MAYOR OF LONDON

London Plan Annual Monitoring Report 2015/16

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Executive Summary

i. This Annual Monitoring Report (AMR) provides information about progress being made in implementing the policies and addressing the objectives of the London Plan by showing how London is performing against 24 Key Performance Indicator s (KPIs) identified in Chapter 8 of the Plan. Although this is the 13th AMR published by the Mayor, it is the first one that monitors the 2015 London Plan using the slightly modified set of KPI targets introduced through that Plan.

ii. Chapter 2 provides greater detail on each of the 24 KPIs, and Table 1 summarises progress against each of them. The KPIs are not policies; they have been chosen as yardsticks to show the direction of travel in implementing the London Plan, and the extent of change, to help monitor progress and identify areas where policy changes may need to be considered.

iii. The London Plan sets six strategic objectives to be delivered by its detailed policies. These are that London should be:

- Objective 1- A city that meets the challenges of economic and population growth,
- Objective 2- An internationally competitive and successful city,
- Objective 3- A city of diverse, strong, secure and accessible neighbourhoods,
- Objective 4- A city that delights the senses,
- Objective 5- A city that becomes a world leader in improving the environment,
- Objective 6- A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities.

iv. Different KPIs contribute to measuring the performance of the London Plan against these six objectives;

- Objective 1 – KPIs 1,2,4,5,6,12,14
- Objective 2 – KPIs 2,7,8,9,10,12,17,24
- Objective 3 – KPIs 2,5,10,11,12,15
- Objective 4 – KPIs 1,3,15,19,22,23,24
- Objective 5 – KPIs 1,3,18,19,20,21,22,23
- Objective 6 – KPIs 1,13,14,15,16,17

v. 17 KPI targets are met or heading in the right direction. For KPI 3 (open space), KPI 9 (industrial land release) and KPI 14 (car traffic growth) a negative has changed to a positive performance. KPI 19 (waste management) and KPI 24 (heritage assets) have turned from a positive to a mixed trend. Four KPI targets, however, have not been met or are heading the wrong way. For KPI 18 (Sites of Importance for Nature Conservation) a positive has turned to a negative performance. For one KPI target (KPI 6 – life expectancy) data is no longer available. Table 1 provides an overview of the performance of all KPIs. The performance against the individual London Plan Objectives is summarised as follows:

Objective 1- A city that meets the challenges of economic and population growth

vi. Net provision of new affordable housing has decreased to 6,675 units, 14% less than in 2014/15 and over 10,000 below the London Plan affordable housing target. In total, over 38,500 dwellings were completed in 2015/16, 9% below the 2015 London Plan target. An above-target proportion of new residential developments in London have been built on previously developed land in the last year, and densities within the density matrix range have fallen again slightly.

Objective 2 - An internationally competitive and successful city

vii. At 73% London's employment rate has continued to rise since 2009. Office starts were lower than in 2015 but still higher than the ten year average, and the office pipeline has remained above its benchmark although it has decreased this year. The rate of loss of industrial land was 41 ha, 4 ha above the monitoring benchmark.

Objective 3- A city of diverse, strong, secure and accessible neighbourhoods

viii. The employment rate gap between the BAME and white population is almost 1% lower than in the previous year, and lone parent income support in London has been 3% lower than in the country as a whole. Employment in Outer London has increased by 2.4% on the previous year. The pupil/teacher ratio across London has dropped slightly, with more boroughs seeing a fall than in the previous year. Net affordable housing completions (20% of conventional completions in 2015) have been significantly below the

numeric target with the three-year average affordable homes share down by a further 4%.

Objective 4- A city that delights the senses

ix. The proportion of designated heritage assets at risk has generally only changed slightly, but for scheduled monuments the risk has gone down by 2.6%. Progress has been made against the 2020 river restoration target, 30% of it has been achieved by the end of 2015/16. 16 ha designated open space (gross) was lost last year, just over half the amount of space lost in the previous year. In terms of cycling, mode stages have increased by 23k.

Objective 5- A city that becomes a world leader in improving the environment

x. Rates for waste recycling and waste going to landfill have flatlined. Average carbon dioxide emission savings have exceeded the Building Regulation target. The estimated generation of renewable energy has increased by 45% but is still well below target. An additional 4.5 ha of green roofs have been installed between 2013 and 2015. There has been a gross loss of 9 ha of protected habitat based on development approvals, higher than previous year's figure of just 2 ha.

Objective 6- A city where it is easy, safe and convenient for everyone to access jobs, opportunities and facilities

xi. Private car and public transport use both declined last year and there was a slight decrease in the total distance travelled by road traffic across London of 0.3% compared to the previous year. The proportion of B1 development in locations with high public transport accessibility has risen slightly and is above the benchmark. In terms of the use of London's waterways, both passenger and freight transport on the Thames were slightly up on the previous year.

Table 1 - KPI Performance Overview

KPI	KPI Target		Comment
1	Maintain at least 96 per cent of new residential development to be on previously developed land	+	Both approvals and completions above target, approvals 1.3% above previous year
2	Over 95 per cent of development to comply with the housing density location and the density matrix	-	Below target, and further slight fall of proportion within matrix range on previous year
3	No net loss of open space designated for protection in LDFs due to new development	+	Loss at 16 ha compared to 30 ha in the previous year
4	Average completion of a minimum of 42,000 net additional homes per year	+	Over 38,500 completions in 2015/16, 9% below 2015 London Plan target
5	Completion of 17,000 net additional affordable homes per year	-	Below target; three year average affordable homes share of net conventional supply down by a further 4% on the previous year
6	Reduction in the difference in life expectancy between those living in the most and least deprived areas of London (split by gender)	n/a	ONS has stopped publishing mortality data
7	Increase in the proportion of working age London residents in employment 2011-2031	+	1.7% increase on previous year
8	Stock of office permissions to be at least three times the average rate of starts over the previous three years	+	Ratio down on previous year, but according to up-to-date EGi data still ahead of 3:1 benchmark

