cycle parking space per residential
All uses	N/A	N/A	N/A			N/A	N/A	
Residential	37%	34%				8%	39%	

Non-residential	N/A	N/A	N/A			N/A	N/A	unit. We have a 2008 adopted Sustainable Transport SPD which may help to ensure that bicycle parking standards are complied with. We will seek to improve implementation of this and the Southwark Plan policy. We are not confident that these figures are 100% accurate especially for mixed use schemes. We have improved the recording of this information for new permissions and this will be reflected in future completions data.
60 - Amount of approved development in controlled parking zones restricted from on-street parking:								
All uses				100% new development in CPZ	?	77	N/A	There has been a decrease in the number of residential developments permitted which have restricted on-street parking. We need to continue to monitor this closely to ensure our policies on reducing reliance on the car are effective.
Residential	69					54	N/A	
Non-residential	N/A					23	N/A	
61 - Amount of approved development subject to a travel plan:								
Borough wide	100% of major schemes			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 before validating the planning application.
7 - Funding negotiated from planning (S106) agreements for:								
Transport	£3,080,403			-	↓	£4,041,152	£1,196,109	The amount of funding from S106 funds negotiated for transport was slightly less than the amount received last year. We will continue to monitor this.
62 - Estimated annual traffic flows (million vehicle kilometres):								
Borough wide	Traffic flows	Change since 2001		Zero growth in traffic	✓	860	892	The estimated annual traffic flows in the borough

	848	-31	between 2001 and 2011				decreased in the reporting period, This is similar to the trend seen in previous years. This could be linked to increases in congestion charge fees coupled with sustainable travel campaign. This figure is likely to reduce further next year due to the introduction of the Transport for London's Barclays Cycle Hire scheme.
63 - The number of people killed or seriously injured in road traffic collisions:							
Borough wide	Casualties 127	% change over 1994-1998 average rate -46%	By 2010 reduce to 119 casualties	!	165	139	In 2009/10 127 people were killed or seriously injured in road traffic collisions representing a 23% percent drop in the numbers recorded in 2008/09 but above the target. We will continue to consider road safety and address local transport issues through emerging planning policies and area action plans
64 - Proportion of personal travel made on each mode of transport:							
Public Transport Walking Cycling	40% 30% 3%		Reduce travel by car and increase walking trips by 15% and cycling trips by 80% between 2001 and 2015	?	35% 36%	37% 30% 3%	Report form London Travel Demand Survey 2009 based illustrates that 41% of the people living in the borough prefer to use public transport while nearly a third travel on foot. The least medium of transport was bicycle.

Equalities

Development impacts

All of the planning documents prepared and 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. At each stage of the Canada Water AAP and Core Strategy we have been monitoring the breakdown of respondents from different demographic groups, reviewing and improving our methods of consultation. A Consultation Statement for each of these documents was produced setting out how we met the requirements of the SCI.

Policy implications and improvements

We are aware that although we carry out much more detailed consultation than set out in statutory requirements, not all demographic groups are always fully represented and we are trying to improve the ways in which we consult local communities. We have learned from the different stages of preparing the Canada Water AAP and the Core Strategy and we will use these to inform our processes for future documents. We need to collect more information on the demographic make-up of people commenting on our planning policies. Our consultation survey which we will carry out next year we look at this. We may review the SCI in 2011 depending on the outcomes of the Localism Bill.

Context	April 2009– March 2010	Target		08/09	07/08	Analysis
65A - % population within different ethnic groups:						
White	64.8	-	?	64.8%	62%	The Mid 2007 ethnicity estimate released by ONS revealed that over half of Southwark's residents classified themselves as white while about a fifth were from the black or black British category. People from Chinese mixed ethnic group were the smallest ethnic group. The ethnic groups can be further sub-divided as:
Black/British	20.2%	-		20.2%	27%	
Asian/Asian British	6.6%	-		6.5%	4%	
Mixed	3.9%					
Other	4.6%					

						White: British/Irish/Other **Mixed:** White and Black Caribbean/White and Black African/White and Asian/Other **Asian or Asian British:** Indian/Pakistani/Bangladeshi **Black or Black British:** Black Caribbean/Black African/Other Black **Other:** Other/Chinese
65B-% population within different faith:						
Christian	61.6%	-	?	61.6%	61.6%	According 2001 census, the borough has a high proportion of Christians compared to any other religion. People who do not have any faith constitute 18.5% while people from Muslim faith represents 6.9%. Other faiths are smallest faith groups. The council's Christian population is higher than that of London but below England.
Muslim	6.9%			6.9%	6.9%	
Buddhist	1.1%			1.1%	1.1%	
Hindu	1.1%			1.1%	1.1%	
Jewish	0.4%			0.4%	0.4%	
Sikh	0.2%			0.2	0.2	
Other faith	0.4%			0.4%	0.4%	
No faith	18.5%			18.5%	18.5%	
65C - % population that are:						
No faith	18.5%			18.5%	18.5%	
Residents identifying as disabled	N/A	-		N/A	N/A	We are looking at ways of monitoring this data.
Gay, Lesbian	N/A	-		N/A	N/A	
6 - % adopted planning documents subject to Equalities Impact Assessment (EqIA):						
Planning documents	100%	100%	✓	100%	No plans adopted	All of the plans prepared and 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 Including English and maths						
All	54.9		↑	46%	42%	Ethnicity breakdown indicates that there has been an improvements in the proportion of pupil achieving five or more A* -C grade GCSEs including English and maths across all ethnic groups with pupils from mixed ethnicity category as the most improved . The top performers are pupils from Chinese/ other ethnic background followed by pupils from mixed ethnicity.
White	50%			40%	46%	
Black / Black British	56%			48%	47%	
Asian	51%			49%	52%	
Chinese / Other Ethnic	73%			74%	66%	
Mixed ethnicity	61%			45%	49%	
Female	60%			54.5%	54%	

