

**LONDON BOROUGH OF SOUTHWARK
ANNUAL MONITORING REPORT**

YEAR I: APRIL 2004 to MARCH 2005

EXECUTIVE SUMMARY:

1. Southwark is preparing a local development framework which will contain all of the borough's planning policies. These need to be based on reliable evidence to achieve the effective planning outlined above. The annual monitoring report is being prepared to improve the effectiveness of planning through co-ordinated reporting on the implementation of Southwark's plans and policies, identifying progress on the achievement of various objectives and, in due course, to help identify issues that may require adjustments to the borough's plans and policies to achieve the desired ends. This is the first annual monitoring report of the London Borough of Southwark local development framework prepared under the Planning and Compulsory Purchase Act 2004. This contains data which is currently available. It also sets out our plans to carry out more detailed monitoring and reporting in certain areas over the next three years.
2. Southwark's strategy for the use and development of land is set out in the draft Southwark Unitary Development Plan. The strategy seeks to provide for the needs of the local area and for the borough to play its part in meeting the needs of the whole Greater London region and beyond. The strategy provides for population growth and growth in the economy by recognising the role of Southwark as part of central London with key opportunity areas at London Bridge and Elephant and Castle and preferred office locations in the north of the borough closest to the City and West End. Population growth will also be accommodated in a number of action areas such as Canada Water, Bermondsey Spa and Peckham. The strategy is intended to bring sustainable improvement to the borough, particularly in the priority neighbourhoods and areas for regeneration that are identified.
3. Southwark's strategy and planning policies for the use and development of land provides for population growth and growth in the economy by recognising the role of Southwark as part of central London
4. When preparing plans and programmes the council must carry out a strategic environmental assessment (SEA) in line with the European Directive 2001/42/EC. This places a substantial new duty on local authorities to identify indicators that will need to be monitored if the effects of its plans and programmes are to be properly assessed.
5. Over the past two years the council has carried out a survey of all of the buildings in the borough documenting the type of land use, photographs and data about the site. This data has been collected and linked to the council's geographic information system. Changes to the land use on each site will be monitored and updated to demonstrate how the borough is changing.
6. Every year Southwark receives around 2,500 applications for planning permission of which between 700 and 800 involve the creation of new floorspace, new homes or changes of use. Data on developments creating or changing the use of floorspace are monitored by the London Development Database. The Greater London Authority's London Development Database (LDD) can be accessed at www.london.gov.uk/LDD.

DURING THE ANNUAL MONITORING REPORT REPORTING YEAR OF 2004-5:

7. 14,218 sqm of employment floorspace were completed, comprising 9,432 sqm of office (Class B1a) and light industrial (B1c) floorspace and 2,286 sqm of warehousing and distribution (B8) space. No major general industrial developments were completed over the period.

8. Completed office and light industrial space however was less than half the five year average of 36,000 sqm pa. A number of major office schemes were however under construction during the reporting period and floorspace for this use can be expected to rise significantly over the next two years.
9. Of the 2.69ha of employment land lost to other uses in the period 2004-05, none was located in a Preferred Industrial Location.
10. 7,256 sqm of new retail (Class A1) floorspace was completed, which included the Asda supermarket on Old Kent Road. No new supermarkets or major retail developments have been approved in the same period.
11. Only 3 permissions were granted for new arts and cultural uses. These comprised a temporary permission for exhibition use adjacent to City Hall, a small exhibition gallery, and a nature reserve visitor centre.
12. Two permissions were granted for hotel use, comprising a 245 bedroom Hilton as part of the More London development and an 11 bedroom hotel on Borough Road.
13. 39 planning permissions were granted for new community facilities (Class D1) of which 8 involved provision health uses and a further 6 for religious use.
14. In addition, 25 permissions were granted for other community type uses, including the children's centre nursery at Tenda Road (1,050 sq.m.) and the Salmon Youth Centre (3,150 sq.m.), now under construction;
15. The same period saw 13 permissions for the loss of community facilities. Three of these involved loss of health uses, including a 1,400 sq.m. mental health centre.
16. 17 section 106 legal agreements were concluded on schemes in Southwark. These agreements generated a total of £2.98m, not including affordable housing. The More London development provided £1.1m to be used for educational and training purposes, £500,000 for the refurbishment of historic buildings, £500,000 towards the Unicorn Theatre, £312,000 for transport and traffic improvements and £193,000 for environment and open space enhancements.
17. Southwark residents and businesses generated some 134,700 tonnes of municipal 'waste arisings'. Of these, 103,600 tonnes (75%) were household waste and 26% was trade waste. In comparison, the previous year generated a lower overall total, (134,700 tonnes), although the amount of household waste produced was greater (109,300 tonnes or 81%). The overall total has risen by only 2% p.a. over the past two years, which despite a rising population ahead of the borough's target of 3%. This compares with a rise of 4% in the previous 5-6 years.
18. 10.8 % of household waste was recycled. This is below the borough target of 14%, but well above the 2003/04 figure of 7.1%.
19. The number of new housing units added (net) was 1,596 per ODPM definition, or 1,806 by the GLA definition.
20. No housing units of less than 30 dwellings per hectare (dph) were completed. 4% of dwellings were built at densities between 30 and 50 dph. All remaining units were provided at 50 or more dph.
21. Out of nearly 2,000 gross residential units approved, 256 were for three bedrooms or more (33 for 4 bed, 19 for 5 or more bedrooms).
22. There were 667 completed units provided for social renting, as well as 128 units provided for intermediate tenures (usually 'key worker' housing or shared ownership accommodation).
23. In addition to affordable units provided through private sector developments, 1,243 units were completed as part of schemes involving 100% affordable housing.

24. Aggregating affordable units provided through private schemes and those on 100% affordable sites, some 42% of the total number of dwellings approved in the borough were affordable.
25. Out of 231 housing schemes approved, 77% had no parking spaces at all. Overall, there were more than three dwellings given permission for every parking space provided.

PART I – STRATEGY

1. PURPOSE AND LEGAL REQUIREMENT

PURPOSE

- 1.1 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 natural and historic environment and conserving open spaces that are vital resources for everyone. However, poor planning can result in a legacy for current and future generations of run down areas which can become unsafe resulting in crime and uninhabitable areas.
- 1.2 Southwark is preparing a local development framework which will contain all the borough's planning policies. These need to be based on reliable evidence to achieve the effective planning outlined above. The annual monitoring report is being prepared to improve the effectiveness of planning through co-ordinated reporting on the implementation of Southwark's plans and policies, identifying progress on the achievement of various objectives and, in due course, to help identify issues that may require adjustments to the borough's plans and policies to achieve the desired ends. Southwark Council has been strengthening the evidence base on which its planning policies and programmes are based for several years. More detailed information on land-use, population changes, economic activity and environmental issues is being gathered and this is used to ensure that plans and policies are delivering sustainable development. Annual monitoring reports will show how this is being achieved.
- 1.3 This is the first annual monitoring report of the London Borough of Southwark local development framework prepared under the Planning and Compulsory Purchase Act 2004. This contains data which is currently available. It also sets out our plans to carry out more detailed monitoring and reporting in certain areas over the next three years.

LEGAL REQUIREMENT

- 1.4 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every local planning authority to prepare an annual report to submit to the Secretary of State containing information on the implementation of the local development scheme and the extent to which the policies set out in local development documents are being achieved. Further details are set out in regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

2. LOCAL AREA CONTEXT

- 2.1 Until around 25 years ago the population of Southwark along with much of London was in decline. Since then, this trend has been sharply reversed due to new house building and high birth (but low death) rates. The population is estimated to have grown from 227,200 in 1991 to 256,700 in 2001, a much faster rate of growth than is shown nationally.
- 2.2 Compared to other parts of the country, it has a similar number of under 16s (20%) but many more of working age (69%) and fewer residents of retirement age (10% cf. 16% in England as a whole). 28% of households include children (30% nationally).

SOCIAL MIX

- 2.3 Southwark has a high level of Black and Minority Ethnic residents (37%) and the highest proportion of Black Africans in Britain (16%). The next largest groups are the Black Caribbeans (8%). South Asian and Chinese groups comprise around 4.5%, the biggest group being the Bangladeshis. Many residents are from Middle Eastern, Irish, Latin American, Cypriot or East European backgrounds and some identify as being Black or Asian British or of Mixed Origin.
- 2.4 Among residents with a religious identification, the most common groups are Christians (62%) and Muslims (7%). Over 28% say they have no faith.
- 2.5 Southwark has a mobile population with many residents moving to and from other parts of the country (7.4% pa) as well as to and from abroad (2% pa). A high proportion of residents were born abroad and there are an estimated 16,000 recent refugees in the area.
- 2.6 Over half of the borough's wards are in the most deprived 10% in the country. A high proportion of residents are on low incomes, on benefit, or in lone parent households (10% of households). Nonetheless, since 1993 the borough has improved from 2nd to 17th in national deprivation scores. Some of this progress may well be due to council led regeneration, education, and social inclusion programmes.
- 2.7 Nearly half of local school pupils are eligible for free meals and in over half the borough more than half of children and young people are in households on means tested benefits.

HOUSING

- 2.8 53.5% of households live in affordable social housing, the second highest proportion in England, and over 40% are in council housing (compared to 13% in England as a whole).
- 2.9 There is relatively little owner occupation at 31.5% due to the dominance of social housing and the disparity between expensive housing and low incomes. Dense development means a relatively small proportion of homes are houses with gardens (26%). 74% of homes are in flats. In 2001 there were 85 persons to the hectare (compared to the average for England as a whole of 3.8).
- 2.10 The number of households found in the 2001 Census was 106,000, but Council data suggests the true figure was closer to 110,000 and by 2004 was around 114,000, living in some 118,000 dwellings (some sub divided);

LIFE CHANCES

- 2.11 The number of jobs in the borough has expanded from 123,300 in 1991 to 142,800 in 2003. Nonetheless, there remains a relatively high level of unemployment, 6.2 % at the 2001 Census compared to 3.4 % nationally or 5.6 % in Inner London.