Table 1 - KPI Performance Overview			
KPI	KPI Target		Comment
9	Release of industrial land to be in line with benchmarks in the Industrial Capacity SPG	+	Release of nearly 41 ha is 4 ha above benchmark but lower than in previous years
10	Growth in total employment in Outer London	+	Employment in Outer London has grown by 2.4% in the last year
11	Reduce employment rate gap between BAME groups and the white population; and reduce the gap between lone parents on income support in London vs England & Wales average	+	Employment rate gap 0.9% below previous year's and lone parents on income support 3% below national average
12	Reduce the average class size in primary schools	+	Average number of pupils per one teacher class has dropped slightly
13	Use of public transport per head grows faster than use of private car per head	+	Both public and private transport down in the last year but the latter decreasing faster
14	Zero car traffic growth for London as a whole	+	Car traffic levels in London fell slightly compared to previous year
15	Increase in share of all trips by bicycle from 2 per cent in 2009 to 5 per cent by 2026	+	Increase in cycle mode stages by 23k compared to previous year
16	A 50% increase in passengers and freight traffic transported on the Blue Ribbon Network from 2011-2021	+	Passenger and freight movements are up slightly on previous year
17	Maintain at least 50 per cent of B1 development in PTAL zones 5-6	+	69% is above benchmark and a 1% increase on previous year

Table 1 - KPI Performance Overview			
KPI	KPI Target		Comment
18	No net loss of Sites of Importance for Nature Conservation.	-	9 ha loss to approved development, above 2 ha recorded last year, but new designations not included
19	At least 45 per cent of waste recycled/composted by 2015 and 0 per cent of biodegradable or recyclable waste to landfill by 2026	+/-	Since 2014 there has been a small decline of 0.6% in recycling. Waste to landfill is continuing to fall but only by 0.3% in the last year
20	Annual average% carbon dioxide emissions savings for strategic development proposals progressing towards zero carbon in residential developments by 2016 and in all developments by 2019	+	Average 0.8% saving in regulated CO2 emission beyond current Building Regulations target across all applications in 2015
21	Production of 8550 GWh of energy from renewable sources by 2026	-	Generation has increased largely due to baseline changes, and still well below 2026 target
22	Increase in total area of green roofs in the CAZ.	+	Additional 4.5ha of green roof has been installed between 2013 and 2015
23	Restore 15km of rivers and streams 2009-2015 with an additional 10km by 2020	+	30% progress against the additional 10 km target to 2020
24	Reduction in proportion of designated heritage assets at risk as a% of the total number of designated heritage assets in London.	+/-	The share of assets at risk has slightly increased for some types of assets in the last year but decreased for scheduled monuments

Chapter 1 - Introduction

Scope and Purpose of the AMR

1.1 This is the 13th London Plan Annual Monitoring Report (AMR 13). Section 346 of the Greater London Authority (GLA) Act 1999 places a duty on the Mayor to monitor implementation of his Spatial Development Strategy (the London Plan) and collect data about issues relevant to its preparation, review, alteration, replacement or implementation. The AMR is the central document in the monitoring process and in assessing the effectiveness of the London Plan. It is important for keeping the London Plan under review and as evidence for plan preparation.

1.2 While this is the 13th AMR published by the Mayor, it is the sixth that uses the six strategic objectives and the suite of 24 Key Performance Indicator s (KPIs) introduced in the London Plan published in July 2011. These were slightly modified through the revised London Plan published in March 2015. The amended targets are listed below:

- KPI 4 – Target net additional homes figure changed from 32,210 to 42,000
- KPI 5 – Target net additional affordable homes figure changed from 13,200 to 17,000
- KPI 19 – Target date for zero biodegradable and recyclable waste to landfill brought forward from 2031 to 2026
- KPI 21 – Target production figure of 8550 GWh of energy from renewables included

Sadiq Khan was elected Mayor in May 2016 and will be publishing a new draft London Plan later this year. He places considerable importance on monitoring. The London Plan is founded on a "plan-monitor-manage" approach to policy-making, ensuring that strategic planning policies are evidence-based, effective, and changed when necessary.

1.3 The AMR does not attempt to measure and monitor each Plan policy, as this would not recognise the complexity of planning decisions which are based on a range of different policies. It could also be unduly resource intensive and would raise considerable challenges in setting meaningful indicators for which reliable data would be available. However, these indicators together do give a detailed picture of how London is changing, and of the significant contribution the planning system is making to meeting these changes.

1.4 At the core of this AMR are the KPIs set out in Policy 8.4 (A) and Table 8.2 of the 2015 London Plan (see chapter 2 of this document for detailed analysis of the performance of each KPI). However, it should be recognised that a wide range of factors outside the sphere of influence of the London Plan influence the KPIs. The inclusion of additional relevant performance measures and statistics helps to paint a broader picture of London's performance (see chapter 3). Whilst recognising longer-term trends where available, the focus of the monitoring in this AMR is on the year 2015/16.

1.5 Paragraph 8.18 of the London Plan clarifies that the target for each indicator should be regarded as a benchmark, showing the direction and scale of change. These targets contribute to measuring the performance of the objectives set out in Policy 1.1 and paragraph 1.53 of the London Plan but do not represent additional policy in themselves.

1.6 This report draws on a range of data sources, but the GLA's London Development Database (LDD) is of central importance (see further details about LDD in the following section). The LDD is a "live" system monitoring planning permissions and completions. It provides good quality, comprehensive data for the GLA, London boroughs and others involved in planning for London. In addition to the LDD, this report draws on details provided by the GLA's Intelligence Unit, the GLA's Transport and Environment Team, Transport for London (TfL), Historic England, the Environment Agency and the Port of London Authority.