Male	49%			40%	42%	
22 - Employment rate:						
Borough wide Minority Ethnic groups People who are disabled Lone parents 50-69 year olds	67.8% 63.2% 46.3% N/A N/A	By 2009/10: 1% increase 57.3% N/A 44.9% 51.8%	~	66.0% 57.7% 33% N/A 57.8%	66.4% 58.8% N/A 43.9% 50.8%	In general the borough-wide employment rate has increased to 67%. The employment rate for ethnic minority groups continues its upward trend to 63.2% this year. The employment rate for people who are disabled is 46%, showing an increase on the previous years.
30A-% residents feeling safe and very safe outside in the day time:						
All Females People aged 18-24 People aged over 65 Black and Minority Ethnic groups People who are disabled Gay/Lesbian/Transgender Faith groups	92%	Increase to 90% by 2009/10	?	92% N/A	N/A	The current figures come from the 2008 Mori Residents Survey. A previous study was carried out in 2006 and the overall figures have increased from 84% to 92%.
30B - % residents feeling safe and very safe outside at night time:						
All Females People aged 18-24 People aged over 65 Black and Minority Ethnic groups People who are disabled Gay/Lesbian/Transgender	54%	Increase to 50% by 2009/10	?	54% N/A	N/A N/A	The current figures come from the 2008 Mori Residents Survey. A previous study was carried out in 2006 A previous study was carried out in 2006 and the

Faith groups						overall figures have increased from 46% to 54%.
32 - % residents satisfied with living in their area:						
All Females People aged 18-24 People aged over 65 Black and Minority Ethnic groups People who are disabled Gay/Lesbian/Transgender Faith groups	76%	80% by 2009/10	?	76% N/A	N/A	The current figures come from the 2008 Mori Residents Survey. A previous study was carried out in 2006 and the overall figures have stayed the same at 76%.
33A - % residents identifying with their neighbourhood:						
All Females People aged 18-24 People aged over 65 Black and Minority Ethnic groups	76%	Increase in number of residents identifying with their area	?	76% N/A	N/A	The current figures come from the 2008 Mori Residents Survey. A previous study was carried out in 2006 and the overall figures have increased from 75% to 76%. .
33B - % residents identifying with the borough:						
All Females People aged 28-24 People aged over 65 Black and Minority Ethnic groups	64%	Increase in number of residents identifying with their area	?	64% N/A	N/A	The current figures come from the 2008 Mori Residents Survey. A previous study was carried out in 2006 and the overall figures have stayed the same at 64%.
57A - Amount of households which are unintentionally homeless and in priority need:						

Total % from Black % from Asian groups % from other ethnic groups Not stated	468 32% 1% 39% 12%	By 2010, reduction in homeless households	✓	522 34.7% 2.3% 38.9% 6.5%	641 36% 2.8% 32.6% 2.5%	In 2009/10 468 households were unintentionally homeless and in priority need. Of all the groups, those with the highest proportions were households from other ethnic groups followed by people from black origin. People from white origin accounts for only 16% of the total.. .
%White	16%			17.6%	26.1%	
57C - Amount of households on the housing register:						
Total % from Black/Latin American % from Asian groups % from other ethnic groups	17,121 48.9% 4.3% 12.4%	Reduce	!	15,586 47.9% 3.9% 15.7%	8,604 44% 5% 2%	The ethnicity breakdown for the households on the housing register indicates that the largest number of households on the housing register are from Black and Latin American origin.
% White	31.0%			32.5%		
64 - Proportion of personal travel made on each mode of transport:						

	Walking	Bike	Public Transport	Close the gap in transport use between people of different backgrounds and groups		% not by car 08/09	% not by car 07/08	
All people	30%	3%	41%			36%	70%	Data on travel by equality groups is not available.
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	

Area Monitoring

Development impact

Development in the borough has been taking place mostly in the regeneration areas in line with planning policies for the borough. In Elephant and castle there was an overall gain of 9,971sqm D1 community uses. There was also an increase of D1 community use in Bermondsey Spa action area of 3,216sqm.

There has been an increase in housing across the borough, most notably there were 572 additional homes built in Bermondsey Spa, 111 in Bankside, Borough and London Bridge and 64 in Canada Water. Other areas with an increase in housing include Peckham (9 new homes) and Elephant and Castle (21 new homes).

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

Office space (B1) has increased in the borough. There was a small net loss of -290sqm in Elephant and Castle however there was a net increase of 360sqm in Canada Water and an increase of 58,850sqm in Borough, Bankside and London Bridge.

Policy implications

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

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

Development outcomes	April 2009– March 2010			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			08/09 Overall	07/08 Overall	
Elephant and Castle Opportunity Area								
B1 Class	0	290	-290	In core area: 45,000sqm	!	0	1,392sqm	The main gain over the year ending in April 2010 was the completion of a new teaching, health and social care centre on the campus of London South Bank University.
Overall employment uses	0	290	-290	Increase		0	1,392sqm	
Small business units	0	290	-290	Increase		0	4	
Shops A1	0	0	0	In core area: increase community and leisure facilities and provide 75,000sqm of new retail uses	!	No completions over 1,000sqm	1,000sqm	There was no change in the amount of retail provision. This was to be expected as the majority of shops in the area are located in the Elephant and Castle Shopping Centre. This will be expected to change in future years. In July 2010 we signed a development agreement with Lendlease that will pave the way for the £1.5bn transformation of the Elephant and Castle over the next 15 years. Our draft core strategy envisages that around 45,000sqm of new shopping space will be provided at Elephant and Castle, together with 25,000sqm – 30,000sqm of office space. We are preparing an supplementary planning document for the Elephant and Castle to show how, where and when new space will be provided. We will be consulting formally on the SPD in May 2011.
Professional A2							No completions over 1,000sqm	
Eating A3								
Drinking A4								
Take-away A5								
Non-residential institutions (D1)	10,278	307	9,971			None over 1000	1,090sqm	
Residential institutions (C2)							None over 1,000sqm	
Leisure (D2)						None over 1000		
New housing completed	28	7	21	6000 new homes by 2026	!	80	185	Six housing schemes were completed giving a total net gain of 21market units. The schemes were mainly conversions and change of use. Although there was a fall in the amount of housing delivered in comparison
% affordable housing completed	0%	0%	0%	50%		25%	24%	
% affordable that is social	0%	0%	0%	50%	!	0%	41%	