Economic activity among those of working age was 65.9% (based on 183,000* adults aged 16-74).

- 2.12 The most recent average household income estimate is £33,000 (compared to £34,600 in London and £29,400 nationally). The mean income would in all cases be lower; 34.7% of households had incomes below £20,000 (31% in London as a whole).
- 2.13 The level of qualifications held by the adult population is higher than the national average with 35% having degrees or similar while the figure for England is 20%.
- 2.14 Levels of poor health and premature death remain higher than in comparable areas, as are teenage pregnancies, infant mortality and sexually transmitted infections.

3. THE SOUTHWARK UNITARY DEVELOPMENT PLAN

- 3.1 Southwark's strategy for the use and development of land is set out in the draft Southwark Unitary Development Plan. The strategy seeks to provide for the needs of the local area and for the borough to play its part in meeting the needs of the whole Greater London region and beyond. The strategy provides for population growth and growth in the economy by recognising the role of Southwark as part of central London with key opportunity areas at London Bridge and Elephant and Castle and preferred office locations in the north of the borough closest to the City and West End. Population growth will also be accommodated in a number of action areas such as Canada Water, Bermondsey Spa and Peckham. The strategy is intended to bring sustainable improvement to the borough, particularly in the priority neighbourhoods and areas for regeneration that are identified.
- 3.2 Planning policies contained in the plan are derived from the priorities identified in the community strategy as well as taking account of national planning policy and the requirement to be in general conformity with the London Plan.
- 3.3 One of the council's priorities is tackling poverty. The plan will assist this by encouraging wealth creation. Plan policies seek to make Southwark a good place to invest for larger companies and for small and medium enterprises. It seeks to help keep a range of services that people need easily accessible in the town centres and improve on these wherever possible. Improved employment opportunities for local people is the aim.
- 3.4 To further improve people's life chances the borough needs social infrastructure, especially health and education facilities. The plan makes provision for new and improved schools to support the community strategy priority of raising educational achievement.
- 3.5 The plan will have a great deal of influence over the council's ability to achieve the community strategy priority of making the borough cleaner and greener. It sets out to raise standards of environmental performance, ensure all development is sustainable and protect our built heritage, open spaces and natural environments.
- 3.6 Housing policies in the plan are intended to improve the quantity, quality and affordability of housing in the borough to achieve sustainable communities.
- 3.7 Transport policies seek to ensure that development is in the right place to reduce the need to travel and to enable people to travel by sustainable means such as walking, cycling or using public transport, wherever possible. These policies are coordinated with the council's transport priorities and spending plans which will be set out in the Local Implementation Plan which will be published early in 2006 to explain how the borough will be helping to implement the Mayor's Transport Strategy.

4. SOUTHWARK'S LOCAL DEVELOPMENT FRAMEWORK AND ADOPTION OF THE UNITARY DEVELOPMENT PLAN

OVERVIEW OF SOUTHWARK'S LOCAL DEVELOPMENT SCHEME

- 4.1 Southwark Council prepared a local development scheme in accordance with section 15 of the Planning and Compulsory Purchase Act 2004 and this was brought into effect in October 2005. The local development scheme is a work plan for the next three years which explains what planning documents are used in planning decisions in the borough, which ones are in preparation and when they are expected to be adopted and which new documents are planned. Collectively, the documents that guide planning decisions in the borough are known as the local development framework.
- 4.2 The preparation of Southwark's local development framework over the next three years will take into account the transition between the previous system of unitary development plans and the new system. This is because Southwark is well advanced in the process of preparing a new unitary development plan under the old regulations.
- 4.3 The new unitary development plan has been prepared to take into account many of the principles of the new planning system that have been under discussion for some time and which were brought into law in the 2004 Act.
- 4.4 The unitary development plan was examined by a public inquiry which took place between April and July 2005. The next stage is for the inspector who conducted the public inquiry to publish his report. This will give recommendations for any further changes to the plan that are considered necessary before the plan is adopted. When received, the council will consider these recommendations with a view to adopting the plan later in 2006 after having carried out any further public consultation considered necessary following any changes.
- 4.5 Under the new planning system, the policies in the unitary development plan will then be 'saved' for a period of at least three years. The local development scheme therefore proposes that the need to revise the principles of the strategy that lies behind the unitary development plan with a new statement of core policies will be kept under review but it is unlikely that it will be considered necessary to start preparation before the end of the three year period covered by the scheme.
- 4.6 The following table summarises progress on the preparation of Southwark's local development framework and identifies revisions to the local development scheme which will be made as a result. Please refer to the Southwark Local Development Scheme October 2005 for details of these documents, their proposed purpose and the arrangements made for their preparation. A revised local development scheme will be submitted to the secretary of state early in 2006.

| Name of document and published timetable | Progress and reasons | Revised timetable |
|---|--|--|
| UDP Adoption June 2006 | Public inquiry closed July 2005 Inspector's report awaited Complexity and bulk of issues | Adoption likely to be later than June 2006 |

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|--|---|--|
| | considered at the UDP public inquiry has led to delay in issue of the inspector's report | |
| Statement of community involvement Submission to Secretary of State December 2005 Adoption June 2006 | Formal public participation continuing Scoping and preliminary consultation on this new process has been more time consuming than anticipated due to intense interest from the public | Submission to Secretary of State April 2006 Adoption October 2006 |
| Peckham area action plan Submission to Secretary of State October 2006 Adoption September 2007 | Formal public participation continuing Options delayed to take into account outcome of UDP public inquiry and coordinate with Transport for London's consultation on the route of the Cross River Tram (starting June 2006) | Submission to Secretary of State July 2007 Adoption December 2007 |
| Elephant and Castle area action plan Submission to Secretary of State January 2007 Adoption May 2008 | No progress – need for document being reviewed Subject to the outcome of the UDP public inquiry and the results of commercial partner selection later in 2006 the area action plan may prove unnecessary. This will be kept under review | To be kept under review |
| Transport supplementary planning document Adoption (compliance with Regulation 17) May 2006 | Start of preparation incomplete Sustainability appraisal required. Options also dependent on outcome of UDP | Adoption by December 2006 (subject to progress on UDP) |
| Core Strategy Timetable to be reviewed subject to adoption of UDP | No change | Timetable to be kept under review |
| Bermondsey Spa supplementary planning document | Start of preparation awaiting inspector's report on UDP | Adoption by December 2006 (subject to |

| | | |
|--|---|---|
| Approval December 2005 | | progress on UDP) |
| Dulwich supplementary planning guidance Approval December 2005 | Start of preparation awaiting inspector's report on UDP | Adoption by December 2006 (subject to progress on UDP) |
| Thames special policy area supplementary planning guidance Approval December 2005 | No progress – need for document being reviewed | To be kept under review |
| Other supplementary planning documents: <ul style="list-style-type: none"> • Archaeology • Sustainability Appraisals • Design (including access and facilities for people with disabilities) • Residential design standards • Approval December 2005 | Start of preparation awaiting inspector's report on UDP | Adoption by December 2006 (subject to progress on UDP) |
| Other supplementary planning documents: <ul style="list-style-type: none"> • Designing out crime • Heritage • Resources • Shopfront design • Approval December 2005 | No progress – need for document being reviewed | To be kept under review |

4.7 The following table sets out further documents that that council intends to produce which will be set out in the forthcoming revised local development scheme.

| Name of document | Need for new document |
|--|---|
| London Bridge supplementary planning document | Review of priorities identifies this as a higher priority. |
| Aylesbury Estate supplementary planning document | Decision taken in September 2005 for major redevelopment to take place requires guidance for the preparation of a master plan. Keep under review possible need to promote to area action plan (local development document). |
| Old Kent Road supplementary planning document | Earlier consultation on draft supplementary planning guidance (December 2002) is now out of date. New supplementary planning document requires fresh start with sustainability appraisal |
| Affordable housing supplementary planning document | Identified as a high priority. Preparation has commenced. Requires sustainability appraisal and further consultation to fulfill requirements as a supplementary planning document |
| Section 106 planning obligations supplementary planning guidance | Identified as a high priority. Preparation has commenced. Requires sustainability appraisal and further consultation to fulfill requirements as a supplementary planning document |
| Tall buildings supplementary planning document | Identified as a high priority. Preparation has commenced. Requires sustainability appraisal and further consultation to fulfill requirements as a supplementary planning document |