The London Development Database

1.7 The London Development Database (LDD) is the key data source for monitoring planning approvals and completions in London. Data is entered by each of the 33 London boroughs, although the London Legacy Development Corporation and the Old Oak and Park Royal Development Corporation have taken responsibility for entering the permissions they have granted. The GLA provides the software and carries out a co-ordinating, consistency and quality management role. The Database monitors each planning permission from approval through to completion or expiry. Its strength lies in the ability to manipulate comparable London-wide data in order to produce a diverse range of reports. The data can also be exported to GIS systems to give a further level of spatial analysis. The value of the LDD is dependent on the work done by London's planning authorities in

providing the data, and the Mayor would like to take this opportunity to thank all of those concerned in supporting this invaluable resource.

1.8 Since the system was first developed in 2004 it has been subject to incremental development to keep up to date with changes in the planning system, such as adding new permission types or adapting to changes in the monitoring of accessible dwellings. It has now reached the point where the system is in need of a major overhaul. We are currently working with the London Boroughs and other stakeholders to agree on the changes that are required. This could potentially lead to changes in the structure of the database that will affect the existing data as well as the newly added permissions. It is expected that the project will begin in the summer of 2017 and take at least a year to complete. A further update on this work will be provided in the next AMR, and any changes to the way data is handled or totals calculated will be clearly stated.

1.9 Since the last review of the Information Scheme (the legal document that sets out the roles and responsibilities of the Mayor and the London Boroughs in relation to LDD) in 2013, Prior Approvals (which permit specific changes of use without the need for a full planning permission) have been included in the scope of the scheme. Office to residential prior approvals have been mandatory since their introduction on 30th May 2013, while other forms of consent that could lead to a change in residential units (including other forms of prior approval and Certificates of Proposed Lawful Development) were initially submitted on a voluntary basis. These all became mandatory in 2015/16, so form part of the figures in this AMR. Consents for a temporary period only are however excluded. All time-series data has been updated accordingly.

1.10 The LDD public page, which shows the LDD data on an interactive map, can be found at https://maps.london.gov.uk/map/?ldd. Since the last AMR the maps showing borough and ward level housing totals have been updated with the data for 2015/16. Work is also ongoing to create a new version of the map which will include historic data on residential approvals, completions and the housing pipeline. It is hoped that the new map will go live in the autumn of 2017. In the meantime, a new version of the map showing the number of permissions by use class (rather than residential units and non-residential floor spaces) has also been created and is available

at http://maps.london.gov.uk/ldd/ or via the In My Area section of the GLA website. Furthermore, a listing of schemes from the LDD is now available on the London Datastore. The Mayor will continue to work with boroughs to improve access to, and make better use of, the data we hold.

Chapter 2 - Performance Against Key Performance Indicator Targets

Key Performance Indicator 1

Maximise the proportion of development taking place on previously developed land

Target: Maintain at least 96% of new residential development to be on previously developed land

2.1 This KPI looks at the proportion of residential planning permissions on previously developed land. The figures in Table 2.1 and Table 2.2 are shown both by number of units and by site area, although the proportion by number of units is considered to be the key measure. The percentages are arrived at by looking for a net loss of greenfield open space on the permission. The area of greenfield land that is lost is then compared with the proposed residential site area to produce a percentage that is applied to the proposed units. Where both residential and non-residential uses are proposed, the greenfield area is divided proportionately between the two uses.

2.2 98.7% of units approved during 2015/16 are on brownfield land, 2.7% above the 96% target and 1.3% above the previous year's figure. Table 2.2 shows that the only boroughs with figures below the 96% target are Bexley, Southwark and Tower Hamlets. Southwark's is due to permissions granted as part of the redevelopment of the Aylesbury Estate including a net loss of amenity space, but with higher quality and more publicly accessible parks and civic spaces being provided in return. The Tower Hamlets figure results from the confirmation of details of the phase of the Wood Wharf development that will reduce the area of the South Dock. This loss was already approved in the Outline application PA/13/02966. The biggest single development on greenfield land is the reclamation of the Erith Quarry site (14/02155/OUTM). The site was backfilled with rubble and waste material when quarrying ceased during the 1960s and 1970s. The proposed redevelopment, of which this is the first phase, also offers ecological improvements.

2.3 The proportion of units completed on brownfield land stands at 98.1%, with greenfield developments being completed in Lymington Fields in Barking and Dagenham, Trinity Village (the Former Blue Circle sports ground) in Bromley and infill developments at the Brabazon Estate in Hounslow.

Table 2.1 - Development on Brownfield Land

Year	% of Development Approved on Previously Developed Land		% of Development Completed on Previously Developed Land	
	by units	by site area	by units	by site area
2006/07	98.6	98	97.2	96.5
2007/08	97.3	96.7	96.6	94.8
2008/09	98.1	96.6	98.9	98.1
2009/10	97.3	96.8	98.8	97.9
2010/11	96.8	95.3	97.1	95.7
2011/12	99	97.4	97.6	95.0
2012/13	98.2	97.8	95.7	95.3
2013/14	98.4	97.2	97	96.6
2014/15	97.4	96.7	98.7	96.7
2015/16	98.7	98.6	98.1	97.2

