

Appendix 3 - Baseline Data - Facts and Figures

1.1. Introduction

- 1.1.1. The SEA Directive requires the collation of baseline information to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the borough and providing the basis for predicting and monitoring effects of the NSP. To make judgements about how the emerging content of the NSP will progress or hinder sustainable development, it is essential to understand the economic, environmental and social circumstances in the borough today and their likely evolution in the future. The aim is to collect only relevant and sufficient data on the present and future state of the borough to allow the potential effects of the NSP to be adequately predicted.
- 1.1.2. The SA/ SEA Guidance provided by Government proposes a practical approach to data collection, recognising that information may not yet be available and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. Collection of baseline information should be continuous as the IIA process guides plan making and as new information becomes available.
- 1.1.3. A summary of the collated baseline information is provided below.

1.2. SOCIAL CONDITIONS

Population

- 1.2.1. Before January 2015, the largest London's population has ever been was in 1939 where it was around 8.6 million people. However, on the 6th of January 2015, for the first time, London's population grew beyond its previous record, now estimated to be above the 1939 8.6m figure.¹ London is growing at a significant pace, and Southwark is part of this growth.
- 1.2.2. At the time of the 2011 census, Southwark's total population was 288,283.² The total population at the time of the 2001 census was 244,866.³ This is an increase of 43,417 (18% increase).
- 1.2.3. The GLA projected Southwark's population in 2014 to be around 304,100.⁴ In 2018, when the NSP will be adopted, the GLA projects this to be 326,400 and in 2033, the period up to which the New Southwark Plan will cover, the population of Southwark is estimated to be 370,400.⁵ This represents a 28% increase on the 2011 population figure, and a 21% increase on the 2014 estimate.

Age groups of Southwark

1.2.4. The proportion of residents in each age group is as follows:

Proportion of population by broad age band

mid-2012

	0–15 years	16–64 years	65+ years
	%	%	%
Southwark	18.6	73.6	7.8
London	20.1	68.7	11.3
England	18.9	64.1	16.9

Source: Office for National Statistics ⁶

1.2.5. In Southwark, the proportion of the population aged between 16-64 years is 73.6% making it the largest age group in Southwark at 212,176 people. This is 4.9 percentage points (pp) higher than the London region as a whole, and 8.8pp higher than the UK as a whole. Southwark has a smaller proportion of people in the 0-15 (at 53,620 people) and 65+ (at 22,486 people) age groups than the London region and the UK as a whole. Between mid-2003 to mid-2012, the proportion of people in the 65+ age group decreased by 9.6%. This is the only age group to see a decrease. The 0-15 age group saw a 7.7% increase and 16-64 age group saw a 20.6% increase. The average age of a Southwark resident is 33.8 years.

1.2.6. In the coming years, it is anticipated that the proportion of the population aged 65+ will increase. In 2012, 27.6% of people in Southwark were aged 45 or more. By 2031 this is projected to increase to 31.2%. For the 65+ age bracket the projected increase is from 7.8% to 10.1%.⁷

Diversity

1.2.7. 54.2% of Southwark’s population can be categorised in the broad ethnic group of “white.” This is largely on par with the London region, however this is significantly lower (31.2pp lower) than England as a whole. 45.8% of Southwark’s population are part of an ethnic minority (sometimes referred to as BME or BaME – Black and Ethnic Minority Background). The largest broad ethnic group is Black/African/Caribbean/Black British at 26.9%. This is more than double the London region (13.3%) and is between 7 and 8 times higher than England, at 3.5%. The next largest ethnic group in Southwark is Asian/Asian British, at 9.4% of the total population of Southwark. This is almost half the London region, and only 1.6pp higher than England. “Mixed/multiple ethnic groups” and “other ethnic groups” are roughly in line with London-wide figures, (at only 1.2pp and 0.1pp more than London as whole, respectively). However, these figures are between 2 and 3 times higher for London and Southwark compared with England.

Percentage of population by broad ethnic group
2011

	White %	Mixed/ multiple ethnic groups %	Asian/ Asian British %	Black/ African/ Caribbean/ Black British %	Other ethnic group %
Southwark	54.2	6.2	9.4	26.9	3.3
London	59.8	5.0	18.5	13.3	3.4
England	85.4	2.3	7.8	3.5	1.0

Source: 2011 Census, Office for National Statistics⁸

1.2.8. 36.5% of Southwark's residents were born outside the UK. This is 2.9pp lower than inner London as a whole, and 0.7pp higher than London as a whole. The largest migrant population in Southwark is Nigerian, representing 4.7% of the population. The second largest is immigrant population is Jamaican, at 2.0%. Third are Irish, at 1.7%.

1.2.9. The main language for 19.6% of people age 3 years and over is something other than English. This is below the inner London rate of 25.2% and the London-wide figure of 22.1%⁹. This translates into 10.9% of households not having a member whose main language is English.¹⁰

Density

1.2.10. Southwark has an average of 10,173 people per sq. km¹¹. This is roughly in line with the inner London average of just below 10,410 people per sq. km. This is a slight increase (of 1.8%) on the 2001 figure of 9,990 people per sq. km. Southwark's population density is almost double that of the London average. Southwark and inner London's population density is roughly 25 times that of England as a whole.¹²

1.2.11. The boundaries of Southwark cover 2,886 hectares. The number of people per hectare is 105.5 (the inner London figure being 106.4). London as a whole is 54.3 people per hectare.¹³

Faith

1.2.12. The majority of residents in Southwark who stated their religion in the 2011 Census were of Christian faith (52.5%) with the second highest category being 'No religion' (26.7%). By comparison 48% were of Christian faith in London and 59% nationally, with 21% of London residents expressing no religion and 24.7% nationally.¹⁴

Deprivation

1.2.13. The Indices of Multiple Deprivation (IMD) 2010 combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area of roughly 1,500 residents (called Lower Super Output Areas - LSOAs) in England. This allows each area to be ranked relative to one another according to their level of deprivation.

1.2.14. Overall, Southwark ranked as 41st most deprived borough out of the 326 local authorities in England. This is a relative improvement from previous rankings when Southwark was ranked 26th in 2007. Southwark moved from 6th most deprived borough in London in 2004, to 9th in 2007, to 10th in 2010. 16 LSOAs (10%) in 2007 in Southwark fell within the 10% most deprived in England compared with 4 LSOAs (2%) in 2010. These are in East Walworth, South Bermondsey, Nunhead and the northern part of Livesey. The number of 20% most deprived LSOAs in Southwark fell from 79 (48%) in 2007 to 54 LSOAs (33%) in 2010. In terms of smaller pockets (LSOAs) our most deprived is only 148th lowest ranked in London and 1,853rd nationally. Amongst the 10% most deprived nationally, 12 LSOAs in Southwark improved their deprivation ranking, whilst only one worsened between 2007 and 2010. Figure 2 represents the IMD for Southwark.

IMD Indicators

1.2.15. The 2010 IMD is grouped into broad indicators, or domains, each of which is compiled from a number of sub-domains, some of which are described below, along with a summary of Southwark's ranking.

- ***Income deprivation (including numbers of adults and children on a range of benefits):***

Southwark is ranked as 25th most deprived borough in England compared to 18th in 2007.

- ***Employment deprivation (including numbers on a range of out of work benefits):***

Southwark is ranked 33rd in England compared with 22nd in 2007. In London it was ranked 4th most deprived borough compared with 2nd in London in 2007.

- ***Health and disability (including figures on standardised measures of morbidity, disability and premature death):***

Although the percentage of Super Output Areas (SOA) in the 10% most deprived increased from 2.42% in 2007 to 4.24% in 2010, the percentage of SOAs in the 20-30% most deprived fell by 20.61% (from 56.36% in 2007 to 35.76% in 2010). Four of Southwark's SOAs were in the 80-100% least deprived in 2007, which increased to 10 SOAs in 2010.

- ***Education, skills and training (including a range of school attainment figures for children and young people and those for adults with few/no qualifications):***

There was a general improvement in Southwark's education, skills and training ranking between 2007 and 2010, with all LSOAs in Brunswick Park and Rotherhithe wards improving between the two IMD periods. Livesey, Newington and Peckham wards also had more than three quarters of its LSOAs improving their ranking over this period.

Whilst College ward had improvements in more than half of its LSOAs, it also saw an increase in relative deprivation in three of its LSOAs. One LSOA in Camberwell Green ward became three deciles more deprived in this domain.

Over one third of LSOAs in South Bermondsey ward were in the bottom 30% nationally, followed by Grange ward which had one quarter of LSOAs falling into the bottom 30% nationally. Nearly all LSOAs in Village ward and over half the LSOAs in both Peckham Rye and Surrey Docks were in the 80-100% deciles.

- ***Barriers to housing and other services (including the accessibility of housing and proximity of key local services):***

Housing is a poorly performing category for Southwark with only six LSOAs not falling into the 20% most deprived nationally. Southwark now ranks 25th most deprived borough, moving from 19th in 2007. Most LSOAs remain in the most deprived 20% in England, although 32 LSOAs moved from the most deprived 20% to the second most deprived.

- ***Crime levels (including figures for recorded crime in four key areas: violence, burglary, theft and criminal damage):***

In 2007, 29 (17.6%) of Southwark's 165 LSOAs were in the 5% most deprived nationally, ranking Southwark at 15th on the crime ranking. This compares with only 14 (8.5%) of Southwark's LSOAs being in the 5% most deprived in 2010. Southwark's ranking has improved from 15th in 2007 to 50th in 2010. Within London, it is now the eighth highest ranked.

Overall, 92 of Southwark's LSOAs (55.8%) improved their crime rankings. These improvements were most notably in Camberwell, Dulwich and Rotherhithe. The areas with worse rankings than in 2007 are to the north of the borough, in Bermondsey and Walworth.

- ***Living Environment (includes separate scores for the quality of indoor living environment and outside living environment):***

Overall, Southwark is the 9th worst ranked borough in terms of living environment. Southwark's indoor living environment (housing quality) score is generally in the 10-50% most deprived. However, the majority of the borough's outdoor environment is in the 5% most deprived in England.

Indices of Deprivation Affecting Older People Index (IDAOPI) 2010

1.2.16. About a quarter (45) of Southwark's 165 LSOAs fall within the 10% most deprived nationally. When considering the 30% most deprived nationally, 129 or four fifths of Southwark's LSOAs fall within this category. There is significant deprivation in all wards other than the most southerly wards College, Village, East Dulwich and Peckham Rye.

Indices of Deprivation Affecting Children Index (IDACI) 2010 Analysis

1.2.17. The IDACI is a subset of the Income Deprivation Domain and shows the proportion of children in each LSOA that live in families that are income deprived (i.e. in receipt of Income Support, income-based Jobseeker's Allowance, Pension Credit (Guarantee) or Child Tax Credit below a given threshold).

- Between 2007 and 2010, Southwark's proportion of children under 16 years living in deprivation decreased from 43% to 37%. Despite this improvement, two thirds of LSOAs were in the bottom 20% decile in London, and almost one quarter of all LSOAs were in the bottom 10% nationally.
- Eight Southwark wards had all LSOAs falling into the bottom 30% nationally, with only East Dulwich and Village wards having no LSOAs in the bottom 30%. The pockets of greatest deprivation were in the middle/north-east of the borough. Livesey ward had the largest proportion of most deprived LSOAs (88%), with Rotherhithe and South Bermondsey wards both having half of LSOAs in the bottom 30% in Southwark.
- Bermondsey and Rotherhithe Community Council had the highest number of the 10% deprived deciles but Peckham and Nunhead Community Council had the overall highest proportion of LSOAs in the bottom 30% for Southwark.