5. SUSTAINABILITY

- 5.1 National planning policy states that sustainable development is the core principle underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and for future generations (Planning Policy Statement 1 2005).
- 5.2 When preparing plans and programmes the council must carry out a strategic environmental appraisal (SEA) in line with the European Directive 2001/42/EC and the Environmental Assessment of Plans and Programmes Regulations 2004 which transposed the SEA directive into law. Under the Planning and Compulsory Purchase Act 2004 the council must also carry out a sustainability appraisal of all new or revised development plan documents and supplementary planning documents. The sustainability appraisal is an overarching appraisal of the potential social, economic and environmental impacts that may encompass the strategic environmental assessment and other assessments such as an equalities impact assessment.
- 5.3 In carrying out a strategic environmental assessment or a sustainability appraisal the local authority should identify the environmental or sustainability criteria on which the plan or programme is to be judged. This places a substantial new duty on local authorities to identify indicators that will need to be monitored if the effects of its plans and programmes are to be properly assessed.
- 5.4 A sustainability appraisal of the draft Southwark Unitary Development Plan which is currently proceeding towards adoption was carried out at each stage in its preparation according to a procedure developed by Southwark Council and adapted from the procedure used to assess the Mayor of London's Spatial Development Strategy (the London Plan). This process of preparing the plan was started some time before the detailed requirements of the European directive and the subsequent regulations bringing it into British law were published. As a result, Southwark Council decided in April 2005 not to proceed with a full Strategic Environmental Assessment (SEA) of the plan, since this would have required going back to the start of the UDP process delaying adoption of an up to date plan by several years and increasing uncertainty in the process. However, the Sustainability Appraisals carried out on UDP documents have generally complied with much of what would be required under the SEA directive.
- 5.5 33 Sustainability Objectives, which are the same as those of the London Plan, were used as the basis for evaluation of the UDP. UDP policies were also assessed against the five main priorities in the borough's Community Strategy which aims to set out how to achieve Southwark's ambitions:
- Tackling poverty,
 - Making southwark cleaner and greener,
 - Cutting crime and the fear of crime,
 - Raising standards in schools, and
 - Improving health in the borough
- 5.6 The council is now developing a baseline sustainability appraisal and SEA framework that identifies indicators, data sources and targets for the 33 sustainable development objectives adopted by the GLA and in line with government advice on methodology. The council aims to consult the public on these indicators early in 2006.
- 5.7 The role of the annual monitoring report is to give an overview of the progress being made by the authority against local, regional and national indicators for town

planning related issues primarily, within a broad context of promoting sustainable development.

6. EQUALITIES

- 6.1 Under the Race Relations Amendment Act 2000 Southwark Council is required to assess how policies, services and practices affect the local community across the areas of responsibility with the aim to:
- Eliminate discrimination;
 - Promote equality of opportunity; and
 - Promote good relations.
- 6.2 Southwark Council also has responsibilities for a diverse range of issues associated with equality as directed by other pieces of legislation including:
- The Disability Discrimination Act 1995
 - The Disability Discrimination Act 2005;
 - The Sex Discrimination Act 1975
 - The Sex Discrimination Amendment Act 1999
 - The Gender Recognition Act 2004
 - The Human Rights Act 1998;
 - The Employment Equality (Religion or Belief) Regulations 2003; and
 - The Employment Equality (Sexual Orientation) Regulations 2003.
- 6.3 Southwark Council Equalities Scheme 2005 – 2008 sets out the council's policy for addressing equality, diversity and social cohesion to ensure that the responsibilities are met. The policy recognises that people may face discrimination or experience adverse impact on their lives as a result of age, disability, ethnicity, faith, gender or sexuality. Part of the policy is for all new proposed policies, strategies or projects and proposed alterations to these documents to undergo an equalities impact assessment to ensure that the council has adequately addressed its responsibilities under the legislation listed above and its commitments made in the Equality Scheme. The council current has a statutory duty to assess impacts taking into account ethnicity, race and disabilities. As good practice the equalities impact assessments also aim to identify direct or indirect impact on all of the equalities target groups listed above (including age, faith, gender and sexuality).
- 6.4 The annual monitoring report will measure whether the equalities impact assessments and community statements carried out are meeting the objectives of the Equalities Scheme from 1st April 2006 when the final document has been prepared.

7. CONSULTATION AND PARTNERSHIP

- 7.1 The challenge for planning is to try to shape the creation of vibrant, pleasant, attractive places for people to live, work and visit. The effectiveness of planning depends on whether community involvement has reached the diverse communities that planning policies and decisions will affect. This is because an understanding of how people will use spaces and places and the influence that the new policies and proposals will have on the community is essential to enable effective decision making taking into account issues such as race, ethnicity, gender, faith, belief, ability, sexual orientation and age. Partnerships which can be led by the council are an effective way to ensure that all of the relevant stakeholders are involved in influencing decision making. The most influential partnership in Southwark is the Southwark Alliance which has representatives from key stakeholders and is responsible for delivering the borough's community strategy which tries to realise the potential of Southwark as a place to live, work and visit.
- 7.2 Section 18 of the Planning and Compulsory Purchase Act 2004 requires each council to prepare a statement of community involvement setting out the policy for involving the community in the preparation, alteration and review of the local development framework and the processing of planning applications. Future annual monitoring reports will measure whether the statement of community involvement is meeting its objectives and also whether the statement has been followed in the preparation of documents and the processing of applications from 1st April 2006 when the final draft document has been prepared. The key themes that will be tested are:
- Whether the document or application responds to the needs of diverse communities and eliminates unfairness;
 - If it reflects representative local opinion and encourages good community relations;
 - The extent to which it relates to young people;
 - Whether it is sustainable across generations; and
 - Whether the consultation is high quality and value for money.
- 7.3 Consultation will be carried out on the annual monitoring report (2004/5) in line with the Statement of Community Involvement once it has been submitted to the Government Office for London as the first stage of preparation of the annual monitoring report for (2005/6). There will then be annual consultation carried out on the indicators that are being monitored and the effectiveness of the local development framework.

PART 2 – EVIDENCE AND EVALUATION

8. INDICATORS

- 8.1 Southwark Council collects data on a large number of issues in a variety of ways. Robust methodologies and a co-ordinated approach are essential to enable an accurate picture of the changes taking place in Southwark to be ascertained. This will then enable evaluation of whether the local development framework is shaping the type of place that Southwark's community aspires to. Initial data sets have been prepared in this first annual monitoring report. Comprehensive data sets are being collected to measure indicators from the council and other agencies, which will become more detailed over the next few years in future annual monitoring reports.
- 8.2 This initial data collection has included key site and planning data which forms the baseline for the annual monitoring report. Over the past two years the council has carried out a survey of all of the buildings in the borough with the type of land use, photographs and data about the site. This data has been collected and linked to the council's geographic information system. Changes to the land use on each site will be monitored and updated to demonstrate how the borough is changing.
- 8.3 Every year Southwark receives around 2,500 applications for planning permission of which between 700 and 800 involve the creation of new floorspace, new homes or changes of use. The other applications are for matters such as approval of details or variations of previous permission or for erection of structures that do not create new floorspace such as telecommunications masts.
- 8.4 Data on developments creating or changing the use of floorspace are monitored by the London Development Database. This is reported upon monthly and includes details (such as the number of housing units, amount of new floorspace, the height of a building) of all large and some small planning applications. The Greater London Authority's London Development Database (LDD) can be accessed at www.london.gov.uk/LDD.
- 8.5 When planning permission has been granted and recorded on the London Development Database it does not always mean that the development will actually take place. There are many applications that are not developed and after 5 years the planning permission expires. A further survey of completions is carried out annually to find out whether developments have been built. This is carried out through the use of site surveys as well as reference to the councils records on building control and council tax.
- 8.6 There are a number of tiers of indicators required to monitor the effectiveness of the local development framework. There are 29 national core output indicators defined by the government setting the strategic framework for the regional and local indicators. Although it is only the housing figures are a statutory requirement under regulation 48(7) of the Town and Country Planning Regulations (England), national planning policy (Planning Policy Statement 12) recommends that all of these indicators should be measured. Twenty-five regional indicators are set out in the London Plan.
- 8.7 There are a number of local indicators required to measure whether the planning policies of the local development framework are being effective. Some examples are economic floorspace created, affordable homes built and open space protected or lost. There are also indicators of significant effects that measure matters such as impacts on the environment. These indicators may also be used as criteria for assessing developments or programmes as part of the process of sustainability appraisal or strategic environmental assessment.
- 8.9 The indicators and accompanying evidence are set out in Appendix 1 of this report.

9. EVALUATION

- 9.1 The following section provides commentary on the achievement or otherwise of Southwark's planning objectives as set out in the emerging Unitary Development Plan. Details of the data that has been collected for this first annual monitoring report relating to 2004-5 is set out in the table in Appendix 1. This table also identifies areas where further work is required to develop indicators or to collect data for reporting in future annual monitoring reports.

POVERTY AND WEALTH CREATION

- 9.2 Southwark currently ranks as the eighth largest economy in London with 160,000 jobs and the nineteenth largest economy in Britain. It benefits from close links with the dynamic economy in the City and the West End and is increasingly seen as part of central London. It has experienced significant growth in recent years with a 34% increase in VAT registered stock between 1994 and 2002.
- 9.3 Notwithstanding the size of the local economy, in the 2004 Index of Multiple Deprivation, Southwark was rated the 18th most deprived authority in England and Wales, with a score of 34.74. This represents a significant change from 2000 when the borough was rated the 12th most deprived, and the early 1990s when it was the among the bottom three most deprived. There may be a number of reasons for this improvement, including changes in the local population balance following new housing development.
- 9.4 Unemployment in Southwark is also high. Since the end of the 1990s, the official monthly 'claimant count' figure has oscillated around the 9,000 mark in Southwark. In January 2005 there were 8,965 residents claiming work related benefits, down from 9,540 a year earlier. This equated to 7.3% of the economically active population, compared to 4.4% over London as a whole.
- 9.5 Tackling poverty is one of the five priorities of the Southwark Community Strategy. The emerging UDP provides land use and development policies to support this objective. Strategic policies 4 (Removing barriers to employment), 5 (Regeneration and creating employment), 6 (Accessible services), 7 (Arts, culture and tourism) and 8 (Anti poverty) seek sustainable economic growth which benefits local people. Policies 1.1-1.11 in Part 2 of the emerging UDP provide detailed policies to deliver the strategic objectives.

