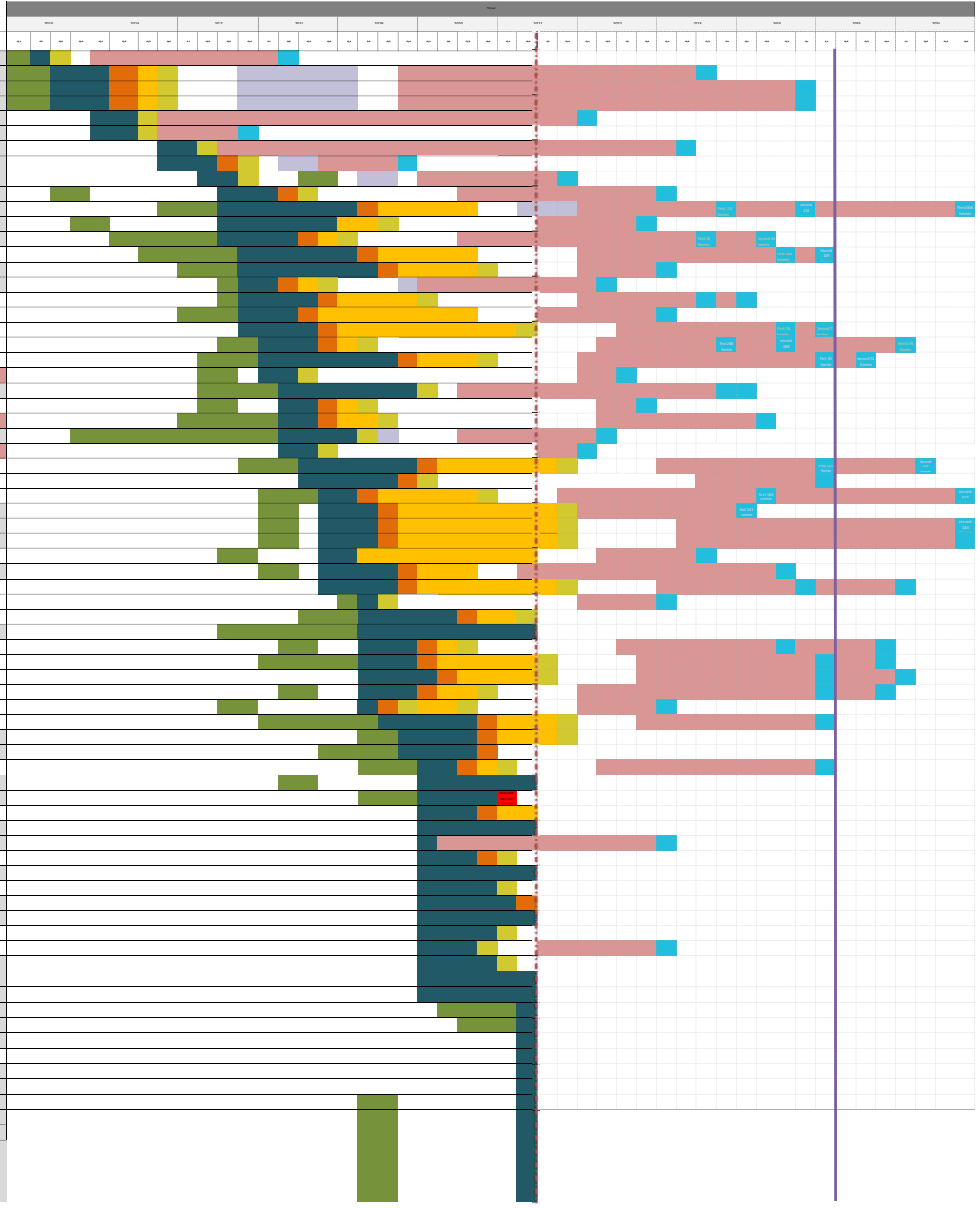
	Application	Address	Number of homes	Non-residential floorspace	Construction Phase	Site Allocation	OKR Phase	Expiry date
PLANNING APPLICATIONS	21/AP/3330	8-14 Sylvan Grove	80	0	Built	OA9,16		
	21/AP/3474 Rich Industrial Estate	Crimscott Street, 50 Shaw Walk	276	19,468	Under Construction	OA32		
			130		Approved			
			68		Live Application			
	16/AP/5292	171-177 Evelyn Road	8	538	Built	OA9,16		
	18/AP/5436 Jaxx House	179 Evelyn Road	9	565	Built	OA9,16		
	19/AP/4349 Ivy Church Lane Garages	262-266 Old Kent Road	21	171	Under Construction	OA98		
	16/AP/5191 Verona Service Station	1 Verona Road	57	208	Built	OA9,13		
	17/AP/5446	656-658 Old Kent Road	42	272	Site Cleared	OA9,16		
	21/AP/3170	18-19 Crimscott Street	43	1835	Under Construction	OA32		
	17/AP/3773 Multi Street	Multi Street regeneration site, land bounded by Blunce Road, Latona Road, Haymerle Road, Frensham Street and Multi Street	1330	7500	Approved	OA9,16		
	17/AP/2912	17 Glengall Road	9	750	Approved	OA9,16		
	17/AP/3757	42 Hatcham Road	86	1185	Under Construction	OA9,16		
	17/AP/4508	8-12 Verona Road	358	9246	Approved	OA9,13	10.02.2025	
	17/AP/4649 Sterix House	2 Hatcham Road	33	1302	Approved	OA9,16		
	17/AP/0548	180 Glengall Road	84	2551	Under Construction	OA9,16		
	21/AP/3612	69-93 Glengall Road	370	8750	Under Construction	OA9,16	21.07.2023	
	17/AP/4996 Aga's, Wharf	Aga's, Wharf, Frensham Street	153	1195	Approved	OA9,16	10.10.2023	
	20/AP/3329*	913-949 Old Kent Road*	541	1530	Under Construction	OA9,16	13.05.2024	
	18/AP/5897 Ruby Triangle	Ruby Triangle Site, Land bounded by Old Kent Road, Ruby Street and Sandgate Street	1152	9896	Approved	OA9,13	06.06.2022	
	18/AP/4596 Ruby Riverside Scheme	685-695 Old Kent Road	111	5411	Under Construction	OA9,13	22.12.2023	
	18/AP/3564	14 Peckham Park Road	5	115	Approved	OA9,10	**03.08.2021**	
	18/AP/3318* Student Housing scheme	262 - 272 St James's Road*	69	91	Built	OA9,11		
	18/AP/3431 Mixed Use Accommodation Higgins	365 Old Kent Road	0	1512	Under Construction	None	17.07.2023	
	18/AP/2569	78-94 Ormside Street	56	2058	Approved	OA9,16	**19.08.2023**	
	18/AP/0958 Pioneer Petrol Station	253-267 Old Kent Road	34	190	Under Construction	OA97		
	18/AP/0987	176-178 Old Kent Road	6	0	Approved	None	**02.03.2021**	
	18/AP/2497	79-161 Asylum Road	312	2167	Approved	OA9,16	21.02.2025	
	18/AP/3761	301-303 Asylum Road	46	449	Approved	OA9,16	29.05.2023	
	18/AP/3246 Canticum Retail Park	Land at Canticum Retail park, 520 Old Kent Road	1113	16819	Approved	OA9,10	12.02.2024	
	18/AP/3517* Southernwood Retail Park	Southernwood Retail Park, 2 Humphrey Street	541	121538	Approved	OA96		
			165					
			65					
	18/AP/3003	3-5 Latona Road	10	0	Approved	OA9,10	26.06.2024	
	18/AP/3895	2 Verona Road	74	288	Under Construction	OA9,13		
	18/AP/3266 Cross and Connery	596-608 Old Kent Road	372	6322	Approved	OA9,10	17.02.2025	
	19/AP/1286	20 Crimscott Street	9	0	Approved	OA32	19.08.2022	
	18/AP/3349 *Mixed use hotel	231 New Kent Road*	67	1,304	Approved	None	28.05.2024	