Table 2.2 - Development on Brownfield Land by Borough 2015/16				
Borough	% of Development Approved on Previously Developed Land		% of Development Completed on Previously Developed Land	
	by units	by site area	by units	by site area
Barking and Dagenham	98.5%	95.9%	92.1%	81.7%
Barnet	99.9%	99.6%	99.8%	99.7%
Bexley	89.7%	88.7%	100%	100%
Brent	99.9%	99.8%	100%	100%
Bromley	99.7%	99.6%	80.7%	87.4%
Camden	98.8%	99.1%	100%	100%
City of London	100%	100%	100%	100%
Croydon	100%	100%	99.6%	96.7%
Ealing	99.8%	99.8%	99.7%	99.2%
Enfield	99.4%	95.9%	100%	100%
Greenwich	100%	100%	95.2%	97.8%
Hackney	100%	100%	98.6%	99.6%
Hammersmith and Fulham	100%	100%	100%	100%
Haringey	100%	100%	100%	100%
Harrow	96.2%	93.9%	92.7%	98.2%
Havering	97.2%	95.2%	99.9%	99%
Hillingdon	100%	100%	100%	100%
Hounslow	100%	100%	91%	79.6%
Islington	100%	100%	100%	100%
Kensington and Chelsea	100%	100%	100%	100%
Kingston upon Thames	97%	97.5%	98.9%	98.6%
Lambeth	99.7%	99.1%	100%	100%
Lewisham	100%	100%	98.6%	97.8%
Merton	100%	100%	94.4%	97.3%
Newham	100%	100%	100%	100%
Redbridge	99.1%	99.2%	100%	100%
Richmond upon Thames	100%	100%	99.3%	99.4%
Southwark	95.5%	96.3%	99.1%	99.6%
Sutton	100%	100%	100%	100%
Tower Hamlets	92.4%	97%	99.9%	99.9%
Waltham Forest	100%	100%	100%	100%
Wandsworth	99.9%	99.9%	100%	100%
Westminster	100%	100%	100%	100%
London	98.7%	98.6%	98.1%	97.2%

Key Performance Indicator 2

Optimise the density of residential development

Target: Over 95% of development to comply with the housing density location and the density matrix (London Plan table 3.2)

2.4 Table 2.3 and Table 2.4 compare the residential density achieved for each scheme against the density range set out in the Sustainable Residential Quality (SRQ) matrix in the London Plan, taking into account both the site's Public Transport Access Level (PTAL) and its setting as defined in the 2013 Strategic Housing Land Availability Assessment. All units in residential approvals for which a site area could be calculated are included. Class J prior approvals for changes of use from office to residential have been included wherever possible. Density is the result of dividing the total number of units (gross) by the residential site area. In mixed use schemes, the area allocated to non-residential uses and to open space is subtracted from the total site area to give the residential site area. The percentages refer to units not schemes. The same PTAL is calculated for all units on a site within a permission based on the location provided for the scheme as a whole. This will usually be towards the centre of the site.

2.5 The number of units within the density matrix range has continued to fall. For approvals compliance during 2015/16 stands at 37.7%, down on the 41% in the previous year. For schemes of 15 units or more, 34% of approved units are in schemes within the range set out in the SRQ matrix.

2.6 Of the 56% of units in schemes that are above the recommended densities, 77% are within designated Opportunity Areas. Opportunity Areas are a significant source of previously developed land available for residential development and are generally of a size which enables them to define their own character. Furthermore the commencement of development of these sites may often trigger improvements to the public transport serving the site. The pattern of compliance outside the Opportunity Areas is very different to the overall pattern with 57% of approved units being within the SRQ density range, 32% above and 11% below, showing the broad diversity of schemes being developed across London.

2.7 Land in London is a scarce resource and building costs are high. It is important that land is used appropriately and that schemes are designed

to suit the local circumstances, but also that they are deliverable. A review of densities and how they are measured has recently been carried out to inform the next London Plan. A new policy on density is being developed which may lead to changes in the way that densities are calculated or more location-sensitive ways of judging an appropriate density for specific sites. The Mayor will continue to work with boroughs to ensure that schemes are designed at a density that is both appropriate and viable.

Table 2.3 - Residential Approvals Compared to the Density Matrix – All Schemes

Financial year	% of units approvals		
	Within range	Above range	Below range
2006/07	36%	60%	4%
2007/08	40%	55%	5%
2008/09	41%	53%	7%
2009/10	39%	56%	6%
2010/11	37%	58%	5%
2011/12	40%	55%	5%
2012/13	58%	37%	5%
2013/14	43%	50%	7%
2014/15	41%	51%	8%
2015/16	38%	56%	6%

Table 2.4 - Residential Approvals Compared to the Density Matrix – Schemes of 15 Units or More

Financial year	% of units approvals schemes 15+		
	Within range	Above range	Below range
2006/07	30%	69%	1%
2007/08	36%	63%	2%
2008/09	36%	62%	2%
2009/10	35%	63%	2%
2010/11	31%	68%	1%
2011/12	37%	60%	3%
2012/13	59%	39%	2%
2013/14	40%	56%	4%
2014/15	39%	57%	4%
2015/16	34%	64%	2%

Key Performance Indicator 3

Minimise the loss of Open space

Target: No net loss of open space designated for protection in LDFs due to new development

2.8 The performance monitoring for this KPI target looks specifically at changes in the amount of protected open space as a result of full or outline planning permissions approved during 2015/16. The data for this KPI target is derived from planning permissions submitted to the LDD. It is important to note that the designation or de-designation of protected open space is not done through the planning permission process, and is therefore not recorded on the LDD. What is recorded is that approval has been given for a building or works that will affect the character of the protected open space. The decision as to whether the completed development warrants the de-designation of the area is a separate one. Re-provision within a planning permission is taken into account when calculating the loss, but positive numbers are only recorded in rare circumstances, meaning a loss is inevitable and therefore no accurate measure of net change can be achieved. We are working with partners Greenspace Information for Greater London (GiGL) and the London Boroughs to see if the data for this KPI target can be improved by accurately measuring spatial boundaries.

2.9 The types of protection are Green Belt, Metropolitan Open Land and Local Open Spaces. Any borough specific designations are recorded in addition as Other Designated Protection. These are different from the designations for nature conservation recorded in KPI 18.

2.10 Table 2.5 shows that the overall loss of protected open space approved during 2015/16 was over 16 hectares, compared to just under 30 hectares in 2014/15. Over half of this (8.389 hectares) is potential development in the Green Belt, 5.51 hectares is on Metropolitan Open Land and 2.937 hectares is on local and other protected open spaces.