Office, industrial and warehousing development

- 9.6 The emerging UDP seeks to ensure the supply of a range of premises suitable for offices (Class B1a) industrial (Class B1c and B2) and warehousing (Class B8) uses, both in designated Preferred Industrial Locations (PILs), Preferred Office Locations and in other locations scattered throughout the borough.
- 9.7 During the AMR reporting year, some 14,218 sqm of employment floorspace were completed, comprising 9,432 sqm of office (Class B1a) and light industrial (B1c) floorspace and 2,286 sqm of warehousing and distribution (B8) space. No major general industrial developments were completed over the period.
- 9.8 Although the data relates only to major schemes or 1000 sqm or more, it should be noted that large schemes would normally account for over 90% of developments in these use classes and therefore the figures provide a good reflection of overall provision.

- 9.9 The quantum of completed warehousing space was around the 5 year average, demonstrating strong demand for floorspace in this category and reflecting a London-wide trend. Completed office and light industrial space however was less than half the five year average of 36,000 sqm pa. A number of major office schemes were however under construction during the reporting period (refer to section on Office, Retail and Town Centres below) and floorspace for this use can be expected to rise significantly over the next two years. With regard to B2 development, again this tends to be 'lumpy' with large developments coming forward in some years and little or no development in others.
- 9.10 Policy 1.3 in the emerging UDP seeks to direct new industrial and warehousing development to the designated Preferred Strategic Industrial Locations, which are protected for that purpose. In accordance with this strategy, in the last few years, the majority of completed developments were located in the PILs, demonstrating continuing demand for flexible and modern floorspace with good access to the strategic road network and suitable servicing. Conversely, of the 2.69ha of employment land lost to other uses in the period 2004-05, none was located in a PIL.
- 9.11 Policy 1.5 in the emerging UDP seeks to retain employment uses within mixed use development on appropriate sites. Accordingly, a number of sites which do not meet the criteria set out in the policy have been released for other uses. The largest of these sites included the Thames Water Depot on Borland Road (0.55ha), the timber yard on Colegrove Road (0.41ha) and land at 48-52 Peckham Grove (0.39ha). Excepting a number of small employment sites that were released for small scale commercial or community uses, the majority of land released received permission for residential redevelopment.

Offices, retail and town centres

- 9.12 Between 2000 and 2004, the borough experienced a net gain to office floorspace stock of 39,000 sqm (3.5%). With a total of 1.139m sqm of office floorspace, Southwark is one of the largest providers of office floorspace in the capital, after Westminster (5.625m sqm.), the City (5.09m sqm.), Camden (2.216m sqm.), Tower Hamlets (2.152m sqm.) and Islington (1.333m sqm.)¹.
- 9.13 The 2004 London Office Policy Review reported that Southwark has a large supply of office development in the pipeline, either under construction or with planning permission. A significant proportion of Southwark's pipeline supply with planning permission is provided by a few very large schemes, including an additional 35,175 sqm at More London, 55,740 sqm in the London Bridge Tower, 33,524 sqm at Bankside 2 and 3 and 35,000 sqm at 10 Blackfriars Road.
- 9.14 Emerging UDP policy 1.4 seeks to protect the supply of office floorspace and encourage the provision of additional floorspace in the designated Preferred Office Locations. During the financial year 2004-05, there were a number of large office-led mixed use schemes under construction in the north of the borough including 27,870 sqm in the Palestra development on Blackfriars Road, and 38,485 sqm in Bankside 1.
- 9.15 These appear to demonstrate the continuing attraction of sites in the north of the borough to major investors and blue chip occupiers.

¹ Commercial and Industrial Floorspace and Rateable Value Statistics, ODPM, 2004

- 9.16 In 2003, Southwark carried out a retail study which assessed the vitality and viability of the town and local centres and estimated the capacity for further growth. While the study found generally that the centres were meeting the convenience goods needs of the borough's residents, the comparison goods offer was poor. Overall, only 10% of shopping trips for comparison goods made by residents are to centres in Southwark. The study concluded that there was significant scope for retail growth in the borough which could be provided without damaging the health of existing town centres both in the borough and elsewhere. Policy 1.8 in the emerging UDP sets out the borough's strategy of encouraging retail growth in the existing town centre, particularly at Elephant and Castle and Canada Water, and to a more limited extent at Peckham and London Bridge.
- 9.17 Peckham currently supports some 63,500 sqm of shopping floorspace. Its key strengths are the diversity of ethnic retailing, and ease of access to the centre. Vacancy rates are very low and there are a healthy number of independent retailers trading in the centre. Only 22% of all retail outlets are occupied by multiple traders which is significantly below the UK average for a centre of Peckham's size.
- 9.18 The Elephant and Castle shopping centre and adjoining Walworth Road contain a mix of comparison and convenience outlets, providing mainly for the day-to-day needs of a local catchment population. Vacancy rates along Walworth Road are very low, suggesting that it does not have difficulty in attracting retailers. Vacancy at Elephant and Castle (18%) is much higher, reflecting the poor environment and uncertainty over the area's future.
- 9.19 Canada Water provides approximately 39,000 sqm of retail floorspace, largely within the purpose built Surrey Quays shopping centre and more recently completed Surrey Quays Retail and Leisure Park. There are a significant number of comparison goods retailers in the centre and demand for floorspace is high.
- 9.20 London Bridge is an emerging centre of district size, currently supporting around 20,500 sqm of retail floorspace. The Hays Galleria and Butlers Wharf on Tooley Street, the London Dungeon and retail outlets within London Bridge station cater mainly for the needs of office workers and tourists.
- 9.21 During the financial year 2004-5, 7,256 sqm of new retail (Class A1) floorspace were completed, which included the Asda supermarket on Old Kent Road. No new supermarkets or major retail developments have been approved in the same period. As is noted above, the emerging UDP provides a framework which encourages retail expansion in certain locations. It is likely that retail floorspace will increase significantly in the next few years, as the regeneration schemes at Elephant and Castle and Canada Water progress.

Arts, cultural and tourism uses

- 9.22 The area of the borough north of Union Street and west of St Saviour's dock has been designed in the emerging UDP as a Strategic Cultural Area, reflecting both the concentration of attractions in the area, Southwark's own Tourism Strategy and the London Plan objective of drawing tourists east along the River Thames. In recent years, several major visitor attractions have opened in the north of the borough, including Tate Modern, Vinopolis and the Design Museum.
- 9.23 During the AMR reporting period however, only 3 permissions were granted for new arts and cultural uses. These comprised a temporary permission for

exhibition use adjacent to City Hall, a small exhibition gallery, and a nature reserve visitor centre.

- 9.24 With regard to visitor accommodation, two permissions were granted for hotel use, comprising a 245 bedroom Hilton as part of the More London development and an 11 bedroom hotel on Borough Road.

LIFE CHANCES

- 9.25 There are many linked causes and consequences of poverty, such as low educational achievement, poor health, a low skills base, high levels of crime and disempowerment. Southwark's Community Strategy and the London Plan highlight the importance of facilities to enable local communities to become more cohesive. There is a need to provide more choice and better quality educational facilities in Southwark, health facilities including hospitals and satellite health sites and other community facilities within the vicinity of people's homes.
- 9.26 Policies 2.1 and 2.2 of the emerging UDP seek to ensure that community facilities in the borough are protected and enhanced and policies 2.3 and 2.4 provide a framework to protect and improve educational standards.

Community facilities

- 9.27 39 planning permissions were granted for new community facilities (Class D1) in the AMR reporting year, of which 8 involved the provision of health uses and a further 6 for religious use. The most significant of the health uses included the conversion of St. Olaf House in Tooley Street as an extension to London Bridge Hospital and the provision of up to 3,000 sq.m. of health centre use at Old Jamaica Road, as part of the Bermondsey Spa regeneration scheme. In addition, 25 permissions were granted for other community type uses, including the children's centre nursery at Tenda Road (1,050 sq.m.) and the Salmon Youth Centre (3,150 sq.m.), now under construction;
- 9.28 In contrast, the same period saw 13 permissions for the loss of community facilities. Three of these involved loss of health uses, including a 1,400 sq.m. mental health centre.
- 9.29 An increasing and more youthful population means that the Southwark Primary Care Trust (PCT) expects significant growth, particularly in midwifery and childhood medical services, requiring the provision of a minimum of four extra general practitioners in health centre accommodation, as well as outreach staff by 2016. The need for additional resources may be subject to further increases over the coming years given the declining proportion of older residents.

Section 106 Planning Obligations

- 9.30 While Southwark supports regeneration and growth, new development has the potential to create significant adverse effects. The negative impact of development may be environmental, social or economic and is most often a combination of the three. Provisions within Section 106 of the Town and Country Planning Act 1990 allow developers to enter into planning obligations with the local authority to avoid or mitigate these impacts. There are constraints on the use of planning obligations to ensure the planning process remains transparent and fair, as established in the Act, Circular 05/2005 and established by case law.

- 9.31 In the emerging UDP, policy 2.5 provides a framework to guide the use and implementation of s106 planning obligations. They can be used for a number of purposes including ensuring the provision of affordable housing, providing infrastructure to support development and ensuring that development is sustainable.
- 9.32 During the 2004-5 reporting period 17 s106 legal agreements were concluded on schemes in Southwark. These agreements generated a total of £2.98m, not including affordable housing, which contributed towards a number of projects. The More London development provided the largest single contribution, generating £1.1m to be used for educational and training purposes, £500,000 for the refurbishment of historic buildings, £500,000 towards the Unicorn Theatre, £312,000 for transport and traffic improvements and £193,000 for environment and open space enhancements.

CLEAN AND GREEN

- 9.33 The Community Strategy places the environment at the top of its agenda to ensure that Southwark is a safe, healthy and attractive place. The policies in the emerging UDP aim to control development in a way that positively contributes towards achieving sustainability.

