

Local Development Framework

Annual Monitoring Report 4

April 2007 – March 2008

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

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

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

A Quick Guide to Use Classes

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

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

Visit us at: Chiltern House, Portland Street, SE17 2ES.

Telephone: 020 7525 5475 (between 9am-5pm, Monday-Friday)

Email: planningpolicy@southwark.gov.uk.

The annual monitoring report is also free to download at

www.southwark.gov.uk/amr and can be viewed at council offices, libraries, area housing offices, and one stop shops

Executive Summary

What is this document?

This document reports on whether Southwark's planning policies are achieving what they set out to do. It is a legal requirement that local planning authorities produce an Annual Monitoring Report (AMR) every year. The information contained in this document helps us to make sure our planning policies are kept up to date. This report covers the year April 2007 to March 2008.

What does the annual monitoring report cover?

This document covers the following issues:

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

What are the main findings?

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

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

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

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

On target	Issues needing attention	Action needed
Life Chances (Indicators 1 to 11)		
<p>There was an increase provision of 1,728 sqm for education use and the council negotiated £2,452,771 for education purposes. This was a considerable increase on the funding negotiated in the previous year.</p>	<p>The majority of people who took part on consultation last year were 56 years or over. There were also more females than males and the majority are of white British Ethnicity. This is less of a mix than for the UDP. However, the data is only based on people on our mailing list.</p>	<p>We will need to make sure our consultation is as inclusive as possible and investigate new ways we can reach different sectors of the community. We hope to address this through preparing consultation strategies and plans for all our new LDF documents, and by implementing a new system for collecting monitoring information from all those taking part. We also need to work across the council to ensure a consistent approach to collecting monitoring information..</p>
<p>Funding negotiated for Education £2452,771, Health £640,530, Children’s Play £249,577, Sport’s Development £183,116 and Community Facilities £1,928,339 has increased as a result of new planning guidance on Planning Obligations.</p>	<p>Those who took part highlighted concern with not fully understanding how their views had been taken into consideration and the length of time taken for an acknowledgment to be received.</p>	<p>We have recently purchased new consultation software which should make the process easier and more efficient both for submitting comments and for us to respond to them.</p>
<p>There was an overall gain of 0.022 ha in publicly accessible open space this year.</p>		
Poverty and Wealth Creation (Indicators 12 to 21)		
<p>There has been an increase of 1,222sqm of Office floorspace and 1,462sqm of non residential institutions within town centres.</p>	<p>There was a considerable loss in warehousing and distribution but this reflects the trend across London and was made up for by an increase in office floorspace.</p>	<p>This reflects the trend across London and many of the losses occurred in town centres and regeneration areas such as Elephant and Castle where we want a mix of uses such as housing and shops.</p>
<p>There has been a borough wide increase of 2,606sqm of office floorspace, 582sqm of shops and 2,100sqm of non-residential institutions. Some losses occurred to shops, but these were</p>	<p>There was a net overall gain in employment floorspace across the borough, although considerably less than last year.</p>	<p>We will need to keep this under review to determine if it is a longer term trend. However</p>

On target	Issues needing attention	Action needed
<p>all outside town centres and met our policies.</p> <p>There were no losses of industrial floorspace in preferred industrial locations.</p>		<p>we do know that there is a considerable amount of employment development in the pipeline.</p>
<p>There were 252 hotel and hostel bed spaces completed this year which was higher than last years figure of 245. All of these bed spaces were provided in high PTAL areas in line with planning policy.</p> <p>There has been an increase in the amount of floorspace for the provision of Arts and Cultural unlike previous years.</p>		
<p>£1,414,027 of funding was negotiated for training purposes and £90,000 for Culture and Tourism. Funding for training was considerably higher than last years figure of £219,930, increased funding will help to raise education levels and employment levels across the borough.</p>		
Clean and Green – Built Environment (Indicators 22 to 31)		
<p>The number of buildings on the Statutory List of protected buildings has increased this year to 867 from 864.</p>	<p>12 schemes applied for secured by design certification in this monitoring year which was lower than last year's figure of 14. The number of schemes achieving secured by design certification this year was 13, this is one lower than last year.</p>	<p>We have adopted guidance on residential design. This should help improve the quality of new residential development. Crime is also being addressed through a number of area based planning documents being prepared.</p>
<p>100% of development was built on previously developed land and there was no loss of protected open space which is a continuation from last year.</p>		

On target	Issues needing attention	Action needed
The total number of listed buildings and structures at risk in the borough has decreased from 37 to 34.		
£1,420,322 of funding for Public Realm & safety, £51,100 for Archaeology and £1,044,259 for Public Open Space was negotiated from S106 agreements. This has increased significantly from previous figures due to the implementation of new planning guidance.		
Clean and Green – Natural Environment (Indicators 32 to 46)		
There was no loss of sites of importance for nature conservation.	Recycling has increased and waste per capita dropped. But the amount of waste used to generate energy has fallen resulting in an increase in the amount of waste disposed of in landfill.	This will need to be monitored. Council's waste management team have a programme to manage municipal waste. We are also building a new waste management facility at Old Kent Road.
Solar energy and bio-fuels were the most popular choices of renewable energy infrastructure chosen last year. We know at least 40 pieces of technology were installed on buildings. The actual number is likely to be higher as not all would have required planning permission.	We have collected some information on renewable energy and the energy performance of new development. A number of schemes have been able to meet our renewable energy policies. Others have given clear reasons why they cannot.	We are improving the information we collect on energy and other environmental indicators so that in future year's we have a more complete picture.
Housing (Indicators 47 to 54)		
We continue to be on track to meet our housing target for 2016. Last year 1,865 new homes were created adding an extra 1,785 to the supply in Southwark.		The provision of affordable homes required in the borough is an issue currently being reviewed through forthcoming LDF documents.

On target	Issues needing attention	Action needed
55% of new homes built were affordable, which is over our target.	30% of housing built was intermediate housing, compared to our current policy of 15%. 25% was social housing compared to the current policy of 35% . Affordable housing completions were also concentrate in some areas over others.	
60% of new dwellings had 2 or more bedrooms which is slightly less than last year but still meets policy.	Average dwelling densities were within the target ranges for different areas of the borough, apart from the Central Activity Zone. On a scheme by scheme basis there still remain schemes that are completed outside the target ranges. However, there are other factors taken into account to make sure that a development is at the right scale for the area.	We are reviewing the dwelling size mix in different areas through our new LDF documents. We are not proposing to change our current density standards.
There was an increase in the provision of large size social rented houses this year which is in line with policy requirements. 8% of dwellings with 4 or more bedrooms were social rented as opposed to 3% last year.		
Sustainable Transport (Indicators 55 to 61)		
98% of schemes comply with the parking standards set out in the Southwark Plan. This is a 5% increase on last year.	40% of residential development this year complied with bicycle parking standards, there is no previous data available for comparison and the low figure is due to a number of reasons including a number of schemes being approved before the Southwark Plan was adopted and also because some schemes did not provide cycle parking for visitors.	It may also be that more time is required for new planning policies regarding bicycle standards take effect. All applications will be required to meet UDP cycle parking standards. We will keep this under review.
£1,196,109 of Funding for Transport through S106 was secured this year. This is an increase from last years figure.	Estimated annual traffic flows are 892 this year which is higher than figures from previous years	This is a significant issue for the borough and new planning guidance addressing transport issues has been prepared and will be adopted shortly.

On target	Issues needing attention	Action needed
Equalities (Indicators 63 to 63)		
	We need to collect more information.	We are awaiting the results of the Residents Survey and are also working with Social Inclusion to improve the amount of information available.

Contents

	Page
Executive Summary	
1. Introduction and background information	1
1.1 What is monitoring?	1
1.2 Legal requirement	1
1.3 What are Southwark's planning policies trying to achieve?	2
1.4 How does the Southwark Plan fit into the LDF?	3
1.5 Other council policies and objectives	3
2. What difference has planning made?	7
2.1 What is measured?	7
2.2 Where does the information come from?	7
2.3 How is performance measured?	7
2.4 Life Chances	8
2.5 Consultation	10
2.6 Tackling Poverty and Wealth Creation	12
2.7 Clean and Green – Built Environment	17
2.8 Clean and Green – Natural Environment	20
2.9 Housing	23
2.10 Sustainable Transport	29
2.11 Equalities	31
2.12 Area monitoring	34
3. Developing Southwark's Planning Policies	41
3.1 What planning policies are being used?	41
3.2 Our plans to prepare other planning documents	41
3.3 Improving our planning policies	49
Appendices	
1. How the AMR addresses statutory monitoring requirements	51
2. Information Sources used to monitor	53
3. Housing Sites	58
4. Glossary	62
Figures	
Figure 1 – Key map of Southwark	4
Figure 1 - Relationship of LDF to other council strategies and plans	6
Figure 3 – Business space completions and approvals	16
Figure 4 – Density of housing completions	28

1. Introduction and background information

1.1 What is monitoring?

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

Fact Box: Local Development Framework

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

The Planning and Compulsory Purchase Act 2004 introduced a requirement for local planning authorities to replace the old style Unitary Development Plan (UDP) with a folder of documents known as a Local Development Framework (LDF).

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

It is important that the council regularly monitors new development that takes place to help identify:

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

1.2 Legal requirement

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

This AMR covers the period 1 April 2007 to 31 March 2008.

This report has the following sections:

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

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

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

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

1.3 What are Southwark's planning policies trying to achieve?

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

Southwark is usually described as a deprived borough. Like many inner city areas we have our share of deprivation and inequality, with many areas of the borough being amongst the most deprived in England. The council is leading on a series of regeneration programmes to improve the opportunities for local people and the quality of their surrounding environment. Many of these programmes are supported by planning policies. This includes major estate rebuilding programmes at Elephant and Castle¹ and Aylesbury².

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

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

The Sustainable Community Strategy has the aims of:

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

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

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

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

1.4 How does the Southwark Plan fit into the LDF?

The main planning policies that the council uses to shape development are contained in the Southwark Plan (UDP) July 2007.

The key objectives of the Southwark Plan are set out in the table on page 5.

As Southwark Council only adopted its current UDP in July 2007, many of the policies contained in the UDP are relatively up-to-date and in line with new regional guidance. These are the policies that this Annual Monitoring Report covers. New planning policies are currently being prepared as part of the new LDF. We are currently at the first stage of producing our Core Strategy and three area action plans. Section 3 sets out the all the documents in the LDF we are preparing and the timetable for their production.

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

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

1.5 Other council policies and strategies

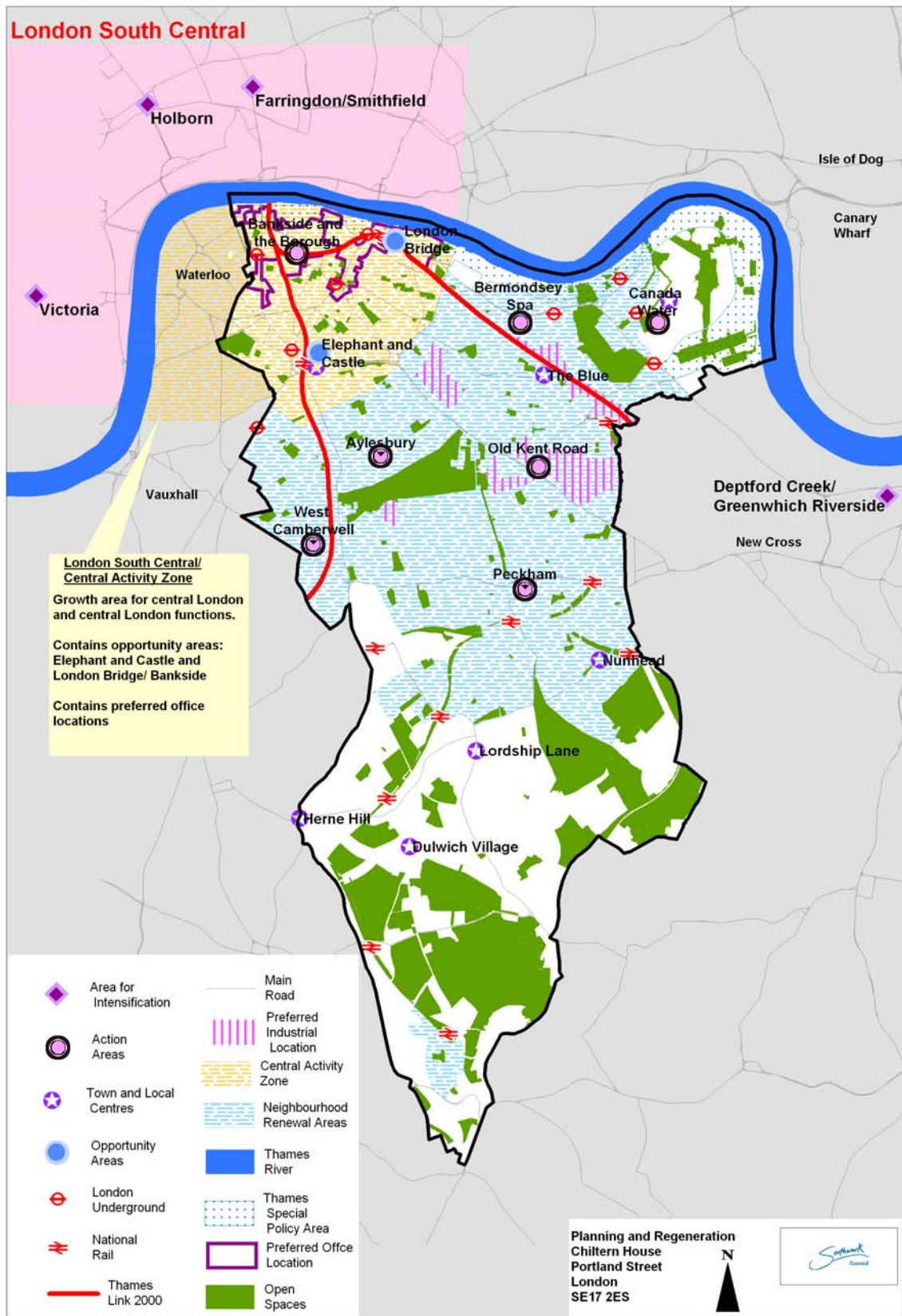
Planning new development is only part of the work that the council is doing to tackle the issues facing Southwark and achieve the aims of the Sustainable Community Strategy. For example, the council leads on projects aimed at helping new businesses start and getting people into work. There are also plans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

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

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

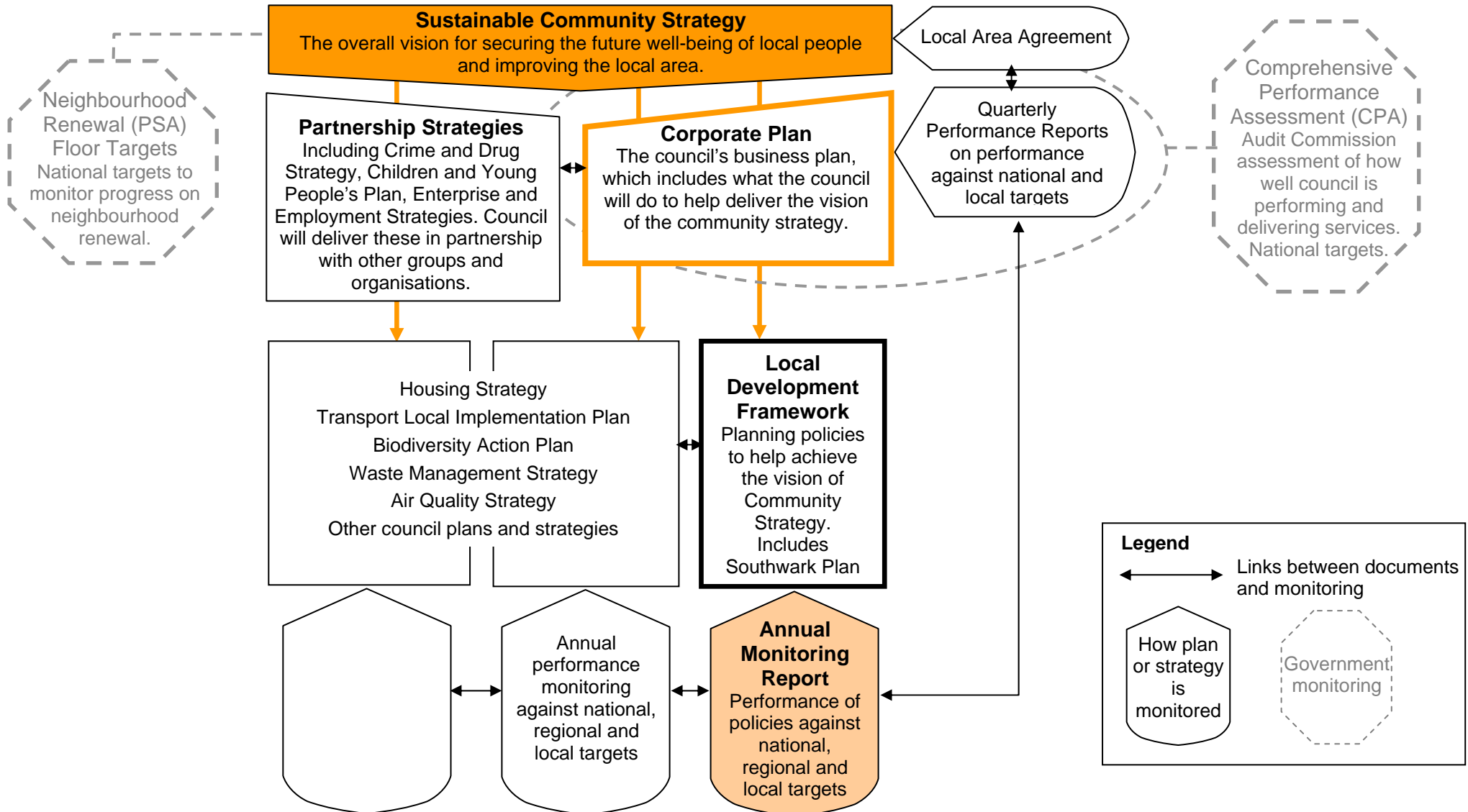
<http://www.southwark.gov.uk/YourCouncil/SouthwarkAlliance/WhatSouthwark2016.html>