- Around 40% of LSOAs decreased in their deprivation between 2007 and 2010, with eight LSOAs improving by 2 deciles.
- East Dulwich and Riverside wards improved the most between the two time periods, with five LSOAs in each improving by at least one decile. The Lane ward had two LSOAs which improved by two deciles and two LSOAs in The Lane ward improved by two deciles.
- Dulwich Community Council had the largest overall improvement, with nearly three quarters of LSOAs becoming less deprived by at least one decile. Despite these improvements however, Dulwich Community Council also had the highest proportion of LSOAs which became more deprived (10%, 2 LSOAs).

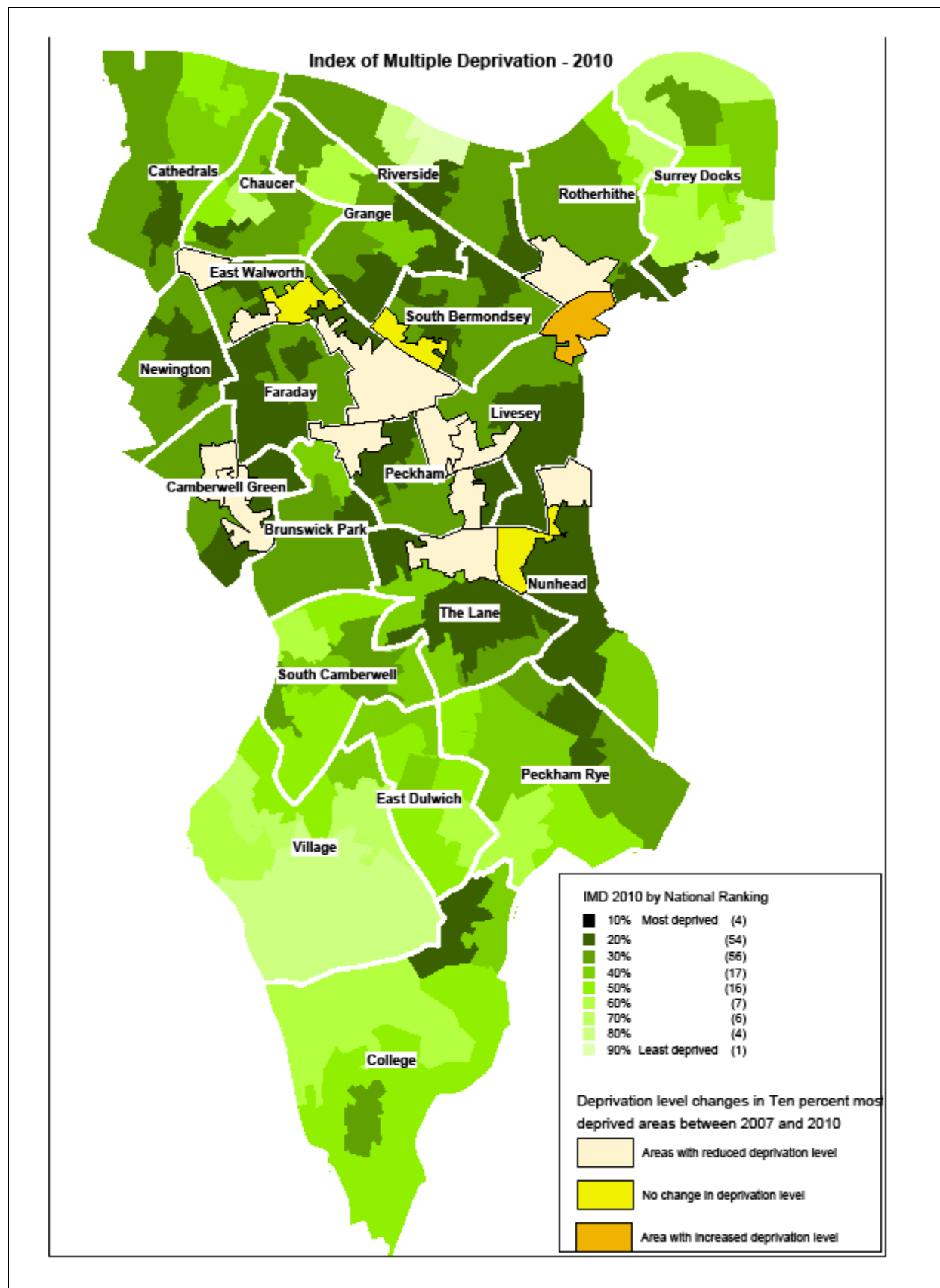


Figure 2

Housing

House Prices

1.2.18. London and Southwark's growing population has serious implications for housing. The increased demand for housing means effects on affordability and overcrowding. In 2013 the average house price in Southwark was £347,500¹⁶. This compares favourably with the inner London average of £400,000, however Southwark's average house price is more expensive than the London average of £321,000. Across England as a whole, the average house price was £187,000. This makes the cost of buying a house in Southwark around 1.85 times more expensive than in the rest of the UK.

Southwark's housing stock and tenure

1.2.19. Southwark Council is one of the largest landlords in the UK, being responsible for 39,780 dwellings within its boundaries. This equates to 32% of the total number of homes in the borough. This is a significantly higher proportion than Greater London as a whole, where 12.2% of the total housing stock is owned and managed by local authorities.¹⁷

1.2.20. In 2011, 30.6% of the 39,780 council homes in Southwark fell below the government's "decent homes standard." This equates to 12,173 dwellings. Again this is significantly higher than the London-wide figure of 22.4% of council homes falling below the "decent homes standard."¹⁸

1.2.21. Housing provided by registered social landlords (RSLs), such as Housing Associations, make up 12.5% of the borough's housing stock, at 15,530 dwellings. This is roughly inline with the London-wide figure of 11.4% of the city's housing stock¹⁹.

1.2.22. The largest proportion of housing in Southwark is taken up by private dwellings, including owner-occupied and private rented housing, with 69,010 homes making up 55.5% of the total number of homes in the borough. This is significantly less than the London-wide figure of 76%, and England as a whole where 82.2% of housing is privately owned.²⁰

1.2.23. 32% of private dwellings are owner-occupied, while 23.5% are rented to private tenants. This compares with a much higher 51% owner occupied and similar 24% private rented for London as a whole.²¹

1.2.24. Flats are the dominant housing typology in Southwark, comprising over 75% of the borough's stock, with one and two-bed units make up two thirds of the stock. More than 30% of dwellings were built after 1972.²²

New build homes (Use Class C3) in Southwark

- 1.2.25. Since 2011, the Mayor of London has expected Southwark to meet a target of 2005 net new homes every year up to 2021 to make a total of 20,050²³. This includes new-build, conventional, self contained homes as well as non-conventional, non-self contained homes such as hostels, HMOs, care homes and student housing. For some boroughs, the Mayor expects empty homes bought back into use to count towards meeting their target. In prescribing his targets, the Mayor did not expect Southwark to deliver any new homes from bringing empty units back into use. However Southwark has consistently delivered new homes this way each year regardless. During each year since 2004/05, Southwark has bought an average of 157 empty homes back into use²⁴.
- 1.2.26. To meet the housing target an average of 1875 (or 94%) of the 2005 are expected to be conventional, self contained homes. The remaining 130 homes (or 6%), according to the Mayor of London, are expected to be non-conventional, non-self contained homes, such as student housing²⁵.
- 1.2.27. In the past three years, Southwark has only met its target of 2005 once, in 2012/13, with 2008 new homes completed in the borough. However, this was not split by the expected 94% conventional/ 6% non-conventional. Not only were there 138 empty homes bought back (which are not included in the Mayor's target for Southwark) but only 1,069 self contained homes were completed, alongside 801 non-conventional homes²⁶. This represents a proportional split of 7% for empty homes bought back into use, 53% for conventional homes completed and 40% of non-conventional (student housing). It is acknowledged that 2012/13 was an unusually high year for the completion of non-conventional (student) homes. Since 2011/12 the average amount of student housing delivered each year has been over half the 2012/13 amount, at 356 student rooms a year.
- 1.2.28. Last year Southwark saw 1,651 new conventional homes completed in the borough, which was the highest of all the London boroughs. 156 empty homes were bought back into use, and 7 non-conventional homes were completed. This gave an overall number of 1814²⁷.

1.2.29. However, looking at the past three financial years as a whole, (2011/12, 2012/13 and 2013/14) Southwark has delivered the highest number of total conventional homes, the highest number of affordable homes (including shared-ownership, affordable rent and social rent) and the highest number of social rented homes out of all the London boroughs²⁸.

1.2.30. The draft Further Alterations to the London Plan (FALP) has prescribed Southwark with an increased target of 2,736 new homes per year²⁹.

Affordable housing and family-sized housing

1.2.31. Southwark's housing needs were most recently assessed in the South East London Strategic Housing Market Assessment (SHMA) 2014, which looked at the South East London sub-region as a whole. The SHMA 2014 recognised that the largest demand for housing in Southwark is for family and affordable housing, particularly social rented housing. In 2013, average house price in Southwark was 12.8 times the average full-time worker's earnings. This is higher than the London average of 11.8 times earnings.

1.2.32. Southwark has over 18,400 overcrowded households, representing over 15% of the borough's households. Almost 3% of these households fell into the "severely overcrowded" capacity, being two or more bedrooms short of need. In 2013 there were 761 households classed as homeless and in temporary accommodation. The SHMA estimates an additional 2,232 households will have affordable housing need in the future. This is from newly formed households unable to buy on the open market as well as existing household falling into need due to changing circumstances. Southwark also has a backlog of over 19,000 households with an unmet need for affordable housing, with over 16,000 of these being overcrowded households. Overcrowding is known to have a negative effect, particularly with children, on physical health and mental well-being.³⁰

1.2.33. The SHMA surmises that to meet the existing and future affordable housing need Southwark need to deliver around 800 affordable units per year. 67% of this figure would meet needs through being intermediate housing. According to the SHMA, the largest demand is for three and four bed units in the social and affordable rented sector. There is no additional requirement for one-bed units in the social and affordable rented sector. In the intermediate sector the greatest demand is for two-bedroom units.