	19/AP/0994 VW site	812 Old Kent Road	154	1950	Live Application	OA9,7		
	19/AP/3163 JDB	840 Old Kent Road	168	1830	Approved	OA9,7	20.11.2023	
	19/AP/3239 Bermondsey Square	747-759 Old Kent Road	565	4771	Approved	OA9,16	17.02.2025	
	19/AP/3750 Carpenters	651-657 Old Kent Road	242	2096	Approved	OA9,13	06.12.2024	
	19/AP/3773 Jewellworks	227-255 Asylum Road	254	2538	Under Construction	OA9,16	29.01.2024	
	19/AP/3230 Salisbury Estate Car Park	Balfour Road	26	0	Approved	OA36	12.11.2022	
	19/AP/3907 Jerry Builders Park	39-95 Sylvan Grove	209	3088	Approved	OA9,16	14.08.2025	
	19/AP/4366 Chocron Apartments	296-314 James's Road	15	0	Approved subject to s106	OA9,11		
	19/AP/4146 Pooled Homes	8-10 Grosvy Road	117	615	Approved subject to s106	OA9,10		
	20/AP/0834* LBL student scheme	43-47 Glengall Road*	225	2475	Under Construction	OA9,16	22.12.2023	
	21/AP/3247 Pooled Homes	Creekes House, Verney Road	22	82	Approved subject to s106	OA9,13		
	20/AP/3564 Storegard	56-80 Grosvy Road	0	3500	Approved	OA9,10		
	19/AP/3510 Stronger	14-22 Grosvy Rd	71	3340	Approved	OA9,10	30.11.2024	
	18/AP/3141	69-83 Old Kent Road	9	276	Approved	None		
	Tustin Estate Hidden Homes	42 Old Kent Road	13	0	Built	None		
	20/AP/2269	Garages adjacent to Tresco Block House, Rennie Estate	69	0	Approved	None	15.09.2024	
	20/AP/3120	29-31 Peges Walk	8	0	Live Application	OA32		
	20/AP/3913	145 Ormside Street	0	608	Approved	None	05.12.2023	
	20/AP/2793* LBL Student scheme	671-679 Old Kent Road*	89	257	Approved	OA9,13		
	20/AP/3997	Charlotte Court, 698 Old Kent Road	9	0	Live Application	None		
	20/AP/3967	366-366 Ilderton Road	69	0	Under Construction	None	29.05.2024	
	19/AP/3429	2 Crimscott Street	5	155	Approved	OA32	16.12.2025	
	20/AP/4919	260 Old Kent road	3	0	Approved	None		
	20/AP/3096	252A Old Kent Road	9	0	Live Application	None		
	20/AP/3622	95 Haymerle Road	40	625	Live Application	OA9,10		
	21/AP/0467	313-333 St James's Road	153	2128	Live Application	OA9,11		
	21/AP/0123	12-16 Hatcham Road	49	1500	Live Application	OA9,16		
	21/AP/0396	Rear of 208 Old Kent Road	9	0	Live Application	None		
	21/AP/0954	358-366 Old Kent Road	9	0	Approved	None	11.02.2025	
	21/AP/1419	152-156 Ormside Street	0	270	Live Application	OA9,16		
	21/AP/0969	Unit 27, The Penarth Centre 16-28 Penarth Street	0	174	Live Application	OA9,16		
	21/AP/0881	24 Crimscott Street	9	1729	Live Application	OA32		
	21/AP/0141	Jersey Street, Creasy Estate (Brickmaker's Arms)	15	0	Approved	None		
	21/AP/0697	Garages Between Ackroy House and Carlisle House	20	0	Approved	None		
	21/AP/4757 Jewsons	Ilderton Wharf	170	998	Live Application	OA9,16		
	21/AP/3403	118-120 Ormside Street and 16-28 Penarth Street*	203	4176	Live Application	OA9,16		
ESTATE REGEN	21/AP/3121 Tustin Estate	Old Kent Road, Ilderton Road	660	5666	Live Application	None		
	21/AP/0916 Aylesbury Estate	Aylesbury Street	116	0	Approved subject to s106	None		
	Total Phase 1		**9544**	**97,063**				
	Total Phase 2		**393**	**4,008**				
	Total Excluded		**830**	**26,974**				
	Total		**10767**	**128,045**				