Figure 1 – Key map of Southwark



Key objective of Southwark Plan	What this means
<p>Tackling Poverty and Creating Wealth</p> <p>For Southwark to be a place with a thriving and sustainable economy where local people can have the full benefits of wealth creation, with access to choice and quality in the services and employment opportunities that are available.</p>	Improved employment opportunities for local people
	A variety of successful local businesses
	Arts, culture and tourism uses
	Improved access to and variety of local services such as shops
<p>Life Chances</p> <p>For Southwark to be a place where communities are given the ability to tackle deprivation through gaining maximum benefits from inward investment and regeneration</p>	Meaningful opportunities for everyone to participate fully in planning decisions
	Ensure different groups are not disadvantaged
	Overcome concentrations of deprivation
	Health, education and community facilities meet the community's needs
<p>Clean and Green</p> <p>For Southwark to be a borough with high environmental quality, that is attractive, sustainable and performs well on environmental measures.</p>	Buildings and places pleasant to be in
	Reduce pollution and negative impacts of new development on the environment
	Attractive buildings and places that protect the historic environment
	Protect and improve open spaces and biodiversity.
<p>Creating Choice and Quality in Housing</p> <p>Southwark as a place with a diverse housing mix that exemplifies high quality design and accessibility for existing and incoming residents</p>	More high quality housing of all sizes and types that meets the needs of local people, particularly affordable housing.
<p>Sustainable Transport</p> <p>Southwark as a place where access to work, shops, leisure and other services for all members of the community is quick and convenient, and where public transport systems, the road network, walkways and cycleways enable people to travel quickly, conveniently and safely and comfortably to and from their destination, causing minimum impact on local communities and the environment.</p>	Reduce car use and promote walking, cycling and the use of public transport.
	Safer environments for travel.
	Minimise the need to travel and reduce traffic congestion.

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



2. What difference has planning made?

2.1 What is measured?

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

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

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

2.2 Where does the information come from?

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






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

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

3 How is performance measured?

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

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

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

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

At the end of each section, suggestions are given for how policies may need to be changed as a result of the evidence presented.

2.4 Life chances

Context	April 2007 – March 2008	Target		06/07	05/06	Analysis
1- Change in population size and age:						
Estimated current population	274,400	-	↑	269,200	264,246	Southwark's population is growing and is likely to continue growing over the next few years. A growing population will put increasing pressure on Southwark's existing services and community facilities. We will need to ensure that new facilities are provided to cope with the increasing demand.
% population under 5	7.1%	-		7.2%	8.2%	
% population over 65	9.2%	-		9.5%	9.7%	
Projected population in 10 years	N/A	-		292,700	297,742	
Projected % under 5	N/A	-		7.4%	8.7%	
Projected % over 65	N/A	-		8.6%	8.6%	
2 - Aggregated Index of Multiple Deprivation:						
Southwark	26th most deprived borough in England	Improve	↑	No data	No data	Southwark has improved significantly from being the 17th most deprived borough nationally in 2004 to 26th in 2007. In addition, Southwark is now the 9th most deprived borough in London as compared to 6th in 2004. Large areas of deprivation in the borough will be improved through a number of regeneration projects that will guide appropriate new development in these areas.
3 - Life Expectancy:						
Males	76.6	78.6 by 2010	✓	75.5	74.1	Life expectancy in Southwark is continuing to improve and is on track to meet the target for 2010. However life expectancy remains below the London average of 77.4 years for males and 82.0 years for females.
Females	81.6	82.5 by 2010		80.9	80.2	
4 - Admissions to hospital per 1,000 people:						
Borough-wide	221	-	↓	253	41	This year, the number of people admitted to hospital dropped by 12% from 2006/07 however this is still considerably higher than the levels seen in 2005/06.

Development outcomes	April 2007 – March 2008	Target		06/07	05/06	Analysis		
5 - Education Uses (Class D1) completed								
Borough Wide	Amount completed	Amount lost or replaced	Overall outcome	Increase Provision	✓	Overall	Overall	There was an overall increase of 1,728sqm of floorspace in education use across the borough which is consistent with planning policies. In addition to this Southwark Schools for the Future programme is also refurbishing and improving many on the existing schools across the borough.
	4,040sqm	2,312sqm	1,728sqm			6,650sqm	13,400sqm	

Development outcomes	April 2007 – March 2008			Target		06/07	05/06	Analysis
6 - Change in amount of publicly accessible open space:								
	Amount completed	Amount lost or replaced	Overall outcome	No net loss	✓	Overall	Overall	There was a small gain of publicly accessible open space this year which is an improvement from 2005/06 where a net loss was recorded.
Borough wide	0.022 ha	0 ha	0.022 ha			0 ha	-2.6 ha	
7 - Funding negotiated from planning (S106) agreements for:								
Education	£2,452,771			TBC	✓	£412,554	N/A	Southwark saw an increase in funding negotiated from S106 agreements for all purposes compared to last year and this year was the first year that S106 funding was negotiated for health. This is due to implementation of the new supplementary planning guidance on planning obligations (S106 agreements) as well as the application of local policies.
Health	£640,530			TBC		£0	N/A	
Children's Play	£249,577			TBC		£35,397	N/A	
Sports Development	£183,116			TBC		£179,174	N/A	
Community facilities	£1,928,339			TBC		£61,705	N/A	
8 - Percentage of pupils achieving five or more A*-C grade GCSEs or equivalent:								
All students	51.8%			63%	↑	47.8%	47.3%	Southwark has seen a continuous improvement in the percentage of pupils achieving five or more A*-C grades although it has not met the target set for 2007/08

What impact is the new development having?

While the development that has occurred is generally in keeping with policy, more time is needed to see how much effect new policies are having on development. The rise in contributions from S106 agreements shows that the Supplementary Planning Guidance has been of considerable benefit in securing appropriate funding.

Policy implications

Development this year has not raised any implications for policy however concerns around life expectancy and hospital admission rates may be improved with the help of S106 funding now negotiated for health purposes. To some extent new planning policies and forthcoming area action plans designed to address the specific requirements of certain areas within the borough may also help to address this issue.

2.5 Consultation

Consultation	April 2007 – March 2008	Target		06/07	05/06	Analysis
9 - % Adopted planning documents and approved applications consulted on in accordance with the Statement of Community Involvement:						
Planning documents	100%	100%	?	No plans adopted	Final SCI not published	The following documents were adopted this year: <ul style="list-style-type: none"> – Southwark Plan (UDP) - July 2007 – Section 106 SPD - July 2007 – Design and Access SPD –September 2007 – 123 Grove Park SPD – September 2007 A Statement of Compliance for each document was produced on adoption setting out how the consultation process met the SCI requirements.
Approved applications	N/A	100%		N/A	N/A	
10 - Profile of people involved in consultation:						
Age	Under 25: 0%	Improve mix year on year	?	0-18yo: 2.5%,	N/A	A consultation questionnaire was sent out with this year's AMR, which included a demographic monitoring form. Of those who filled out the monitoring form and recalled being notified of planning consultations last year, the majority are 56 years. We did not get any responses from people under 25 and only 10% in the 26-35 category. The majority of people were also female and of white British Ethnicity. The results show less of a mix than the people getting involved in consultation on the UDP (see 06/07 column). We are addressing this through preparing consultation strategies and plans for our planning documents. There are also limitations to the data as not everyone who responded filled out the monitoring form and it only captures people on our consultation mailing list. We now request monitoring information from everyone making comments on planning documents and will be collating this information for next year's report.
Gender	26-35yrs: 10%			Over 60: 7%		
Ethnicity	36-55yrs: 33%			M: 50.5%		
Faith	56+: 57%			F: 49.5%		
Sexuality	Male: 32%			White: 55%,		
Disability	Female: 68%			Black: 13.5%,		
				Asian: 2%,		
		Mix: 29.5%				
		N/A				
		N/A				
		N/A				

Consultation	April 2007 – March 2008	Target		06/07	05/06	Analysis
11 - Proportion of participants satisfied with consultation on planning documents and applications:						
The purpose of the consultation was understood	90%	75%	✓	N/A	N/A	<p>We received 73 responses to our survey of our consultation mailing list. The results shown represent those people who agreed or strongly agreed with each statement.</p> <p>The main strengths of the consultation process were that people felt they understood the purpose of the consultation and they different ways in which they could have their say. People also felt that information was easily available and in a suitable format.</p> <p>The results highlighted two particular areas of concern, the most apparent was that people did not understand how their views had been taken into consideration. This is an important part of the consultation process and we will try to improve the ways in which we communicate this information to our consultees. Another area of concern was the length of time taken for an acknowledgment to be received. We have recently set up new consultation software which should enable us to respond more quickly and efficiently.</p> <p>As we don't have data for previous years it is too early to determine any trends.</p>
Enough time was provided	77%	75%	✓			
Information was easily available in a suitable format	84%	75%	✓			
Information provided was understood	79%	75%	✓			
The different ways to have your say were understood	86%	75%	✓			
You received an acknowledgment of your comments	67%	75%	!			
You understand how your comment was taken into consideration	33%	75%	!			
You were kept informed of each stage of the process	76%	75%	✓			

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

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

Policy implications

Monitoring consultation will allow the council to keep track of how effective the SCI is and whether any amendments are needed. We need to work across the council to ensure that we continue to improve our monitoring techniques, such as collecting equalities information.

2.6 Poverty and Wealth Creation

Context	April 2007 – March 2008		Target		06/07	05/06	Analysis
12A - Vacancy rates for offices							
Borough wide	N/A		Reduce vacancy rates	?	N/A	N/A	This data is not currently available.
12B - Vacancy rates for retail							
Borough wide	8.4%		Reduce vacancy rates	?	N/A	N/A	As we don't have data for previous years it is too early to determine any trends.
13 - Change in household weekly income levels:							
Average income	£762	£39,624 pa	-	✓	£690	£553	Southwark has seen a steady increase in its household income levels since 2002. However this is still below the London average.
Median income*	£568	£29,536 pa	-		£534	£434	
% households earning below average income	60%		-		45% earned below £481	60%	Although a small percentage of Southwark residents have seen a considerable increase in household income the majority of households have only experienced a slight increase.
Equalities group average	N/A		-		N/A	N/A	

Context	April 2007 – March 2008			Target		06/07	05/06	Analysis
14A (National COI 1B) - B Class Uses Completed within POLs, PILs, and TCs (sqm of floorspace)								
	Amount completed	Amount lost or replaced	Overall outcome	Maintain and increase the supply of employment floor space with PILs, POLs and Tcs	!	Overall	Overall	Overall there was an increase in employment use in preferred office locations (POL), preferred industrial locations (PIL) and town centres (TC) this year. This shows the planning policies in the UDP protecting employment uses in these locations are having some effect.
Office B1(a)	3,978	3,354	624			98,341	1,370	
Research and laboratory B1(b)	0	0	0			0	0	
Light Industrial B1(c)	4,499	0	4,499			0	0	
General Industrial B2	0	0	0			-1,670	0	
Warehousing and distribution B8	4,499	8,400	-3,901			-29,059	-3,193	There was a considerable loss in warehousing and distribution but this reflects the trend across London. Many of the losses occurred in town centres and regeneration areas such as Elephant and Castle where we want a mix of uses such as housing and shops.
Sui Generis Industrial	0	0	0			10,078	N/A	
Overall Employment uses	12,976	11,754	1,222			77,101	-1,823	

* The median is the middle of the distribution range, i.e. half of the people in Southwark earn more than £568 a week and half the population earn less

Context	April 2007 – March 2008			Target		06/07	05/06	Analysis
14B (National COI 1A) - B Class Uses Completed Borough Wide (sqm of floorspace)								
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	<p>There was an overall increase in employment floorspace across the borough, although considerably less than last year. We will need to keep this under review to determine if it is a longer term trend. However we do know that there is a considerable amount of employment development in the pipeline (see indicator 15).</p> <p>Figure 3 shows where completions in business space occurred and where there have been approvals that have not yet been built.</p>
Office B1(a)	7,310	4,704	2,606			96,832	5,279	
Research and laboratory B1(b)	0	0	0		!	0	0	
Light Industrial B1(c)	4,499	0	4,499			0	0	
General industrial B2	0	0	0			-5,589	0	
Warehousing and distribution B8	4,499	8,400	-3,901			-29,581	-6,610	
Sui Generis Industrial	0	0	0			10,078	N/A	
Overall employment uses	16,308	13,104	3,204			71,740	-1,331	
15 (National COI 1D) - The amount (hectares) of employment land available for:								
	Sites (ha) not currently in B Class use with approval for B Class	UDP allocations not yet completed (ha)	Overall land available (ha)			Overall	Overall	<p>The amount of land available for employment use has grown. Much of this is designated for office use.</p>
Office B1(a)	7.6	3.5	11.1	Maintain and increase the supply of employment floor space	✓	9.8	N/A	
Light Industrial B1(b)	0.1	0.1	0.2			0	N/A	
Research and laboratory B1(c)	0.3	0	0.3			0	N/A	
General industrial B2	0	0.2	0.2			0.12	N/A	
Warehousing and distribution B8	0.1	0	0			0	N/A	
Overall employment uses	8.1	4.1	12.2			9.92	N/A	
16A (National COI 4B) - Office, Retail, Institution, leisure completions within Town Centres (sqm of floorspace)								
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	<p>The figures show that there has been an increase in office, shops and non-residential floorspace in town centres which meets the policies set out in the UDP. It should be noted that this information may be open to misinterpretation as small scheme data was not available and therefore only large schemes figures were accounted for. We have started to collect this information and it will be used to calculate the figures in next years AMR to help have a more complete idea of what is happening. We do have some information on small scale approvals for A1 uses. It shows a net gain of 890sqm in town centres.</p>
Office B1(a)	3,978	3,354	624	Maintain and increase the amount of office, retail and leisure uses, particularly in town centres	✓	98,341	1,370	
Shops A1	1,760	0	1,760			-182	2,339	
Professional A2	0	0	0			0	0	
Eating A3	0	0	0			0	1,054	
Drinking A4	0	0	0			0	0	
Take-away A5	0	0	0			0	0	
Non-residential institutions (D1)	1,462	0	1,462			2,884	0	
Residential institutions (C2)	0	0	0			0	0	
Leisure (D2)	0	0	0			0	0	