1.2.34. Since 2011/12, the yearly average number of affordable homes completed in Southwark was 496. This is 62% of the estimated need as identified in the SHMA. 496 new build affordable conventional homes equates to 39% of all new conventional homes built each year. Of this 39%, 26% have been for social rent. Since 2011/12, 35% of all new build affordable units in Southwark were family sized (three-bedrooms or more), at 515 family-sized affordable units of 1488 affordable units. 897 family sized units (market and affordable) have been delivered as part of the total 3808 units delivered since 2011/12, representing 24%.³¹

Housing to meet specific-needs

1.2.35. Southwark is projected to have a 63% increase in the number of people aged 65+ between 2012 and 2032. There is also a 73% projected increase in the number of people aged 85+. Southwark has a below average supply of specialised elderly accommodation (compared with the average for South East London). 33% of elderly households in the borough are owner-occupied while 61% are in the social rented sector. Southwark has fewer elderly people with mobility issues than other South East London boroughs (with around 4,200) however this group is expected to increase by 17% between 2012 and 2020.³²

1.2.36. Over the same period, the number of working age people with serious physical disability is expected to increase by 23% from 3,600 to almost 4,450. Current unmet need for wheelchair housing stands at close to 550 households.³³

1.2.37. Of the 4,300 students living in halls of residence in South East London, more than half were in Southwark.³⁴ Over the past 10 years, close to 1,800 student rooms have been delivered in Southwark each year, with over 1000 of these completed since 2011/12.³⁵

1.2.38. Together with Lewisham, Southwark has the most ethnically diverse population in the South East London sub-region. The borough has a significant number of African households. Compared to the population as a whole, a very high proportion of Black households (70%) are housed in the social/affordable rented sector and a small proportion of this group (17%) is in owner-occupation. A greater proportion of White households in Southwark are in the 64+ age group compared to the other ethnic groups in the borough.³⁶

Social Infrastructure Education, Skills and Training

- 1.2.39. There are significant disparities in educational attainment and skills in Southwark. In 2012, 9.4% of people aged between 16 and 64 had no qualifications. This was a higher percentage than in London as a whole. However, the trend was downwards and Southwark's percentage had dropped 1.4% since 2009 (data source: Office for National Statistics/Nomis).
- 1.2.40. During the school year Sep 2011–Aug 2012 in Southwark, 60% of pupils at the end of KS4 were achieving 5+ A*-C grades including English and Mathematics. This proportion was less than in London as a whole (62.5%). The proportion of boys achieving these standards (55%) was significantly lower than girls (65%) (data source: Department for Education).
- 1.2.41. However, it was also the case that in 2012 a higher percentage of people aged 16 to 64 in Southwark had achieved a Level 3 NVQ qualification (66.4%) than in London as a whole (63.2%). The disparity was greater at NVQ Level 4 with 55.5% of Southwark's population aged 16 to 64 attaining that standard, compared to only 47.6% in London and 34.2% in England (data source: Department for Business, Innovation and Skills).
- 1.2.42. In 2012, the proportion of 16 to 18 year-olds NEET (not in education, employment or training) in Southwark was 7.7% compared to 4.7% in London (data source: Department for Education).
- 1.2.43. The New Southwark Plan will need to support Southwark's aims of improving educational attainment, skills and aspirations of residents

School Redevelopment and Expansion

- 1.2.44. A school places strategy update to Southwark's cabinet in July 2014 reported that an additional 1,080 extra primary school reception places were created between 2009 and 2013 and that further places will be in place by September 2015 and 2016. Demand for primary places, particularly in the north of the borough, continues to rise. Further work is being undertaken by the council to ensure that additional places are available as demand rises.

1.2.45. The same cabinet report noted that whilst there is currently an overall surplus of secondary school places, a further 11 forms of entry (FE) for Year 7 pupils is forecast to be required across the borough by September 2018 with this rising to a further 19 FE by September 2019. Work is already underway across our existing secondary schools to assist and facilitate expansion so that many of our oversubscribed schools will be able to accommodate more students in the years ahead. In addition, the council is committed to opening a new secondary school in East Dulwich. Furthermore, the need for another new secondary school from September 2019 will be actively kept under review to enable delivery in an appropriate timescale.

Health Baseline

1.2.46. Southwark's Joint Health and Wellbeing Strategy 2013-14 reported that in general, health and wellbeing outcomes are improving for Southwark's residents, although significant inequalities remain. There are significant contrasts of poverty and wealth, with deprivation concentrated in the areas between the more affluent strip close to the river and Dulwich in the south. The majority of wards in Southwark, for example, appear in the bottom quarter in England for wellbeing scores, with only three ranking better than the national average for wellbeing.

1.2.47. Major health indicators such as mortality and life expectancy have improved (life expectancy at birth for males is 77.8 years compared to 78.6 years in London and 82.9 years for females compared to 83.1 years in London, January 2007-December 2009, ONS), although significant inequalities are evident across the population. The difference in life expectancy, for example, between the worst off and best off is 9.5 years for men and 6.9 years for women.

1.2.48. The number of deaths every year is falling, with the borough's rate now broadly in line with London's average. Despite overall numbers falling, deaths from lung cancer are rising, and the incidence and mortality for cervical cancer, although improving, remains worse than the national average. Major risk factors in early deaths include smoking, obesity, sedentary lifestyles and poor management of long term conditions such as hypertension or diabetes, all of which are impacted by ethnic and socio-economic factors.

1.2.49. Nearly half of local adults, however, say they do no sport or active recreational pursuits, and these increasingly sedentary lifestyles are contributing to growing numbers of people with diabetes – there are estimated to be around 19,500 people with diabetes locally. In addition, the rates of obesity in childhood remain among the worst in London (the prevalence of obese children in year 6 in Southwark is 26.5% compared to 21.9% in London and 19% in England, September 2010-August 2011, ONS).

- 1.2.50. Poor mental health also has a significant impact on physical health. There is a greater concentration of mental health need in the centre of the borough than in the north or the south, corresponding both to higher levels of deprivation, and lower levels of employment (overall the ONS reports 8,751 accessing NHS specialist mental health services in the year April 2010-March 2011).
- 1.2.51. Southwark's children and young people are in the main in good health. There are, however, high levels of child poverty, Southwark scores poorly on the index of wellbeing for children, and infant and child mortality are worse than the national average (infant mortality rates in Southwark are 5.3 per 1,000 live births compared to 4.4 per 1,000 in London and England, January 2008 to December 2010, ONS). In addition, although rates for key immunisations, such as diphtheria, tetanus, MMR and whooping cough, have improved in Southwark, they are still lower than for the rest of the country.
- 1.2.52. Southwark has fewer numbers of older people than the rest of London, although this is predicted to rise – with an extra 900 people aged 85 or over expected by 2020, which is an increase of nearly 30% on current levels. The number of people with disabilities and learning difficulties is also rising steadily, with those under 65 years predicted to increase to around 20,000 by 2025.
- 1.2.53. An ageing population brings health challenges, with the estimated 12,500 over-65s in Southwark living with a long term illness rising to over 17,000 by 2025. The borough has a higher prevalence of long term conditions for older people than national or London figures, which may reflect ethnic diversity and higher levels of deprivation. In addition, there are estimated to be around 1,800 people living with dementia, a figure that is predicted to rise by around 300 by 2020.

Health floor space delivered

- 1.2.54. Between 2004-14, there was a net gain of over 1,900 sqm of health (D1) floor space delivered in Southwark. Significant gains included Southwark's child development centre, Sunshine House, SE5, which delivered over 3,300 sqm of health-D1 floor space on completion in 2007-08. More recently, a new health facility of 1,500 sqm opened in August 2014 on the Downtown site, Rotherhithe.

Community Uses

- 1.2.55. Growth in homes and jobs also generates a need for other community facilities including nursery and childcare space, premises for faith groups, libraries, museums and cultural spaces etc.
- 1.2.56. In the last 10 years a number of these types of facilities have been approved or are under construction, including:

- Over 3,800sqm of nursery and child care space, including the 1,000sqm South Bermondsey Children's centre, on Tendra Road, SE1.
- Nearly 2,000sqm of floorspace for faith groups, including a facility of 2050sqm in Ruby Street completed in 2005/06, a facility of 1,114sqm on Congreve Street completed in 2010-11 and 846sqm of space on Spa Road, SE1 also completed in 2010-2011.
- A net total of over 6,800sqm of space which has been used for a variety of purposes including the new Canada Water Library, which also provides a café and performance space and the White Cube Gallery in an old warehouse on Bermondsey Street. There are also several projects in the pipeline including a new library in Camberwell due to open in 2015 and the renovation of the Walworth Town Hall, following the fire in 2013. The vision for the town hall building includes provision of an enhanced Newington Library space, a space for the display of the Cuming collection and Southwark museum, a flexible space that could be used for a variety of purposes including community and civic events, exhibitions and performances and facilities for marriage, civil partnership and citizenship ceremonies undertaken by the Southwark registrar's service.

1.3. ECONOMIC CONDITIONS

Jobs and Businesses

- 1.3.1. In 2013, Southwark held over 197,000 “employee jobs” within its boundaries. This is an increase of 14% from the 2009 figure of 172,900. These figures however exclude self-employed people, government supported trainees and HM Forces. The total amount of jobs in Southwark came to 270,000 in 2012. This is up by 9% on the previous year in 2011, with 247,000 jobs in the borough.³⁷
- 1.3.2. Over 99% of the businesses in Southwark are micro and small-to-medium sized enterprises. This equated to a total of 12,575 micro-SMEs in 2014, having grown by 8% since 2011 from 11,670 businesses. The largest increase was in small-sized businesses (employing 10-49 people), which grew by 20% from 1,150 to 1,380. Medium sized-businesses (employing 50-249 people) grew by 15%, from 270 to 310, while micro-businesses (1 to 9 people) grew by 6% from 10,250 in 2011 to 10,885. Large businesses (employing 250 people or more) account for 0.7% of the borough’s total, at 85. The total number of businesses in Southwark is 12,660.³⁸

Economic Activity/Inactivity

- 1.3.3. Nearly two thirds (74%) of people in Southwark are aged 16-64 i.e. the age where they can be economically active. Of this percentage, 78% of 16-64 year olds are economically active. Of this 78%, 8% are unemployed, which is 1% higher than the London average. 71% of Southwark’s working age population are employed, and of this 11% were self employed.³⁹
- 1.3.4. The comparison of employment statistics between genders reveals that the proportion of females in employment is consistently less than males, either as employees or self employed. For example, 75% of economically active males in Southwark are in employment, compared with 66% of females. The difference between genders in the proportion of people that are employees (as opposed to self-employed) isn’t so stark, with 60% of males, compared to 58% of females. However, 14% of economically active males are self employed, which is double the proportion of economically active females that are self employed, at 7%.⁴⁰
- 1.3.5. This is in contrast to the London-wide figures, where there is a higher proportion of economically active males employed than in Southwark, while there is a lower proportion of economically active females employed in London than in Southwark. The proportion of economically active females that are unemployed is less than males, at 9% vs. 10%.⁴¹

- 1.3.6. The largest sector of employment in Southwark is “professional occupations.” This amounts to 30% of all jobs in the borough. This is 6% higher than London as a whole and 10% higher than Great Britain as a whole. This is followed by “associate technical and professional”, at 21%.The third largest is “managers, directors and senior official,” making up 11% of employment in the borough.⁴²
- 1.3.7. The proportion of people with NVQ level qualifications has consistently increased in Southwark in recent years. 56% of people aged 16-64 have an NVQ level qualification at level 4 or above. 69% of people have achieved level 3 or above, 80% at level 2 and above, and 86% at level 1 and above. Since 2004, each of these levels has increased by between 18-19%. The proportion of people aged 16-64 with no qualifications dropped by almost half from 15% to 8% between 2004 and 2013.⁴³
- 1.3.8. Several other occupation groups, namely “elementary occupations”, “caring leisure and other service occupations” and “administrative and secretarial” are all around 8-9%, making up the next largest sectors of employment in Southwark.⁴⁴
- 1.3.9. In 2012 almost 79% of people in employment in Southwark were employed in the private sector, leaving 21% working in the public sector.⁴⁵ This is higher than the London-wide rate of 17% and the England-wide rate of 19%.
- 1.3.10. Of the 8% of unemployed people 3% were claiming job seekers allowance (JSA), compared with 2% for London and UK as a whole. This compares favourably with 6% in 2011. A third of the 3% claiming JSA had been doing so for more than one year.⁴⁶
- 1.3.11. 22% of people aged 16-64 are economically inactive, accounting for 46,700 people. This compares closely with the London rate of also around 22%. The largest sections of the borough’s population that are economically inactive are 16,700 students, making up 36%. 24% are homebound with domestic and family duties (at 11,300 people) while over 19% are long term sick (9,100 people).⁴⁷
- 1.3.12. In total, 13% of 16-64 year olds are claiming key out-of-work benefits, amounting to 28,810 people. As well as JSA, this includes disabled, lone parents, cares and the bereaved. Employment and Support Allowance and Incapacity Benefit make up the largest share of out of work benefits claimed in Southwark, at 6%. Compared with the London-wide figures, Southwark is higher by at most 2%. The figures for UK as a whole are generally higher than London and in some cases Southwark also.⁴⁸