Renewable energy

- 9.34 Policies 3.4 and 3.5 in the emerging UDP seek to ensure that new developments minimise energy consumption and in the case of major developments, provide 10% of predicted energy requirements from renewable energy production equipment and sources.
- 9.35 There is currently no comprehensive data relating to this indicator. Availability of data on renewable energy capacity will be reviewed prior to the 2006-2007 AMR reporting year and included in the report if possible.

Air quality

- 9.36 Air quality levels in a large part of the borough are below national standards and for this reason the area has been designated an Air Quality Management Area. Policy 3.6 in the emerging UDP aims to ensure that new development does not contribute towards a further reduction in air quality.
- 9.37 During 2004, the results from London Borough of Southwark's three automatic air quality monitoring stations showed that all or part of the borough experienced moderate air pollution on 19 days. All other days only had low pollution levels, and no days of high pollution were experienced.
- 9.38 In the previous four financial years, the number of days with a moderate or high pollution episode varied from 68 in 2002/03 to only nine in 2000/01. It is probably too early to attribute any of the short term changes to the Congestion Charge scheme which includes a small part of the borough directly but also affects traffic flows across south London as a whole.

Waste management

- 9.39 Waste reduction and management is also a key objective of Section 3 in the emerging UDP.
- 9.40 In the year 2004-5 Southwark residents and businesses generated some 134,700 tonnes of municipal 'waste arisings'. Of these, 103,600 tonnes (75%) were household waste and 26% was trade waste. It should be noted that it is impossible to account accurately for other waste removed by commercial contractors. In comparison, the previous year generated a lower overall total, (134,700 tonnes), although the amount of household waste produced was

greater (109,300 tonnes or 81%). The overall total has risen by only 2% p.a. over the past two years, which despite a rising population ahead of the borough's target of 3%. This compares with a rise of 4% in the previous 5-6 years.

- 9.41 10.8 % of household waste was recycled in 2004-5. This is below the borough target of 14%, but well above the 2003/04 figure of 7.1%. 23% of the waste arisings was sent to Combined Heat and Power (CHP) generation, while the remainder went to landfill sites. It should be noted that the Government has set a target that Southwark should recycle 18% of waste by 2005-6, while the Mayor of London's target is for 35% of household waste to be recycled by 2010.
- 9.42 During 2003-4 there were no new waste management facilities brought on stream or given planning permission, but a site on the Old Kent Road has been allocated for a major waste transfer station to serve the borough.

Listed Buildings

- 9.43 Policies 3.17 and 3.18 seek to protect listed buildings and their settings. As at March 2005, there were 92 listed buildings at risk in the borough. During the AMR reporting period, 3 buildings added while 6 had been deleted.

Security

- 9.44 An important aspect of design relates to security. Policy 3.14 indicates that new development should incorporate the principles of Secured by Design to improve community safety and reduce crime.
- 9.45 During 2004, 174 applications for Secured by Design certificates were submitted to the Metropolitan Police. Of these, 47 certificates were awarded to planning applications. Although in the past, the majority of certificates were awarded to affordable housing schemes submitted by RSLs, recent evidence suggests that the number of private developers making applications are growing.

Access

- 9.46 Policies 3.12 and 3.13 seek to ensure that all developments are inclusive and incorporate suitable access and facilities for people with disabilities or those who are mobility impaired. The council will be appointing an access officer in 2006 and data on access statements will be included in the 2006-2007 AMR.

Open Space

- 9.47 Open spaces make a significant contribution towards the landscape in Southwark and provide a valuable resource for those living, working in and visiting the borough. The emerging UDP protects a significant amount of open space. Depending on the size and openness of the space, the levels of protection are: Metropolitan Open Land, Borough Open Land and Other Open Space.
- 9.48 During 2004-5, one planning permission was granted for a scheme which involved a net loss of designated open space. This scheme was located at Brightlands Nursery School at Dulwich College and members determined that while the proposal involved the construction of a new building within Metropolitan Open Land, it would not result in a significant net loss of green space.
- 9.49 None of Southwark's open spaces currently have been awarded the Green Flag award standard, although the council plans to apply for accreditation for Southwark Park during 2006. The MORI residents survey indicated that 75%

of local residents were satisfied with parks and open spaces. The council however is also developing its own set of local performance indicators for parks and open spaces and.

Biodiversity

- 9.50 Southwark's open spaces also provide important habitats for a wide variety of flora and fauna. In 1995 the London Ecology Unit surveyed sites of nature conservation or special scientific interest in Southwark. The total area of identified sites was 477.1 hectares. This comprised 149.1 ha considered to be Sites of Metropolitan Importance, 148.5 ha were sites of Borough Importance and 158.5 ha were of Sites of Borough Importance. There were also found to be 22.2 ha of Sites of Local Importance. The GLA plans an updated survey in 2007.
- 9.51 Two smaller 'Sites of Local Importance' have been lost since 1995. There are 0.4 ha at Aberdour Street in the late 1990s and 0.8 ha at Paterson Park (new Bermondsey City Academy). Two sites have been added in the last decade: a site at Cobourg Road and 0.19 ha at Kirkwood Road.

Flooding

- 9.52 Policy 3.30 in the emerging UDP seeks to ensure that new development is adequately defended from flood risk and does not harm the flood defences in the borough. The London Plan Performance Indicator 24 requires the borough to monitor any net loss of the functional floodplain. There are currently no functional floodplains in the borough.

HOUSING

- 9.53 The London Plan sets a target of providing 29,530 additional residential units in Southwark in the period between 1997 and 2016. This includes at least 19,148 new self contained homes. The remaining additional units will include non-self-contained accommodation and vacant homes which are brought back into use.

Housing numbers

- 9.54 Annual submission of housing data, including the housing trajectory, is now a statutory duty on all local authorities. The main role of the trajectory is to confirm whether each authority is on track to meet its planned commitments to future housing supply.
- 9.55 A key point to understand is that while the GLA figure explicitly includes 'non conventional' housing supply (non self contained units such as student accommodation and cluster flats, empty flats brought into use), the ODPM's advice in its National Core Output Indicator (NCOI) 2a is that only self contained dwellings should be included; for this reason, the council is quoting both figures here.
- 9.56 Using the ODPM definition, an estimated 6,928 dwellings were gained in Southwark between 1997 and the 1st quarter 2004 (in 2004 data collection moved from a calendar year to financial year basis). The equivalent figure using the GLA definition which includes non conventional housing was 9,621 units;
- 9.57 The number of new units added (net) in the AMR reporting year was 1,596 per ODPM definition, or 1,806 by the GLA definition.
- 9.58 With reference to the London Plan housing target for Southwark, the borough needs to provide an additional 18,103 units of all types by 2016. As noted above, the average annual net gain needed over the 20 year planning period

is 1,476 units per annum. From 2005-16 the average net gain per annum would need to be 1,509 dwellings p.a. including non self contained housing in order to reach the overall target.

- 9.59 In the last 20 years there has been a substantial growth in new housing in Southwark, especially in the northern areas from Bankside and Bermondsey to Rotherhithe. In the early 1990s this was interrupted by several years of recession in the housing market, but providing this does not recur the borough should be in a position to meet the target set in the London Plan. Although the supply of empty or under used commercial sites is inevitably drying up following the regeneration of the Docklands area, this is balanced by the increased densities being achieved in the areas with good access to public transport, such as London Bridge or Elephant and Castle.
- 9.60 There are four major council led redevelopment schemes currently under way or in the pipeline: Bermondsey Spa, Canada Water, Elephant and Castle and the Aylesbury Estate. These developments alone, which generally aim at an uplift in density, would achieve well over half of the target of 18,000 further homes by 2016. There are also other designated sites in the emerging UDP which will contribute towards achieving the target, in addition to 'windfall' sites, conversions, and non self contained dwellings.
- 9.61 In the financial year 2004-5, permission was granted for 4,015 residential units (net gain 3,661) which is well over double the completions in the same year. It should be noted that several of these schemes will have been revisions of previous permissions and some may never proceed. However, around 4,000 dwellings were found under construction in the summer 2005 Start and Completion Survey which examines schemes of 10 units or more. A high proportion of units come from a small number of big developments so that data tend to be 'lumpy' as several hundred units may be completed together in one quarter.
- 9.62 One caveat is that the London Plan target included an estimate that over 10,000 of the 29,500 dwellings would comprise non-self-contained units, equivalent to an average of 520 units p.a. While this level of delivery was achieved in the late 1990s when some 3,000 new student hostel dwellings were completed in the SE1 area, the level has since been closer to 150 p.a. However as noted above, in view of the contribution that new dwellings in the four large regeneration schemes make, and the fact that these are all likely to come forward over the next 10 years, the London Plan target should be achievable.

Housing Density

- 9.63 Planning Policy Guidance (PPG) note 3 Housing (200) states that local planning authorities should avoid granting permission to developments designed at less than 30 dwellings per hectare (or 78 habitable rooms per hectare (hr/ha)), encourage developments of 30-50 dwellings per hectare (78-130 hr/ha) and seek greater intensity of development at locations which have good access to transport, such as town centres.
- 9.64 In the 2004/05 reporting year, no housing units of less than 30 dph were completed. 4% of dwellings were built at densities between 30 and 50 dph. All remaining units were provided at 50 or more dph. This reflects the fact that most housing completed in Southwark in recent years has been on sites in central and inner areas which have good access to public transport, with fewer schemes coming forward in more suburban parts of Southwark.

Size of units

- 9.65 There is a need to ensure that a range of dwelling sizes and types is provided to meet housing needs in Southwark.
- 9.66 Out of nearly 2,000 gross residential units approved in 2004-5, 256 were for three bedrooms or more (33 for 4 bed, 19 for 5 or more bedrooms). 166 of these were for affordable housing units where there is strong demand for larger dwellings. This level of provision is roughly in line with policies in emerging UDP policy 4.3 which seeks to ensure that at least 10% of dwellings in major developments provide 3 or more bedrooms.