Context	April 2007 – March 2008			Target		06/07	05/06	Analysis
16B (National COI 4A) - Office, Retail, Institution, Leisure Completions borough wide (sqm of floorspace)								
	Amount completed	Amount lost or replaced	Overall outcome			Overall	Overall	The figures for this year are lower than previous years for the amount of completed floorspace for office and retail use. This may be partly as a result of the completion of a significant development during 2006/07 which would not be expected to occur all the time.
Office B1(a)	7,310	4,704	2,606	Maintain and increase the amount of office, retail and leisure uses, particularly in town centres.	✓	96,832	5,279	There has been no loss in floorspace for any of the uses however provision of new floorspace has mostly occurred in the form of non-residential institutions. We are collecting data on small schemes to help provide a more complete picture. From approvals information, we know that a further 7,849sqm of A1 floorspace was approved last year, a net increase of 1,301sqm.
Shops A1	1,760	1,178	582			3,302	5,139	
Professional A2	0	0	0			0	0	
Eating A3	0	0	0			-800	1,082	
Drinking A4	0	0	0			0	0	
Take-away A5	0	0	0			0	0	
Non-residential institutions (D1)	4,412	2,312	2,100			7,582	14,514	
Residential institutions (C2)	0	0	0			0	0	
Leisure (D2)	1,178	0	1,178	0	0			
17 - Completed small business units (less than 235sqm)								
	Units completed	Units lost or replaced	Overall outcome	No net loss in small business units	?	Overall	Overall	We still do not have complete information on small business units completions but the information we do have is improving and shows a small gain in small business units last year.
B Class	22	18	4			47 Units	N/A	
A Class	5	N/A	N/A			N/A	N/A	
Total	27	N/A	N/A			N/A	N/A	
18 - Arts and Cultural Uses (class D1) Completed								
	Amount completed	Units lost or replaced	Overall outcome	Increase provision		Overall	Overall	372 sqm of cultural floorspace was created this year. This was from the provision of a new home for the Southwark Playhouse, at Tooley Street.
A – In Strategic Cultural Zones	372	0	372			0	3,600	
B – Borough wide	372	0	372			0	3,600	
19 - Hotel and hostel bed spaces completed								
	New Beds	Beds lost or replaced	Net change			Net change	Net change	In total, 252 bed spaces were provided in the borough all of which falls within the high PTAL area. Hotel beds accounted for 65% of the total beds recorded while 35% represents hostels. This figure is considerably higher than the number of bed spaces completed in the previous years and we will look into ways of addressing this issue through emerging LDF documents
A – Within high PTAL areas	252	0	252	Increase provision	✓	11	0	
B – Borough wide	252	0	252			11	0	

Context	April 2007 – March 2008	Target		06/07	05/06	Analysis
7 - Funding negotiated from planning (S106) agreements for:						
Training	£1,414,027	TBC	✓	£219,930	N/A	Southwark gained £1,414,027 for training purposes from S106 agreements this year which is five times the amount received for the same purpose 2006/07. In addition, funds negotiated for tourism recorded an increase of a third of the amount negotiated last year. This indicates how the planning guidance on S106 agreements is taking effect.
Affordable business space	£0	TBC		£0	N/A	
Child care	£0	TBC		£0	N/A	
Culture and Tourism	£90,000	TBC		£68,200	N/A	
20 - Business growth: VAT registrations and deregistrations per 100,000 people						
Registrations	40	Increase businesses in borough	✓	49	52	The number of registered businesses continued to increase across Southwark in 07/08 however, it should be noted that the number of registrations recorded has continued to decrease from 2005/06.
Deregistrations	28			34	41	
21 - Employment Rate:						
Borough wide	66.6%	1% annual increase	✓	64.8%	63.8%	The overall employment rate as increased by 1.8% from last year which exceeds the target.

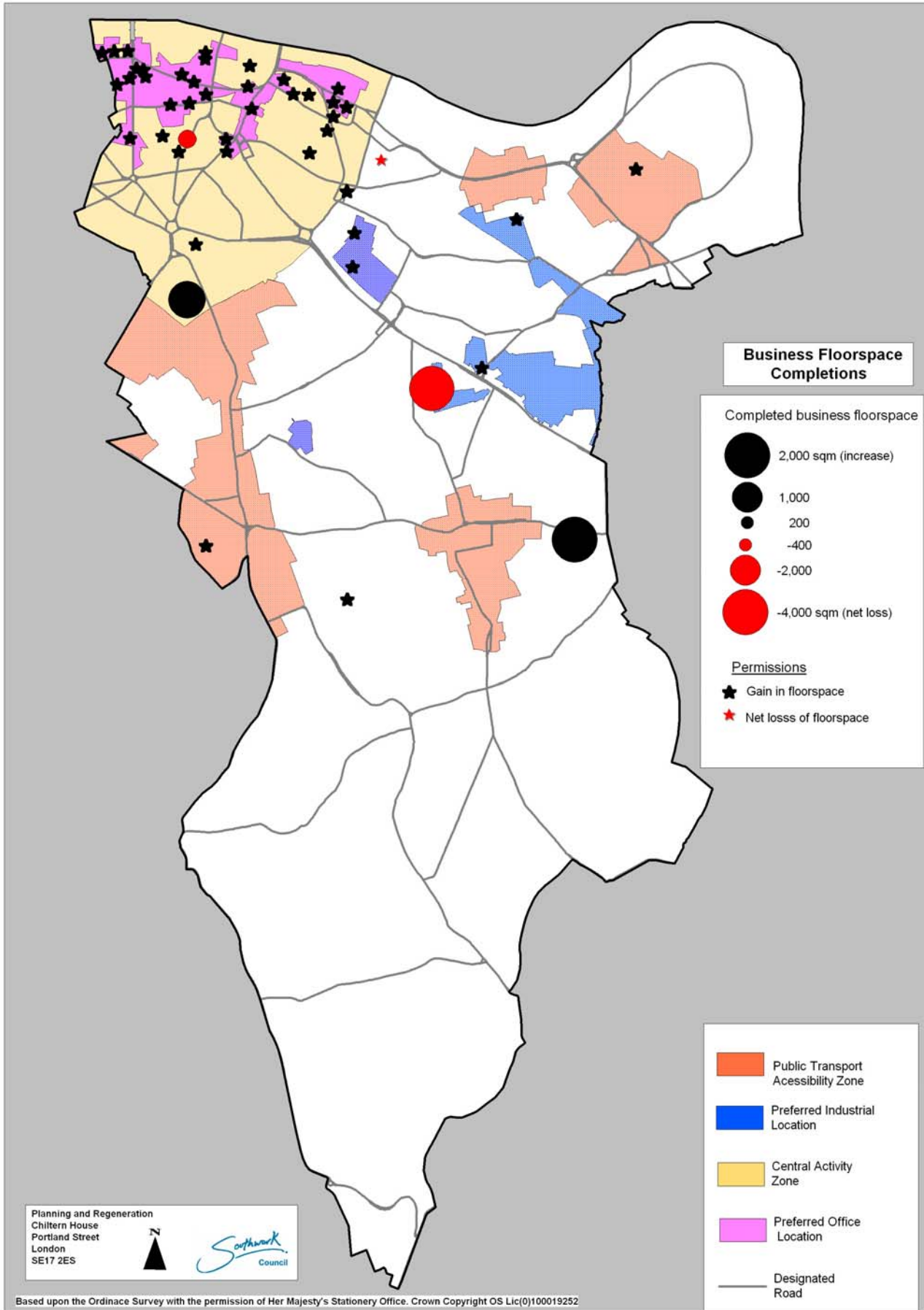
What impact is the new development having?

New development appears to be having a positive impact on residents in the borough, there has been an increase in the average household weekly income level and employment rates have continued to increase. We need to make sure that the new jobs created by an increase in office development can be accessed by all residents in the borough. We have collected more funding for work place coordinators to help achieve this.

Policy implications

We need to have a more complete picture of what is happening, and so we have begun to collect information on schemes of less than 1,000sqm. Our policies for protecting industrial uses in preferred industrial locations appear to be working, however there continues to be a decline in manufacturing uses which we need to address through our new LDF documents.

Figure 3 – Business space completions and approvals



2.7 Clean and Green – Built Environment

Context	April 2007 – March 2008	Target		06/07	05/06	Analysis
22 - Number of listed items						
Statutory listings	867	Gain	✓	864	864	Southwark is committed to protecting its historic environment. The current listings on the English Heritage register show that Southwark has increased its listings from 864 in the previous year to 867.
23 - % borough covered by:						
Conservation area	22.5%	-	~	22.5%	22%	There was no change in the amount of land in Southwark designated as a conservation area or an archaeological priority zone. Conservation areas and Archaeological Priority zones may be reviewed as part of new policies introduced through emerging LDF documents.
Archaeological Priority Zones	14%	-		14%	14%	
Development outcomes April 2007 – March 2008 Target 06/07 05/06 Analysis						
24 - (National COI 1C and 2B). Amount of new development built on:						
A – Previously developed (brownfield) land	100% of all uses	100% of all development	✓	100% of all uses	15% D1 uses were on open space	As with the previous year, all new developments in 07/08 were permitted on previously developed land. This helps to protect Southwark's existing public open spaces but also increases the opportunity for areas to be improved through regeneration schemes.
B – Protected open space	None	None		None	None	
25 - Listed buildings and structures at risk in the borough:						
A – Total number	34	Reduction in number of buildings at risk	✓	37	48	The number of listed buildings at risk decreased from 37 to 34 on the buildings at risk register. There was also a significant reduction in the number of unlisted buildings at risk in conservation areas. This may be as a result of policies providing guidance on the reuse of historic buildings.
A - % of all listed buildings	3.9%			4.3%	5.5%	
B – Approved to be demolished	None			None	0	
Unlisted buildings at risk in conservation areas	15			24	27	
Unlisted buildings approved to be demolished	N/A			N/A	2	
26 - New development subject to an archaeological assessment						
A – in APZ	N/A	100% development in APZ	?	N/A	N/A	Within Archaeological Priority Zones, archaeological studies are needed as part of planning applications where there is the chance that development could uncover or disturb historic remains. We are working on a way to collect this information.
A – Borough wide	N/A			N/A	N/A	

Development outcomes	April 2007 – March 2008	Target		06/07	05/06	Analysis
27 - Approved developments achieving secured by design certification:						
Schemes applying for certification	12			14	19	There has been a slight decrease this year in the number of applications for Secured by Design certification and the number of schemes achieving certification ² . We have adopted an SPD on residential design which requires the principles of Secured by Design standards to be met although certification is not a requirement. We are expecting an increase in the number of applications for certification in future years.
Schemes achieving certification	13	Increase	!	14	17	
7 - Funding negotiated from planning (S106) agreements for:						
Public realm and safety	£1,420,322	-	↑	£755,670	N/A	There has been a considerable increase in funding secured through S106 agreements for all areas except Conservation. The area receiving the most funding was Public realm and safety.
Archaeology	£51,100	-		£14,300	N/A	
Conservation	£0	-		£20,000	N/A	
Public Open Space	£1,044,259	-		£408,423	N/A	Funding for conservation is not specifically identified in the S106 SPD and would be negotiated only where there would be an impact on a conservation area or listed building by a development.
28 - Crimes recorded (Annual British Crime Survey)						
Crimes recorded	20,997			22,187	23,936	Community Safety has achieved over and above its target of 20% reduction in the British Crime Survey Comparator crimes (BCS) in the year 2007/08 which was the target year. This was due to strong partnership working between Community Safety and its partners which was the result of the establishment of the Partnership Operation Group (POG). As a result, the partnership has been set a new national target to address other emerging areas of concern such as gun and knife crime and domestic violence.
% change from 2003/04 level	-24%	20% reduction over 03/04 levels	✓	19.5%	13.2%	
29A - % Residents feeling safe and very safe outside in the day time:						
All	N/A	90%		86%	88%	A residents survey has been carried out and the results are currently being analysed. Data will be available for AMR5.
29B - % Residents feeling safe and very safe outside in the night time:						

² It should be noted the schemes applying for Secured by Design certification in the reporting year and schemes achieving this certification are not necessarily the same schemes.

Development outcomes	April 2007 – March 2008	Target		06/07	05/06	Analysis
All	N/A	63%		46%	45%	A residents survey has been carried out and the results are currently being analysed. Data will be available for AMR5.
30 - % residents satisfied with living in their area:						
All	N/A	80% by 2008/08		76%	N/A	A residents survey has been carried out and the results are currently being analysed. Data will be available for AMR5.
31A - % Residents identifying with their neighbourhood:						
All	N/A	Increase		75	N/A	A residents survey has been carried out and the results are currently being analysed. Data will be available for AMR5.
31B - % Residents identifying with the borough:						
All	N/A	Increase		64%	61%	A residents survey has been carried out and the results are currently being analysed. Data will be available for AMR5.

What impact is the new development having?

We have secured more funds towards improving the public realm. This should help improve the look and feel of the area, including feelings of safety.

Policy implications

The number of schemes achieving secured by design standards decreased this year however we have recently adopted supplementary planning guidance which should help to address this. Although certification is not required the SPD should help to ensure that the principles of Secured by Design are met. Our policies protecting open space appear to be working. We are preparing a number of area action plans where we can look more closely at crime, security and public realm issues in different areas and this is a priority for Southwark.

2.8 Clean and Green – Natural Environment

Context	April 2007 – March 2008	Target		06/07	05/06	Analysis
32 - Habitats in borough						
Conservation areas in parks	N/A	Increase	?	N/A	26ha	Data not available
Woodland	N/A	Increase		N/A		
Private Gardens	N/A	Increase		N/A	N/A	

Development outcomes	April 2007 – March 2008	Target		06/07	05/06	Analysis
33A - Approved residential development achieving Code for Sustainable Homes Accreditation:						
Level 1	N/A	100% major schemes to achieve Code Level 3 or higher	?	N/A	N/A	We are starting to collect information in this area however this needs to be improved. Further planning guidance is currently being prepared as a Sustainability Assessment check list and this should help to improve the information we receive.
Level 2	N/A					
Level 3	3					
Level 4	0					
Level 5	0					
Level 6	0					
33B - Approved non-residential development achieving BREEAM Accreditation:						
Pass	N/A	100% major schemes to achieve at least "very good"	?	N/A	N/A	We need better information in order to monitor this indicator. Further planning guidance is currently being prepared as a Sustainability Assessment check list and this should help to improve the information we receive.
Good	1					
Very Good	13					
Excellent	3					
34 - How much more energy efficient new development is compared to Building Regulations standard:						
A – Residential development	Available next year	25%	?	N/A	N/A	This information is currently being collected and will be available for next year's AMR
B – Non-residential development		25%		N/A	N/A	

35 (National COI 9) - Renewable energy infrastructure in new development:						
	% developments with renewables	Capacity of installations				
Photovoltaic	30%	N/A	?	N/A	N/A	We currently have some limited data available for this indicator. There are 40 pieces of renewable infrastructure approved and the percentages calculated are based on this figure. More comprehensive information should be available in next year's AMR.
Solar Thermal	23%	N/A				
Wind	5%	N/A				
Bio-fuels	10%	N/A				
Other	38%	N/A				
Total		N/A				
% energy demand of new development met	N/A	N/A		N/A	N/A	We know that of 17 schemes we have information for, 10 supplied between 10-20% energy from renewables and 6 schemes supplied more than 20%.