Supply and demand for office space (Use Class B1) in Southwark

- 1.3.13. The Southwark Employment Land Review (2010) (ELR) distinguishes Southwark's office supply into two distinct markets: SE1 and local. The SE1 market, extending within the Central Activities Zone (CAZ) within Borough, Bankside and London Bridge and the northern area of Elephant and Castle is considered the prime office location in the borough. This is due in part to the proximity to other large corporations and high accessibility by public transport. This section of central London, outside of the wider West End, in the City of Westminster and the London Borough of Camden, combined with the financial centre of the City of London, is often known as the City Fringe.
- 1.3.14. The second, "local" market attracts small-to-medium sized businesses generally seeking more affordable office stock. The businesses that require such space typically provide services to other local businesses such as information technology companies, creative industries, public sector organisations and professional services.
- 1.3.15. The analysis of the local market showed that, although there is a supply of premises that could accommodate some of this demand for B1 office floor space, the quality of these premises does not meet the needs of potential occupiers. SMEs generally require flexible space and incubator units capable of possible expansion with premises with good visibility from the road, DDA compliance and good accessibility. The ELR identifies that the majority of SMEs are searching for premises between 200m and 500m⁴⁹. There is currently a mismatch between supply and demand in the local office market, whereby the relatively low quality/older supply is not suited to the characteristics of demand i.e. good-quality modern units. This mismatch is set to continue owing to the lack of suitable developments in the pipeline and problems converting existing stock to higher grade provision.
- 1.3.16. The London Office Policy Review 2012 (LOPR) is the most recent in a series of independent reviews of office market trends commissioned by the GLA. It includes a review of office-based employment projections and office floor space need estimates to inform future alterations to the London Plan. The LOPR estimates future demand of between 430,000sqm and 599,000sqm of office space between 2011 and 2036⁵⁰ in Southwark. This is partly based on Southwark's total employee numbers increasing from 197,000 in 2013 to 227,000 in 2036, representing an increase of 15%.⁵¹
- 1.3.17. Between 2011/12 and 2013/14 a gross amount of 23,405 sqm of B1 floor space was delivered in the borough. Over 163,500 sqm is currently under construction, while 77,150sqm has planning permission.⁵² Combined, this gives a pipeline figure of close to 241,000sqm. This equates to roughly half of the estimated demand as projected in the LOPR 2012 (2014 update). However, it is important to note that these figures are gross rather than net and only take into account planning permissions that add a gross amount of B1 floor space of 1,000 sqm or more.

1.3.18. Net figures for B1 office floorspace show an overall loss in the past three years. There has been an overall loss of over 15,000 sqm of B1 office floorspace in Southwark between 2011/12 to 2013/14.⁵³

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1.3.19. The ELR suggests that there are a considerable and growing number of Small and Medium Enterprises (SMEs) that create 'localised' demand for B1 floor space in Southwark. The ELR projects a demand for an additional 25,000sqm to 30,000sqm of B1 office floor space in the borough from 2009 to 2026, purely to cater for the local office market in areas with good transport accessibility and supporting shops and services. Since 2010/11, over 16,000 sqm (gross) of B1a office floorspace has been delivered outside the CAZ. This translates to over 3,600sqm net.⁵⁴ This equates to an average of 5,400 sqm per year (gross) and over 1,200sqm (net) per year. Counting the net figure only, if this level of B1a floor space provision to continues, up to 2026, Southwark would have met only 58% of estimated minimum demand.

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1.3.20. With SMEs making up over 99% of businesses in Southwark, the council is conscious that a steady supply of flexible, modern office space under 500 sqm is required to meet demand. A recent success story, that has the potential to be replicated elsewhere in the borough, is the completion of the Clarence Centre for Enterprise and Innovation. Part of the London South Bank University campus in Elephant and Castle, this development offers flexible, "incubator" small business units while also housing the universities business and enterprise research teams, producing a symbiotic relationship between the two. The facility also includes retail, café and gallery space as well as landscaped open space.⁵⁵

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- **Industrial/Warehouse and Distribution (Use Class B2 and B8)**

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1.3.21. Clusters of industrial and warehousing areas are focused around the major transport infrastructure in the borough. This includes the Old Kent Road (A2) in the north of the borough, leading from New Cross to Elephant and Castle, and the North Kent rail freight line (South East Bermondsey). Other established industrial areas include the Rotherhithe Road and Lovegrove Estates, Glengall Road and Mandela Way distribution/warehousing centre. There are also older self-contained clusters in the south of the borough such as Parkhouse Street.

1.3.22. The ELR confirms that the local market supply of industrial and warehouse property in the borough has been declining in recent years as land has been lost to other uses. This has occurred where there has been a lack of demand for sites/premises, mostly for B2 (industry), where they are outside the main employment areas. Despite the supply of industrial and manufacturing premises declining, there is still demand for new high specification B8 (warehousing and distribution) premises. The decline in B2 premises is linked to economic change and the trend of disappearing manufacturing companies from inner London. The increase in demand for B8 stock can be partly linked to the increase in the central London office market and its supply needs.

1.3.23. The 2014 Southwark Industrial and Warehousing Land Study acknowledges that there are structural changes to Southwark's industrial employment and use of industrial land. For example, the study found that the use of industrial sites in Southwark is diversifying, with a decline in the traditional manufacturing sector and (relatively) higher-value activities, which have a higher employment density and are focused on serving central London, are moving in their place. Businesses, primarily smaller, productive businesses are moving from other parts of London into Southwark, with certain clusters forming in certain areas. Technology, such as computer aided design and manufacturing is having a "democratising" effect, supporting a new generation of "makers." The study concludes that the presence of industrial land capacity should be seen as a significant positive in attracting this sector, which is seen to be a key component of London's future knowledge based economy. However, it is also acknowledged that the right type of industrial/employment floor space to meet the needs of this sector is in short supply in London, especially in locations with good accessibility.⁵⁶

1.3.24. In 2006 the borough had approximately 389,000sqm of B2 floor space, with the majority located in the Old Kent Road and South East Bermondsey "preferred industrial locations" (PILs). In the same year Southwark contained approximately 602,000sqm of B8 floor space. In 2008 this reduced to 357,000sqm of B2 and 594,000sqm of B8.⁵⁷ The ELR estimates that Southwark can afford to release between 16.7ha and 23.7ha of industrial and warehousing land between 2011 and 2026. Between 2006 and 2010, the borough had already experienced a net loss of 24.9 hectares of B2/B8 land. The 2011-2031 quantum of industrial land release recommended for Southwark set out in the Mayor's Land for Industry and Transport SPG (2012) amounts to a further 25 ha over this period.⁵⁸

Industrial/Warehouse and Distribution development

1.3.25. Between 2011/12 and 2013/14 Southwark saw a net increase of 190 sqm of B2 floor space. Between 2004/05 and 2013/14 only one year (2006-07) saw a net loss of B2 floor space of close to 2000 sqm. 2009/10 and 2012/13 both saw net increases of over 1,400sqm and 190 sqm, respectively. No other years since 2004/05 saw a net change in B2 floor space provision.⁵⁹

1.3.26. B8 (warehousing and distribution) floor space has seen significant losses over the past three financial years, with close to 29,000 sqm lost through redevelopment. This equates to 2.9ha and is below the suggested guideline release rate of between 1.1 ha and 1.5 ha per year. Southwark still protects this type of employment space through planning policy in the PILs. The majority of developments resulting in a B8 loss were outside of PILs. These developments included the creation of a mix of uses. This has included new provision of retail, offices, gallery space and/or homes. 15 of the 30 of the developments with a loss of B8 floor space completed in the past three financial years have been in the SE1 area. This includes development around Long Lane and Bermondsey Street, and change of use in some of the many railway arches and industrial estates.⁶⁰

Retail and commercial floorspace

1.3.27. Southwark has a total of close to 270,500 sqm of commercial floor space within its town centres and other undesignated clusters. 44% of the actual sales floor space in the borough is for food and convenience goods (essential every day items) shops, while 56% of retail floor space is for non-essential, comparison goods.⁶¹ Southwark's town centres are partially defined by the existing amount of commercial floor space. These include:

- Mayor town centres: Peckham (50,000 sqm), Elephant and Castle/Walworth Road (69,000sqm) and Canada Water (37,000 sqm) or;
- District centres: Borough/Bankside/London Bridge (25,000 sqm), Camberwell (18,000 sqm) and Lordship Lane (in Dulwich) with 15,000 sqm) or;
- Local centres: Nunhead Green/Evelina Road, Dulwich Village or the Blue, Bermondsey

1.3.28. Excluding food stores, Southwark has around 60,000 sqm net of convenience sales floor space in its town centres, relatively evenly spread between them. Southwark is well served by convenience food “superstore” supermarkets (of over 2,500 sqm net), having five within it's boundaries as well as having 10 large supermarkets over 1,000 sqm net, and three between 500 sqm net and 1,000 sqm net.⁶²

1.3.29. Comparison goods floor space (items such as clothes, shoes, music and books) is estimated to be approximately 93,100 sqm net across the borough. Peckham is the main centre for comparison goods floor space, taking 21% of the share. 18% lies in Elephant and Castle/Walworth Road, and 15% in Canada Water. Outside of the town centres Old Kent Road accounts for under 19% of comparison sales floor space.⁶³

- 1.3.30. Peckham, Elephant and Castle/Walworth Road and Canada Water all have a similar proportion of comparison goods shops when compared with the national average. Borough/Bankside and London Bridge both have less than half the national average.⁶⁴

Retail spending patterns and forecasts

Convenience shopping

- 1.3.31. Across the borough, retention of convenience shopping expenditure is above 80%. This comparatively high figure means that 80% of the population's expenditure available for convenience goods is spent in Southwark, meaning Southwark successfully caters for every day needs, particularly considering the presence of large food stores just outside of Southwark's boundary in Lambeth and Lewisham.⁶⁵

Comparison shopping:

- 1.3.32. The retention of comparison goods expenditure is lower than the convenience goods shopping expenditure because residents are willing to travel further to get a better deal on items. For example Southwark residents are drawn to the West End (defined in the London Plan as an "International Centre") and the "metropolitan centres" of Bromley and Croydon (with a significantly larger catchment area than any major centre in Southwark). In the south of the borough, 38% of resident's capacity for comparison goods expenditure is retained in the borough, compared with 61% in the north of the borough.⁶⁶

Future retail expenditure and floor space demand

- 1.3.33. Forecasts for spending on convenience goods in Southwark is set to increase by 22% from £1,185m in 2014 to £1,443m in 2031. Comparison goods spending is forecast to increase by 91% in the same period from £1,962m to £3,741m*. Taking into account existing planning permissions and developments currently under construction, it is estimated that to meet demand up to 2031, an additional 310 sqm net of convenience floor space will need to be delivered in the borough each year. By 2031 this would total 5,280 sqm of net convenience goods floor space. To meet estimated demand for comparison goods floor space in the borough, it is proposed that an additional 25,422 sqm of net comparison goods floor space is delivered in the borough by 2031, equating to 1,500sqm each year.⁶⁷
- 1.3.34. The Old Kent Road has been designated as an "opportunity area" by the Mayor of London in the Further Alterations to the London Plan (2015). This means the Mayor expects the area to accommodate a minimum of 2,500 new homes and 1,000 new jobs. Depending on the area's population in 2031, the area could potentially accommodate both convenience and comparison goods space.

*It should be noted that comparison goods spending is forecast to increase more than convenience spending as the amount spent on food and beverage does not increase proportionately with disposable income, whereas spending on non-food goods is more closely linked to income.