Development outcomes	April 2009– March 2010 Amount completed	Amount lost or replaced	Overall outcome	Target (by 2026)		Previous years 08/09 Overall	07/08 Overall	Analysis
% affordable that is intermediate	0%	0%	0%	50%		100%	59%	to the two previous years, this will pick up in future years, when schemes such as Strata Tower and the Printworks on Amelia Street are factored in. The regeneration agreement recently signed with our development partner, Lendlease, will also pave the way for the redevelopment of existing homes on the Heygate Estate and their replacement with a mix of private and affordable homes. The SPD currently being prepared for the Elephant and Castle will provide more information on the density, location and mix of homes.
Vacancy rates for retail	8.7%			Reduce vacancies		N/A	8.7%	The vacancy rate remains the same as that of 2007.
Vacancy rates for offices	N/A					N/A	N/A	
Business start-ups				Increase 4,200 new jobs by 2026	?	60	N/A	
Local employment rate	N/A					N/A	N/A	
Average household income	N/A					N/A	N/A	
% Residents feeling safe at night	N/A			Increase		N/A	N/A	
Borough, Bankside and London Bridge Opportunity Area								
B1 Class Overall employment uses Small business units	63,304 65,534 3,189	4,454 5,369 2,925	58,850 60,165 264	Improve Business floor space	✓	53,631 53,631 584	-768 -2,123 N/A	There was a large amount of new development in Borough, Bankside and London Bridge Opportunity Area. There was a net increase of 58,850 B1 office space completed which is higher than in previous years. There was also an increase of 2404 net new A1 retail floor space. The majority of this increase was from a 7-10 storey development at More London which provided both office and retail space.
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	3,500 29 354 1,062 0 750	1,097 0 151 144 0 2230	2,404 29 203 918 0 -1,480	Increase retail, leisure and community facilities	✓	1,782 1,782 0sqm 0sqm 0sqm 1,074sqm 0sqm 0sqm	 0sqm 0sqm 372sqm	

Development outcomes	April 2009– March 2010 Amount completed	Amount lost or replaced	Overall outcome	Target (by 2026)		Previous years 08/09 Overall	07/08 Overall	Analysis
New housing completed	114	3	111	2,500 new homes by 2026	!	225	201	111 net housing units were completed over 16 schemes, The majority of these schemes were small developments with the largest developments of 34 units and 27 units being built on Great Suffolk Street/ Bear Lane. Of the total units completed 25% were affordable of which 71% were social rented and 29% were intermediate.
% affordable housing completed	25%	0%	25%	50%		0%	90%	
% affordable that is social	71%	0%	71%	70%		0%	-	
% affordable that is intermediate	29%	0%	29%	30%		0%	-	
Vacancy rates for retail Vacancy rates for offices				Reduce vacancies	?	7%	12.1%	
Business start-ups				Increase	?	445	N/A	We have prepared a draft Borough, Bankside and London Bridge Supplementary Planning Document which we consulted on from January to March 2010. We consulted again on this draft from September to October to give the local community a further chance to comment on the SPD. We propose to do some additional consultation on the SPD in 2011. The adoption of the SPD has subsequently been delayed to take into account this further consultation. This is set out in our revised Local Development Scheme.
Local employment rate				30,000 new jobs by 2026		N/A	N/A	
Peckham Action Area								
B1 Class	44	0	44	Improve Business floor space	✓	None over 1000sqm	-1,560	There were no major completions in Peckham action area in the reporting period. An A4 unit at 116 Peckham High Street was allowed to change to a flexible B1/A1/A2/A3 use. This was in line with Southwark Plan policies.
Overall employment uses	44	0	44					
Small business units	175	175	0			N/A	N/A	
Shops A1	44	0	44	Improve retail floor space, leisure and community facilities	?	None over 1,000sqm	None over 1,000sqm	Peckham town centre continues to trade well. The vacancy rate dropped to 8% compared to 10.4% two years ago.
Professional A2	43	0	43					
Eating A3	44	0	44					
Drinking A4	0	175	-175					
Take-away A5								
Non-residential institutions (D1)						None over 1,000sqm	None over 1,000sqm	
Residential institutions (C2) Leisure (D2)								
New housing completed	10	1	9	736 – 1,717	!	6	241	

Development outcomes	April 2009– March 2010 Amount completed	Amount lost or replaced	Overall outcome	Target (by 2026)		Previous years 08/09 Overall	07/08 Overall	Analysis
% affordable housing completed % affordable that is social % affordable that is intermediate	0% 0% 0%	0 0% 0%	0% 0% 0%	50% 30% 70%		0% 25% 75%	90% 25% 75%	There was a small amount of housing completed, considerably lower than two years ago. All completions were market housing as they were from small schemes which did not meet the affordable housing threshold. Through the Development Capacity Assessment we have identified a number of sites which could provide large amounts of housing. This will be guided by the Peckham and Nunhead Area Action Plan. 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.
Vacancy rates for retail Vacancy rates for offices	8%			Reduce vacancies	?	N/A	N/A	
Business start-ups Local employment rate Average household income	N/A N/A N/A			Increase Increase Increase		105 N/A N/A	N/A 9% N/A	
% Residents feeling safe at night	N/A			Increase	?	N/A	N/	
Canada Water Action Area								
B1 Class Overall employment uses Small business units	360 360 526	0 0 0	360 360 526	Increase	?	None over 1,000sqm N/A	None over 1,000sqm N/A	There was an overall increase of B1 and A1 floor space which was due to the completion of development on site B2. Expected growth levels for future years are set out in the Canada Water Area Action Plan.
Shops A1	166	0	166	Increase retail, leisure and community facilities	?	None over 1,000sqm	None over 1,000sqm	
Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	No completions over 1000 sqm							
New housing completed	68	4	64	2,000 new homes by 2026	✓	63	242	

Development outcomes	April 2009– March 2010 Amount completed	Amount lost or replaced	Overall outcome	Target (by 2026)		Previous years 08/09 Overall	07/08 Overall	Analysis
% affordable housing completed	31%	0	31%	50%		33%	21%	63 units were built constituting 31% affordable social rented and 69% market. The developments were a mix of conversions and new builds. The Canada Area Action Plan which sets out the amount of housing to be delivered in the area was being prepared to the timetable. . According to town centre health checks by the GLA, the vacancy rate at Surrey Quays Shopping fell compared to the level seen two years ago.
% affordable that is social	100%	0	100%	70%		100%	65%	
% affordable that is intermediate	0%	0%	0%	30%		0%	35%	
Vacancy rates for retail		4.8		Reduce	?	N/A	6.1%	
Vacancy rates for offices						N/A	N/A	
Business start-ups				Increase I2,000 new jobs by 2026	?	95	N/A	
Local employment rate						N/A	N/A	
% Residents feeling safe at night				Increase		N/A	N/A	
Old Kent Road Action Area								
B1 Class B2 Class B8 Class Overall employment uses		No completions over 1000 sq m		Improve range of employment uses and protect PIL	?	None over 1,000sqm	None over 1000sqm	There was no new development in the Old Kent Road Action Area. We will be developing an Area Action Plan for the Old Kent Road which will guide development in this area. The timetable for this is set out in the Local Development Scheme.
Small business units	0	0	0			N/A	N/A	
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)		No completions		Improve retail floor space, leisure and community facilities	?	None over 1,000sqm	None over 1,000sqm	
New housing completed	0	0	0	Increase	!	4	15	
% affordable housing completed	0%	0%	0%	50%		0%	0%	