Affordable housing

- 9.67 Southwark has used local house prices plus ONS earnings data to compute an average house price to earnings ratio of 6.9 for 2005. This is based on the price of a lower quartile 4-5 room dwelling and an average working household income. This ratio is higher than the 2002 figure of 5.24. In comparison, the London-wide ratio has increased from 4.79 to 6 over the same period. The higher figure in Southwark reflects both a concentration of households with modest incomes in the borough (due to the amount of social housing) and the relative desirability of private sector housing in areas close to the City and to Dulwich Village.
- 9.68 The most recent housing needs survey indicates that about 1,900 new affordable units are required every year to eliminate the existing backlog and meet newly arising need. This exceeds the borough's overall housing capacity and demonstrates that the highest level of affordable housing must be sought from the maximum number of developments. The London Plan requires that 50% of all housing should be affordable and this is reflected in section 10.5.3 in Part 1 of the emerging UDP.
- 9.69 In the reporting year 2004-5, there were 667 completed units provided for social renting, as well as 128 units provided for intermediate tenures (usually 'key worker' housing or shared ownership accommodation).
- 9.70 Policy 4.4 in the emerging UDP requires that either 35% or 40% of dwellings on sites providing 15 or more units should be affordable. During the 2004-5 period, 23 developments on sites which met the criteria were granted. On these sites, 437 social or intermediate tenure units were approved, with provision ensured in most cases by a s.106 legal agreement. This figure represented 31% of the total 1,409 units approved on these sites, which is above the 25% target in the Deposit Draft UDP (2002), but below the 35%-40% target in the Revised Deposit Draft UDP (2004). Although the Revised Deposit Draft policy was approved and placed on deposit at the end of March 2004, applications which had been received prior to this date and which were determined subsequently, were assessed against the Deposit Draft policy. This may explain why the 35%-40% targets were not met. In addition, three developments provided no affordable units because they were part of large schemes in which affordable housing had been provided in previous phases. In lieu payments for off-site provision were made in the case of four affordable units.
- 9.71 In addition to affordable units provided through private sector developments, 1,243 units were provided as part of schemes involving 100% affordable housing. Aggregating affordable units provided through private schemes and those on 100% affordable sites, some 42% of the total number of dwellings approved in the borough in the AMR reporting period were affordable. While this figure is below the London Plan and emerging UDP target of 50%, again

it should be noted that many applications determined during the AMR reporting period were assessed against the Deposit Draft UDP (2002) policies.

SUSTAINABLE TRANSPORT

- 9.72 One of the key thrusts of national planning policy, as expressed in Planning Policy Guidance (PPG) note 13 (Transport) is the urgency of reducing the need to travel as a means of creating a more sustainable society. Policies 5.1-5.8 of the emerging Plan seek to integrate development and transport by ensuring that higher intensity development is sited in locations which have good access to public transport and that development promotes sustainable forms of transport, such as walking, cycling and public transport.

Accessibility

- 9.73 National Core Output Indicator 3b requires local authorities to monitor journey time by public transport between new residential development of key services, including schools and hospitals. All new developments in Southwark meet the target of being within 30 minutes of these services.

Parking

- 9.74 Both PPG13 and emerging UDP policy 5.6 seek to restrain car parking as a means of encouraging people to use other modes of transport. Accordingly the car parking standards set out in Appendix 16 of the UDP are maximum standards and it is expected that in most cases, parking provision in new developments will be below the maximum.
- 9.75 Out of 231 housing schemes approved in 2004-5 (omitting duplicate schemes), 77% had no parking spaces at all. This is primarily because many developments were conversions or extensions on small sites where parking provision would have been hard to achieve. In addition, many other large schemes have been built on main roads or near railway and underground stations, where low car use can be expected. These data cannot be compared with previous year's since this was not collected before the LDD database was set up in 2004. Overall, there were more than three dwellings given permission for every parking space provided.
- 9.76 Data is not currently available on non-residential car parking, but will be collected in future years.

Road casualties

- 9.77 Transport for London has given the London boroughs a target of reducing the numbers of people killed and seriously injured in road accidents by 40% in the period leading up to 2010. The baseline is the average number of casualties per annum between 1994 and 1998 which in the case of Southwark, was 239. Figures demonstrate that there were 117 people killed or seriously injured in Southwark in the AMR reporting period, and provided therefore that numbers do not rise, the council is well placed to achieve the target.

Mode of transport and estimated traffic flows

- 9.78 With regards to modal split between different forms of transport, 2001 surveys revealed that 67% of trips are made by means of transport other than the car. There is currently no data on the percentage of trips made on foot; this situation will be reviewed for the 2006-2007 AMR reporting period.
- 9.79 Southwark has a target of ensuring that traffic flows in the borough do not increase over the period between 2001 and 2011. Although traffic flows have fallen in the period between 2001 and 2005, this target may prove

challenging, given the number of additional dwellings which Southwark is expecting to provide over the next ten years.

10. SOURCES OF INFORMATION FOR THE 2004-5 ANNUAL MONITORING REPORT.

10.1 Data from government agencies

- 2001 Census of Population, Office for National Statistics
- Mid Year Estimate figure 2004, Office for National Statistics
- 2003 Annual Business Inquiry, Office For National Statistics
- Monthly Claimant Count Data, Office for National Statistics
- RESTATS data on Renewable Energy sources

10.2 Data from the Greater London Authority

London Development Database – on line reports (2005)

London Plan (GLA – Mayor of London)

Annual Monitoring Report – GLA

Pay Check 2004 – GLA DMAG Briefing 2004-27

Indices of Deprivation 2004 – GLA DMAG Briefing 2004-5, ODPM 2004

2005 Round of Population projections – GLA – DMAG (2005)

10.3 Southwark Council Data and Reports

10.4 As well as monitoring data collected in various departments of the Council, the following published reports were referred to:

- LBS – MORI Southwark Residents Survey 2004
- Fordham/ LBS – Housing Needs Survey 2004
- Local Development Scheme - LBS (2005)
- Draft Statement of Community Involvement – LBS (2005)
- A Community Strategy for Southwark 2003-2006
- Draft Local Implementation Plan (Transport) – LBS 2005
- Southwark Open Space Audit (2003)
- Town Centre Health Checks contained in Southwark Retail Capacity Study – Roger Tym and Partners for LB Southwark (2004)
- Southwark Unitary Development Plan public inquiry papers (2005)
 - Employment and enterprise
 - Retail and town centres
 - Education
 - Sustainability
 - Waste Management
 - Open Space
 - Housing
 - Affordable Housing
 - Transport

- Sustainability Appraisal – Revised/ 2nd Draft Deposit of the Southwark Plan – LBS (June 2004)
- Comments on the Sustainability Appraisal of the 2nd Draft Deposit Southwark plan 2004 – Forum for the Future (June 2004)

PART 3 – APPENDICES

APPENDIX 1 – INDICATORS AND EVIDENCE

| Appendix | 1 Indicators and Evidence | | | | | | |
|-----------|-----------------------------------|---|-------------------|---|--|--|---|
| Section | 1 Poverty and Wealth Creation | | | | | | |
| Indicator | UDP Policy | Indicator | Type of indicator | Data source | Target | Data for 2004/5 | Future data required |
| 1 | SP4 SP5 1.3, 1.4, 1.5 | The amount of floorspace developed for office (Class B1a), research and laboratory (Class B1b), light industrial (Class B1c), general industrial (Class B2) and warehousing (Class B8) uses | National 1a | London Development Database (figures currently relate to major developments (over 1000 sqm) only) | To maintain and increase the overall supply of employment floorspace by April 2006 | Office and light industrial (Class B1a and B1c) use: 9,432 sqm Research and laboratory (Class B1b) use: Nil General industrial (Class B2) use: Nil Warehousing and distribution (Class B8) use: 2,286 sqm | Data relating to all new development will be available for the AMR reporting period of 2006-2007. Separate figures for B1a and B1c to be provided for the AMR reporting period 2006-2007 |

| | | | | | | | |
|---|-----------------------------------|--|-------------|---|---|--|--|
| 2 | SP4 SP5 1.2, 1.3, 1.4 | The amount of floorspace developed for employment uses in employment or regeneration areas. The employment areas in Southwark are the Preferred Office Locations (POLs) and Preferred Industrial Locations (PILs). | National 1b | | To maintain and increase the overall supply of employment floorspace in the PILs and POLs by April 2006 | Data not currently available | Data relating to this indicator to be available for the AMR reporting period of 2006-2007. |
| 3 | SP4 SP5 1.3, 1.4, 1.5 | Percentage of new industrial and warehousing floorspace which is on previously developed land. | National 1c | London Development Database (figures currently relate to major developments (over 1000 sqm) only) | To ensure that all new development is located on previously developed land | All major developments located on previously developed land. | Data relating to all new development will be available for the AMR reporting period of 2006-2007 |

| | | | | | | | |
|---|---|---|-------------|----------------------|--|---|--|
| 4 | SP4 SP5 1.3 1.4, 1.5 | The amount of employment land available by use class | National 1d | Land use survey 2004 | To retain the current level of employment land in PILs and POLs | 89.34 ha of land available in PILs Land available in POLs not currently available. | |
| 5 | SP 5 1.4 | Amount of office floorspace with planning permission | London 7 | | Stock of office floorspace with planning permission should be at least 3 times the average rate of office floorspace starts over the previous 3 years. | No data currently available | Data relating to this indicator to be available for the AMR reporting period of 2006-2007. |
| 6 | SP4 SP5 1.2 1.3 1.4, 1.5 | The amount of employment land released for completed non-employment development in (i) employment areas (PILs and POLs) or regeneration areas and (ii) local authority area | National 1e | | To retain the current level of employment land in PILs and POLs and ensure that other sites are released in accordance with policy 1.5 | Data not currently available | Data relating to this indicator to be available for the AMR reporting period of 2006-2007. |

| | | | | | | | |
|---|--|---|-------------|---|---|--|---|
| 7 | SP4 SP5 1.3 1.4, 1.5 | The amount of employment land released for completed residential development. | National 1f | London Development Database | To retain the current level of employment land within PILs and POLs and ensure that other sites are released in accordance with emerging UDP policy 1.5 | 0.12 ha of employment land lost in completed developments in POLs; 2.69 ha of employment land lost in completed developments across the borough | Data complete. |
| 8 | SP4 SP5 SP 6 1.4 1.8, 1.9 | The amount of land developed for office (Class B1s), retail (Class A1) and leisure (Class D2) uses. | National 4a | London Development Database (figures currently relate to major developments (over 1000 sqm) only) | To increase the current level of office, retail and leisure uses by April 2006. | Retail (Class A1): 7256 sqm. Office (Class B1): 9,432 sqm (also includes B1c) Leisure (Class D2): Nil | Data relating to all new development will be available for the AMR reporting period of 2006-2007. Separate figures for B1a and B1c to be provided for the AMR reporting period 2006-2007 |