Food/Beverage and Other Town Centre Uses

- 1.3.35. Nationally, the proportion of units that are non-retail (i.e. including some A1 uses, as well as A3 - restaurants and cafes, A4 – drinking establishments, and A5 – hot food takeaways) has increased significantly in recent years, with a high demand for such services in town centres. The current national average for the proportional split between A1 (retail and non-retail) and other commercial A-Class uses is 77% versus 18%.⁶⁹
- 1.3.36. In Southwark, there is currently a more balanced mix of commercial uses within the designated town centres. Peckham has the highest proportion of A1 retail (71%) and A1 non-retail but a low proportion of drinking establishments (1%). 66% of units in Elephant and Castle/Walworth Road are A1 (with 51% retail and 15% non-retail). There is a smaller proportion of A1 units in Canada Water town centre (at 57%). The district town centres have a higher proportion of units in A3/A4/A5 units, totalling 34.4% versus the major town centres' average of 19% and local centres' 23%. The current retention rate for food and beverage expenditure varies across the borough from 52% to 60% in different areas. While this is reasonably high, there is scope to increase the retention rate through new development.⁷⁰
- 1.3.37. It is estimated that Southwark will need an additional 9,300 sqm (gross) of food and beverage floor space by 2031 to meet demand. Depending on the future population of the area and its potential designation within the town centre hierarchy, the Old Kent Road also has the potential to increase its food and beverage offering.
- 1.3.38. Use Class A2 equates to “financial and professional services.” This includes banks, building societies, estate agents and employment agencies as well as betting shops and pay day loan shops. They account for 9% of all units in Southwark's town centres. They make up a slightly higher proportion of units in district and local centres, at 10%, than in major centres where they occupy 8% of units.⁷²
- 1.3.39. Southwark's 43 betting shops which are located within town centres account for 26% of all A2 uses and 2.4% of all A Class units. This is significantly higher than the national average of 1.5%. Peckham, Walworth Road, Camberwell and the Blue together have 28 betting shops between them, taking up the majority share of the borough's stock. 11 of Southwark's 15 payday loan shops are also concentrated in Peckham, Walworth and Camberwell.⁷³

1.3.40. Southwark's 37 banks/building societies are concentrated in Peckham, Borough/Bankside and Camberwell, together having 18 of the 37 units in those town centres. Estate agents are also concentrated in Borough/Bankside and Camberwell, however the highest concentrations are in Canada Water and Lordship Lane. Together, these estate agents account for 36% of all A2 units in the borough's town centres, and 3.2% of all A Class units.⁷⁴

Development of Commercial (Use Class A1, A2, A3, A4, A5) Floor Space

1.3.41. Between 2011/12 and 2013/14 a net total of over 5,100 sqm of A1 floor space was delivered in the borough, giving an average of close to 1,600 sqm each year. During the same period, there was only 169 sqm of new build A2 floor space added in the borough in the same years. There was close to 1,200 sqm of new A3 floor space created, giving an average of close to 400sqm per year. There was a significant net loss of A4 floor space, with over 6,900 sqm lost between 2011/12 and 2013/14, equating to over 2,300 sqm per year.⁷⁵

Hotels and Serviced Apartments

1.3.42. With London being one of the most visited cities in the world, a significant part of its economy and employment capacity is defined by the tourism sector. To maintain this important part of the city's economy, it is essential that there are enough hotel rooms to meet demand. It is estimated that there were 112,300 serviced rooms in London in 2010⁷⁶. The GLA's Hotel Demand Study (2006) showed that Southwark could expect to deliver 2,500 new hotel rooms between 2007 and 2026⁷⁷. Between 2007/08 and 2013/14, 1,956 new hotel rooms (including serviced apartments) were delivered in the borough⁷⁸, accounting for 78% of the estimated 20 year requirement in 7 years. An updated review on the supply and demand for hotel rooms has revised potential demand in Southwark's down to 1,800 rooms between 2013 and 2036⁷⁹. This equates to an average of 138 rooms per year.

1.3.43. During 2013/14, two new hotels/serviced apartment complexes and two hotel expansions were completed, delivering a total of 172 rooms. Between 2011/12 and 2013/14, 7 new hotels/serviced apartment complexes were completed, and three existing hotels were expanded, bringing the total amount of rooms to 1,162. The overwhelming majority of these have been in the SE1 area, with large examples including Novotel on Blackfriars Road, the (Tate Modern) Premier Inn on Great Suffolk Street, and Citizen M on Lavington Street/Southwark Street. There are currently 1,281 hotel/serviced apartment rooms under construction in the borough, all in SE1.⁸⁰

Commercial Leisure Uses

1.3.44. Commercial leisure uses (also known as Use Class D2 – “assembly and leisure”) includes cinemas, theatres, bowling, bingo halls, health and fitness clubs. There is a high concentration of such uses in the north of the borough, particularly in a larger scale in Canada Water as part of the Surrey Quays Leisure Park. These types of uses and facilities can greatly enhance the liveability of a place and are an important part of the borough’s cultural and entertainment and leisure offering.

1.3.45. Southwark’s three cinemas are located at Surrey Quays Leisure Park, Peckham Multiplex and Short Wave in Bermondsey Square. There are currently two cinemas with planning permission in the borough in Dulwich in the south and as part of the redevelopment of the former Castle Industrial Estate on New Kent Road.

1.3.46. Southwark has a rich history of theatre. Theatres in Southwark include Shakespeare’s Globe, The Rose, The Union, The Unicorn, Coronet, Southwark Playhouse, Theatre Peckham and Menier Chocolate Factory. Southwark currently has two bowling facilities, the Hollywood Bowl in Surrey Quays and Palace Superbowl in Elephant and Castle, totalling 54 lanes. Southwark also has two bingo halls, in Elephant and Castle and Surrey Quays.

1.3.47. Health and fitness clubs have expanded rapidly as public awareness about personal fitness has increased. The provision of health and fitness facilities can be, amongst other factors, a key determinate in increasing the opportunity to improve health and well-being through regular exercise. Southwark is well served by health and fitness facilities evenly throughout the whole of the borough. In total there are 11 private health clubs alongside 8 Southwark Council operated leisure centres. The new Castle leisure centre at Elephant and Castle is currently being redeveloped and will open in spring 2015. Camberwell leisure centre was recently refurbished to provide improved facilities including a youth centre area.

1.3.48. Between 2011/12 and 2013/14 a net total of over 5,500 sqm of D2 floor space was provided in Southwark, equating to over 1,800 sqm per year. This includes four new gyms/health and fitness clubs which were delivered.⁸¹

1.4. ENVIRONMENT CONDITIONS

Climate change and Carbon Dioxide

1.4.1. Available scientific evidence supports the current understanding that global warming causes climate change. If global emissions of greenhouse gases due to human activity continue at today's levels, then average global temperatures could rise by 4°C by as early as 2060 and up to 6°C by the end of this centuryⁱ. This has an adverse impact on weather patterns (including rainfall intensities and frequencies), and effort needs to be made to address this.

1.4.2. Carbon is emitted when fossil fuels are burnt. The table below gives a breakdown of where Carbon emissions come from in the borough.

Built Environment	84%	Transport	16%
Work places	54%	Cars and motorcycles	8%
Homes	30%	Freight	4%
		Public transport	3%
		Taxis	1%

Source: Southwark Energy and Carbon Reduction Strategy 2011

1.4.3. In 2006, Southwark adopted a climate change strategy that aimed to reduce CO₂ emissions across the borough by 80% by 2050 and to pursue a decentralised energy strategy for the borough. Since then, climate change has risen considerably up the political agenda. In 2008, the government set legally binding reduction targets (34% by 2020 and 80% by 2050 on 1990 levels) and a new set of policies and financial mechanisms have been developed to effect the change required. However, since 2006 the economic downturn occurred and little movement has been recorded in the level of borough emissions. The council target set in 2006 was highly ambitious and based on optimistic assessments of the various energy reductions scenarios in existence at the time, and the capacity of the council and partners to deliver. Whilst the 2006 target remains the Council's long term goal, a set of interim targets were agreed by the Council in 2011, which reflect the current financial climate and give a clearer view of the energy reduction measures that are implementable in the medium term.

1.4.4. The proposed new targets are set out in the right hand column of the table below;

CO₂ Baseline data

	Baseline (tCO ₂)	Current (tCO ₂)	Original target	Percentage Reduction to date	New proposed target
Council operational estate and	41,036	37,441	N/a	8.4%	26.6% reduction by 2016

schools (2008/9 baseline)					
Council Housing (2005 baseline)	202,800	187,850	N/a	6.7%	15% by 2022
Borough (2003 baseline)	1, 690 000	1, 671,020	80% reduction by 2050	1.1%	22.4% reduction by 2020

Source: Southwark Energy and Carbon Reduction Strategy 2011

1.4.5. The NPPF states that local planning authorities should support the move to a low carbon future and increase the use and supply of renewable and low carbon energy. This includes through a combination of energy efficiency, onsite energy supply and/or (where relevant) directly connected low carbon or renewable heat.

1.4.6. Overall, the most substantial emissions savings London can make will come from initiatives to decarbonise its energy supply and to reduce the emissions from the existing building stock.

1.4.7. The Mayor supports the greater use of renewable and low carbon generation technologies, and has set a target for London to generate 25 per cent of its heat and power requirements through the use of local, decentralised energy (DE) systems by 2025. DE generates power at point of use, making more efficient use of primary energy by utilising generated heat that would otherwise be wasted in large-scale thermal power generation plants. The scale of opportunity can vary from Combing Heat and Power (CHP) systems on specific development sites, through town centre wide district energy projects.

1.4.8. A number of new heat networks or district heating schemes are being actively explored in the borough, in particular where there are large scale regenerations schemes – Elephant and Castle zero carbon growth/ the Aylesbury regeneration, north Southwark (SBEG) and a heat pipe to utilise waste heat from the SELCHP incinerator and displace the gas currently used to heat five Council estates. As part of a project to develop a heat map for the capital, the London Development Agency/ GLA identified the following areas as being particularly suited for new district heating schemes: Canada Water; North Southwark; Bermondsey; Southampton Way Spa; Camberwell; Surrey Gardens; Peckham.

1.4.9. All new major developments are expected to meet the targets set out below. These targets are expressed as minimum improvements over the Target Emission Rate (TER) outlined in the national Building Regulations leading to zero carbon residential buildings from 2016 and zero carbon non-domestic buildings from 2019.

Residential buildings:

Year	Improvement on 2013 Building Regulations
2013 – 2016	35 per cent
2016 – 2031	Zero carbon

Non-domestic buildings:

Year	Improvement on 2013 Building Regulations
2013 – 2016	35 per cent
2016 – 2019	50%
2019 – 2031	Zero carbon

1.4.10. The Mayor has outlined in the Climate Change Mitigation and Energy Strategy projections for the installation of different renewable energy technologies to increase London's generation of both electricity and heat from such sources up to 2031. The Government has adopted a UK wide target for 15 per cent of total energy to be generated by renewable sources by 2020, and these projections represent London's contribution to this 2020 target and beyond. In Southwark, there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20 per cent through the use of on-site renewable energy generation wherever feasible. Development proposals should seek to utilise renewable energy technologies such as: biomass heating; cooling and electricity; renewable energy from waste; photovoltaics; solar water heating; wind and heat pumps.

1.4.11. National Grid's high voltage electricity overhead transmission lines / underground cables within Southwark's administrative area form an essential part of the electricity transmission network in England and Wales including a 275kV underground cable from Newcross substation (on the Old Kent Road) in Southwark to Wimbledon substation in Wandsworth as well as existing gas holders on the same site on the Old Kent Road.