N/A
N/A
N/A
N/A

Development outcomes	April 2007 – March 2008		Target		06/07	05/06	Analysis	
Estimated reduction in CO2 emissions	N/A	N/A	20%		N/A	N/A	We also know that 19 schemes could not provide renewables because of site constraints (10 sites), heritage issues (2 sites), not financially viable (5 sites) or it was not a major development (2 sites) and therefore energy from renewables is not required.	
36 - % of approved developments with on-site recycling storage and composting facilities								
Borough wide	42%		100%		N/A	N/A	10 out of the 24 major schemes approved last year had recycling facilities.	
37 (National COI 6A) - Change in the capacity of facilities for waste management by type (tonnes)								
	Amount completed	Amount lost or replaced	Net change	Contribute to regional self-sufficiency	~	Net change	Net change	There has been no change in the capacity of waste management facilities in the borough. However we are progressing with our plans to build a new waste management facility on the Old Kent Road Gas Works site.
Landfill						0	0	
Recycling/Composting	0	0	0			0	0	
Waste to energy						0	0	
Total						0	0	
38 - Tonnage of construction and demolition waste generated and proportion recycled/reused:								
	Amount collected	% recycled / reused	95% of waste recycled / reused by 2020	?	%	%	We have started to collect this data and should be able to start reporting on it from next year.	
Borough wide	Available next year				N/A	N/A		
39 - Average predicted potable water use (litres/person/day) of new development:								
A – Residential Development	Available next year		105L/p/day	?	N/A	N/A	We have started to collect this data and should be able to start reporting on it from next year.	
B – Non-residential development	Available next year		105L/p/day		N/A	N/A		
40 - Change in area of development sites covered by vegetation								
Borough wide	Available next year		Increase	?	N/A	N/A	We have started to collect this data and should be able to start reporting on it from next year.	
41 - (National COI 8i) Amount of sites of importance for nature conservation (SINCS) lost to new development:								
Number of sites	None		No net loss		None	2	There has been no net loss on Sites of Importance for nature conservation. Proposals for extensions to or new sites will be considered during the preparation of new planning documents in the next few years.	
Area	0 ha		No net loss	✓	0 ha	0.8 ha		
42 - Green house gas emissions in Southwark (tonnes of CO2)								
From all sources in Southwark	1,842,000		8.5% reduction over 2005 levels by 2011	?	N/A	N/A	Southwark has recently adopted a new Local Area Agreement which sets a baseline and target based on 2005 data, which is presented here. The data is from a new source and so is not comparable with previous year's data.	
Industry/commercial	976,000				N/A	N/A		
Housing in Southwark	492,000				N/A	N/A		
Transport in Southwark	373,000				N/A	N/A		
Per capita	7.5				N/A	N/A		

Development outcomes	April 2007 – March 2008	Target		06/07	05/06	Analysis
43 - Annual average levels fine particles (PM10) and nitrogen oxides (NO)						
A – PM10	25ug/m3	23ug/m3	✓	26ug/m3	31.5ug/m3	The overall air quality level continued to improve with year on year reductions in PM10 levels. There has been a slight increase in the nitrogen oxide levels compared to 2006/07 levels.
B - NO	44ug/m3	40ug/m3	↑	42ug/m3	58ug/m3	
44 - (National COI 6B). Municipal waste arisings						
A – Total waste collected (tonnes)	140,350 tonnes	By 2010/11 limit waste growth to 2% a year and by 2020 recycle compost 50% of waste	✓	139,294	138,525	There has been a slight increase in the total amount of waste collected however household per person, waste has reduced. The percentage of total waste recycled and composted has continued to increase. The amount used to generate electricity has fallen this year but is the second highest figure achieved so far. Last year was an exception as 7,620 tonnes of waste was sent to an incinerator in Kent to help test the facility. The amount of waste disposed of in landfill has continued to meet the Councils landfill targets although the figure has increased from last year as a result of the additional waste not sent to the Kent incinerator.
B – Household waste (kg/person)	412.5kg			427kg	420kg	
C - % total waste recycled	14.8%		14%	10%		
C - % composted	3.8%		4%	3%		
C – used to generate energy	28.2%		44%	23%		
C - % disposed of in landfill	53.2%		38%	63%		
45 - Change in priority habitats:						
Meadow	0.8 ha	Increase	✓	None	N/A	The amount of priority habitat in the borough has increased, 0.8 ha of new meadow and 0.5 ha of reedsbeds/wetland has been created. There has also been an increase in habitats for specific species including 6 stag beetle loggeries and an active kingfisher bank. This represents an increase in the provision from last year.
Woodland	0 ha	Increase		0 ha	N/A	
Reedsbeds/Wetland	0.5 ha created	Increase		0.5 ha created	N/A	
Other	6 new stag beetle loggeries created and 1 active kingfisher bank	Increase		2 large stag beetle loggeries created	N/A	
46 - (National COI 7). Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence & water quality grounds:						
Borough wide	None	None	?	None	None	There were 19 objections to applications on flood risk grounds, but all of these were resolved or the application refused.

What impact is new development having?

It is too early to tell what impact new development is having on the natural environment as there is a lack of information available at present to monitor this. The increase in priority habitats however is a positive sign. And new policies relating to flood risk appear to be having an effect.

Policy implications

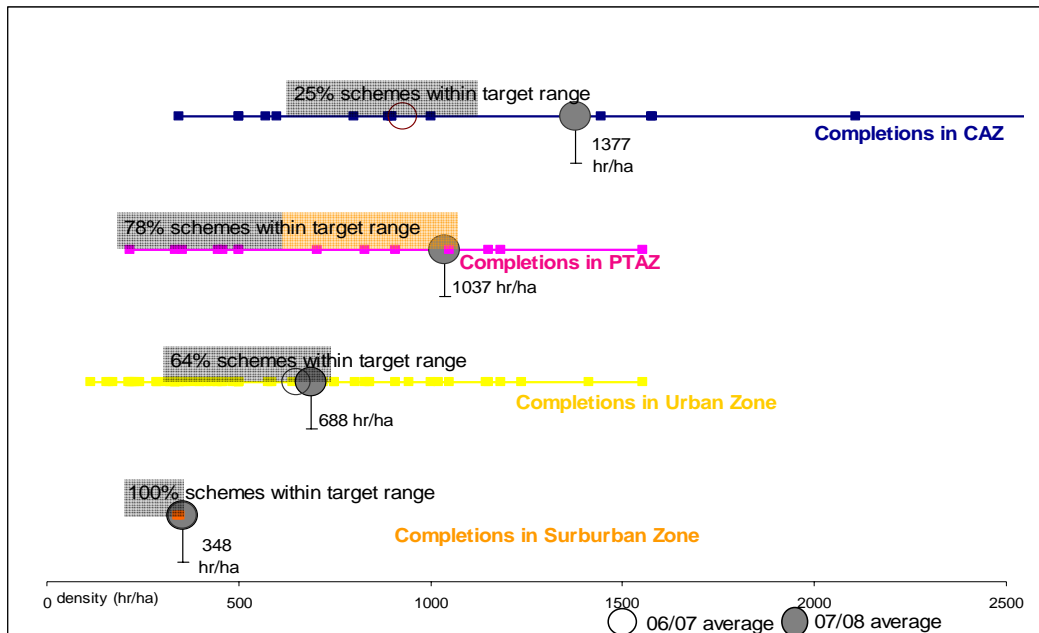
The council is preparing planning guidance on how new development should be designed so that it reduces its negative impact on the environment. A sustainability assessment check list is currently being prepared to help applicants demonstrate how new development meets the environmental requirements set out in Southwark’s UDP policies. This issue will also be reviewed under new planning policy documents as part of the LDF.

2.9 Housing

Context	April 2007 – March 2008			Target	06/07	05/06	Analysis
47 - Change in house prices							
	Price	% Change	Ratio of average price to average income			Average price to average income	Average price to average income
Borough wide average	£325,500	11%	5.51	-	↑	5.51	N/A
Borough wide lowest quartile	£200,000	11%	N/A	-		N/A	N/A
48 - % local dwellings that are not to Decent Homes standard							
Local Authority Dwellings	34.27%		0% by 2010	✓	38%	N/A	Southwark continues to increase the number of its dwellings that are to decent home standards. This year saw a percentage drop in the number of recorded dwellings compared to the previous year. There are concerns that Southwark may not be able to meet its Decent Homes target due to building cost inflation as well under estimation of stock during the last condition survey.
Private dwellings	44.30%		Reduce	?	N/A	N/A	

Development outcomes		April 2007 – March 2008		Target		06/07 net	05/06 net	Analysis
49 - (National COI H2) Housing supply								
	New homes built	Homes lost or replaced	Gains minus losses	To provide at least 16,300 extra homes between 1997 and 2016	✓	Net gain in homes	Net gain in homes	The graph below shows the estimated supply of housing to be developed until 2016. This demonstrates that Southwark is likely to achieve the target of adding 16,300 new dwellings to the borough's housing supply. The estimates for housing supply come from looking at how much housing has been completed over previous years as well as looking at what sites have been allocated in the UDP for housing and predicting when these will be developed. The estimate of housing supply is called the housing trajectory.
49A. Total new homes gained over the previous 5 years			8,808			-	-	
49B. Homes completed in reporting year								
Self contained dwellings	1,745	80	1,665			2,137	1,149	
Non self-contained dwellings	0	0	0			318	96	
Long term vacant dwellings brought into use	120	0	120			147	137	
Total	1,865		1,785	2,602	1,382			
49C. Additional homes projected to be built between next year and 2016			16569-28233	-	-			
49D. Average number of homes needed each coming year until 2016 to meet the housing target			1,630	1,630	1,512			
								<p>There is a low estimate and a high estimate for future housing supply. Under the low estimate Southwark should reach its housing target by 2015. Under the high estimate the target will be met earlier, in 2011/12.</p> <p>A list of allocated sites and when the council estimates they will be developed is provided at Appendix 3.</p>

Development outcomes	April 2007 – March 2008	Target		06/07 net	05/06 net	Analysis		
50 - Density of residential development within:								
	Average density (hr/ha)	Number of schemes within target density range	% Schemes within target density range	Target range (habitable rooms/ha)		%	%	<p>The density at which new residential is built will impact on how much can be build, as well as achieving other regeneration aims, such as more mixed communities.</p> <p>The Southwark Plan sets out target densities for different parts of the borough. These are based on the existing character of an area and its accessibility to public transport. The targets are just a guide, as the appropriate size of a development will depend on its design, traffic and amenity impacts and how well it fits in with the character of the surrounding area.</p>
Central Activity Zone (CAZ)	1,377	4	25%	650-1100	!	40%	31%	
Public Transport Accessibility Zone (PTAZ)	1,057	11	78%	200-1100		93%	N/A	
Urban Zone	688	47	64%	200-700		70%	48%	
Suburban Zone	348	2	100%	200-350		0%	56%	



The average density of development in all areas apart from the CAZ was on target.

The graph shows how housing built varied in density in each density zone.

Figure 4 shows this information on a map.

There has been a decrease in the number of schemes within the target density zones, most notable in the Central Activities Zone and the public Transport Accessibility Zone.

There are many factors which can affect density, including the size of a site (small sites can very easily result in high densities even with a small amount of dwellings on them). Densities are an indication that the scale of new development should be. When council makes a decision it also looks at the scale of surrounding development, transport access, the quality of the public realm, the standard of living accommodation and impact on surrounding properties. We have policies for each of these.

Development outcomes	April 2007 – March 2008		Target		06/07 net	05/06 net	Analysis		
51A – Amount of new dwellings which are:									
	Number of completed units	% of completed units			%	%	60% of new dwellings had 2 or more bedrooms, which is in line with the Southwark Plan policy requirement for ‘a majority of dwellings’. This is slightly less than last year. 9% of dwellings had 3 or more bedrooms which is less than the Southwark Plan requirement of 10% of dwellings to have 3 or more bedrooms. It is a slight increase on last year, and there has been a 2% increase in the number of 4 bedroom units. This indicates that planning policies set out in the UDP are starting to influence the type of development being built.		
Studios	0	0	Max 5%	↑	0.2%	30%			
1 Bedroom	712	41%	Majority 2+ bedrooms		38%	50%			
2 Bedroom	887	51%	Min 10%		53%	10%			
3 Bedroom	99	6%	-		7%	2%			
4 or more Bedrooms	47	3%			1%				
51B - Size of new dwellings (by tenure):									
	% Social	% Intermediate	% Market		2006/07			The proportion of large size social rented homes was higher than those provided in the past year, this is in line with planning policy. There were the largest number of 3 bedrooms plus dwellings in social rented housing, whilst intermediate housing was predominantly 1 bedroom dwellings and market housing was mainly 2 bedroom dwellings.	
Studio	0	0	0	Max 5%	✓	% Social	% Int		% Market
1 Bedroom	36%	68%	31%	Majority 2+ bedrooms		22%	48%		44%
2 Bedroom	41%	40%	63%	Min 10%		65%	51%		47%
3 Bedroom	14%	2%	13%	-		9%	1%		8%
4 or more Bedrooms	8%	0	2%			3%	0%		1.5%
52 - Amount of dwellings approved that:									
	Number of dwellings completed (gross)	% of completions			%	%	The number of dwellings meeting lifetime homes standard and that are wheelchair accessible is below the targets however this is the first year that information as been available and we will continue to monitor this information to ensure that figures improve.		
A – meet lifetime homes standard	709	26%	100%	!	N/A	N/A			
B – are wheelchair accessible	127	4%	Min 10%		N/A	N/A			
53 - (National COI 2D) Amount of completed affordable housing units:									
	Number of dwellings completed (gross)	Overall increase (net)	% of completions (gross)	50% of all new housing is affordable, 35% as social tenure and 15% as intermediate	✓	%	%	This is the first year the target has been met and suggests the policies in the Southwark Plan are working. Almost half of the completions were from 100% affordable housing schemes by RSLs..We will need to keep an eye on the impact of the changing economic climate. More intermediate than social homes were built, , contrary to our current policy. We	
Intermediate housing	538	537	30%		16%	3.1%			
Social housing	417	416	25%		24%	6.9%			
Total	955	953	55%		40%	10%			

Development outcomes	April 2007 – March 2008			Target		06/07 net	05/06 net	Analysis
Total for past 3 years	3,156	2,174				33%	-	are reviewing affordable housing provision in our new LDF documents.
7 - Funding gained from planning (S106) agreements for:								
Affordable housing	£2,376,878				↓	£3,574,574	£160,000	We do not have a target for S106 funding for affordable housing as policies support the provision of affordable housing on site and therefore a lower figure may indicate that this is being achieved.
54A - Amount of households which are unintentionally homeless and in priority need:								
Total	641.0			Reduce	✓	723	1,039	The number of households which are unintentionally homeless and in priority need decreased by 11%. This continues the downwards trend in the number of unintentionally homeless households from 2004/5.
54B - Amount of households which are in housing need:								
Existing households	N/A			Reduce		2,793	N/A	We are awaiting the results of the Housing Need Survey which will be available for next years AMR
Projected newly arising need each year	N/A					4,388	N/A	
54C - Amount of households on the housing register:								
Total	8,604			Reduce	↓	8,987	8,057	This has reduced by 4% although remains much higher than the figure for 2005/06.

What impact is new development having?

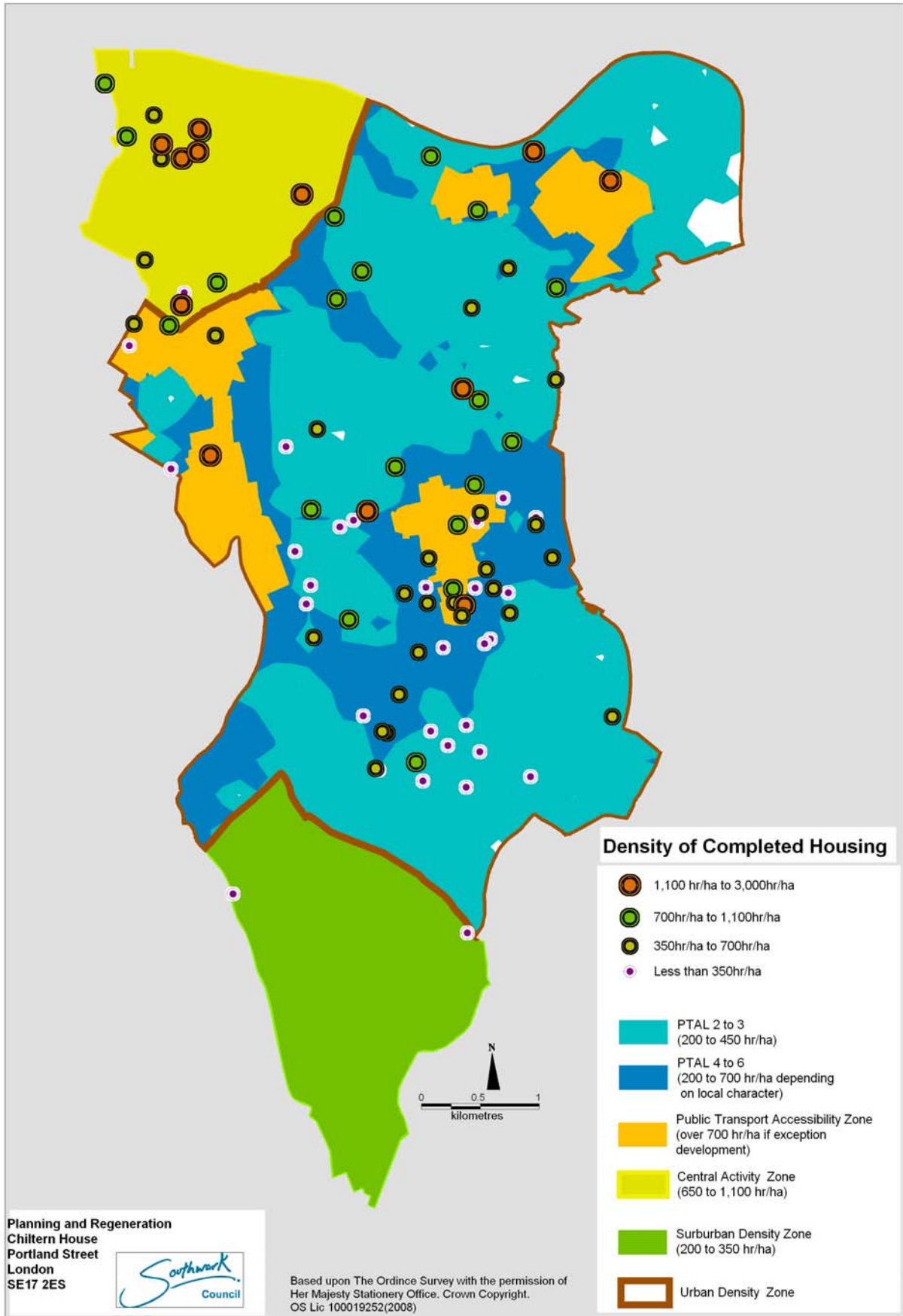
Keeping track of the number of homeless and households in housing needs who are currently not in suitable accommodation and need to move, gives an indication of whether or not the type of housing being built is suitable. This year saw a decrease in the number of households on the housing register and an increase in the number of affordable homes built as well as an increase in larger size homes. However more intermediate than social housing was built. We will have a better picture of how the homes being built are meeting housing need when the new Housing Needs Survey is published..