Development outcomes	April 2009– March 2010 Amount completed	Amount lost or replaced	Overall outcome	Target (by 2026)		Previous years 08/09 Overall	07/08 Overall	Analysis
% affordable that is social % affordable that is intermediate	0% 0%	0% 0%	0% 0%	50% 50%		0% 0%	0% 0%	
Vacancy rates for retail	N/A			Reduce vacancies	?	N/A	N/A	
Business start-ups Local employment rate	N/A			Increase Increase	?	N/A N/A	N/A N/A	
Bermondsey Spa Action Area								
B1 Class Overall employment uses Small business units	No completions			Increase business / employment	?	-948 -948 N/A	None over 1,000sqm N/A	An additional 3,216 sqm of community D1 floor space was built this year which was the largest increase in two years. This includes expansion of the Salmon Youth Centre at Marine Street, construction of a new community health centre and the change of use of premises manager's house to a teaching room.
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5	No completions			Increase	?	-1134	None over 1,000sqm	
Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	4,152	936	3,216					
New housing completed % affordable housing completed % affordable that is social % affordable that is intermediate	577 62% 43% 57%	5 0% 0% 0%	572 62% 43% 57%	1,526 – 2,335 50% 70% 30%	✓	138 24% 21% 79%	69 99% 72% 27%	The number of homes built quadrupled this year compared to last year. Of the 572 homes, 62% were affordable units of which 43% and 57% were social rented and intermediate respectively. This is attributed to the completion of Bermondsey Spa regeneration sites.
Vacancy rates for retail Vacancy rates for offices				Reduce vacancies	?		N/A N/A	
Business start-ups Local employment rate % Residents feeling safe at night				Increase Increase Increase	?	40 N/A N/A	N/A N/A N/A	
West Camberwell Action Area								
Overall B Class uses Small business units	No completions			Comply with UDP	?	None over 1,000sqm N/A	None over 1,000sqm N/A	12 net additional dwellings were built. They were all new build and private.
Shops A1 Professional A2 Eating A3 Drinking A4				Comply with UDP	!	None over 1,000sqm	None over 1,000sqm	There were no new non-residential developments in

Development outcomes	April 2009– March 2010			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			08/09 Overall	07/08 Overall	
Take-away A5 Residential institutions (C2) Non-residential institutions (D1) Leisure (D2)				 Improve Improve				the West Camberwell Action Area.
New housing completed % affordable housing completed % affordable that is social % affordable that is intermediate	12 0% 0% 0%	0 0% 0% 0%	12 0% 0% 0%	Increase 50% 50% 50%	!	0 0% 0% 0%	57 98% 16% 84%	We will be preparing a supplementary planning document for the Camberwell Action Area . The timetable is set out in our Local Development Scheme. This will cover a wider area of Camberwell including the town centre and the current West Camberwell Action Area. It will set out guidance on public realm
Aylesbury Action Area								
Overall B Class uses Small business units	No completions				?	N/A N/A	N/A N/A	The Aylesbury Area Action Plan which would guide developments in this area was adopted in January 2010. We have planning permissions for Phase1 and this will be accounted for in next year's AMR.
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Residential institutions (C2) Non-residential institutions (D1) Leisure (D2)					✓	N/A	N/A	
New housing completed				4,200	!	N/A	N/A	

Development outcomes	April 2009– March 2010 Amount completed	Amount lost or replaced	Overall outcome	Target (by 2026)		Previous years 08/09 Overall	07/08 Overall	Analysis
% affordable housing completed % affordable that is social % affordable that is intermediate				50% 75% 25%		N/A N/A N/A	N/A N/A N/A	
Camberwell Neighbourhood Area								
Overall employment uses Small business units				Comply with UDP	?	N/A N/A	N/A N/A	The A1 and D1 losses were due to conversions to residential use. The D1 was previously a dental surgery.
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	0 0	50 50	-50 -150	Increase retail, leisure and community facilities	?	1,624 None over 1000sqm	None over 1,000sqm	A total of 42 new homes were delivered in the Camberwell Neighbourhood Area of which 52% were affordable. 73% of the affordable units were social rented while 27% were intermediate. The developments were a mix of new build and conversions.
New housing completed % affordable housing completed % affordable that is social % affordable that is intermediate	42 52% 73% 27%	0 0% 0% 0%	42 52% 73% 27%	Increase 50% 70% 30%	!	0 0% 0% 0%	8 75% 100% 0%	
Vacancy rates for retail		9.6		Reduce vacancies		0	10.4	The retail vacancy rate dropped to 9.6 from 10.4 in 2007.
% Residents feeling safe at night				Increase	!	N/A	N/A	We will be preparing a supplementary planning document for the Camberwell Action Area . The timetable is set out in our Local Development Scheme. This will cover a wider area of Camberwell including the town centre and the current West Camberwell Action Area. It will set out guidance on public realm,
Lordship Lane Neighbourhood Area								

Development outcomes	April 2009– March 2010			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			08/09 Overall	07/08 Overall	
Professional A2	0	0	0	Comply with UDP				
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	No completions			Protect Comply with UDP Increase	?	None over 1,000sqm	None over 1,000sqm	There were no new developments in this area
Vacancy rates for retail	8.1%			Reduce vacancies		N/A	9.2%	
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	0 0 No completions	0 315	0 -315	Protect Comply with UDP Increase	?	None over 1,000sqm	None over 1,000sqm	There were no new large developments in this area

Development outcomes	April 2009– March 2010			Target (by 2026)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			08/09 Overall	07/08 Overall	
Vacancy rates for retail	8.1%			Reduce vacancies		N/A	9.2%	
Herne Hill Neighbourhood Areas								
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	0	315	-315	Protect Comply with UDP Increase		None over 1,000sqm	None over 1,000sqm	There was a small loss of A2 floorspace as a result of an office being converted to residential. Whilst this is noted and needs to be monitored there has been an overall decrease in the vacancy rates for retail from the 2007/08 figure which is positive.
Vacancy rates for retail				Reduce vacancies		N/A	N/A	
Dulwich, Nunhead and The Blue Neighbourhood Areas								
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	None			Protect Comply with UDP Increase		None over 1,000sqm	None over 1,000sqm	There were no new large developments in this area
Vacancy rates for retail				Reduce vacancies		N/A	N/A	

Developing Southwark's Planning Policies

The preparation of our planning policies (collectively called the Local Development Framework) was set out for 2009 -2010 in the 2008 Local Development Scheme.