1.4.12. London's transport-related CO₂ emissions are predicted to fall by 16% by 2025, despite projected population and employment growth in excess of 10%. Drivers of this reduction include the on-going long-term trend of vehicle fuel efficiency improvements driven by EU legislation, regional measures to drive modal shift, the decarbonisation of grid electricity and related incentives for electric vehicles and UK policy to increase the share of bio-fuel in transport fuel from 5 to 10% in the lead up to the 2020 renewables target. The council already has a comprehensive focus on encouraging modal shift. This includes managing demand via car clubs, investing in cycling and walking infrastructure, cycle parking and working with public transport providers; encouraging sustainable travel choices through school and workplace travel plans and encouraging smarter driving to reduce emissions and improve air quality.

1.4.13. With 86.5% of the borough's carbon emissions not directly controlled by the Council, meeting CO₂ reduction targets will only be fully achieved by influencing the borough's businesses, residents, landlords and building owners.

1.4.14. The scale of regeneration and estate renewal planned across the borough means that housing and commercial uses in particular will need to make a very large contribution to achieving our climate change targets. The Core Strategy requires new housing to meet Code level 4 and commercial development to meet BREEAM 'excellent'. Meeting these targets will help achieve Government targets to reduce CO₂ emissions from new development in accordance with the building regulations.

Water resources and quality

1.4.15. London's consumption of water already outstrips available supplies in dry years and ensuring a sustainable and secure water supply has to be an urgent priority. Some steps have already been taken. To remain sustainable London needs to reduce the level of water consumption per person. Currently the average Londoner consumes 164 litres/day (l/d) around 20 l/d, above the national average of 150 l/d. Projections for population growth in London and in the wider south-east will mean that new strategic water resources will be required. The need for this is exacerbated by the climate change predictions of more sporadic and intense rainfall and a higher likelihood of droughts, as well as the need to protect the water environment following Water Framework Directive requirements.

1.4.16. Thames Water currently supplies water to Southwark. Thirty-five per cent of the water Thames water supplies is pumped from natural underground reservoirs called aquifers. The other 65 per cent is pumped from rivers. However, the vast majority of river water is supplied from aquifers, making groundwater the most important source of water.

1.4.17. Currently, all mains water is treated to drinking standard. This is an expensive and energy intensive process, particularly considering that at least 40% of water consumed in homes and workplaces does not need to be of drinkable quality (for example water used for flushing toilets, washing laundry and watering parks and gardens). The current policy target for major housing development is to achieve a potable water use target of 105 litres per person per day.

1.4.18. The council is committed to implementing initiatives to reduce water demand which would include implementing methods for efficiently using local groundwater resources where possible for non-potable uses across the borough.

1.4.19. Influencing consumer behaviour is recognised as being vital to the success of an integrated water management programme and in this regard the Council are working closely with the GLA, the Environment Agency, Thames Water and its community to promote water saving schemes and education programmes. In addition, initiatives to eliminate leakage associated with aged pipe work are planned. There will also need to be significant investment in new potable and non-potable water distribution mains.

Waste management

1.4.20. Government has set targets for local authorities to increase recycling rates and reduce the amount of waste going to landfill. The Mayor has also set waste targets for boroughs through the London Plan including the need to allocate enough land to process at least 243,000 tonnes (municipal as well as commercial) of waste by 2016, at least 275,000 tonnes by 2021 and at least 343,000 tonnes of waste by 2031. This will help meet the London-wide target of processing at least 85% of the city's waste within London by 2020.

1.4.21. Southwark's Waste Management Strategy, 2003-2021 sets out the council's proposals for moving Southwark towards more sustainable waste management. The key features include:

- A reduction in the amount of municipal solid waste generated in Southwark to below 3% by 2005, and below 2% by 2010. In real terms, due to population growth the absolute amount of waste will rise but the strategy aims to deliver a decrease in the actual rate of growth.
- Achievement of 30% recycling and composting standards for household waste by 2010-11 and 40% by 2015-16 and 50% standards by 2020-21
- Recovery of value from 45% of municipal solid waste by 2010-11, 67% by 2015-16 and 75% by 2020-21.

Current performance

	2010/11	2011/12	2012/13
Total household waste collected (tonnes)	110,236	106,121	111,081
Recycling and composting rate (%)	25.14%	27.43%	30.41%
Amount of municipal waste diverted from landfill (recovery rate %)	63.34%	79.65%	69.49%

1.4.22. To help deliver the council's strategic goals, a 25 year PFI contract was entered into in 2008 between the council and Veolia Environmental Services. Under the terms of the integrated contract, Veolia undertake all our waste and recycling collection, treatment and disposal operations.

1.4.23. In addition, a state of the art integrated waste management facility is now in operation on the Old Kent Road, and is being operated by Veolia. It is providing the required improvement in waste infrastructure identified by the council in its strategy. The new facility is playing a central role in helping to reduce the impact that Southwark's waste has on the environment. It is made up of several different facilities, including: Mechanical Biological Treatment Plant to treat residual waste; Materials Recovery Facility to sort commingled recyclables; Reuse and Recycling Centre for residents to deposit a wide range of items of household waste and recycling; Waste transfer station; Recycling Discovery Centre (Education Centre).

1.4.24. It is expected to facilitate a significant improvement in the borough's recycling levels as well as diverting most of the waste that would previously have gone to landfill. The new facility will help to meet Southwark's waste apportionment targets by processing 88,350 tonnes of waste per annum with the potential to treat further waste by converting it into biomass fuel. Using the GLA's generic standard, the residual part of the Old Kent Road gasworks site (5.4ha), may be capable of processing 286,200 tonnes of waste per annum.

Flood Risk

1.4.25. The primary sources of flood risk in the borough are surface water, groundwater, tidal, failure of water mains and sewers. Historically, there have been some recorded tidal flooding incidents from the River Thames dating as far back as 1828 to vulnerable communities. Tidal flooding also occurred in 2005, when the Thames Barrier was not shut in time, and sufficient warning was not provided to local residents close to the floodgates prior to the onset of flooding, causing flooding along the Southwark frontage and into some basements to a depth of between 4 and 6 inches.

1.4.26. The northern half of the borough is within the Thames flood plain, which contains over two thirds of Southwark's properties in well established communities. A large part of the borough is located within the indicative flood zone 3, which has the highest level of risk. The flood plain area also contains major regeneration and growth areas of importance to Southwark and London. However, it should be noted that all of the land in the borough is defended by the Thames Barrier and defences so that the risk from tidal flooding is a residual risk.

1.4.27. The Government (and the Environment Agency) would like to see all development located in areas of low flood risk (zone 1). This is not always going to be possible and so new development will need to be directed to sites where the risk of flooding is appropriate to the "vulnerability" of the land use proposed. The Environment Agency has produced Flood Risk Maps. This map designates land in the borough in one of three zones:

- Zone 1 – land at low risk of flooding from the Thames (land south of Camberwell and Peckham)

- Zone 2 - land at medium risk of flooding from the Thames (not much of this land in the borough)
- Zone 3 – land at high risk of flooding from the Thames (this is in the north of the borough and includes the Central Activity Zone, Elephant and Castle Opportunity Area and Bermondsey and Canada Water)

1.4.28. The Thames Catchment Flood Management Plan and Thames Estuary 2100 Project will help manage flood risk from the Thames over the next 50 to 100 years. Whilst the Thames Barrier and flood walls along the riverside provide a degree of protection, consideration needs to be given to their potential failure or inability to contain very high floods as a result of climate change.

1.4.29. The existing Strategic Flood Risk Assessment (SFRA) for the borough was prepared in 2008, and in line with the Flood Risk Regulations (Clause 17.4). A subsequent review is now required and will be prepared in 2015. This will be used to inform the flood risk policies in the emerging Local Plan (the New Southwark Plan). The primary objective of the SFRA is to inform the revision of flood risk policies, including the allocation of land for future development, within the emerging NSP. The SFRA has a broader purpose however, and in providing a robust depiction of flood risk across the borough, it can:

- Inform the development of Council policy that will underpin decision making within the borough, particularly within areas that are affected by (and/or may adversely impact upon) flooding;
- Assist the development management process by providing a more informed response to development proposals affected by flooding, influencing the design of future development within the borough;
- Help to identify and implement strategic solutions to flood risk, providing the basis for possible future flood attenuation works;
- Support and inform the Council's emergency planning response to flooding.

1.4.30. Two thirds of the potential development sites identified in Issues and Options NSP paper (October 2014) are located in flood zone 3. These sites have been identified to potentially deliver more homes to meet housing needs in the borough. In the southern parts of the borough, where flood risk from the Thames is low, there are limited sites available for development. It is important that new buildings are designed to be safe in the event of a flood and easily repairable afterwards.

Local Flood Risk

- 1.4.31. Climate change can affect local flood risk in several ways. Impacts will depend on local conditions and vulnerability. More intense rainfall causes more surface runoff, increasing localised flooding and erosion. In turn, this may increase pressure on drains, sewers and water quality. As London has become densely populated, green spaces such as gardens and parks act as big sponges for rainwater but in very heavy rain these can quickly become saturated creating a 'run off' of excess water.
- 1.4.32. Within Southwark the greatest number of residential and non-residential uses are at risk from significant surface water flooding (>0.5m) along the route of the 'hidden' River Effra and the River Peck and tributaries which run south to north through the borough. Significant ponding of surface water is also apparent along the central belt of the borough in the Camberwell and Peckham areas. Historic surface water flooding records indicate sewer flooding risk in the Dulwich area. Surface water also flows from Southwark and impacts downstream surface water flooding in the Lambeth in the south Brixton area it will therefore be important that the flood risk is managed at a catchment scale by both Councils.
- 1.4.33. The Council has undertaken a Surface Water Management Plan for the whole borough which includes consideration of flooding from sewers, drains, groundwater and runoff from land, small watercourses and ditches that occurs as a result of heavy rainfall. Analysis of the number of properties at risk of flooding has been undertaken for the rainfall event with a 1 in 100 probability of occurrence in any given year (1% Annual Exceedance Probability, AEP). A review of the results demonstrate that 33,220 residential properties and 2,870 non-residential properties could be at risk of surface water flooding of greater than 0.03m depth during a rainfall event with a 1 in 200 annual chance of occurring. Of those, approximately 560 residential properties and 80 non-residential properties are estimated to be at risk of flooding to a depth of greater than 0.5m during the same modelled rainfall event.
- 1.4.34. The output of the modelling exercise has been used to identify Local Flood Risk Zones (LFRZs) which represents an area of predicted flooding. The LFRZs identified in the borough include; Herne Hill; Kings College Hospital (Lambeth); Dulwich; Rail Cutting West of Denmark Hill Station; London Bridge Station and Guy's Hospital; Coleman Road / Newent; Comber Grove; South Old Kent Road Area and Brunswick Park.

1.4.35. Those areas identified to be at more significant risk, which require mitigation measures, have been labelled as Critical Drainage Areas (CDAs) which represent one or more LFRZs, their contributing catchment areas, and any features that may influence flooding within the CDAs. Within Southwark, 5 CDAs have been identified. These are Herne Hill, Central Southwark, Eastern Southwark, Camberwell and London Bridge, The assessment identified the southern part of the borough is at a higher risk than the northern part with 4 of the CDAs in the central to southern part of the borough and 1 in the north.

1.4.36. The council is already investing in flood alleviation measures, which will take place in Dulwich Park, Belair Park and Dulwich Sports Ground. These measures include:

- Building barriers or earth bunds which can temporarily contain or redirect surface water into existing water sources, for example lakes and ponds.
- Increasing storage capacity of existing water bodies.
- Constructing below-ground storage areas to provide further capacity to store flood water and provide an efficient outflow route from the park for storm water; the stored water is then released gradually back into the sewer network reducing the risk of sewer flooding.
- Planting wetland wildflower meadows to attract wildlife, enhancing local habitats and biodiversity.