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| 9 | SP4 SP5 SP6 1.4 1.8 1.11 | The amount of land developed for office (Class B1a), retail (Class A1) and leisure (Class D2) uses in town centres. Town centres designated in the emerging unitary development plan (2004) are: Elephant & Castle/Walworth Road, Peckham, Canada Water; London Bridge; Camberwell; Bankside and The Borough and; Lordship Lane | National 4b | London Development Database (figures currently relate to major developments (over 1000 sqm) only) | To increase the current level of office, retail and leisure facilities in town centres by April 2006. | Retail (Class A1): no major scheme completed in town centres Leisure (Class D2): no major scheme completed in town centres Office (Class B1a): data not currently available | Data relating to all new development will be available for the AMR reporting period of 2006-2007. Data for office development will be available or the AMR reporting period of 2006-2007. |
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| 10 | SP6 1.8 1.9 | The vitality of the Town Centres. | Cumulative Impacts | 2003 Southwark Retail Study and 2004 Town Centre Health Checks and GOAD floorspace figures | To increase the vitality of the town centres by April 2006. | Retail floorspace in the town centres: Elephant & Castle: 11,810 sqm (vacant: 4,920 sqm) (2003); Walworth Road: 37,211sqm (vacant: 1,270 sqm) (2002); Peckham: 63,370 sqm (vacant: 5,340 sqm) (2003); Lordship Lane: 12,226 sqm (vacant: 970 sqm) (2002); Camberwell: 17,860 sqm (vacant: 870 sqm) (2002); London Bridge: 20,450 sqm (vacant: 2,980 sqm) (2003); Canada Water: 39,000 sqm (vacant 870 sqm) (2002). See Section 3, Evaluation, for further information on health checks. | Data complete. |
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| 11 | SP7 1.13 | The amount of land developed for arts and cultural uses which are part of the D1 community facilities use class | Local | London Development Database (figures currently relate to major developments (over 1000 sqm) only) | To increase the current level of arts and cultural premises by April 2006. | 3 planning permissions granted | Data complete. |
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| 12 | SP7 1.14 | The amount of land developed for C3 hotel use class. | Local | London Development Database (figures currently relate to major developments (over 1000 sqm) only) | To increase the number of hotels by April 2006. | 2 hotels granted planning permission: 245 bedroom Hilton, Tooley St; 11 bedroom hotel at Bridge House PH, Borough Rd. No hotels were completed in year. | Data complete. |
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| 13 | SP4 | The unemployment rate. | London 9/ Local | Claimant count and Annual Population Survey (ex Labour Force Survey) - Office for National Statistics (ONS), GLA, and International labour Office (ILO) | Over 5 years to 2009 increase employment rates in Southwark and reduce the gap between Southwark and the inner London, Greater London and national rate Increase employment rate of non-white population by 6 points by 2010 - Jobcentre Plus system | Jan 2005: Claimant count Southwark: 8,965 (7.3%) Claimant count London: 4.4% Jan 2004: Claimant count Southwark: 9,540 (8.9%) Claimant count London: 4.9% 2004 Unemployment in Southwark by ILO definition : 11.4% Unemployment in London: 7.1% | Information on the unemployment rate among blacks and ethnic minority groups to be available in the AMR reporting period 2005-2006. |
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| 14 | SP 4 | Percentage of lone parents dependant on income support | London 10/ Local | ONS/NOMIS: Labour Force Survey Data | Reduce number of Lone Parents on Income Support in the Borough by 10% over next 2 years and by 70% by 2010 | 9000 Lone Parents on Income Support in Feb 2004 | |
| Section | 2 | Life Chances | | | | | |
| Indicator | UDP Policy | Indicator | Type of indicator | Data source | Target | Data for 2004/5 | Future data required |
| 15 | SP2 SP3 SP6 SP9 2.1 2.2 | The amount of floor space developed for D1 community uses. | Local | Council records. | To increase the provision of community facilities by April 2006. | A net increase of 16,744 metres squared (18,130 built and 1,386 lost). | Data from major applications over 1000 metres squared. Aim to also measure applications under 1000 metres squared from April 2006. |
| 16 | SP3 SP6 SP9 2.3 2.4 | The amount of floor space developed for D1 education uses. | Local | Council records. | To increase the current provision of education facilities by April 2006. | A loss of 3,876 metres squared. | Data from major applications over 1000 metres squared. Aim to also measure applications under 1000 metres squared from April 2006. |

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| 17 | SP10 2.5 | Funding gained from planning agreements (often called section 106 agreements) | Local | Council records. | To demonstrate that an appropriate level of planning agreement funding has been achieved by April 2006. | £2.98 million from signed legal agreements not including affordable housing. | Data complete. |
| 18 | SP1 SP2 SP3 SP8 | The levels of deprivation. These measure the areas where national disadvantage based on social and economic issues are concentrated. Many of these issues are classified as part of the neighbourhood renewal scheme which is a national strategy to alleviate deprivation targeted at the areas of most deprived communities. | London 11 | Office of the Deputy Prime Minister (government) data. | To reduce the level of deprivation score relative to comparable authorities by April 2006. To improve performance against neighbourhood renewal floor targets. | 17th most deprived borough in England and Wales out of 354. 5 wards are in the lowest 10% in London. Southwark has an amber/green status in the neighbourhood renewal assessment so it has met the performance against neighbourhood renewal floor targets. | Data complete. |
| 19 | SP1 SP2 SP3 SP8 | The level of Community Cohesion. This is how well the different communities of Southwark work together to create a harmonious community. | Cumulative Impacts | Council records - Mori surveys. | To improve the level of Community Cohesion by April 2006. | 74% said that people from different backgrounds got on well together. 10% mentioned good community spirit as an attribute. | Data complete. |
| Section | 3 | Clean and Green | | | | | |

| Indicator | UDP Policy | Indicator | Type of indicator | Data source | Target | Data for 2004/2005 | Future data required |
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| 20 | SP12 3.6 | The level of air quality based on number of days of pollution and carbon dioxide levels. | London 22 | Council records | Reduce the number of days of moderate and high air pollution by April 2006. Reduce carbon dioxide to 23% below 1990 levels by 2016. | No days of high pollution. 19 days of moderate pollution. No data for carbon dioxide. | To work towards gaining a comprehensive set of data by April 2007. |
| 21 | SP12 3.4 3.5 | The number of developments containing renewable energy infrastructure. | National 9 London 23 | Council records | To increase the number of developments providing renewable energy infrastructure by April 2006. To contribute to the London target of production of 945 Gigawatt hours (GWh) of energy from renewable sources by 2010. | No data. | To work towards gaining a comprehensive set of data by April 2007. |

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| 22 | SP12 3.7 3.8 | The volume of municipal waste arisings. The volume of commercial waste arisings. | National 6b | Council records | An increase in the volume of household waste arisings by under 3% by April 2006. An increase in the volume of commercial waste arisings by under 3% by April 2006. | 137,400 tonnes household waste which is 75.4% of household waste up 2%. 35,586 tonnes of commercial waste which is 25.9% up 4.2%. | Data complete. |
| 23 | SP12 3.7 3.8 | The volume and proportion of municipal/household waste arisings disposed of by landfill and incineration. | National 6b | Council records | A reduction in the volume and percentage of waste arisings disposed of by landfill and combined heat and power by April 2006 . | 60,668 tonnes is disposed of by landfill which is 54.6%. 38,660 tonnes is disposed of by combined heat and power which is 34.8%. | Data complete. |
| 24 | SP12 3.7 3.8 | The volume and proportion of household waste recycled and composted. | London 19 | Council records | To recycle or compost 25% of municipal/household waste by 2005. To recycle or compost 30 % of municipal/household waste by 2010. To recycle or compost 33% of municipal/household waste by 2015. | 10.8% of domestic waste was recycled or composted. | Data complete. |

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| 25 | SP 10 SP12 3.8 | The capacity of facilities for municipal and commercial waste management. The aim is for Southwark to have the capacity to process all of the waste created in the borough. | National 6a London 20 London 21 | Council records | To increase the capacity of facilities for both municipal and commercial waste management by April 2006. To contribute to increased regional self sufficiency for waste with 75% (16 million tonnes) of London's waste treated or disposed of within London by 2010. | No new facilities were permitted or built. | Data complete. |
| 26 | SP11 SP12 3.3 | Production of primary land won aggregates | National 5a | No data | No target | There are no minerals produced in Southwark | Not applicable |
| 27 | SP11 SP12 3.3 | Production of secondary/recycled aggregates | National 5b | No data | No target | Data on secondary aggregates is currently un available. | Data on secondary aggregates is currently un available. This situation will be reviewed for the AMR reporting period 2006-2007. |