DEVELOPMENT PHASING

Development will be phased based on the commitment and delivery of the Bakerloo Line extension. It is anticipated around 9,500 homes will be committed in **Phase 1** (2018-2023) alongside enhancements to the existing public transport network prior to the letting of the construction contract for the Bakerloo Line extension.

The remaining 10,500 will be committed for **Phase 2** (2023-2027) and will be subject to agreement between Southwark Council, the Greater London Authority and Transport for London relating to the status of transport improvements. A detailed phasing plan is included in the New Southwark Plan Infrastructure Plan and in the Old Kent Road Area Action Plan. Sites excluded are those which are 9 units or fewer, approved, built or under construction prior to 2018 and sites located nearer to other key transport corridors which would not rely on the A2.

	Phase 1
	Phase 2
	Discounted from phasing

KEY

	Pre-application advice
	Full application received/ validated/statutory consultation/ any reconsultation
	Planning committee
	S106 discussions ongoing
	Planning permission issued
	Site demolition / clearance * Some demolition occurs before planning permission is granted if PD
	Indicative construction period *excludes demolition
	Expected Completion

HEADLINE FIGURES

9,544	Phase 1 New homes approved, under construction or live applications
97,063	sqm of commercial floorspace approved, built, under construction or live applications
216	New Homes Built
1562	New Homes Under Construction
	New homes currently in pre application (Phase 1)
	New homes currently in pre application (Phase 2)
	Additional homes in Phase 1 in pre-pre apps
	Additional homes in Phase 2 in pre-pre apps
9,544	Total homes within Phase 1

Q1	January - March
Q2	April - June
Q3	July - September
Q4	October - December

(number)*	*To report on non conventional residential schemes (student schemes, shared living and hotels) the figures presented includes a conversion to residential on a 3:1 ratio. Where schemes are non conventional housing schemes an asterisk has been used to show a conversion has been made. The scheme at 262 St James' Road (18/AP/0156) takes into account permission granted prior to 2018 for 34 units hence it has been reduced for the purposes of phasing.

Note on figures: Housing figures are reported in net and commercial figures are reported on in gross.