1.4.37. Southwark Council is responsible for managing the risk of flooding from surface and ground water in the borough. Thames Water is responsible for maintaining the sewer network across London. Together the Council and Thames Water are working in partnership, with the support of the Environment Agency.

1.4.38. A draft Local Flood Risk management strategy was published for consultation in October 2014. The strategy details how the council will manage the risk of flooding arising from surface water, groundwater and ordinary water courses across the borough consistent with the Flood and Water Management Act 2010 (“the Act”) and the National Flood Risk Management Strategy. It will ensure that flooding risks are well managed in a coordinated way to balance the needs of communities, the economy and the environment.

Sewerage

- 1.4.39. The volume and frequency of untreated sewage overflowing into the River Thames is unacceptable and contravenes the European Urban Wastewater Treatment Directive. Thames Water has a programme to replace old Victorian Water mains and they are planning to build the Thames Tideway Tunnel, a 25 km tunnel which would run underneath London which will help to reduce the amount of sewerage overflowing into the river. The proposed route for the main tunnel will follow the route of the River Thames from Acton to Limehouse, where it then continues north-east to Abbey Mills Pumping Station near Stratford. There it will be connected to the Lee Tunnel, which will transfer the sewage to Beckton Sewage Treatment Works. A total of 24 sites in London are required to construct and operate the project.
- 1.4.40. The tunnel would be connected to approximately 34 'combined sewer overflows' (CSOs) which currently release raw sewage into the Thames after heavy rain fall. The proposed tunnel would intercept these sewage discharges and transfer them to the Beckton Sewage Treatment Works. The aim is to improve water quality in the Thames. The CSOs will still be needed after the Thames Tideway Tunnel has been built to direct flows to the River Thames in exceptional circumstances when the new tunnel system is full. This is only expected to occur very occasionally. Chambers Wharf is identified as a construction site for the Thames Tunnel project in Southwark.

Pollution

- 1.4.41. Vehicle emissions are the cause of 50% of air pollution and estimated to cause 24,000 deaths per year in the UK⁸³. Southwark has particularly high levels of air pollution, mainly caused by traffic. As a result, the entire borough north of the A205 has been declared an Air Quality Management Area and the establishment of an Air Quality Strategy and Improvement Plan (AQSIP) has been undertaken.
- 1.4.42. Southwark is required to periodically review and assess the effectiveness of the AQSIP and do this through regular Update and Screening Assessments (USA). The last Southwark USA was undertaken in 2006 and this identified that only two of the set targets, those for particulate matter less than 10 microns in diameter (PM_{10}) and nitrogen dioxide (NO_2), would be exceeded⁸⁴. NO_x emissions are primarily nitric oxide (NO) but this is converted into NO_2 in the atmosphere through chemical reactions with ozone (O_3). The figures overleaf show the modeled NO_2 and PM_{10} concentrations in Southwark for 2010⁸⁵.
- 1.4.43. The most significant local pollutants, NO_x and PM_{10} , are mainly associated with vehicular emissions, especially those of buses, lorries, coaches and taxis. It is envisaged that these pollutants will reduce significantly over the next 15 years, through initiatives such as the London Low Emission Zone which covers all of Southwark, limiting access to heavy vehicles that can demonstrate compliance with strict emissions criteria and technological advances in reducing exhaust emissions.

1.4.44. As part of the work to deliver the Mayor's Air Quality Strategy, Transport for London have identified 187 air quality focus areas where high concentrations of NO₂ coincide with high levels of human exposure, e.g. along high streets, near schools and at hospitals. Seven of these air quality focus areas are in Southwark. These are:

- Walworth Road/Camberwell Road/Camberwell Green.
- A2 Old Kent Road from East Street to Trafalgar Avenue.
- Peckham High St and Clayton Road.
- Tower Bridge Road A100.
- London Bridge at Borough High Street.
- Lower Road A200 Surrey Quays.
- Elephant and Castle and Waterloo Road

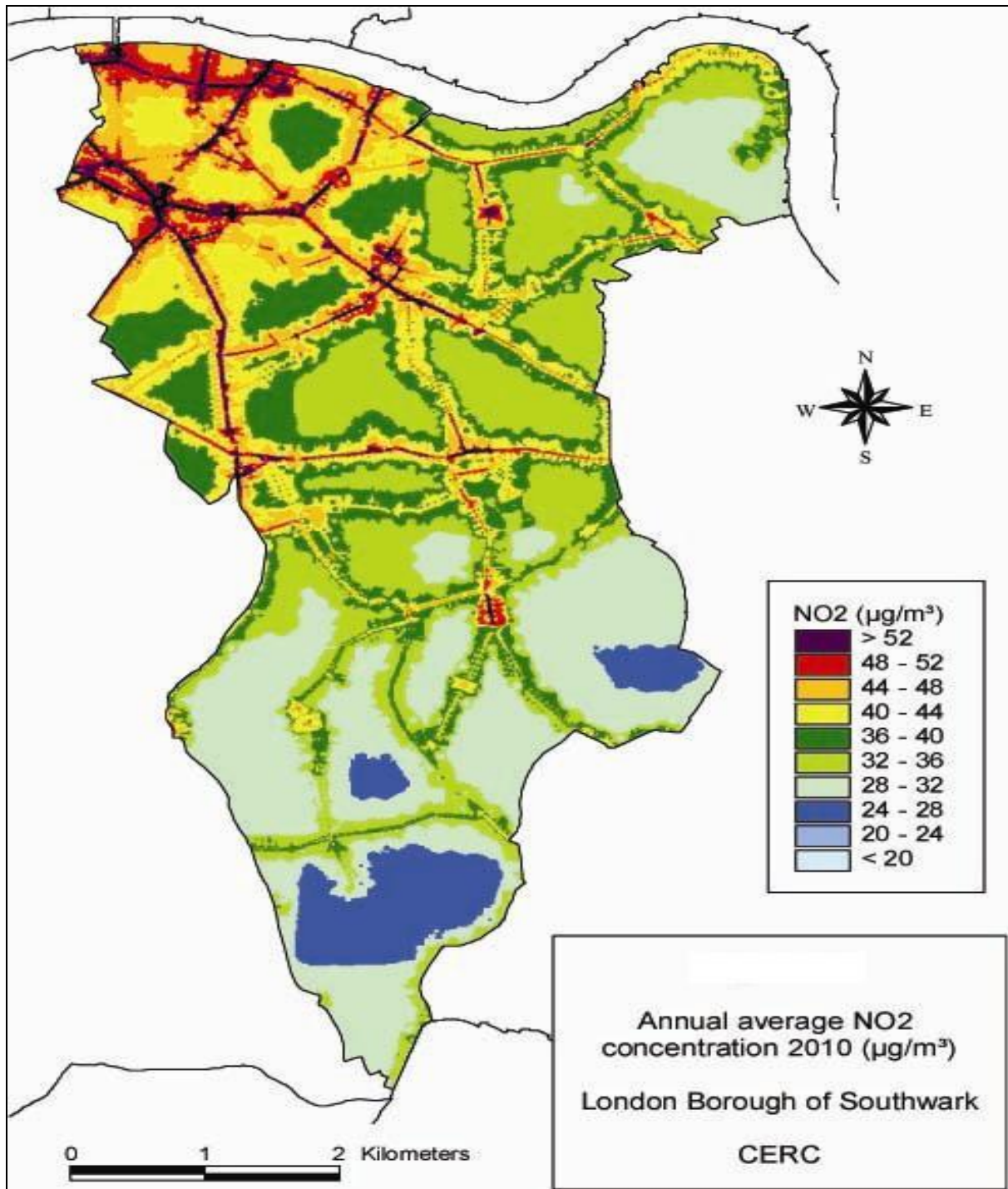
1.4.45. Concentrations are not simply a function of the level of traffic but determined to a significant degree by congestion. The greatest traffic flows are on the A2 towards Walworth Road east and south of the Elephant and Castle respectively. Although concentrations are high along these roads, concentrations along roads with fewer vehicles are comparable, due to increased congestion⁸⁶.

1.4.46. The council has installed two air quality monitoring stations in 2010 in the borough. These monitoring stations will collect information on NO_x and PM₁₀ and are located at:

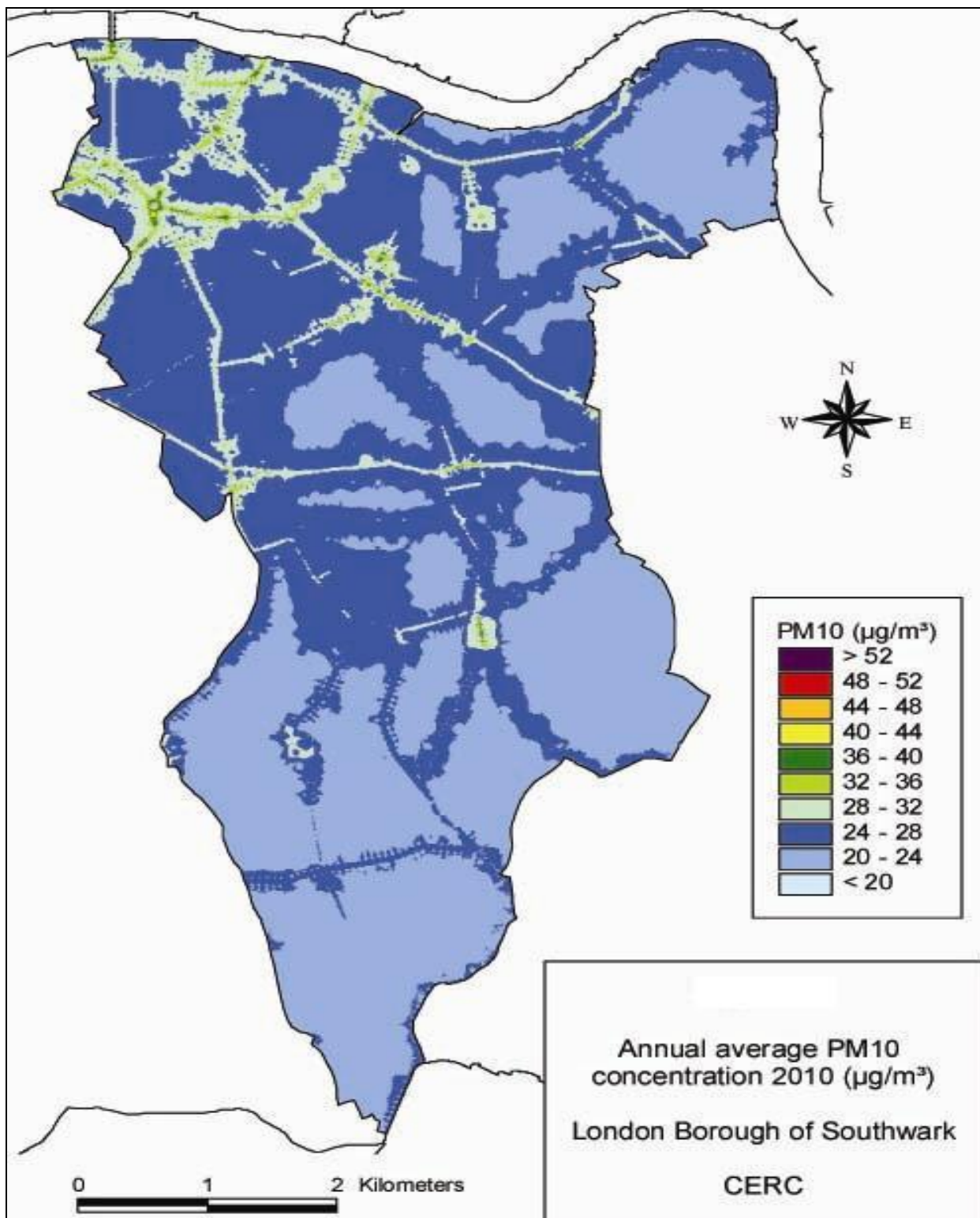
- Old Kent Road, by the gasworks
- Elephant and Castle, at St Mary's Newington Church Yard

1.4.47. These two air quality monitoring stations, however, only provide details for those specific locations. To complement the stations, it is proposed to use the outputs from the council's traffic count programme to look at trends in road borne traffic. Although traffic counts do not directly measure air quality, they can be used as a proxy measurement if we assume that as traffic volume increases, air quality will decrease⁸⁷.