2.11 The biggest single recorded loss is 6.6 hectares of Green Belt off Stockley Road in Hillingdon (ref 37977/APP/2015/1004). The site has a long planning history and was Phase 3 of the Stockley Park master-plan granted planning permission in 1984. It has been partially developed following the granting of reserved matters in 2000 so the principle of development on the site

has been clearly established. The current consent for a light industrial and distribution and distribution centre includes proposals for extensive landscaping and improved pedestrian access across the retained open space on the site, plus the transfer of off-site parcels of Green Belt to the council to provide additional public open space.

2.12 The next biggest recorded loss is for a net loss of 3.2 hectares of Metropolitan Open Land to provide space for the Nishkam free school in Hounslow. Much of the wider site will be retained and enhanced for sport and recreational uses. 0.73 hectares will provide space for the expansion of Hackbridge Primary School in Sutton. A small gain of 0.039 hectares of Metropolitan Open Land has been recorded this year as part of the garden of White Ash Lodge in Richmond Park will be incorporated into the park as a result of the permission to convert the lodge from flats to a single house.

2.13 The largest area of locally protected open space that was subject to planning permissions in 2015/16 is 2 hectares at the Tolworth Girls School and Recreation Centre in Kingston upon Thames which will provide housing as part of the scheme to expand and remodel the existing school.

2.14 A full list of permissions is provided in Table 2.5

Table 2.5 - Loss of Designated Open Space (Approvals) 2015/16

Borough Name	Borough Reference	Protection Designation	Area of Open Space (HA)
Bexley	13/02057/FUL	Green Belt	-0.050
Bromley	15/00060/FULL1	Metropolitan Open Land	-0.096
Bromley	10/02059/FULL2	Green Belt	-0.092
Ealing	PP/2015/2659	Metropolitan Open Land	-0.195
Ealing	PP/2015/4529	Metropolitan Open Land	-0.076
Ealing	PP/2014/5207	Metropolitan Open Land	-0.072
Ealing	PP/2015/1288	Local Open Spaces	-0.050
Ealing	PP/2015/5504	Metropolitan Open Land	-0.043
Greenwich	15/1225/F	Other Designated Protection	-0.500
Greenwich	15/1282	Metropolitan Open Land	-0.373
Harrow	P/2336/11	Local Open Spaces	-0.146
Harrow	P/0185/15	Local Open Spaces	-0.037
Havering	P0405/15	Green Belt	-0.600
Havering	P0773/13	Green Belt	-0.358
Hillingdon	37977/APP/2015/1004	Green Belt	-6.600
Hounslow	01106/152/P3	Metropolitan Open Land	-3.200
Hounslow	00287/K/P2	Green Belt	-0.689
Kingston upon Thames	14/10306/FUL	Local Open Spaces	-2.020
Kingston upon Thames	13/12408/EXT	Local Open Spaces	-0.048
Richmond upon Thames	14/4971/FUL	Metropolitan Open Land	0.039
Sutton	C2015/72418	Metropolitan Open Land	-0.731
Sutton	C2015/71157	Local Open Spaces	-0.136
			-16.073

Key Performance Indicator 4

Increase supply of new homes

Target: Average completion of a minimum of 42,000 net additional homes per year.

2.15 This target comprises three elements:

- conventional completions of self-contained houses and flats,
- the non-conventional supply of student bedrooms, care homes and non-self-contained accommodation in hostels and houses in multiple occupation
- long-term empty properties (referred to as 'vacants') returning to use.

2.16 The first two are taken from the LDD, the third uses Council Tax data published by CLG. The components of the target at planning authority level can be found in Annex 4 of the London Plan. This is the first AMR to monitor the new, higher targets introduced in the 2015 London Plan. In addition to each borough being given a new target based on capacity identified in the 2013 Strategic Housing Land Availability Assessment (SHLAA), the following changes have been made:

- the London Legacy Development Corporation has been given its own target
- the non-conventional supply now includes C2 care homes
- the self-contained and non-conventional elements of the target have been combined

2.17 The number of long-term vacant properties returning to use is calculated using the Government's housing live table 615, by taking the net change in the number of long term empty properties (longer than 6 months). The data covers the period to October each year so does not align to the reporting period in the AMR, but represents the best source of information available.

2.18 Net conventional completions stand at 32,919, non-conventional completions at 4,564 and long term vacant properties returning to use are 1,070. The total of 38,553 represents 91% of the 42,388[1] target in the 2015 London Plan.

[1] Not rounded figure, as per Annex 4 – Housing Provision Statistics

2.19 However, there is significant variation in delivery compared to the benchmark between boroughs, with a total of 14 boroughs exceeding their annual benchmark and 19 plus the London Legacy Development Corporation falling short. Lambeth's total delivery of 2,811 homes represents 180% of their benchmark figure of 1,559 and is the highest delivery compared to the benchmark. Hillingdon recorded 993 completions, which is 178% of their benchmark as is the 3,142 in Wandsworth, while Richmond upon Thames has recorded 544 completions,173% of their benchmark. Merton, Islington and Camden also exceeded their target by at least 50%. In purely numeric terms, the highest delivery is in Wandsworth. The next highest is Tower Hamlets, however, the total of 2,881 completions represents 73% of their target. Bexley, Kensington and Chelsea, Haringey, Barking and Dagenham and Redbridge have all recorded completions that are less than 50% of their annual benchmark. Bexley has recorded a net loss of 100 units in 2015/16, mostly due to the completion of Phase 1 of the Larner Road Estate redevelopment (12/01379/OUTM). All of the units demolished across the whole site are lost in this year, while previously completed units in the scheme contributed to Bexley delivering 225% of its target in the last AMR and further units will be delivered in phase 2 (14/02120/FULM) which is currently under construction.

2.20 It is recognised in paragraph 1.1.37 of the Housing Supplementary Planning Guidance (SPG) that housing supply has the potential to be 'lumpy' due to the phasing of key sites. The data for Bexley in particular shows the importance of not viewing a single year's figures in isolation, but considering delivery over time.