Policy Implications

The UDP sets out requirements for high amounts of affordable housing and this can be seen from the increase in affordable homes provided this year. Planning guidance on affordable housing has recently been adopted and this will help the council to ensure that the affordable housing policies set out in the UDP are applied to new development. We are also reviewing affordable housing provision through our new LDF documents, including the mix between social and intermediate housing, and policies on the size of new homes. The impact of the economic climate also needs to be kept under review.

Density targets are not being fully achieved. However, this could be due to a number of factors as outlined above and may not necessarily mean that we need to review our density policies.

Figure 4 – Density of housing completions



2.10 Sustainable Transport

Context		April 2007 – March 2008		Target	06/07	2001	Analysis	
55 - % households without a car:								
Borough wide		N/A		-	?	N/A	52%	Data for this is not likely to be available until the next census.
London wide		N/A		-		N/A	38%	

Development outcomes		April 2007 – March 2008		Target	06/07	05/06	Analysis	
56A - % development that has been complying with UDP car parking standards:								
	Number schemes complying	% schemes complying	Average parking rate			%	%	<p>The number of residential schemes complying with parking standards has improved since last year. 100% of schemes in the Public Transport Accessibility Zone (PTAZ) and the Urban Density Zone (UZ) achieved car parking standards whereas only 87% of schemes achieved this in the Central Activities Zone (CAZ).</p> <p>This may be as a result of new policies not having enough time to take effect or may be because car parking standards are harder to meet within the CAZ. There are also fewer schemes completed in the CAZ compared with the Urban Density Zone and therefore each scheme accounts for a higher percentage.</p>
All uses	N/A	N/A	N/A	100%		N/A	N/A	
Residential – borough wide	85	98%	0.2 spaces / dwelling	100%		93%	N/A	
Residential – CAZ	15	87%	0.4 spaces / dwelling	0.4 spaces per dwelling	✓	79%	N/A	
Residential – PTAZ	12	100%	0.1 spaces / dwelling	1 space per dwelling		100%	N/A	
Residential – UZ	69	100%	0.2 spaces / dwelling	1 space per dwelling		98%	N/A	
Residential – SZ	1	100%	0 spaces / dwelling	1.5-2 spaces per dwelling		50%	N/A	
56B - % development that has been built complying with bicycle parking standards:								
	% schemes providing 1 space per unit	% schemes meeting UDP policy (1.1 spaces)	Average parking rate			% schemes complying	% schemes complying	<p>There is a lack of data on cycle parking provision. Of the 46 housing schemes we have data for, 18 met the UDP policy. Of those that didn't, 17 did not comply because not enough parking was provided for visitors. The remaining schemes that did not comply tended to relate to permissions that were granted at least 2 years before the Southwark Plan was adopted. Of the schemes we do not have data for, many of these were for small developments and it is likely that a number of these were also approved before the Southwark Plan was adopted.</p>
All uses	N/A	N/A		100% schemes comply	!		N/A	
Residential	37%	39%				N/A	N/A	
Non-residential	N/A	N/A				N/A	N/A	
57 - Amount of approved development in controlled parking zones restricted from on-street parking:								
All uses		77		100% new development in CPZs	?	N/A	N/A	We need to improve the information available on this.
Residential		54				N/A	N/A	
Non-residential		23				N/A	N/A	
58 - Amount of approved development subject to a travel plan:								

Development outcomes	April 2007 – March 2008	Target		06/07	05/06	Analysis	
Borough wide	100%	100% of major schemes	✓	N/A	N/A	All major schemes proposed are required to submit a travel plan. Where this is not provided initially the council will request one.	
7 - Funding negotiated from planning (S106) agreements for:							
Transport	£1,196,109	-	✓	£1,017,554	N/A	The amount of funding from S106 agreements for transport has increased slightly from last year. We will continue to monitor this to ensure this trend continues.	
59 - Estimated annual traffic flows (million vehicle kilometres):							
Borough wide	Traffic flows	Change since 2001	Zero growth in traffic between 2001 and 2011	!	872	873	The estimated annual traffic flow for 07/08 is higher than that estimated for 06/07 and therefore fails to meet target requirements of zero growth. We will continue to monitor this issue and encourage a reduction in traffic through new planning policies and planning guidance. This issue will also be addressed through other initiatives from the Road Safety team.
	892	1%					
60 - The number of people killed or seriously injured in road traffic collisions:							
Borough wide	Casualties	% change over 1994-1998 average rate	By 2010 reduce to 119 casualties	!	138	117	There has been an increase in the number of people killed or seriously injured in road traffic accidents in Southwark. This is a key issue for us to address and we will continue to consider road safety and address local transport issues through emerging planning policies and area action plans as well as through the projects of the Road Safety team.
	166	-25%					
61 - Proportion of personal travel made on each mode of transport:							
Public Transport	37%	Reduce travel by car and increase walking trips by 15% and cycling trips by 80% between 2001 and 2015	!	N/A	N/A	The initial results of the London Transport Demand Survey show that public transport is used most often by residents for personal travel although this was closely followed by walking. Only 3% of personal travel is made by cycling. 30% of journeys were by other modes including private cars. We will continue to monitor this to see if we are making progress towards the target.. We will have more detailed results from the London Transport Demand Survey next year.	
Walking	30%			N/A	N/A		
Cycling	3%			N/A	N/A		

What impact is the new development having?

More new development is achieving the car parking standards set out in the Southwark UDP which aims to reduce the numbers of cars on the roads however traffic levels in the borough have increased this year and so has the number of people killed or seriously injured in road traffic collisions. The

number of schemes complying with cycle parking standards appears to be low but this may be because of a lack of data available. Funding received through S106 agreements has increased this year and will be used to help improve the transport network in the borough.

Policy implications

More information on bicycle parking is required in order to determine whether further planning guidance or new policies are required to address this issue. New planning policy documents currently being prepared under the LDF will seek to promote sustainable transport methods and address more local transport issues through area action plans.

2.11 Equalities

Context	April 2007 – March 2008	Target		06/07	2001	Analysis
62A - % population within different ethnic groups:						
White	62%	-		62%	63%	These figures have remained similar to last year although there has been a slight decrease in the percentage of Black/Black British people in Southwark and a small increase in other ethnicity populations.
Black/British	27%	-		28%	26%	
South Asian	4%	-		4%	4%	
Other ethnicity	7%	-		6%	3%	
62B - % population within different faith groups:						
Christian	N/A	-		N/A	62%	This information is not likely to be available until the next census in 2011.
Muslim				N/A	7%	
Buddhist				N/A	1%	
Hindu				N/A	1%	
Jewish				N/A	0.4%	
Other faith				N/A	0.6%	
No faith				N/A	19%	
63C - % population that are:						
Residents identifying as disabled	N/A	-		N/A	16%	This data is not currently available.
Gay, Lesbian	N/A	-		N/A	N/A	

Development outcomes	April 2007 – March 2008	Target		06/07	05/06	Analysis
63 - % adopted planning documents subject to Equalities Impact Assessment (EqIA):						
Planning documents	100%	100%	✓	No plans adopted		All of the plans adopted this year were subject to an EqIA. All documents currently being prepared will also be subject to an EqIA
8 - Percentage of pupils achieving five or more A*-C grade GCSEs or equivalent						
All	49%			48%	47%	There is a wide variation in achievement amongst different ethnic groups which is an issue that needs to
White	46%		~	46%	47%	
Black / Black British	47%			47%	46%	

Development outcomes	April 2007 – March 2008	Target		06/07	05/06	Analysis
Asian	52%			52%	58%	be addressed. There is also considerable difference between levels achieved by different sexes which although reflects the trend seen nationally should be treated as an issue for concern for the borough.
Chinese / Other Ethnic	66%			66%	52%	
Mixed ethnicity	49%			49%	48%	
Female	54%			54%	49%	
Male	42%			42%	45%	
22 - Employment rate:						
Borough wide	66.6%	By 2007/08: 1% increase		64.8%	63.8%	The overall employment rate has increased by 1.8% from last year which exceeds the target for 1% increase. There has been an increase in employment rate within minority ethnic groups whereas there appears to have been no increase in employment rate for other social groups.
Minority Ethnic groups	58.8%	57.3%	~	43.9%	55.8%	
People who are disabled	N/A	N/A		N/A	33.5%	
Lone parents	43.9%	44.9%		43.9%	44.0%	
50-69 year olds	50.8%	51.8%		50.8%	37.5%	
30A - % residents feeling safe and very safe outside in the day time:						
All				84%	89%	This information will be available from the Resident's Survey results which will be included in next years AMR.
Females				84%	85%	
People aged 18-24				92%	91%	
People aged over 65				74%	86%	
Black and Minority Ethnic groups	N/A	Increase to 90% by 2007/08		87%	90%	
People who are disabled				N/A	N/A	
Gay/Lesbian/Transgender Faith groups				N/A	N/A	
30B - % residents feeling safe and very safe outside at night time:						
All				46%	45%	This information will be available from the Resident's Survey results which will be included in next years AMR.
Females				35%	31%	
People aged 18-24				51%	49%	
People aged over 65				18%	24%	
Black and Minority Ethnic groups	N/A	Increase to 50% by 2007/08		50%	50%	
People who are disabled				N/A	N/A	
Gay/Lesbian/Transgender Faith groups				N/A	N/A	
32 - % residents satisfied with living in their area:						
All				76%	75%	This information will be available from the Resident's Survey results which will be included in next years AMR.
Females				73%	73%	
People aged 18-24				73%	79%	
People aged over 65				71%	83%	
Black and Minority Ethnic groups	N/A	80% by 2008/09		74%	72%	
People who are disabled				N/A	N/A	
Gay/Lesbian/Transgender Faith groups				N/A	N/A	

Development outcomes	April 2007 – March 2008			Target	06/07	05/06	Analysis
33A - % residents identifying with their neighbourhood:							
All	N/A			Increase in number of residents identifying with their area	75%	71%	This information will be available from the Resident's Survey results which will be included in next years AMR.
Females					75%	71%	
People aged 18-24					68%	68%	
People aged over 65					80%	83%	
Black and Minority Ethnic groups					70%	72%	
33B - % residents identifying with the borough:							
All	N/A			Increase in number of residents identifying with their area	64%	61%	This information will be available from the Resident's Survey results which will be included in next years AMR.
Females					66%	63%	
People aged 28-24					59%	64%	
People aged over 65					66%	71%	
Black and Minority Ethnic groups					66%	68%	
57A - Amount of households which are unintentionally homeless and in priority need:							
Total	641	By 2010, reduction in homeless households		✓	723	1,039	There has been a decrease in the overall number of households who are unintentionally homeless and in priority need. Within different social groups there has been a decrease of Black and Minority Ethnic groups and Asian groups however the number of other ethnic groups unintentionally homeless has increased. This may be because there has been an increase of these groups within the borough or that monitoring of these groups has improved and therefore additional groups have been accounted for this year.
% from Black/Minority Ethnic groups	36%				47.5%	48%	
% from Asian groups	2.8%				14%	13%	
% from other ethnic groups	32.6%				12.9%	N/A	
57C - Amount of households on the housing register:							
Total	8,604	Reduce		✓	8,987	8,057	The number of households on the housing register has decreased this year. There has also been a significant decrease in the numbers on the housing register for all the identified social groups listed.
% from Black/Minority Ethnic groups	44%				49%	48%	
% from Asian groups	5%				14%	13%	
% from other ethnic groups	2%				12.9%	N/A	
62 - Proportion of personal travel made on each mode of transport:							
	Walking	Bike	Public Transport	Close the gap in transport use between people of different	% not by car 06/07	% not by car 05/06	We are awaiting the full results of the London Travel Demand Survey
All people	30%	3%	37%		N/A	N/A	
People who are disabled	N/A	N/A	N/A		N/A	N/A	
People aged over 65	N/A	N/A	N/A		N/A	N/A	
Women (travelling at night)	N/A	N/A	N/A		N/A	N/A	

Development outcomes	April 2007 – March 2008			Target		06/07	05/06	Analysis
Other equalities groups	N/A	N/A	N/A	backgrounds and groups		N/A	N/A	

What impact is the new development having?

The percentage of pupils achieving 5 A*-C grades or equivalent has increased from last year, this could mean more local people are able to access jobs. We need to wait for more information to be become available later this year before we can make more analysis about the impact of development on different groups.

Policy implications

Although planning decisions have the potential to impact on people differently, there are many other factors which also affect local people’s quality of life such as the type of services available and government programmes. This needs to be considered when interpreting the information. We need more information in order to know what the implications may be for our policies.