The main documents to be prepared were:

- The Core Strategy and Canada Water Area Action Plan were prepared in line with the Local Development Scheme with the Preferred options consultation from May to July 2009 and Publication/Submission February/March 2010.
- The Aylesbury Area Action Plan was adopted in January 2010 4 months ahead of schedule.
- Peckham and Nunhead preferred options consultation was due to be from May to July 2009. This has not taken place due to the issues surrounding the tram and late provision of Housing and Planning Delivery Grant funding for transport research. This will now take place from February 2011.
- Old Kent Road and Camberwell SPDs were due for consultation in May to July 2009 and adoption in October 2009. Members decided to prepare an Area Action Plan and therefore this has been rescheduled in the December 2009 LDS.
- Dulwich SPD was due to consultation in May to July 2009 and adoption in October 2009. As there are so many issues in the Core Strategy that need to be adopted before this SPD can be adopted, the decision was made to reschedule this in the December 2009 LDS.
- Heritage and Conservation was due for consultation in September to November 2009 and adoption in January 2010. This was rescheduled due to budget cuts from Housing and Planning Delivery grant.
- London Bridge was due for consultation in September to November 2009 and adoption in January 2010. Members decided to join this with Borough and Bankside and to prepare an Opportunity Area Framework. A new timetable based on additional consultation is currently being prepared.
- Transport SPD was due for consultation in September 2008. This was taken to members on time and finally received its adoption notice from the GLA in January 2010 so was finally adopted in March 2010.
- We may be updating our statement of community involvement in 2011 and we will provide our annual monitoring report in December annually both are dependent on the outcomes of the Localism Bill.

Planning policies 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. The Annual Monitoring report, lessons learnt, local policy changes and political priorities led to changes in preparation along with the delay and then removal of the Housing and Planning Delivery Grant. We agreed a new LDS in January 2009 with the Mayor with an extended timescale until 2015. There are no additional changes to those above concerning preparation of documents during the period of this AMR. The full LDS is set out here
http://www.southwark.gov.uk/downloads/download/2206/local_development_scheme
We have prepared a Core Strategy and other issue based and area documents based on lessons learnt o current planning policies. We will continue to collect and improve information on policy use to get a more complete picture in coming years. We will need to revise the LDS

once we have the Inspector's report on the core strategy to enable us to provide the most effective guidance.

APPENDIX A: A Quick Guide to Use Classes

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.	
A1 Use Class	Shops and other retail uses such as hairdressers, post offices and dry cleaners where the service is to visiting members of the public.
A2 Use Class	Financial or professional services such as banks and estate agents open to visiting members of the public.
A3 Use Class	Restaurants, snack bars and cafes
A4 Use Class	Pubs and bars
A5 use Class	Hot food take-away
B1 Use Class	Business uses such as offices, research and development and industrial uses that can be carried out in a residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke etc,.
B2 Use Class	General industrial uses such as manufacturing and assembly
B8 Use Class	Warehousing, distribution and storage uses.
C1 Use Class	Hotels and boarding houses where no significant element of care is provided. It does not include hostels.
C2 Use Class	'Residential institutions' such as nursing homes and other accommodation where a significant element of care is provided for the occupants, residential schools, colleges and training centres and hospitals.
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.

Appendix B: Coverage of statutory requirements for monitoring

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 – *this is no longer a COI, but we will continue to report it.*	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	50
2a(i)	**H2(a):** Net additional dwellings – in previous years	50A
2a(ii)	**H2(b):** Net additional dwellings – for the reporting year	50B
2a(iii)	**H2(c):** Net additional dwellings – in future years	50C
2a(v)	**H2(d):** Managed delivery target	50D
2b	**H3:** New and converted dwellings - on previously developed land	24
	H4: Net Housing Pitches(Gypsy and Traveller)	51
2d	**H5:** Gross affordable housing completions	56
	H6: Housing Quality - Building for Life Assessments Design	55
2c	Percentage of new housing dwellings completed at different densities – *this is no longer a COI, but we will continue to report on how housing meets our density policy.*	52
3a	Amount of completed development complying with car parking standards – *this is no longer a COI, but we will continue to report it.*	59A
7	**E1:** Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	47
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	45

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

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

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

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

Appendix C: INFORMATION SOURCES

Sources of data for each indicator

	Indicator	Data source	Note
Life Chances			
1	Change in population size and age	Current population: ONS 2009 mid year estimate (http://neighbourhood.statistics.gov.uk/)	
2	Aggregated Index of Multiple Deprivation	Indices of Deprivation 2007 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	S106 2009/10 Balances Report 2009/10	
8	% pupils achieving five or more A*-C grade GCSEs or equivalent including English and Math.	DFES Pupil Level Data	2
Consultation			
9	% adopted planning documents and approved applications consulted on in accordance with the Statement of Community Involvement	Southwark Planning Policy records	
10	Profile of people involved in consultation	Southwark Planning Policy records	
11	Participant satisfaction with consultation	Southwark Planning Policy records	
Poverty and Wealth Creation			
12	Vacancy rates for offices and retail	Estate Gazette Report 2010 and GLA Town Centre Health Checks Report www.london.gov.uk/mayor/strategies/sds/town_centre_assessment.jsp	
13	Change in household income levels (top/median/lowest).	Annual Survey of Hours and Earnings (Nomis)	2
14	Floorspace completed for B class uses	London Development Database	1
15	The amount of employment land available by use class	London Development Database (approvals)	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	Business Births and Deaths per 10,000 adult population	ONS Business Demography data National Statistics Online - Product	
21	The employment and economic inactivity rate	Annual Population Survey, 2009 data www.nomisweb.co.uk	2
Clean and Green – Built Environment			
22	Number of listed items	English Heritage	
23	% borough covered by CA and APZ	Southwark Planning Policy records	
24	Development which is on previously developed land and open space	London Development Database	3
25	Listed buildings at risk and approved to be demolished in the reporting year	Southwark Design and conservation records	
26	Approved development for which there is an archaeological assessment	Southwark Design and Conservation records	