2.21 The total of 32,919 conventional completions in 2015/16 is 2,424 higher than the revised figure for the previous year of 30,495. The borough recording the highest conventional completions during 2015/16 is Wandsworth (3,115), followed by Tower Hamlets (2,431) and Croydon (2,044). Meanwhile Bexley have recorded a net loss of 93 conventional units, while the City have recorded 77 conventional completions. Note that since the last AMR was published there have been some significant changes to the data for 2014/15 and consequently to the completions recorded in some boroughs. The net effect was an increase of the total conventional completions in 2014/15 to 30,495, revised up from 28,191 stated in AMR 12.

2.22 The non-conventional figure of 4,564 for the first time includes bedrooms in care homes, and so is not comparable with previously published figures.

When the figure for 2014/15 is recalculated to include care homes, the total for the year is 4,015. This is lower than the 4,369 figure reported in AMR 12 because of a net loss of C2 bedrooms in completions during 2014/15. It was noted in the last AMR that the net increase in non-conventional supply is entirely down to the delivery of new student accommodation as there had been a net decrease in other non-self-contained accommodation. The same is true in 2015/16. This can in part be attributed to the gradual improvement of existing sub-standard stock, with both care homes and sui generis (SG) accommodation (including hostels, large houses in multiple occupation and other non-self-contained residential units) being replaced by new self-contained units.

2.23 The other element of the London Plan monitoring benchmark is for 755 empty homes (vacants) to return to use each year, a slight increase on the 749 target in the 2011 London Plan. The Government's housing live table 615 shows that the number of long-term empty homes in London fell from 20,915 in October 2015 to 19,845 in October 2016, a drop of 1,070. However, the relative stability at London-wide level hides some large changes at borough level, for example an increase in empty homes from 97 to 651 in Harrow has reduced their overall delivery to 61% of target (as opposed to 155% from just conventional and non-conventional completions). A fall from 1,318 to 593 in Newham represents a gain of 725 units, taking total delivery to 83% of the annual target.

2.24 These are long-term benchmarks and individual years will vary over the development cycle. The high level of completions over the last two years make a positive contribution to the delivery of the London Plan. However the total is below the 2015 London Plan target and does little to address historic under provision.

2.25 There remains substantial capacity in the development pipeline (see Table 3.4 and Table 3.23) for completions to continue at a high level. However, it is not yet clear whether and how delivery will be affected by market conditions and other external factors such as infrastructure provision and the availability of skilled construction workers.

2.26 It is expected that the new London Plan will re-assess the components of this KPI. One issue that will be considered is the relative weight given to conventional and non-conventional supply. At present a small house in multiple occupation (containing up to six rooms) will count as a single

conventional unit, whereas a large HMO (7 bedrooms or more) is classified as a hostel with each bedroom contributing to the non-conventional supply. Student accommodation also contributes one unit per room. One option could be to reduce the relative impact of the non-conventional supply by, for example, dividing the total by a fixed number. Adopting this approach would reduce the delivery total when compared to past AMRs. Whatever approach is adopted, it will ensure that comparable totals can be derived from the historic data on LDD.

Table 2.6 - Number of Net Housing Completions by Borough 2015/16

Borough	Net conv	Net non-conv	Vacants*	Total	London Plan target	% of target
Barking and Dagenham	789	-378	92	503	1,236	41%
Barnet	1,644	34	149	1827	2,349	78%
Bexley	-93	-15	8	-100	446	-22%
Brent	1,047	450	-48	1449	1,525	95%
Bromley	728	-68	105	765	641	119%
Camden	942	368	24	1334	889	150%
City of London	77	0	-4	73	141	52%
Croydon	2,044	-18	-194	1832	1,435	128%
Ealing	1,082	565	-28	1619	1,297	125%
Enfield	676	-19	-268	389	798	49%
Greenwich	1,756	-42	41	1755	2,685	65%
Hackney	838	1,030	-9	1859	1,599	116%
Hammersmith and F.	368	0	-114	254	1,031	25%
Haringey	367	0	120	487	1,502	32%
Harrow	910	7	-554	363	593	61%
Havering	1,490	0	70	1560	1,170	133%
Hillingdon	851	80	62	993	559	178%
Hounslow	506	-38	126	594	822	72%
Islington	1,027	475	454	1956	1,264	155%
Kensington and Chelsea	341	-117	-110	114	733	16%
Kingston upon Thames	304	62	-1	365	643	57%
Lambeth	1,348	1,077	386	2811	1,559	180%
Lewisham	1,541	-10	-87	1444	1,385	104%
London Legacy DC	547	759	0	1306	1,471	89%
Merton	642	47	8	697	411	170%
Newham	917	7	725	1649	1,994	83%
Redbridge	538	0	-7	531	1,123	47%
Richmond upon Thames	514	-8	38	544	315	173%
Southwark	1,382	124	4	1510	2,736	55%
Sutton	371	-99	-15	257	363	71%
Tower Hamlets	2,431	440	10	2881	3,931	73%
Waltham Forest	972	-39	-58	875	862	102%
Wandsworth	3,115	-16	43	3142	1,812	173%
Westminster	907	-94	102	915	1,068	86%
London	32,919	4,564	1,070	38553	42,388	91%

Key Performance Indicator 5

An increased supply of affordable homes

Target: Completion of 17,000 net additional affordable homes per year

2.27 This KPI measures the completion of affordable units as granted in planning permissions recorded on the London Development Database (LDD). It is a net figure for conventional completions of new homes, with unit losses deducted from the total. The tenure of the completed units is as set out in the s106 legal agreement. It does not attempt to measure acquisitions of units by Housing Associations or transfers of stock post completion.

2.28 Table 2.7 shows that during 2015/16 a net total of 6,675 affordable units were completed. This represents a decrease of over 14% of the previous year's figure of 7,803. Note that the figure for 2014/15 has been revised upwards from the 6,985 published in last AMR.

2.29 In percentage terms, the share of affordable housing has also fallen - from 26% to 20% of net housing supply.

2.30 In gross terms (not subtracting demolitions and other losses) 8,973 affordable units were completed, 5.5% below the 9,498 completed in 2014/15.