2.12 Area Monitoring

Development outcomes	April 2007 – March 2008			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			06/07 Overall	05/06 Overall	
Elephant and Castle Opportunity Area								
B1 Class	1,392sqm	0sqm	1,392sqm	In core area: 45,000sqm Increase Increase	!	-6,358sqm	N/A	There was an overall gain in employment floorspace within Elephant & Castle. This is in line with the target, and is an improvement on last year. It should be noted that regeneration in the area is under way and there are a number of commercial developments yet to come forward, including the redevelopment of the existing shopping centre which should help to overcome this issue. New housing was completed which will help to meet the target of 6000 new homes by 2016. There has been a decrease in the amount of affordable housing provided which fails to meet policy requirements however the tenure split between social and intermediate is closer to meeting the targets. The amount of affordable housing provided is a concern
Overall employment uses	1,392sqm	0sqm	1,392sqm			-8,358sqm	N/A	
Small business units	22	18	4			N/A	N/A	
Shops A1	1,000sqm	0	1,000sqm	In core area: increase community and leisure facilities and provide 75,000sqm of new retail uses	✓	None over 1,000sqm	N/A	
Professional A2							N/A	
Eating A3							N/A	
Drinking A4							N/A	
Take-away A5							N/A	
Non-residential institutions (D1)	1,090sqm	0sqm	1,090sqm			2,598sqm	N/A	

Development outcomes	April 2007 – March 2008			Target (by 2016)		Previous years		Analysis	
	Amount completed	Amount lost or replaced	Overall outcome			06/07 Overall	05/06 Overall		
Residential institutions (C2)	No completions over 1,000sqm					None over 1,000sqm	N/A	and will need to be kept under review, new planning polices and planning guidance currently being prepared as part of the LDF will address this.	
Leisure (D2)							N/A		
New housing completed	217	32	185	6000	✓	255	N/A		
% affordable housing completed	20%	-	24%	50%	!	29%	N/A		
% affordable that is social	41%	-	41%	50%		25%	N/A		
% affordable that is intermediate	59%	-	59%	50%		75%	N/A		
Vacancy rates for retail	Elephant and Castle: 8.7% Walworth Road: 5.8%			Reduce vacancies	✓	E&C: 18% WR: 3%	N/A	Retail vacancies have reduced in Elephant and Castle but grown on Walworth Road. We will need to keep this under watch to see what impact regeneration in the area will have.	
Vacancy rates for offices	N/A					N/A	N/A		
Business start-ups	N/A			Increase		N/A	N/A		
Local employment rate	N/A			Increase	?	N/A	N/A		
Average household income	N/A			Increase		N/A	N/A		
% Residents feeling safe at night	N/A			Increase		N/A	N/A		
London Bridge Opportunity Area									
B1 Class	0sqm	0	0sqm	24,000 new jobs	!	63,670sqm	N/A	There were no large scale completions in London Bridge. However they have been small scale completions for which we do not yet have data. We should have this data by next year.	
Overall employment uses	0sqm	0	0sqm			63,670sqm	N/A		
Small business units	0	0	0			N/A	N/A		
Shops A1				Increase retail, leisure and community facilities	?	None over 1,000sqm	N/A		Retail vacancy rates have dropped over 2004/05 levels. The 372sqm recorded was for the Southwark Playhouse which moved to Tooley Street.
Professional A2	0sqm	0sqm	0sqm				N/A		
Eating A3	0sqm	0sqm	0sqm				N/A		
Drinking A4	0sqm	0sqm	0sqm				N/A		
Take-away A5	0sqm	0sqm	0sqm				N/A		
Non-residential institutions (D1)	372sqm	0sqm	372sqm				N/A		
Residential institutions (C2)	0sqm	0sqm	0sqm				N/A		
Leisure (D2)	0sqm	0sqm	0sqm	N/A					
New housing completed	0	0	0	500	!	14	N/A		
% affordable housing completed	-	-	-	50%		0%	N/A		
% affordable that is social	-	-	-	70%		0%	N/A		
% affordable that is intermediate	-	-	-	30%		0%	N/A		
Vacancy rates for retail	12.1%			Reduce vacancies	✓	N/A	14.6%		
Vacancy rates for offices	N/A					N/A	N/A		
Business start-ups	N/A			Increase	?	N/A	N/A		
Local employment rate	N/A			Increase		N/A	N/A		

N/A

Development outcomes	April 2007 – March 2008			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			06/07 Overall	05/06 Overall	
Peckham Action Area								
B1 Class	0	1,560	-1,560	Improve Business floor space	!	None over 1,000sqm	N/A	There is a lack of information on employment and retail development in Peckham. This is because most schemes completed are likely to be under 1,000sqm and we do not currently have information on these. We should have this data for next year.
Overall employment uses							N/A	
Small business units	N/A	N/A	N/A			N/A	N/A	
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	No completions over 1,000sqm			Improve retail floor space, leisure and community facilities	?	-182sqm None over 1,000sqm 1,470sqm None over 1,000sqm	N/A N/A N/A N/A N/A N/A N/A	We do know that there was a loss of employment floorspace and retail vacancies have increased. A high proportion of the new housing built in the area continues to be affordable, however unlike in previous years all of this was intermediate housing.
New housing completed	247	6	241	736 – 1,717	✓	89	N/A	An Area Action Plan is being prepared for Peckham which will address these issues.
% affordable housing completed	88%	-	90%	50%		94%	N/A	
% affordable that is social	25%	-	25%	30%		80%	N/A	
% affordable that is intermediate	75%	-	75%	70%		14%	N/A	
Vacancy rates for retail	8.8%			Reduce vacancies	!	7%	8.4%	More information is needed on office vacancies, business start-ups and perceptions of safety in this area. We know from community feedback that many people in the community do not feel safe in Peckham.
Vacancy rates for offices	N/A					N/A	N/A	
Business start-ups	N/A			Increase			N/A	
Local employment rate	9%			Increase			N/A	
Average Household income	N/A			Increase	?		N/A	
% Residents feeling safe at night	N/A			Increase		N/A	N/A	
Canada Water Area Action Plan								
B1 Class	No completions over 1,000sqm			N/A	?	None over 1,000sqm	N/A	No new large scale employment or retail development completed in the area although small schemes under 1,000sqm may have been built but not recorded. We should have this data by next year.
Overall employment uses				Increase			N/A	
Small business units	N/A	N/A	N/A	N/A		N/A	N/A	
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	No completions over 1,000sqm			Increase retail, leisure and community facilities	?	None over 1,000sqm	N/A N/A N/A N/A N/A N/A N/A	There is a large amount of development expected in the area, several sites have been allocated in the Southwark Plan for a range of development including housing. This year 242 houses were built helping to meet the target requirement for 2016. Only 21% of the housing built was affordable which fails to meet policy

Development outcomes	April 2007 – March 2008			Target (by 2016)		Previous years		Analysis	
	Amount completed	Amount lost or replaced	Overall outcome			06/07 Overall	05/06 Overall		
New housing completed	242	0	242	3,378-5,008(gross)	✓	0	N/A	requirements however this is very early on in the stages of development for the area. The council is preparing an Area Action Plan for Canada Water which will coordinate the regeneration of the area and ensure new housing is provided together with the necessary social and environmental infrastructure.	
% affordable housing completed	21%	-	21%	50%		0	N/A		
% affordable that is social	65%	-	65%	70%		0	N/A		
% affordable that is intermediate	35%	-	35%	30%		0	N/A		
Vacancy rates for retail	1.8%			Reduce	✓	2%	N/A	More information is needed on office vacancies, business start-ups, employment and perceptions of safety in this area.	
Vacancy rates for offices	N/A					N/A	N/A		
Business start-ups	N/A			Increase	?	N/A	N/A		
Local employment rate	N/A			Increase		N/A	N/A		
% Residents feeling safe at night	N/A			Increase		N/A	N/A		
Old Kent Road Action Area									
B1 Class	No completions over 1,000sqm			Improve range of employment uses and protect PIL	N/A N/A ?	-1,813sqm	N/A	No new large scale employment or retail development completed in the area although small schemes under 1,000sqm may have been built but not recorded. We should have this data by next year.	
B2 Class						0sqm	N/A		
B8 Class						0sqm	N/A		
Overall employment uses						-1,224sqm	N/A		
Small business units	N/A	N/A	N/A			N/A	N/A		
Shops A1	No completions over 1,000sqm			Improve retail floor space, leisure and community facilities	?	None over 1,000sqm	N/A	A small amount of housing was built, this was an increase on the amount built in the previous year however no affordable housing was built. There are no specific targets for the amount of housing to be built in the area. Given the small amount of housing built it would have been very difficult to meet the tenure split target for affordable housing. This will be kept under review to ensure that over the long term an even mix of tenure is built.	
Professional A2							N/A		
Eating A3							N/A		
Drinking A4							N/A		
Take-away A5							N/A		
Non-residential institutions (D1)							1,813sqm		N/A
Residential institutions (C2)							None over 1,000sqm		N/A
Leisure (D2)	N/A	N/A							
New housing completed	15	-	15	Increase	✓	5	N/A	More information is needed on retail vacancies, business start-ups and local employment rates in this area.	
% affordable housing completed	0%	-	0%	50%		60%	N/A		
% affordable that is social	0%	-	0%	50%		0%	N/A		
% affordable that is intermediate	0%	-	0%	50%		100%	N/A		
Vacancy rates for retail				Reduce vacancies	?	N/A	N/A		
Business start-ups	N/A			Increase	?	N/A	N/A		
Local employment rate	N/A			Increase		N/A	N/A		
Bankside and Borough Action Area									
B1 Class	2,586sqm	3,354sqm	-768sqm	Increase		41,029sqm	N/A	There was a loss of employment floor space which is	

Development outcomes	April 2007 – March 2008			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			06/07 Overall	05/06 Overall	
Overall employment uses	2,586sqm	4,709sqm	-2,123sqm	Increase		23,484sqm	N/A	<p>contrary to the increase seen last year. This may be a one off but is an issue that will need to be kept under review.</p> <p>There was a gain of 760sqm of retail floor space which is in line with policy requirements.</p> <p>A total of 201 homes were built continuing to increase the housing supply from last year. The amount of affordable housing provided has also increased however this is still slightly below the target requirements. 54% of the affordable housing provided was social which is lower than the target and less than last year. A higher proportion of social housing is encouraged in the area and therefore this issue will need to be kept under review.</p>
Small business units	N/A	N/A	N/A	Increase		N/A	N/A	
Shops A1	760sqm	0sqm	760sqm	Increase retail, leisure and community facilities	✓	None over 1,000sqm	N/A	
Professional A2	No completions over 1,000sqm				?		N/A	
Eating A3							N/A	
Drinking A4							N/A	
Take-away A5							N/A	
Non-residential institutions (D1)							N/A	
Residential institutions (C2)				N/A				
Leisure (D2)						1,254sqm	N/A	
New housing completed	201	0	201	Increase	✓	158	N/A	
% affordable housing completed	45%	-	45%	50%	✓	13%	N/A	
% affordable that is social	54%	-	54%	70%		57%	N/A	
% affordable that is intermediate	46%	-	46%	30%		43%	N/A	
Vacancy rates for retail	7.1%			Reduce vacancies		?	N/A	N/A
Vacancy rates for offices	N/A					N/A	N/A	
Business start-ups	N/A			Increase		N/A	N/A	
Local employment rate	N/A			Increase	?	N/A	N/A	
% Residents feeling safe at night	N/A			Increase	?	N/A	N/A	
Bermondsey Spa Action Area								
B1 Class	No completions over 1,000sqm			Increase business / employment	?	None over 1,000sqm	N/A	<p>Within Bermondsey Spa, 70 new homes were built which is slightly less than the previous year, however regeneration and house building in the area has been going on for a number of years. 100% of these were affordable which exceeds the 50% target. We will review whether there is a need to require private housing in this area through the emerging LDF documents. The mix of social and intermediate housing was in line with the Southwark Plan target for this area.</p> <p>More information is needed on retail and office vacancies, business start-ups, employment and perceptions of safety in this area.</p>
Overall employment uses	N/A	N/A	N/A			N/A	N/A	
Small business units								
Shops A1	No completions over 1,000sqm			Increase	?	None over 1,000sqm	N/A	
Professional A2							N/A	
Eating A3							N/A	
Drinking A4							N/A	
Take-away A5							N/A	
Non-residential institutions (D1)							N/A	
Residential institutions (C2)	N/A							
Leisure (D2)						1,254sqm	N/A	
New housing completed	70	1	69	1,526 – 2,335	✓	75	N/A	
% affordable housing completed	100%	1%	99%	50%	✓	40%	N/A	
% affordable that is social	71%	0%	72%	70%		63%	N/A	

Development outcomes	April 2007 – March 2008			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			06/07 Overall	05/06 Overall	
% affordable that is intermediate	29%	10%	27%	30%		37%	N/A	
Vacancy rates for retail	N/A			Reduce vacancies	?	N/A	N/A	
Vacancy rates for offices	N/A					N/A	N/A	
Business start-ups	N/A			Increase		N/A	N/A	
Local employment rate	N/A			Increase	?	N/A	N/A	
% Residents feeling safe at night	N/A			Increase	?	N/A	N/A	
West Camberwell Action Area								
Overall B Class uses	No completions over 1,000sqm			Comply with UDP	?	None over 1,000sqm	N/A	There were 57 residential completions in this area which is an improvement on last year when there were no residential completions recorded. 98% of these were affordable which exceeds the 50% target. We will review whether there is a need to require private housing in this area through the emerging LDF documents.
Small business units	N/A	N/A	N/A			N/A	N/A	
Shops A1	No completions over 1,000sqm			Comply with UDP	?	None over 1,000sqm	N/A	
Professional A2							N/A	
Eating A3							N/A	
Drinking A4				N/A				
Take-away A5				N/A				
Residential institutions (C2)				N/A				
Non-residential institutions (D1)				Improve		N/A	N/A	
Leisure (D2)				Improve		N/A	N/A	
New housing completed	57	0	57	Increase		0	N/A	
% affordable housing completed	98%	0%	98%	50%	✓	0%	N/A	
% affordable that is social	16%	0%	16%	50%		0%	N/A	
% affordable that is intermediate	84%	0%	84%	50%		0%	N/A	
Camberwell Neighbourhood Area								
Overall employment uses	N/A	N/A	N/A	Comply with UDP	?	N/A	N/A	No new large scale employment or retail development completed in the area although small schemes under 1,000sqm may have been built but not recorded. We should have this data by next year.
Small business units	N/A	N/A	N/A			N/A	N/A	
Shops A1	No completions over 1,000sqm			Increase retail, leisure and community facilities	?	None over 1,000sqm	N/A	A small number of new homes were completed. This was the same amount as the previous year and reflected the same tenure split as all the new homes were social housing.
Professional A2							N/A	
Eating A3							N/A	
Drinking A4							N/A	
Take-away A5							N/A	
Non-residential institutions (D1)							N/A	
Residential institutions (C2)						N/A	N/A	
Leisure (D2)						N/A	N/A	
New housing completed	8	0	8	Increase	✓	8	N/A	Retail vacancies have increased in the area, which we need to keep under review. We are planning to prepare planning guidance for the area over the next few years
% affordable housing completed	75%	-	75%	50%		75%	N/A	
% affordable that is social	100%	-	100%	70%		100%	N/A	

Development outcomes	April 2007 – March 2008			Target (by 2016)		Previous years		Analysis
	Amount completed	Amount lost or replaced	Overall outcome			06/07 Overall	05/06 Overall	
% affordable that is intermediate	0%	-	0%	30%		37%	N/A	which will help address these issues.
Vacancy rates for retail	9.6%			Reduce vacancies	!	3%	N/A	
% Residents feeling safe at night	N/A			Increase		N/A	N/A	
Lordship Lane Neighbourhood Area								
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	No completions over 1,000sqm			Protect Comply with UDP Increase	?	None over 1,000sqm 72sqm None over 1,000sqm	N/A N/A N/A N/A N/A N/A N/A	There were no recorded completions in this area however this may be because smaller schemes below 1,000sqm may have been built but not recorded. We should have this data by next year.
Vacancy rates for retail	0.6%			Reduce vacancies	✓	6%	N/A	
Dulwich, Herne Hill, Nunhead and The Blue Neighbourhood Areas								
Shops A1 Professional A2 Eating A3 Drinking A4 Take-away A5 Non-residential institutions (D1) Residential institutions (C2) Leisure (D2)	No completions over 1,000sqm			Protect Comply with UDP Increase		None over 1,000sqm	N/A N/A N/A N/A N/A N/A	No new large scale employment or retail development completed in the area although small schemes under 1,000sqm may have been built but not recorded. We should have this data by next year. Information is also needed on retail vacancies in these areas.
Vacancy rates for retail				Reduce vacancies		N/A	N/A	

3. Developing our Planning Policies

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

3.1 What planning policies are being implemented?

Even though the new Southwark Plan was adopted in July 2007 because developers have three years in which to build after planning permission is granted much of the new development occurring in 2007/08 may have been approved under some of the 1995 UDP planning policies.

We have begun collecting information on what policies are being used to make decisions on planning applications. Our information will be more detailed next year, but we do know the 20 most commonly quoted policies between March and August 2008 (the first period we have information for). These are shown in the table below:

UDP Policy	Policy description
3.02	Protection of amenity
3.12	Quality in design
3.13	Urban design
3.16	Conservation areas
3.11	Efficient use of land
5.03	Walking and cycling
4.02	Quality of residential development
5.02	Transport impacts
3.18	Setting of listed buildings, conservations areas and World Heritage sites
3.23	Outdoor advertisements and signage
5.06	Car parking
3.15	Conservation and the historic environment
3.07	Waste reduction
3.17	Listed buildings
4.01	Density of residential development
SP 13	Design and heritage
3.14	Designing out crime
SP 11	Amenity and environmental quality
4.03	Mix of dwellings
3.01	Environmental effects

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

3.2 Our plans to prepare other planning documents

The council is preparing further planning documents to help it more effectively implement to policies in the Southwark Plan. There are two types of documents being prepared. These documents make up part of the Local Development Framework and include;

- **Development Plan Documents:** These include the Core Strategy which sets out the overall vision for future growth in the borough and Area Action Plans that set out planning policy specific to an area of the borough or a particular topic. These will expand on the planning policies in the Southwark Plan.
- **Supplementary Planning Documents:** These documents have less weight in the planning system as they cannot set out new policy. Instead they explain what is meant by existing policies and how new development should apply them.