1.4.48. The Mayor has also recently published a Transport Emissions road map which focuses on how to reduce emissions from ground based transport in London. The Mayor is developing a proposal for an Ultra Low Emission Zone (ULEZ) in Central London. The ULEZ would cover the Congestion Charging Zone and come into effect from 2020. Subject to public consultation, ULEZ would set an emissions requirement for all types of vehicles entering central London with charges for noncompliance, discouraging all but the cleanest vehicles. The Mayor's Transport Emissions road map has identified an opportunity to apply the principles of the ULEZ in other areas of London. This could be in the form of Low Emission Neighbourhoods (LENs), which would be targeted in local hotspot areas of poor air quality.



Source: Southwark Air Quality Strategy and Action Plan 2012



Source: Southwark Air Quality Strategy and Action Plan 2012

Noise

- 1.4.49. Environmental Noise arising from transport and industry is an inevitable consequence of a vibrant urban society. Noise is subjective and different people react to it in different ways and what can cause annoyance to some people maybe barely noticeable for others. As the noise level increases it can interrupt conversation and disturb sleep. In general, noise can be classified into fairly broad categories; occupational noise, which is experienced at work, neighbour and neighbourhood noise, and environmental (ambient) noise.
- 1.4.50. The government published Noise Action Plans for agglomerations (large urban areas), major roads, and major railways in England in 2014, to meet the terms of the Environmental Noise (England) Regulations 2006, as amended, which transpose the Environmental Noise Directive (END). The purpose of Noise Action Plans is to assist in the management of environmental noise and its effects, including noise reduction if necessary, in the context of government policy on sustainable development. Noise Action Plans are based on the results of the strategic noise maps published in 2008. These Action Plans include details of the process for identifying important areas (noise 'hotspots') and an approach for identifying and managing quiet areas in agglomerations.
- 1.4.51. Managing noise includes improving and enhancing the acoustic environment and promoting appropriate soundscapes. Noise management includes promoting good acoustic design of buildings whenever opportunities arise. It will include traditional and innovative noise reduction measures in otherwise unacceptable situations.

Soil and contaminated land

- 1.4.52. Contamination of land may threaten public health and safety, the natural environment, the built environment and economic activities, through its impacts on the users of the land, and on neighbouring users. The presence of contamination can affect or restrict the beneficial use of land, although development presents an opportunity to deal with it. Land contamination, or the possibility of it, is therefore a material planning consideration in the preparation of development plan documents and in taking decisions on individual planning applications.
- 1.4.53. "Contaminated Land" is defined in the Environmental Protection Act (1990) (with amendments made in the Environment Act 1995 (Part 2A) and the Radioactive Contaminated Land (Modification of Enactments)(England) Regulations 2006) as: *"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in on or under the land, that: Significant harm is being caused or there is a significant possibility of such harm being caused; or Pollution of controlled waters is being, or is likely to be caused"*

1.4.54. The real or perceived costs of treatment/remediation can act as significant barriers to successful development, particularly if the contamination issues and their solutions are not identified early and integrated into the scheme for development of the site. Where land is affected by contamination, development can provide an opportunity to address the problem for the benefit of the wider community and bring the land back into beneficial use.

1.4.55. In practice, most sites with a previous potentially contaminating history are remediated to a condition suitable for use under the planning regime rather than the Part 2A legislation. Part 2A legislation would not normally be applied to sites remediated as suitable for use under the planning process.

1.4.56. The redevelopment of previously developed sites is central to the achievement of the Government's objective of ensuring sustainable development. Such development minimises the need to develop 'greenfield' land.

Open Space and Biodiversity

1.4.57. Southwark is a borough that has a wealth of open space of different types including woodland, parks, community farms, Thames-side paths, and sports pitches. The survey of open spaces we prepared for our Open Space Strategy (2013) identified 215 open spaces in the borough which together comprise some 605.5 hectares of land, around 21% of the total land area in the borough. Around 58% are publically accessible.

1.4.58. There are significant variations in the amount of open space available in each area of the borough. There are around 252 hectares of open space in Dulwich, compared to 10 hectares in Borough, Bankside and London Bridge. This is reflected in the amount of publically accessible open space per 1,000 population:

- Aylesbury and Walworth: 2.35 ha per 1,000 people
- Bankside, Borough and London Bridge: 0.36 ha
- Bermondsey and Old Kent Road: 0.18 ha
- Camberwell: 0.27 ha per 1,000 people
- Canada Water and Rotherhithe: 1.69 ha
- Dulwich: 2.73 ha
- Elephant and Castle: 0.7 ha
- Peckham and Nunhead: 1.93 ha

1.4.59. Public parks are scattered reasonably well around the borough and with the exception of a small area in the north west of the borough and an area in the south, most residents live within a five minute walk of a public park.

1.4.60. A telephone survey carried out with the Open Space Strategy suggested that most people consider the quality of open spaces to be either good or very good, with highest satisfaction levels for allotments (92%), large open spaces (86%) and the Thames Path (88%).

1.4.61. With a projected population increase of 19% over the next fifteen years, and limited opportunities for the creation of new space, the challenge will be to maintain and improve the existing network of high quality open spaces to ensure that those that live and work in the borough experience the wide range of positive benefits associated with health and well-being, quality of life and cohesive communities that open space provides.

Play facilities

1.4.62. Open space provides an important role in serving children's play needs. It is widely acknowledged that the importance of children's play extends far beyond the activity itself. Play contributes towards child development through the development of a wide range of physical, social and emotional skills and abilities as well as having a positive impact on children's health.

1.4.63. The telephone survey carried out with the Open Space Strategy suggested that over 80% of respondents consider the quality of children's play space in the borough to be good or very good. The increase in population expected over the coming years will put pressure on the supply of children's playspace and it will be important to ensure that adequate provision for playspace is made with new developments.

Biodiversity

1.4.64. Southwark has many natural greenspaces and sites of importance for nature conservation. As with public parks, levels of greenspace vary in different areas of the borough:

- Aylesbury and Walworth: 2.01 ha per 1,000 people
- Bankside, Borough and London Bridge: 0.97 ha
- Bermondsey and Old Kent Road: 0.29 ha
- Camberwell: 0.42 ha per 1,000 people

- Canada Water and Rotherhithe: 3.55 ha
- Dulwich: 3.84 ha
- Elephant and Castle: 0.31 ha
- Peckham and Nunhead: 1.67 ha

1.4.65. Population increases over the next 15 years will make it important that the network and quality of natural greenspaces is enhanced where possible. Habitat loss is a major concern in the borough, with the constant demand for new homes and other buildings resulting in sites being lost to development. In addition, local wildlife is still under threat.

1.4.66. Southwark's Biodiversity Action Plan (2012) aims to provide a comprehensive overview of the biodiversity in Southwark and a clear direction in ensuring it is conserved, managed and enhanced. Birds, stag beetles, bats and amphibians are particularly at risk in Southwark. Many species of plants and animals are protected under European and national laws, including the Habitats Regulations 1994 and The Wildlife and Countryside Act 1981. The action plan is designed to be a valuable toolkit that provides a unified strategic framework for managing the borough's natural resources.

Allotments

1.4.67. Our site surveys have shown that about 15.3 ha of land across the borough is used for allotments and a further 2.9 ha is used as community gardens. The vast majority of allotment provision is located in the south of the borough, with 8.5ha located in Dulwich and 5.9ha located in Peckham and Nunhead. By contrast, the majority of community gardens are located in the north of the borough. Canada water and Rotherhithe is the only area with no provision.

1.4.68. The Open Space Strategy identified at least 797 people on the waiting list for allotment spaces in the borough. At most sites, the waiting list is up to 10 years, although there may be a limited number of sites where waiting lists are around 1-2 years.

1.4.69. There is a clear need for additional allotment space to meet unmet demand. However, allotments in their traditional sense represent space for food growing which are essentially restricted to single ownership. To meet the significant levels of unmet demand in the borough there will be a need to identify alternative methods to allotment provision, including shared community gardens.

Quality in Design and Conservation of Historic Environment

- 1.4.70. Southwark has many places with their own unique character. The north west of the borough is a setting for activity and large scale development including tall buildings which give Southwark and London a distinct skyline. There are fewer and smaller open spaces and fewer trees and gardens, but there is a close relationship with the River Thames. Areas such as London Bridge and Elephant and Castle will be transformed by regeneration programmes and major new development.
- 1.4.71. Areas in the middle of the borough around Bermondsey, Walworth, Camberwell and Peckham are characterised by lower scale development, with a mixture of Victorian and Edwardian terraces, broken up by post-war estates, town centres and some newer housing development. The southern part of Southwark around Nunhead, Peckham Rye and Dulwich has very leafy and green residential neighbourhoods with large open spaces, gardens and tree-lined streets of houses and terraces rather than flats. Rotherhithe combines larger scale development located around Canada Water, with more suburban forms of development around the periphery of the Rotherhithe peninsula.
- 1.4.72. Throughout the borough there are many attractive and historic buildings, monuments and sites that reflect Southwark's rich history and add to the unique character and identity of places. We currently have 45 conservation areas and around 2,500 listed buildings and monuments. The Tower of London, a World Heritage Site, is located across the river from London Bridge. There are also archaeological remains that cannot be seen that provide important evidence of our past. We have identified 9 Archaeological Priority Zones (APZs) covering 679ha (23% of the borough).
- 1.4.73. Protecting and enhancing the character and historic value of places are important issues to be considered in the future growth and regeneration of the borough. Well designed buildings and spaces will help improve people's quality of life and make places more attractive. This can also help attract businesses to the area. It is important that the design of a development is carefully thought through and takes into account how the development is part of a wider place and how a place's uniqueness and historic value can be used to stimulate regeneration and improvements.

Transport

1.4.74. In 2011 Southwark adopted its Transport Plan. The most recent monitoring of the transport plan in 2012/13 shows that around 582,000 trips are made every day in the borough. Of people living in the borough, the main method of transport is walking. The mode share of trips for Southwark residents is:

- Rail – 8%
- Underground/DLR – 8%
- Bus/tram – 24%
- Taxi/other public – 1%
- Car/motorcycle – 23%
- Cycle – 4%
- Walking – 30%

1.4.75. Since 2006 private motor vehicle trips have been decreasing as a percentage of the total trips and the percentage of trips on rail and the underground/DLR has increased. Percentage trips on foot and by bus have remained fairly stable. Cycling levels in the borough have increased from 3.3% (2008/11 average) to 4.3% (2009/12 average) which equates to an additional 10,200 trips by bike per day.

1.4.76. The number of casualties in which people are killed or seriously injured (KSI) appears to be decreasing and number of slight and all casualties has been stationary in recent years. Casualties are higher than the inner and greater London borough averages. The number of cyclist casualties is increasing in line with the growth in cycling.

1.4.77. The objectives of the Southwark Transport Plan include encouraging sustainable travel choices and promoting active lifestyles, increasing the share of walking and cycling trips, reducing the number of casualties and reducing CO2 emissions from road transport. With an increasing population and workforce in Southwark, it will be important that development contributes towards shaping sustainable travel choices, reducing pollution and improving safety in the future.

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