2.31 Net affordable housing output can vary considerably from year to year, particularly at a local level. Therefore it is more meaningful to measure individual borough delivery against a longer term average. Table 2.7 therefore shows average affordable housing output as a proportion of overall conventional housing provision over the three years to 2015/16. During this period affordable housing output averaged 24% of total provision, down 4% on the 28% reported in the last AMR and continuing the downward trend seen in recent years.

2.32 Figure 2.1 shows the three-year average performance of individual boroughs relative to the London-wide average of 24%. Over the three years, Waltham Forest has reported the highest share of affordable housing, despite only 1% of units completed in 2013/14 being affordable. This shows the importance of looking at longer term average rather than any one year in isolation as the timing when unit losses are recorded can have a significant impact. It should be noted that the figures for Bexley include the loss of social rented units at

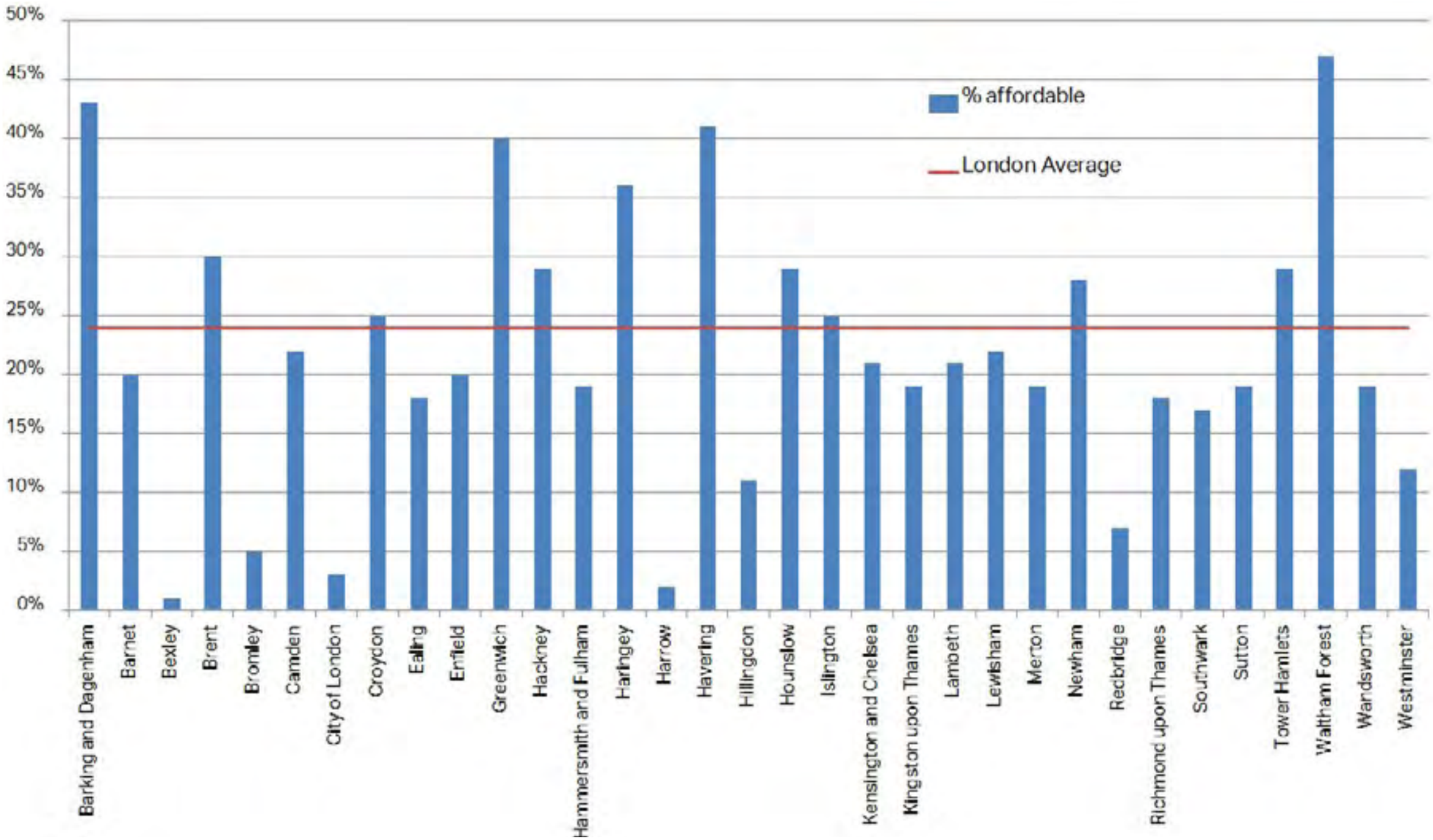
the Larner Road Estate (see KPI 4 for details).

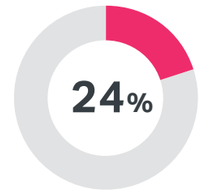
2.33 As noted in previous AMRs, the London Housing Strategy (LHS) investment target for affordable housing should not be confused with the affordable housing target set out in the London Plan. The LHS investment target is measured in gross terms and includes both new build and acquisitions, whereas the London Plan target is measured in terms of net conventional supply (i.e. supply from new developments or conversions, adjusted to take account of demolitions and other losses). The LHS investment figure is therefore generally higher than the planning target and completions can fall to be counted in different years. Monitoring achievement of the London Plan target is based on output from the LDD, and this definition should be used for calculating affordable housing targets for development planning purposes. Monitoring gross affordable housing delivery and the achievement of the LHS investment targets uses the more broadly based official statistics provided by DCLG. See the Affordable Housing Delivery Monitor in Chapter 3 for more details.