You can get more information on the different types of planning documents on the Planning Portal website:

www.planningportal.gov.uk/england/genpub/en/1115311947782.html

The council's timetable for preparing planning documents is set out in the Local Development Scheme (LDS). Southwark's first local development scheme setting out the three year programme for the preparation of its local development framework was submitted to the Secretary of State on 18 March 2005 and became official (known as being "brought into effect") on 6 October 2005. We made some changes to the timetable in May 2008 as a result of changing priorities and delays in the independent examination of the Southwark Plan. We now need to make more changes to the timetable because:

- The Government introduced new policies on how planning documents should be made at the end of June 2008³. The new policies mean we have to consult on draft development plan documents before they are submitted to the Secretary of State. Under the previous policies we consulted after submission.
- We need to plan in the time scales the Planning Inspectorate have said they need to carry out the examination in public of all the development plan documents.
- We need to leave time between the examination of the Core Strategy and the other development plan documents to take into account the outcomes of this.
- The recent decision on the funding of Cross River Tram by the Mayor of London has meant we need to review our plans for Peckham.
- The recent changes in the economy have meant we need to take some time to consider that our plans are still able to be achieved.
- A by-election took place in Rotherhithe in October, meaning consultation on the Canada Water Area Action Plan was delayed.

The table on the following page explains progress against the LDS timetable prior to the revisions in May as this was the timetable in force for the monitoring year 2007/08. We have set out what the new timetable is against each document and the reasons why it has changed. A full explanation of what each document will cover is set out in the LDS

³ The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

Progress Against Local Development Scheme Milestones

Timetables Milestones	Key
Pre-production survey	PP
Consider responses to public consultation	CR
Pre-examination consideration of representations	PE
Consideration of modifications	CM

Timetables Milestones	Key
Start of preparation	SP
Submit to Secretary of State	SS
Examination	EX
Adoption	AD

Timetables Milestones	Key
Formal public consultation	FC
Consultation on submission	CS
Receipt of Inspector's Report	IR
Start review of draft SPG	RV

Actual progress as at 31 March 2008

	2005				2006				2007				2008				Comments	New LDS timetable
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Southwark Plan (UDP) 2007 Contains the main set of planning policies used to decide if a planning applications should be approved.				IR	CM	AD											This was adopted in July 2007. It was late because the Inspector issued his report later than expected and the Secretary of State directed us to make changes.	To be replaced by LDF over the coming years.
Statement of Community Involvement Sets out how the council will involve the community in the preparation of planning documents and the processing of planning applications.	PP	SP	FC	CR/SS	CS/PE	EX	IR/AD										This was adopted in January 2008 following the examination in public in June 2007. This document took longer than expected because of intense interest from the public.	No further work programmed.
Core Strategy Sets out the vision for future development in the borough and identify broad locations for new development such as housing, shops, and offices.																	Not timetabled in first LDS. The May 2008 LDS timetable has changed due to the need to add consultation before submission. The Planning Inspectorate has informed us of the time needed to carry out the Examination in Public. This has allowed us to bring forward the expected adoption date.	We consulted on issues and options from October to December 2008. We will consult on our preferred option in May 2009 and will publish our submission version in November 2009. Adopt November 2010.
Aylesbury Area Action Plan Will guide the regeneration of the Estate																	Not in first LDS, this has been added as it will drive regeneration of the estate. There have been delays in preparing the submission version because we needed to review our approach to housing mix to ensure we get it right. We are currently consulting on a revised preferred option.	Revised preferred options consultation ends 2 January 09. Pre-submission consultation February to April 09. Adoption July 2010.

	2005				2006				2007				2008				Comments	New LDS timetable	
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
<p>Canada Water Area Action Plan Contains detailed policies, site proposals and regeneration strategy for Canada Water.</p>																	Not timetabled in first LDS. The timetable has changed since the May 2008 LDS due to the by-election in Rotherhithe delaying consultation on the issues and options. This has meant later sections have moved back one month. We have also added in time for pre-submission consultation and moved the Examination in Public until after the Core Strategy Examination to allow us to consider the outcomes of this.	Issues and options consultation November 2008 to February 2009. Preferred Option June 09 Submission version December 09 Adopt by June 2011.	
<p>Peckham Area Action Plan Contains detailed policies, site proposals and regeneration strategy for the central area of Peckham.</p>		PP	SP	FC		CR				SS/CS	PE	EX		IR	AD		We have consulted on the sustainability scoping report and vision paper. There were delays starting because we waited for the outcome of UDP public inquiry to make sure we took this fully into account. We have also moved back formal consultation on the issues and options report to allow us to take into account the Mayor's decision over the Cross-River Tram. We also need to plan around the local government elections in May 2010.	Issue and Options March-May 09 Preferred Options Oct 09 Submission version September 2010 Adopt December 2011	
<p>Development Control Policies Development Plan Document This will set out design standards and principles for new development</p>																	Not previously in the LDS.	We will consult on the issues and options in September 2011.	
<p>Elephant and Castle Area Action Plan To provide detailed policies, site proposals and regeneration strategy for the Elephant and Castle.</p>		PP	SP	FC						CR	SS	CS/PE		EX		IR	AD	Following the outcome of the UDP public inquiry the area action plan was considered unnecessary. Instead SPDs were prepared for Enterprise Quarter (London South Bank University Campus) and Walworth Road.	Removed from LDS.
<p>123 Grove Park Supplementary Planning Document Explains how this site should be developed</p>																	Not previously timetabled in LDS Identified as a high priority. Adopted September 2007.	No further work programmed.	

	2005				2006				2007				2008				Comments	New LDS timetable
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<p>Planning Contributions Supplementary Planning Document Explains how and when the council will seek contributions from development to offset negative impacts.</p>																	Not previously in LDS Identified as a high priority. Adopted September 2007.	No further work programmed.
<p>Access and Facilities for Disabled People Supplementary Planning Guidance</p>			CR	AD													Incorporated into Design and Access SPD. Adopted September 2007.	No further work programmed.
<p>Designing Out Crime Supplementary Planning Guidance</p>			CR	AD													Incorporated into Design and Access SPD. Adopted September 2007.	No further work programmed.
<p>Residential Design Standards Supplementary Planning Guidance Provides guidance on designing new housing</p>			CR	AD													Start on this was delayed due to late receipt of inspector's report. The SPD was adopted after the end of the reporting year, in September 2008.	No further work programmed.
<p>Transport Supplementary Planning Document Explains further the transport policies in the Southwark Plan.</p>		PP SP/FC	CR	AD		AD											Start on this was delayed as we needed to wait for outcome of UDP public inquiry. We adopted the SPD after the end of the reporting year, in September 2008.	No further work programmed.
<p>Affordable Housing Supplementary Planning Guidance Explains the Southwark Plan's policies on affordable housing.</p>																	Not in first LDS, but this was prepared as a high priority. It was adopted outside the reporting year, in September 2008.	No further work programmed.
<p>Elephant and Castle Enterprise Quarter Supplementary Planning Document</p>																	Not timetabled in first LDS, but this was identified as priority for preparation. It was adopted outside the reporting year in September 2008.	No further work programmed.
<p>Walworth Road Supplementary Planning Document</p>																	Not timetabled in first LDS, but it was identified as priority for preparation. It was adopted outside the reporting year in September 2008.	No further work programmed.

	2005				2006				2007				2008				Comments	New LDS timetable
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
Resources Supplementary Planning Guidance			CR	AD													Incorporated into Sustainable Design and Construction SPD.	Removed from LDS.
Sustainability Supplementary Planning Documents Explains how development should be designed to be sustainable																	Not in first LDS. Both the Sustainable Design and Construction SPD and Sustainability Checklist SPD have been consulted on. The date for adoption has changed since the May 2008 due to delays in preparing the development plan documents.	Adopt February 2009
S106 Planning Obligations Aylesbury Supplement This will set out the approach to developer contributions to support the regeneration of the Estate																	Not previously in the LDS. Needed to help implement the proposals in the Aylesbury Area Action Plan.	Consult on draft in October 2010. Adopt April 2011.
Bankside and The Borough Supplementary Planning Document Will explain how this part of the borough should be developed, including guidance building scale.																	Not timetabled in first LDS, but was added to the May 2008 LDS as guidance is needed to make sure development regenerates this part of the borough. The timetable has changed since May 2008 to allow more time and resources for preparing the development plan documents and also to wait for the outcome of the Core Strategy Examination.	Consult on draft July 2009. Adopt August 2011.
London Bridge Supplementary Planning Document Will explain how this part of the borough should be developed, including guidance building scale.																	These two SPDs have also been merged because the Alterations to the London Plan identify these two areas as a combined Opportunity Area.	
Old Kent Road Supplementary Planning Document Will explain how this part of the borough should be developed																	Not timetabled in first LDS, but was added in May 2008. Many of the issues could be addressed through the Core Strategy so this may no longer be needed.	To be determined through the Core Strategy

	2005				2006				2007				2008					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Comments	New LDS timetable
<p>Dulwich Supplementary Planning Document To provide guidance for development in Dulwich</p>			CR	AD													The timetable for this was put back in the May 2008 LDS as it was identified as a lower priority. Consultation on a draft has been moved forward a month. But adoption will not take place till after the Examination of the Core Strategy to make sure we take the outcomes of this into account.	Consult on draft April 2009. Adopt by November 2011
<p>Camberwell Supplementary Planning Document Will explain what sort of development should occur in Camberwell town centre</p>																	Not timetabled in first LDS, but was added in May 2008. Many of the issues could be addressed through the Core Strategy so this may no longer be needed.	To be determined through the Core Strategy
<p>Heritage Supplementary Planning Guidance To provide guidance for development in conservation areas</p>			CR	AD													Delayed to allow preparation of other documents.	Not in current LDS
<p>Bermondsey Spa Supplementary Planning Guidance To provide guidance for the regeneration of Bermondsey Spa</p>			CR	AD													Following the outcome of the UDP public inquiry the supplementary planning document is considered unnecessary.	Removed from LDS
<p>Thames Special Policy Area Supplementary Planning Guidance</p>			CR	AD													Following the outcome of the UDP public inquiry the supplementary planning document is considered unnecessary.	Removed from LDS
<p>Archaeology Supplementary Planning Guidance</p>			CR	AD													Review of priorities identifies this as lower priority. UDP policies and existing guidance considered adequate.	Removed from LDS
<p>Shopfront Design Supplementary Planning Guidance</p>			CR	AD													Review of priorities identifies this as lower priority. UDP policies and existing guidance considered adequate.	Removed from LDS

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

	2008												2009												2010												2011																						
	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec													
Development Plan Documents																																																											
Core Strategy																																																											
Aylesbury AAP																																																											
Canada Water AAP																																																											
Peckham AAP																																																											
Development Control Policies																																																											
Supplementary Planning Documents																																																											
Resi Design Standards																																																											
Transport																																																											
Sustainability Assessment (checklist)																																																											
Sustainable Design and Construction																																																											
Affordable Housing																																																											
E&C Enterprise Quarter																																																											
Walworth Rd																																																											
Borough, Bankside and London Bridge																																																											
Dulwich																																																											
s106 Planning Obligations Aylesbury Supplement																																																											
Annual Monitoring Report																																																											

Camberwell and Old Kent Road SPDs To be determined through Core Strategy

Development Plan Documents		Supplementary Planning Documents	
Consultation on Issues and Options (Reg 25 (1))		Consultation	
Consultation on Preferred Options (Reg 25 (2))		Adoption	
Publication Consultation		Annual Monitoring Report	
Submission		Preparation	
Pre-examination		Submission	
EIP			
Receipt of Report			
Adoption			

3.3. Improving our planning policies

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

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

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

Issue	Action needed	By when
Life chances (Indicators 1 to 11)		
Monitoring consultation	Indicators for consultation have been developed and information has started being collected. We need to work across the council to improve data collected on equalities.	AMR 08/09
Poverty and wealth creation (Indicators 12 to 21)		
Business floor space completions	We have started to improve the information collected for employment completions for schemes under 1,000sqm and we will keep issue under review. We need to consider what approach we want to take to the continued loss of warehouse floorspace.	AMR 08/09 Review through Core Strategy – see LDS timetable
Arts and cultural space completions	We have started to improve the information collected for employment completions for schemes under 1,000sqm and we will keep issue under review.	AMR 08/09
Clean and Green (Indicators 22 to 31)		
Less developments applying for secured by design certification.	This issue be addressed through recently adopted planning guidance on design standards. This may need more time to have an effect on development.	AMR 08/09
Lack of data on renewable energy infrastructure	We are improving our data collection and should have more data by next year.	AMR 08/09
Improve environmental performance of buildings	Planning guidance on sustainable design and construction and sustainability assessments is being prepared, including "sustainability checklist"	Specific SPD's are currently being prepared
Lack of information on waste and water management	We are improving our data collection and should have more data by next year.	AMR 09/10
Housing (Indicators 32 to 46)		
Although provision of affordable housing has met the targets this year, the issue will need to be kept under review where there has been high levels in some areas as opposed to others and also in light of the economic	Planning guidance on affordable housing has recently been adopted and new policies under the LDF will seek to address this issue further.	Affordable housing SPD adopted Oct 08. Emerging LDF documents –

climate. Also the mix of affordable housing tenures has differed from policy.		see LDS timetable
We are seeing more larger sizes homes being built but we are just under the policy target.	Our policies appear to be having an impact, but we are reviewing our approach to dwelling sizes through the LDF.	See LDS timetable for documents.
Density of development	Keep issue under review	Ongoing
Sustainable Transport (Indicators 47 to 54)		
Low percentage of schemes complying with bicycle parking standards recorded	It appears this is due to old applications that were approved before the new Southwark Plan, however we are improving our information and will keep under review.	AMR 08/09
Increase in estimated annual traffic flows	Planning guidance on transport has recently been adopted and local transport issues will be addressed through forthcoming area action plans.	Transport SPD adopted Oct 08. Emerging LDF documents - ongoing
Equalities (Indicators 62 to 63)		
Reduce inequalities between social groups in terms of employment rates, educational achievement and housing needs	There is limited information for different groups available. We need to continue to improve ways of collecting this information and keep the issues under review. We are working with the Social Inclusion team to improve information collection.	Forthcoming LDF policies will seek to reduce social inequalities in the borough and promote cohesion.
Area monitoring		
Targets are not being met in all areas	We are preparing a number of planning documents over the coming years to address issues in specific areas.	Through LDF – see LDS timetable

Appendix 1: Coverage of statutory requirements for monitoring

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

*New indicators that have been introduced will be reported on in next year's AMR.