Indicator		Data source	Note
27	Developments that have secured by design certification.	Metropolitan Police, Southwark Police Force	
28	Annual Crime Levels	Southwark Police Performance Unit (www.safersouthwark.org.uk)	
29	% residents feeling safe and very safe outside in day time and at night time.	Southwark Residents Survey, 2008	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	No data available at the moment	
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	No data currently available	
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	Southwark Design and Conservation records	
42	CO_2 emissions, per capita and by sector	DEFRA www.naei.org.uk, National Indicator NI186	
43	Average annual domestic consumption of natural gas and electricity	Communities of local Government	
44	Annual average levels fine particles (PM10) and nitrogen oxides (NO)	London Air Quality Network site	
45	Municipal waste arisings and how it is managed	Council Waste Management Service Performance Data, Environment and Housing Department, see www.defra.gov.uk/environment/statistics/wastats	4
46	Change in priority habitats	Council data, Ecology Officer	
47	The number of planning permissions granted contrary to the advice of the Environment Agency on flood defence and water quality grounds.	Environment Agency High Level Target 6 Report www.environment-agency.gov.uk	
Housing			
48	Change in house prices (top/median/lowest by size)	Southwark Market Trends Bulletin	
49	% local authority and private sector dwellings that are not decent	Private Sector House Condition Survey 2008	
50	Housing completions and trajectory	London Development Database and Southwark Planning Policy records	5
51	Supply of Traveller and Gypsy sites	London Development Database	
52	Density of new residential development	London Development Database	
53	Size of new residential development	London Development Database	6
54	Dwellings meeting lifetime homes standard and dwellings that are wheelchair accessible	London Development Database	
55	Approved development achieving Building for Life accreditation	No data available	
56	Affordable housing units completed, by tenure split	London Development Database	7
57	Households which are unintentionally homeless and in priority need, and are in housing need. Households on the Housing Register as at 1 April)	ORS Housing Requirements Suvey and Iworld database	2
Sustainable Transport			

Indicator		Data source	Note
58	Car ownership	Department for Transport	
59	Car parking provision	London Development Database (car parking	
59 B	% development that has been built complying with bicycle parking standards	London Development Database	
60	Development that is restricted from having on-street parking permits	Southwark Public Realm records and London Development Database	
61	Amount of approved development subject to a travel plan	Souhtwark Planning Policy records	
62	Estimated traffic flows per annum	Department for Transport, Road Traffic Statistics for Local Authorities 1995-2008, www.dft.gov.uk/pgr/statistics/datatablespublications/roadstraffic/traffic/rtstatisticsla/roadtrafficstatisticsforloca5434	
63	The number of people killed or seriously injured in road traffic collisions	London Road Safety Unit data, 2008 www.tfl.gov.uk/corporate/projectsandschemes/roadsandpublicspaces/2840.aspx	
64	Proportion of personal travel made on each mode of transport overall and by equalities groups.	London Area Transport Study 2001	2
Equalities			
	% of population in: (i) ethnic groups (ii) faith (iii) disability/LLTI (iv) sexuality	ONS mid- year 2007	2
	% of adopted planning documents subject to EQIA	Southwark Planning Policy records	

Notes	
1	Data not complete. London Development Database does not track all developments less than 1,000sqm
2	Data not available for all equalities groups
3	Previously developed land has the same definition as in PPS3
4	Figures only include waste collected by the council. Commercial waste can be collected by private contractors who do not make information available.
5	The housing trajectory is based on previous trends in windfall development, estimates of housing that will be built on allocated sites (based on Southwark Plan density standards) and council estimates of allocation site phasing (Property Division) See Appendix 3
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.

Appendix D: Historic development completion trends and Housing Sites

Historic development completion trends

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1			1997/98	1998/99	1999/00	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
2	COMPLETIONS														
3		Total non self-contained dwellings completed (gross)	780	35	498	559	119	121	77	292	96	342	0	*123*	*0*
4		*Total non self-contained units completed (net)*	*780*	*35*	*498*	*559*	*119*	*101*	*33*	*257*	*96*	*318*	*0*	*91*	-28
5		Total self-contained dwellings completed (gross)	1903	1143	902	1139	1316	949	2025	1827	1774	2248	1767	1176	1397
6		*Total self-contained dwellings completed (net)*	*1537*	*567*	*491*	*654*	*717*	*855*	*1375*	*1228*	*1395*	*1957*	*1263*	1083	1334
7		Total dwellings completed (gross)	2683	1178	1400	1698	1435	1070	2102	2119	1870	2590	1767	1299	1397
8		**Total dwellings completed (net)**	**2317**	**602**	**989**	**1213**	**836**	**956**	**1408**	**1485**	**1491**	**2275**	**1263**	**1174**	**1306**
9															
10		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	688
11		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	678
12		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	709
13		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	656
14															
15		Vacant housing brought into use	30	70	71	97	97	66	149	174	137	147	120	142	139
16		Housing falling vacant													
17		**Net vacant homes brought back into use**	**30**	**70**	**71**	**97**	**97**	**66**	**149**	**174**	**137**	**147**	**120**	**142**	**139**
18		**NET CHANGE IN TOTAL HOUSING SUPPLY**	**2347**	**672**	**1060**	**1310**	**933**	**1022**	**1557**	**1659**	**1628**	**2422**	**1383**	**1316**	**1445**

APPENDIX E Housing Sites

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started										
		STATUS	Estimations					Actual				
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net
General sites			679	679	679	679				39	825	825
1P	5-11 Sumner St	UC	229	229	229	229	2015/16	08-AP-3018			229	229
5P	Potters field coach park	NS	75	75	75	75	2020/21	03-AP-0336			386	386
49P	Manor Place Depot	NS	212	212	212	212	2020/21					
57P	6-28 Sylvan Grove	NS	26	26	26	26	2015/16					
59P	272-304 Camberwell Road	NS	60	60	60	60	2015/16	202116			1	1
		NS						06-AP-0774			60	60
67P	Former Mary Datchelor School Site	PC	51	51	51	51	2015/16	07-AP-0020			90	90
		C							2009/10	39		
45P	17-29 Blue Anchor Lane and 20 Bombay Street	NS	5	5	5	5	2015/16	04-AP-0650			33	33
	17-21 Blue Anchor Lane	NS						08-AP-1219			5	5
46P	1-13 Bombay Street, 41-47 Blue Anchor Land and 51-53 Blue Anchor Lane	NS	21	21	21	21	2015/16	08-AP-1744			21	21
Canada Water			2700	2700	2700	2700				310	1615	1611
7P (CWAAP3)	Downtown	NS	263	263	263	263	2012/13	08-AP-1563			212	212
27P (CWAAP5)	Site A Canada Water	UC	668	668	668	668	2015/16	09-AP-1870			668	668
28P(CWAAP6)	Site B Canada Water	PC	169	169	169	169	2010/11					
		C						07-AP-2588	2009/10	63	63	63
		UC						08-AP-2388			169	169
30P	Site D Canada Water	C						09-AP-1311	2009/10	5	5	1
		C						06-AP-009	2007/08	242	242	242
31P(CWAAP8)	Site E Canada Water	NS	140	140	140	140	2013/14					
32P (CWAAP9)	Mulberry Business Park	UC	256	256	256	256	2013/14	07-AP-2806			256	256
34P(CWAAP11)	Quebec Industrial Estate		250	250	250	250	2016/17					