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| 28 | SP16 3.30 | The net loss of functional flood plain. The number of planning permissions granted contrary to the advice of the Environment Agency on flood defence and water quality grounds. | National 7 London 24 | Council records | To have no net loss of flood plain and no planning permissions granted contrary to the Environment Agency advice on flood defence and water quality by April 2006. | No net loss of flood plain. No data on permissions granted contrary to the advice of the Environment Agency. | To work towards gaining a comprehensive set of data by April 2007. |
| 29 | SP14 3.10 | The volume and proportion of development which is on previously developed (brownfield) land. This will be measured by use class such as A retail, B employment C residential both conversions and new dwellings and by planning permissions and completions of developments. | National 1c London 1 | Council records | No development to be on previously developed land by April 2010. | No development on previously developed land. | Data complete. |
| 30 | SP13 3.17 3.18 | The number of buildings at risk as a percentage of listed buildings in Southwark. This has the aim of protecting and improving London's heritage and public realm. | London 25 | Council records | To reduce the numbers of buildings at risk as a percentage of listed buildings in London by April 2006. | The percentage at risk reduced from 3.8 to 3.7%. | Data complete. |

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| 31 | SP10 SP15 3.25 3.26 3.27 | The net loss of open space designated in the emerging unitary development plan (2004) due to new development. | London 3 | Council records | No net loss of open space by April 2006. | No net loss of open space. | Data complete. |
| 32 | SP 15 3.28 | The retention of habitats and species of biodiversity importance. This includes the change in priority habitats and species, and the change in areas designated for their intrinsic environmental value. | National 8 London 18 | Council records | No loss of areas or populations of biodiversity importance by April 2006. No net loss of Sites of Importance for Nature Conservation by 2006. | No loss of areas or populations of biodiversity importance or Sites of Importance for Nature Conservation. | Data complete. |
| 33 | SP15 | The number and proportion of eligible open spaces managed to the green flag award standard. | National 4c | Council records | An increase in the number and percentage of green flag open spaces by April 2006. | No data. | To work towards gaining a comprehensive set of data by April 2007. |
| 34 | SP3 SP13 3.13 | The proportion of developments including accessible facilities for the mobility impaired. This will be for developments that require these facilities rather than all developments. | Local | Council records | An increase in the number of access statements being submitted with planning applications by April 2006. | No data. | To work towards gaining a comprehensive set of data by April 2007. |

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| 35 | SP13 SP14 3.14 | The proportion of developments that have secured by design certification. This will be for developments that require this certification rather than all developments. | Local | Council records | An increase in the number of secured by design statements being submitted with planning applications by April 2006. | No data. | To work towards gaining a comprehensive set of data by April 2007. |
| Section | 4 | Housing | | | | | |
| Indicator | UDP Policy | Indicator | Type of indicator | Data Source | Target | Data for 2004/5 | Future data required |
| 36 | SP17 | The number of additional dwellings (net) completed in the period 1997-2004 | National 2a (i) London 4 | London Development Database | To provide 29,530 new dwellings between 1997 and 2016, at an average rate of 1,476 per annum. | 1997-2003: Overall total: 9,621 (Comprising 6,928 self contained units, 2209 non self contained units, and 484 empty homes brought back into use. | Data complete. |
| 37 | SP17 | The number of additional dwellings (net) provided in the reporting year | National 2a (ii) | London Development Database | To provide 1,476 per annum. | 2004/05: Overall total: 1,806 (comprising 1,596 new self contained units, 31 non-self contained units and 179 empty homes brought back into use.) | Data complete. |

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| 38 | SP17 | Projected additional dwellings (net) to be gained in the period 2004-2016 | National 2a (iii) and (iv) | Southwark Housing Capacity Study | None | Total estimated housing supply 2004-2016: Conservative scenario: 22,234; Mid-point scenario: 25,331; Optimistic scenario: 29,165 | This data will be updated in future AMR reports |
| 39 | SP17 | The number of new dwellings which are needed per annum from 2005 onwards to meet the target of providing 29,530 additional dwellings by 2016 | National 2a (iv) and (v) | Southwark Housing Capacity Study | To provide 18,103 new dwellings in the period 2005-2016 at a rate of 1509 per annum. | | Data complete. |
| 40 | SP14 3.10 | The number of new dwellings built on previously developed land | National 2b | London Development Database | To provide all new dwellings on previously developed land. | All major housing developments were located on previously developed land. | Data complete. |

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| 41 | SP1 SP14 4.1 | The volume and proportion of new residential dwellings that have been completed/built at (i) less than 78 habitable rooms per hectare (hr/ha) (30 dwellings per hectare) (ii) between 78 and 130 habitable rooms per hectare (30 and 50 dwellings per hectare) and (iii) more than 130 habitable rooms per hectare (50 dwellings per hectare). | National 2c London 2 Local | | <p>The national targets in Planning Policy Guidance Note 3 (Housing), 2000, are to avoid densities of less than 78hr/ha, to encourage densities between 78 and 130 hrha and to allow higher densities in locations with good access to public transport.</p> <p>To ensure that over 95% of new development falls within the appropriate density range set out in the emerging UDP: 650 to 1100 hrha in the Central Activities Zone, 300 to 700 hrha in the Urban Zone and; 200 to 350 hrha in the Suburban Zone.</p> | No dwellings were built at a density of less than 78 hrha; 4% were built at a density between 78 and 130 hr/ha. The remaining 96% were built at densities in excess of 130 hrha. | Data regarding compliance with Southwark's UDP policies will be available in the 2006-2007 AMR reporting year. |
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| 42 | SP 17 4.3 | The number of residential planning permissions with 10 percent of the units as 3 or more bedrooms. | Local | London Development Database | For all housing developments to contain 10 percent of the units as 3 or more bedrooms. | 256 units of 3 bedrooms or more (166 of these were for affordable housing) Total: 16% of all new self contained units had 3 or more bedrooms | Data complete. |
| 43 | SP17 4.4 | The number and proportion of affordable housing units completed/built. | National 2d London 5 | London Development Database | For 50 percent of the new housing built between 2004 and 2016 to be affordable. | In 2004/05: 667 completions of units for social rented housing within private developments; 128 completions of 'intermediate' tenure within private developments; 1,243 completions of social rented and intermediate housing as part of 100% affordable housing developments Total: 42% of all housing completed in reporting year affordable | Data complete. |
| Section | | 5 Transport | | | | | |

| Indicator | UDP Policy | Indicator | Type of indicator | Data source | Target | Data for 2004/5 | Future data required |
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| 44 | SP18 SP19 5.1 | The volume and percentage of new residential development that is within a 30 minute public transport journey of a town centre. The town centre services being measured are general practitioner/doctor, hospitals, major health centres, primary and secondary schools and employment. This has the aim of increasing services and jobs in areas with high public transport accessibility values. | National 3b London 17 | London Development Database and local knowledge | To increase the volume and percentage of new developments within town centres and also within a 30 minute transport journey of a town centre by April 2006. | All major developments during reporting period were located within 30 min public transport journey of a town centre | Data complete. |

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| 45 | SP18 SP19 5.6 5.7 5.8 | The percentage of development that has been built complying with car parking standards set out in the emerging unitary development plan (2004), by use class. | National 3a | London development database | To reduce the percentage of development that has been built that does not comply with car parking standards by April 2006. | Non-residential development: There is currently no data available Residential: 231 housing schemes permitted of which 77% had no parking spaces; Overall there was an average of 1 parking space provided per 3.1 dwellings approved | Data relating to non-residential developments will be available for the AMR reporting period of 2006-2007. |
| | SP18 SP19 5.3 | The percentage of developments that comply with bicycle parking standards in the emerging UDP | Local | No data | To ensure that 1.1 bicycle parking spaces are provided per dwelling. | No data currently available | Data relating to cycle parking will be available for the AMR reporting period of 2006-2007. |

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| 46 | SP17 SP18 5.2 | The number of deaths and injuries in traffic accidents. | Local | LB Southwark, Transport Policy Team | To reduce the number of people killed and seriously injured in traffic accidents by 40% by 2010. Milestones in achieving this target are: 111 accidents in 2006; 93 in 2008; 96 in 2010 | 117 people killed and seriously injured during 2004-2005 | Data complete. |
| 47 | SP17 SP18 5.1 5.2 | Estimated traffic flows per annum | London 13 | Dept for Transport | To ensure there is no growth in traffic between 2001 and 2011. | 2001: Estimated traffic flows of 890m vehicle kms 2004: Estimated traffic flows of 862m vehicle kms | Data complete. |
| 48 | SP18 SP19 5.3 | Percentage of journeys made on foot | Local | No data | To increase the number of journeys made by foot by 15% between 2001 and 2011 | No data currently available | Data on walking is currently unavailable. This situation will be reviewed for the AMR reporting period 2006-2007. |
| 49 | SP17 SP18 5.3 5.4 | Percentage of journeys made by means of transport other than car | Local/ London 15 | LATS 2001 Household Survey | Increase proportion of personal travel made by means other than car. | 2001: 67% of trips made by means other than car | Data complete. |

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| 50 | SP17 SP18 5.2 5.3 5.4 | Number and percentage of bus stops which are accessible | Local | Council records | All bus stops to be fully accessible by 2009 | 2004: Overall total of accessible bus stops 578 (89% of all bus stops) | Data complete. |
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