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

The following indicators have been removed from this year's AMR as the council is no longer required to monitor this information: **1e, 1f, 3b, 4c, 5a and 8i**

Coverage of National Core Output Indicators

Old Ref	National Core Output Indicator (incorporating Update 2/2008)	Southwark AMR Indicator
1a	BD1: Total amount of additional employment floor space – by type.	14B
1b	Amount of floor space developed for employment by type, in employment or regeneration areas – <i>this is no longer a COI, but we will continue to report it.</i>	14A
1c	BD2: Total Amount of employment floor space on previously developed land – by type	24
1d	BD3: Employment land available - by type.	15
4a	BD4(i): Total amount of floor space for town centre uses – within town centres	16B
4b	BD4(ii): Total amount of floor space for town centre uses – within local authority area	16A
2a(iv)	H1: Plan period and housing targets	49
2a(i)	H2(a): Net additional dwellings – in previous years	49A**
2a(ii)	H2(b): Net additional dwellings – for the reporting year	49B**
2a(iii)	H2(c): Net additional dwellings – in future years	49C**
2a(v)	H2(d): Managed delivery target	49D**
2b	H3: New and converted dwellings - on previously developed land	24
	H4: Net Housing Pitches(Gypsy and Traveller)	New*
2d	H5: Gross affordable housing completions	53
	H6: Housing Quality - Building for Life Assessments Design	New*
2c	Percentage of new housing dwellings completed at different densities – <i>this is no longer a COI, but we will continue to report on how housing meets our density policy.</i>	50
3a	Amount of completed development complying with car parking standards – <i>this is no longer a COI, but we will continue to report it.</i>	56
7	E1: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	46
8	E2: Change in areas of biodiversity importance	41
9	E3: Renewable energy generation	35**
6a	W1: Capacity of new waste management facilities	37
6b	W2: Amount of municipal waste arising, and managed by management type, by waste planning authority	44**

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

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

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

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

Appendix 2: Sources of Information

Sources of data for each indicator

Indicator	Data source	Note
Life Chances		
1 Change in population size and age	Current population: ONS 2007 mid year estimate (www.statistics.gov.uk) and Projections: GLA, 2006 Round of Demographic Projections (Low Estimate)	
2 Aggregated Index of Multiple Deprivation	Indices of Deprivation 2007 and 2004 Average IMD Rank	
3 Life Expectancy	Southwark Primary Care Trust Records, 2008	
4 Admissions to hospital per 1,000 people	Southwark Primary Care Trust Records, 2008	
5 Completed floorspace for education uses	London Development Database	1
6 Change in the amount of publicly accessible open space	London Development Database	
7 Funding gained from planning agreements	Council S106 database	
8 % pupils achieving five or more A*-C grade GCSEs or equivalent.	Education Department Records, 2008 data	2
Consultation		
9 % adopted planning documents and approved applications consulted on in accordance with the Statement of Community Involvement	Council data	
10 Profile of people involved in consultation	Council data – Consultation Satisfaction Survey	
11 Participant satisfaction with consultation	Council data – Consultation Satisfaction Survey	
Poverty and Wealth Creation		
12 Vacancy rates for offices and retail	Southwark 2008 Retail Study. Previous years data from GLA 2006 Town Centre Health Checks, January 2007 www.london.gov.uk/mayor/strategies/sds/town_centre_assessment.jsp	
13 Change in household income levels (top/median/lowest).	CACI Paycheck Data, 2007 data	2
14 Floorspace completed for B class uses	London Development Database	1
15 The amount of employment land available by use class	London Development Database (approvals) and council data (allocations and land use)	1
16 Completed office, retail, institution and leisure uses	London Development Database	6
17 Net loss/gain of small business units (less than 235sqm)	London Development Database	1
18 Completed floorspace for arts and cultural uses (Class D1)	London Development Database	1
19 Hotel bed spaces completions	London Development Database	1
20 VAT registrations/deregistrations rate per 10,000 adult population	Department for Business Enterprise and Regulatory Reform, statistics website www.stats.berr.gov.uk/ed/vat/	
21 The employment and economic inactivity rate	Annual Population Survey, 2007 data www.nomisweb.co.uk	2
Clean and Green – Built Environment		
22 Number of listed items	English Heritage	

Indicator	Data source	Note
23 % borough covered by CA and APZ	Council data	
24 Development which is on previously developed land and open space	London Development Database	3
25 Listed buildings at risk and approved to be demolished in the reporting year	Council data	
26 Approved development for which there is an archaeological assessment	No data available	
27 Developments that have secured by design certification.	Metropolitan Police, Southwark Police Force	
28 Annual British Crime Survey Comparator Crime	Safer Southwark Partnership Annual Performance Report 07/08	
29 % residents feeling safe and very safe outside in day time and at night time.	(www.safersouthwark.org.uk)	2
30 Local people's satisfaction with living in their area.	Southwark Residents Survey, 2006	2
31 How strongly residents identify with their neighbourhood and the borough.	Southwark Residents Survey, 2006	2
Clean and Green – Natural Environment		
32 Change in priority habitat		
33 Amount of approved development achieving BREEAM/Code for Sustainable Homes accreditation	Council data	
34 Energy efficiency of new development	Council data	
35 Renewable energy installations	Council data	
36 Development with on-site recycling storage and composting facilities	Council data	
37 Change in the capacity of facilities for waste management by type.	London Development Database	1
38 Construction and demolition waste generated and % recycled/reused.	No data currently available	
39 Average predicted potable water use of development	No data currently available	
40 Change in area of development sites covered by vegetation	No data currently available	
41 Sites of importance for nature conservation (SINCs) lost to new development	Council data	
42 CO2 emissions, per capita and by sector	DEFRA www.naei.org.uk , National Indicator NI186	
43 Annual average levels fine particles (PM10) and nitrogen oxides (NO)	Borough air quality monitoring stations	
44 Municipal waste arisings and how it is managed	Council Waste Management Service Performance Data, Environment and Housing Department, see www.defra.gov.uk/environment/statistics/wastats	4
45 Change in priority habitats	Council data, Ecology Officer	
46 The number of planning permissions granted contrary to the advice of the Environment Agency on flood defence and water quality grounds.	Environment Agency High Level Target 5 Report www.environment-agency.gov.uk	
Housing		
47 Change in house prices (top/median/lowest by size)	Southwark Market Trends Bulletin	
48 % local authority and private sector dwellings that are decent	Housing Strategy Statistical Appendix Statutory Form, 2008 Private Sector Stock Condition Survey 2003	
49 Housing completions and trajectory	London Development Database and council data (phasing assumptions)	5
50 Density of new residential development	London Development Database	
51 Size of new residential development	London Development Database	6
52 Dwellings meeting lifetime homes standard and dwellings that are	No data available	

Indicator	Data source	Note
wheelchair accessible		
53 Affordable housing units completed, by tenure split	London Development Database	7
54 Households which are unintentionally homeless and in priority need, and are in housing need. Households on the Housing Register as at 1 April)	Housing Strategy Statistical Appendix Statutory Form 2008 Housing Needs Assessment Update, October 2006	2
Sustainable Transport		
55 Car ownership	2001 Census	
56 Car parking provision	London development database (car parking), Council records (cycle parking)	
57 Development that is restricted from having on-street parking permits	Council records	
58 Amount of approved development subject to a travel plan	Council records	
59 Estimated traffic flows per annum	Department for Transport, Road Traffic Statistics for Local Authorities 1995-2007, www.dft.gov.uk/pgr/statistics/datatablespublications/roadtraffic/traffic/rtstatisticsla/roadtrafficstatisticsforloca5434	
60 The number of people killed or seriously injured in road traffic collisions	London Road Safety Unit data, 2007 www.tfl.gov.uk/corporate/projectsandschemes/roadsandpublicspaces/2840.aspx	
61 Proportion of personal travel made on each mode of transport overall and by equalities groups.	London Transport Demand Survey 2008, full results yet to be published	
Equalities		
62 % of population in: (i) ethnic groups (ii) faith (iii) disability/LLTI (iv) sexuality		2
63 % of adopted planning documents subject to EQIA	Council records	

Notes	
1	Data not complete. London Development Database does not track <u>all</u> developments less than 1,000sqm
2	Data not available for all equalities groups
3	Previously developed land has the same definition as in PPS3
4	Figures only include waste collected by the council. Commercial waste can be collected by private contractors who do not make information available.
5	The housing trajectory is based on previous trends in windfall development, estimates of housing that will be built on allocated sites (based on Southwark Plan density standards) and council estimates of allocation site phasing (Property Division) See Appendix 3
6	The London Development Database does not yet separately record studios from 1 bedroom dwellings. Data on studios is from council planning applications records and may not be 100% complete.
7	Affordable housing completions are based on 'conventional supply', that is self-contained housing. This is because non-self contained housing does not meet local affordable housing needs. The figures quoted therefore do not count each individual non-self contained dwelling. Where cluster flats are provided, the cluster is counted as one dwelling.

Websites

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

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

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

English Indices of Deprivation 2007, Communities and Local Government
(www.communities.gov.uk/communities/neighbourhoodrenewal/deprivation/deprivation07)

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

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

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

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

Council Strategies and Documents

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

Southwark 2016: Sustainable Community Strategy

www.southwark.gov.uk/YourCouncil/SouthwarkAlliance/

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

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

Southwark Housing Strategy 2005-2010

www.southwark.gov.uk/YourServices/HousingandHomes/strategyandstatistics/

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

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

Southwark Enterprise Strategy

www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/Enterprise.html

Southwark Employment Strategy

www.southwark.gov.uk/YourServices/RegenerationSection/ecodev/employmenthomepage.html

A Safer Place to Live: Southwark's Crime and Drug Strategy 2005-2008

www.safersouthwark.org.uk/Category.asp?cat=841

The London Borough of Southwark Biodiversity Action Plan 2006-2010

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

Southwark Plan (UDP) July 2007

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

Local Development Scheme, 2008

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

Appendix 3: Housing Sites

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started										
Site No.	Address	STATUS	Estimations				Year likely to be completed	Approval ref	Year actually completed	Actual amount of housing built	Housing approved, but not yet built	
			Gross (low)	Net (low)	Gross (high)	Net (high)					Gross	Net
General sites			1057	1057	1443	1443					646	646
1P	5-11 Sumner St	UC	229	229	229	229	2011/12	06-AP-1481			229	229
5P	Potters field coach park	NS	386	386	386	386	2010/11	03-AP-0336			288	288
49P	Manor Place Depot	NS	212	212	493	493	2011/12					
57P	6-28 Sylvan Grove	NS	26	26	61	61	2009/10					
59P	272-304 Camberwell Road	NS	42	42	99	99	2009/10	202116			1	1
67P	Former Mary Datchelor School Site	NS	122	122	90	90	2010/11	07-AP-0020			90	90
45P	17-29 Blue Anchor Lane/20 Bombay Street	NS	23	23	45	45	2008/09	04-AP-0650			33	33
	17-21 Blue Anchor Lane	NS						03-AP-1678			5	5
46P	Bombay Street/Blue Anchor Lane	NS	17	17	40	40	2008/09					
Canada Water			3551	3551	4611	4611				242	1385	1385
7P	Downtown	NS	251	251	251	251	2009/10	04-AP-1721			251	251
27P	Site A Canada Water	NS	545	545	545	545	2011/12	05-AP-2538			596	596
28P	Site B Canada Water	UC	241	241	241	241	2009/10	05-AP-2539			296	296
29P	Site C Canada Water	NS	436	436	436	436	2011/12					
30P	Site D Canada Water	C	242	242	242	242	2007/08	06-AP-0009	2007/08	242	242	242
31P	Site E Canada Water	NS	200	200	200	200	2012/13					
32P	Mulberry Business Park	NS	256	256	256	256	2011/12					
36P	Site G Canada Water	NS	800	800	1860	1860	2013/14					
37P	Redriff Rd, Quebec Way, Surrey Quays Rd	NS	580	580	580	580	2012/13					
Bermondsey			1665	1252	2660	2300				90	1498	1402
11P	Lupin point parking structure	NS	18	18	18	18	2009/10					
12P	Giles House, Carlton House, Darney House	NS	264	158	264	158	2009/10	04-AP-0102			605	513
		UC						06-AP-1201			26	26
		UC						04-AP-0549			2	2

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started										
Site No.	Address	STATUS	Estimations				Year likely to be completed	Approval ref	Year actually completed	Actual amount of housing built	Housing approved, but not yet built	
			Gross (low)	Net (low)	Gross (high)	Net (high)					Gross	Net
13P	Casby House Parking Structure	NS	37	37	37	37	2009/10					
15P	Neckinger Estate	NS	139	-43	325	143	2009/10					
16P	Abbey St, Spa Rd, Thurland Rd, Dockley Rd	UC			0	0	N/A	06-AP-0374			62	62
17P	Old Jamaica Rd, Rouel Rd and Freaan St,	UC	185	185	185	185	2008/09	06-AP-0322			44	44
	Freaan St, Thurland Rd, Spa Rd and Ness St.	UC						06-AP-0374			144	140
18P	St. James's Rd Open Space	NS	100	100	100	100	2008/09	06-AP-0323			167	167
19P	Spa Rd, Neckinger Grange Walk, The Grange	NS	49	49	49	49	2008/09	06-AP-1236			49	49
20P	Final Furlong P.H, 161	NS	483	427	1127	1071	2008/09	06-AP-2272			90	90
		PC						06-AP-0566	2007/08	16	45	45
21P	82-92 Spa Rd and 94-118 Spa Rd	NS	32	16	75	59	2011/12	03-AP-2385			126	126
22P	Dunlop Place, Spa Road and Rouel St.	NS	75	75	174	174	2012/13					
23P	89 Spa Road	NS	192	139	192	192	2008/09	05-AP-2617			138	138
25P	Grange Rd Car Park	C	74	74	74	74	2006/07	03-AP-0910	2006/07	74		
26P	Land between 1 and 45 Alscot Rd	NS	17	17	40	40	2006/07					
Elephant and Castle			5137	3897	5137	3917				210	1701	1701
8P	Manna Ash House	NS	50	50	50	50	2010/11					
9P	Library St NHO	NS	40	40	40	40	2010/11					
10P	21 Harper Road	NS	34	34	34	34	2010/11					
38P	Prospect house playground, St Georges Rd	NS	15	15	15	15	2010/11					
39P	Elephant and Castle Core Area	PC	4200	2988	4200	3008	1997-2015				1701	1701
	- Herbert Morrison House	NS						02-AP-1852			4	4
	- 191-193 Walworth Road	NS						02-AP-2217			5	2
	- 28 Wansey Street	NS						301360			1	1
	- 32 New Kent Road	NS						07-AP-0315			2	2
	- Steedman Street	C						02-AP-0357	2006/07		113	113

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started										
Site No.	Address	STATUS	Estimations				Year likely to be completed	Approval ref	Year actually completed	Actual amount of housing built	Housing approved, but not yet built	
			Gross (low)	Net (low)	Gross (high)	Net (high)					Gross	Net
	- Steedman Street	PC						06-AP-2166	2007/08	5	10	10
	- Wansey Street	C						04-AP-2114	2006/07		31	31
	- Newington Industrial Estate	PC						04-AP-0544	2007/08	195	213	213
	- Crampton Street	C						06-AP-2426	2007/08	8	8	8
	- Elephant Road (Ex Volvo site)	NS						05-AP-1693			230	230
	- 110-114 Walworth Road	C						02-AP-1290	2004/05		231	231
	- Castle House	UC					2009/10	05-AP-2502			408	408
	- 66 Wansey Street	PC						06-AP-2284	2007/08	2	4	4
	- London Park Hotel	NS						07-AP-0760			470	470
	- Amelia Street Printing works	NS						07-AP-0650			164	164
40P	Albert Barnes House, New Kent Road	NS	52	52	52	52	2010/11					
42P	153-163 Harper Rd	NS	100	80	100	80	20010/11					
43P	Thornton House, Beckway Street and Comus Place	NS	37	29	37	29	2010/11					
44P	Leroy and Aberdour Street	NS	20	20	20	20	2008/09					
50P	Brandon St and Larcom St South West	NS	18	18	18	18	2010/11					
51P	Nursery Row Park car parks	NS	302	302	302	302	2010/11					
54P	Welsford Street garages/parking area Royal Rd - former social services day centre	NS	48	48	48	48	2008/09					
55P	Bolton Crescent and Camberwell New Rd	NS	105	105	105	105	2010/11					
58P		NS	116	116	116	116	2010/11					
Peckham			984	982	2000	1998				40	417	416
60P	Units 1-31 Samuel Jones Industrial Estate	UC	222	222	222	222	2009/10	05-AP-1949			195	195
		NS						04-AP-1601			110	110
62P	Cator Street, Commercial Way	NS	106	106	248	248	2009/10					
63P	Sumner House	NS	37	37	87	87	2011/12					
64P	1-52 Peckham High Street	NS	142	142	330	330	2011/12					
	- 35 Peckham High Street	NS						05-AP-0995			1	1
	- 29-31 Peckham High Street	NS						05-AP-1816			2	1

PROPOSALS SITES		C = Completed UC = Under construction PC = Partial completion NS = not started										
Site No.	Address	STATUS	Estimations				Year likely to be completed	Approval ref	Year actually completed	Actual amount of housing built	Housing approved, but not yet built	
			Gross (low)	Net (low)	Gross (high)	Net (high)					Gross	Net
	- 11 Peckham High Street	NS									1	1
65P	Peckham Wharf, Peckham Hill Street	NS	39	39	91	91	2011/12	07-AP-1988				
68P	Peckham Rye Station Environs	NS	26	26	61	61	2014/15					
69P	Cinema Site and multi-storey car park	NS	84	84	195	195	2012/13					
70P	Tuke School and 2 Woods Road	NS	95	95	222	222	2012/13					
71P	Copeland Rd bus garage & industrial estate	PC	182	180	425	423	2014/15	03-AP-1417	2006/07	40	40	40
		NS						06-AP-0995			61	61
72P	Copeland Rd car park	NS	51	51	119	119	2012/13	05-AP-1812			7	7
Aylesbury			4891	1907	4891	1907				0	0	0
N/A	Main site	NS	4891	1907	4891	1907	2009-2020					
Major Schemes										0	0	0
	Woodene	NS	N/A	N/A	N/A	N/A						
	Elmington	NS	N/A	N/A	N/A	N/A						
	East Dulwich	NS	N/A	N/A	N/A	N/A						
Totals (as at March 31 2008)			17285	12646	20742	16176				582	5001	4904
Approved, not completed (as at March 31 2008)											4322	

Windfall Housing	
Low estimate (Housing capacity study)	541 extra dwelling per year
High Estimate (based on Windfall completions over the past 4 years)	1340 extra dwellings per year

Appendix 4: Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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