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net
CWAAP7	Declaton site, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and overflow Car Park		532	532	532	532	2015/16					
29P		NS										
36P		NS										
37P		NS										
35P												
48P(CWAAP23)	St Georges Wharf	NS	60	60	60	60	2014/15					
CWAAP2	Ajacent Surrey Docks Stadium Salter Road	NS	100	100	100	100	2014/15					
CWAAP10	24-28 Quebec Way	NS	50	50	50	50	2017/18					
CWAAP12	Hamsworth Quays	NS										
CWAAP14	Rotherhithe Police Station and Landale House	NS	2	2	2	2	2017/18					
CWAAP15	23 Rotherhite Old Road	NS	14	14	14	14	2012/13					
CWAAP16	41-55 Rotherhithe Old Road	NS	15	15	15	15	2011/12					
CWAAP18	247-251 Lower Road	NS	15	15	15	15	2015/16					
CWAAP19	Tavern Quay(East and West)	NS	112	112	112	112	2011/12					
CWAAP20	Surrey Docks Farm	NS	1	1	1	1	2011/12					
CWAAP21	Dockland Settlement	NS	28	28	28	28	2013/14					
CWAAP22	Odessa Street Youth Club	NS	25	25	25	25	2014/15					
Bermondsey			**1066**	**778**	**1252**	**1218**				**805**	**1326**	**1226**
11P	Site U - Lupin point parking structure	NS	18	18	18	18	2010/11					
12P	Site F - Giles House, Carlton House, Darney House	NS	264	158	264	228.667	2010/11	04-AP-0102				
	Site FSU, Bermondsey SPA	NS						09-AP-0519			317	242
	Salmon Youth Centre	UC						06-AP-1201			26	26
	Salmon Youth Centre	C						04-AP-0549	2009/10	2	2	2

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net
13P	Site S - Casby House Parking Structure	NS	37	37	37	37	2011/16					
15P	Neckinger Estate	NS	139	-43	325	326.333	2011/12					
16P(SiteL)	Land bounded by Abbey St, Old Jamaica Rd, Rouel Rd and Frean St, Spa Rd, Thurland Rd, Dockley Rd, End St	NS	33	33	33	33	2011/12	09-AP-1874			33	33
17P	Part Phase1, Part Site E and H Bermondsey SPA	C						06-AP-0323	2009/10	167	167	167
	Site West Phase 1i Bermondsey SPA	C						06-AP-0374	2009/10	113	113	109
	Rising Sun, Old Jamaica Road	C						06-AP-0322	2008/09	44	44	44
18P	Site H - Land bounded by Frean St, Thurland Rd, Spa Rd and Ness St.		100	100	100	100	2008/09					
19P	St James Road Open Space	C						06-AP-1236	2008/09	49	49	49
20P	Site C & T - Land bounded by Spa Rd, Neckinger Grange Walk and The Grange	UC	90	90	90	90	2016/21	06-AP-2272			90	90
		NS	320	320	320	320						
	Cube House, 5 Spa Road	C						04-ap-2350			1	1
	Final Furlong	C						05-AP-0566	2007/08	16	16	16
	Final Furlong	C						05-AP-0566	2008/09	45	45	45
21P	Site G - 82-92 Spa Rd and 94-118 Spa Rd	NS	48	48	48	48	2011/16	09-AP-1098			48	28
	Queens Arm P.H, 78 Spa Road	NS						08-AP-0780			6	5
22P	Site O - Land bounded by Dunlop Place, Spa Road and Rouel St.	C						07-AP-0804	2009/10	157	157	157
23P	Site D - 89 Spa Road	C						05-AP-2617	2009/10	138	138	138
25P	Bermondsey SPA A ,Land bounded by Grange Road	C						03-AP-0910	2006/07	74	74	74

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	
26P	Site B - Land between 1 and 45 Alscot Rd	NS	17	17	17	17	2011/16						
Elephant and Castle			**4917**	**3705**	**4917**	**3725**				**369**	**2307**	**2259**	
8P	Manna Ash House	NS	50	50	50	50	2015/16						
9P	Library St NHO	NS	38	38	38	38	2020/21	08-AP-2427			40	38	
10P	21 Harper Road	NS	34	34	34	34	2015/16						
38P	Prospect house playground, St Georges Rd	UC	15	15	15	15	2020/21	08-AP-2409			15	15	
39P	Elephant and Castle Core Area	PC	**4200**	**2988**	**4200**	**3008**	2014/15			**369**	**2252**	**2206**	
	Herbert Morrison House	NS						02-AP-1852			4	4	
	191-193 Walworth Road	NS						02-AP-2217			5	2	
	28 Wansey Street	NS						301360			1	1	
	32 New Kent Road	NS						07-AP-0315			1	1	
	Wansey Street	C						04-AP-2114	2006/07	31	31	31	
	Newington Industrial Estate,Crampton Street	C						04-AP-0544	2007/08	195	195	195	
	Crampton Street	UC	186	186	186	186	2010/11	06-AP-2426	2007/08	8	8	-9	
	Elephant Road (Ex Volvo site)	NS						05-AP-1693			230	230	
	Castle House	UC	408	408	408	408	2010/11	05-AP-2502			408	408	
	66 Wansey Street	C						06-AP-2284	2007/8	4	4	2	
	London Park Hotel	NS						07-AP-0760			470	470	
	Amelia Street Printing works	UC	1124	1124	1124	1124	2015/16	07-AP-0650			164	164	
	Elephant and Castle Leisure Centre	NS						06-AP-2217			5	3	
	Elephant and Castle Leisure Centre	NS	450	450	450	450	2020/21	07-AP-0315			1	1	
	Castle Indsutrial Estate, New Kent Rd/ Deacon Way	NS	373	373	373	373	2015/16	08-AP-2403			373	373	
	The Castle, Walworth Road	C						021290			5	5	
	Elphant and Castle Leisure Centre, Browning Settlement	UC						08-AP-0769			4	2	
	Former Printing Works, Steedman Street	C						0200357	2006/07	88	113	113	

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started										
		STATUS	Estimations					Actual				
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net
									2005/06	25		
		C						06-AP-2166	2007/08	10	10	5
		UC						08-AP-0553			2	2
	30-32 Wansey Street	C						08-AP-1377	2008/09	2	2	2
	Browning Settlement,3 Browning Street	C						08-AP-0769	2009/10	4	4	2
	44B Brandon Street							04-AP-1835	2006/07	2	2	1
40P	Albert Barnes House, New Kent Road	NS	52	52	52	52	2015/16	08-AP-2406			52	52
42P	153-163 Harper Rd	NS	66	66	66	66	2015/16					
43P	Thornton House, Beckway Street and Comus Place	NS	37	37	37	37	2020/21	08-AP-2411			37	25
44P	Land to the south west of Stewart House and bound by Leroy and Aberdour Street	NS	23	23	23	23	2020/21					
50P	Land bound by Brandon St and Larcom St South West	NS	18	18	18	18	2015/16	08-AP-2440			18	18
51P	Nursery Row Park car parks, Wadding and Brandon St	NS	145	145	145	145	2015/16					
54P	Welsford Street garages/parking area south of Thorburn Sq	NS	27	27	27	27	2015/16					
55P	Royal Rd - former social services day centre	NS	96	96	96	96	2015/16					
58P	Land immediately located to the south east of Bolton Crescent and Camberwell New Rd	NS	116	116	116	116	2010/11	07-AP-2801			103	103
Peckham			**911**	**909**	**1291**	**1289**				**153**	**425**	**423**
60P	Units 1-31 Samual Jones Industrial Estate	UC	195	195	195	195	2015/16	05-AP-1949			195	195
	69A Peckham Grove, Samuel Jones industrial Estate	C						04-AP-1601	2008/09	110	110	110
62P	Cator Street, Commercial Way	NS	85	85	85	85	2016/21					

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started										
		STATUS	Estimations					Actual				
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net
63P	Sumner House	NS	37	37	87	87	2011/12					
64P	Flaxyard Site, 1-52 Peckham High Street	NS	173	173	173	173	2015/16					
		C						05-AP-0282	2008/09	1	1	1
		NS						08-AP-1464			1	1
		UC						08-AP-2835			3	3
	35 Peckham High Street	NS						05-AP-0995			1	1
	29-31 Peckham High Street	NS						05-AP-1816	2004/05	2	2	1
	11 Peckham High Street	NS						07-AP-1988			1	1
	9 Peckham High Street	NS						09-AP-0285			3	2
65P	Peckham Wharf, Peckham Hill Street	NS	39	39	91	91	2011/12					
68P	Peckham Rye Station Environs including all of Station Way, 2-10 Blenheim Grov3 and 74-82a Rye Lane	NS	26	26	61	61	2014/15					
69P	Cinima Site and multi-storey car park, Moncrieff St	NS	88	88	88	88	2025/26					
70P	Tuke School and 2 Woods Road	NS	51	51	51	51	2020/21					
71P	Copeland Rd bus garage, 117-149 Rye La, 1-27 Bournemouth Rd and 133-151 Copeland Rd	PC	182	180	425	423	2014/15	03-AP-1417	2006/07	40	40	40
		NS						06-AP-0995			61	61
72P	Copeland Rd car park and site on corner of Copeland Rd and Rye Lane	NS	35	35	35	35	2020/21	05-AP-1812			7	7
Alylesbury			**1503**	**1503**	**1503**	**1503**				0	0	0
AAP1a	Aylesbury Estate	NS	259	259	259	259	2011/12					
AAAP1	Aylesbury Estate	NS	311	311	311	311	2015/16					
AAAP2	Aylesbury Estate	NS	311	311	311	311	2020/21					
AAAP3	Aylesbury Estate	NS	311	311	311	311	2020/21					
AAAP4	Aylesbury Estate	NS	311	311	311	311	2020/21					
Major Schemes			**1055**	**1055**	**1055**	**1055**					0	0

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started											
		STATUS	Estimations					Actual					
Site No.	Address		Gross (low)	Net (low)	Gross (high)	Net (high)	Year likely to be completed	Approval ref	Year Completed	Amount Completed	Gross (proposed to be built)	Net	
	Woodene	NS	400	400	400	400	2015/16						
	Elmington	NS	460	460	460	460	2015/16						
	Silwood	NS	145	145	145	145	2015/16						
	Coopers Road	NS	50	50	50	50	2015/16						
	East Dulwich	NS	N/A	N/A	N/A	N/A							
Totals (as at March 31 2010)			**12831**	**11329**	**13397**	**12169**				**1676**	**6498**	**6344**	

CONTACT US

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

Address: Planning Policy, Planning and Transport, Regeneration and Neighbourhoods, FREEPOST P.O Box 64529 , London, SE1P 5LX
Telephone: 020 7525 5471 (between 9am-5pm, Monday-Friday)
Email: planningpolicy@southwark.gov.uk.

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

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Arabic

هذه الوثيقة أعدت من قبل فريق سياسة التخطيط ببلدية ساوثارك.
هذه الوثيقة ستؤثر على القرارات التي إتخذت حول تخطيط وتطوير إستعمال الأرض في ساوثارك.
إذا اردت أن تطلب المزيد من المعلوماتَ أو من الأستشارة بلغتِك يرجى القيام بزيارة دكانَ (وان ستوب شوب) وأعلم الموظفين هناك باللغة التي تريدها. إنّ عناوينَ دكاكين (وان ستوب شوب) موجود في أسفل هذه الصفحةِ

Bengali

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

French

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

Somali

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

Spanish

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

Tigrinya

እዚ ሰነድ (ጽሑፍ) ብካውንስል ሳውዝዋርክ (Southwark) ናይ ውጥን መምርሒ ጉጅለ ዝተዳለወ እዩ ። እዚ ሰነድ'ዚ ኣብ ሳውዝዋርክ ናይ መሬት ኣጠቃቕማ መደብን ዕብየትን ኣብ ዝግበሩ ውሳኔታት ጽልዋ ክህልዎ ይኽእል እዩ ። ተወሳኺ ሓበሬታን ምኽርን ብቋንቋኹም እንተደሊኹም ናብ ዋን ስቶፕ ሾፕ (one stop shop) ብምኻድ ንሰራሕተኛታት ዝደልይዎ ቋንቋ ንገርዎም ። ናይ ዋን ስቶፕ ሾፕ ኣድራሻ ኣብ ታሕቲ ተዋሂቡ ይርከብ ።