Table 2.7 - Affordable Housing Output as a Proportion of Overall Conventional Housing Provision Over the Three Years to 2015/16

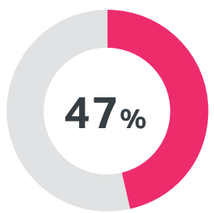
Borough	Total Net Conventional Affordable Completions				Affordable as% of Total Net Conventional Supply			
	2013/14	2014/15	2015/16	Total	2013/14	2014/15	2015/16	All Years
Barking and Dagenham	588	14	325	927	68%	3%	41%	43%
Barnet	285	359	190	834	27%	26%	12%	20%
Bexley	166	170	-329	7	31%	21%	<0	1%
Brent	243	706	52	1,001	35%	44%	5%	30%
Bromley	140	-62	10	88	20%	<0	1%	5%
Camden	202	61	182	445	37%	12%	19%	22%
City of London	24	0	0	24	6%	0%	0%	3%
Croydon	179	638	383	1,200	14%	42%	19%	25%
Ealing	185	59	239	483	25%	7%	22%	18%
Enfield	164	102	52	318	31%	25%	8%	20%
Greenwich	679	298	786	1,763	50%	23%	45%	40%
Hackney	354	498	145	997	35%	31%	17%	29%
Hammersmith & Fulham	229	173	35	437	21%	20%	10%	19%
Haringey	150	454	0	604	33%	54%	0%	36%
Harrow	33	96	-94	35	11%	23%	<0	2%
Havering	292	392	600	1,284	31%	54%	40%	41%
Hillingdon	93	86	97	276	15%	9%	11%	11%
Hounslow	129	401	212	742	13%	37%	42%	29%
Islington	358	223	222	803	28%	26%	22%	25%
Kensington & Chelsea	164	53	67	284	70%	7%	20%	21%
Kingston upon Thames	84	132	-7	209	32%	25%	<0	19%
Lambeth	346	358	138	842	30%	25%	10%	21%
Lewisham	155	418	237	810	22%	29%	15%	22%
Merton	138	91	65	294	30%	19%	10%	19%
Newham	503	568	423	1,494	25%	29%	29%	28%
Redbridge	2	17	52	71	1%	7%	10%	7%
Richmond upon Thames	109	5	99	213	29%	2%	19%	18%
Southwark	483	109	121	713	29%	9%	9%	17%
Sutton	49	180	9	238	13%	38%	2%	19%
Tower Hamlets	213	731	886	1,830	13%	32%	36%	29%
Waltham Forest	3	281	670	954	1%	41%	69%	47%
Wandsworth	224	144	632	1,000	19%	15%	20%	19%
Westminster	47	48	176	271	9%	7%	19%	12%
London	7,013	7,803	6,675	21,491	26%	26%	20%	24%

Figure 2.1 - Affordable Housing - Three Year Average Performance by Borough





Over the last 3 years 24% of conventional supply has been affordable



Waltham Forest has averaged 47% affordable supply over the last three years, the highest percentage over this period.

Key Performance Indicator 6

Reducing health inequalities

Target: Reduction in the difference in life expectancy between those living in the most and least deprived areas of London (shown separately for men and women)

2.34 The figures for this KPI target were in the past calculated by the GLA using ONS mortality data and ONS mid-year estimates. However, after 2013 ONS stopped publishing the mortality data, meaning life expectancy can no longer be calculated. Alternative data sources are not available. Therefore, this KPI target can currently not be monitored.

Key Performance Indicator 7

Sustaining economic activity

Target: Increase in the proportion of working age London residents in employment 2011–2031

2.35 Table 2.8 shows that London saw a rise in its employment rate# during 2015 by 1.7% on the previous year, as the economy continued its recovery following a downturn between 2009 and 2011. This has taken London's employment rate to its highest annual average level at any time since records began for London in 1992.

2.36 The difference between London and the rest of the UK has also continued to improve, down to 0.5% in 2015.

2.37 The data in Table 2.8 includes further revisions made by ONS in October 2016. The data has been re-weighted in line with the latest ONS estimates following the 2011 Census, which provides more accurate population information than was previously available.

Table 2.8 - Working Age London Residents in Employment by Calendar Year

			Employment Rate%#		
Year	London Working-Age Residents in Employment	London Residents of Working Age	London	UK	Difference
2004	3,433,700	5,039,000	68.1	72.5	-4.4
2005	3,476,500	5,112,400	68	72.5	-4.5
2006	3,528,500	5,183,500	68.1	72.4	-4.3
2007	3,608,400	5,262,000	68.6	72.4	-3.8
2008	3,699,400	5,351,500	69.1	72.1	-3
2009	3,695,600	5,443,400	67.9	70.6	-2.7
2010	3,719,200	5,524,000	67.3	70.1	-2.8
2011	3,787,900	5,630,500	67.3	69.8	-2.5
2012	3,867,000	5,669,600	68.2	70.5	-2.3
2013	3,978,000	5,722,000	69.5	71.2	-1.7
2014	4,128,300	5,788,300	71.3	72.2	-0.9
2015	4,278,200	5,863,900	73	73.5	-0.5

Source: Annual Population Survey - #includes self-employment.

Key Performance Indicator 8

Ensure that there is sufficient development capacity in the office market

Target: Stock of office planning permissions should be at least three times the average rate of starts over the previous three years.

The ratio

2.38 In this edition of the AMR, we continue to use data from both EGi London Offices and the London Development Database (LDD). According to the EGi data, the ratio of permissions to average three years starts at end-2016 was 4.9:1 (Table 2.9), the lowest ratio since this benchmark was initiated. In the most recent set of comparable figures for the two databases, for 2015, the ratio of permissions to starts was 6.0:1 according to EGi and 2.3:1 according to LDD.

Table 2.9 - Ratio of Planning Permissions to Three Year Average Starts in Central London

Year	EGi	LDD
2004	11.9:1	6.4:1
2005	8.1:1	7.4:1
2006	8.3:1	8.7:1
2007	6.3:1	4.7:1
2008	7.5:1	4.1:1
2009	10.0:1	7.0:1
2010	13.0:1	11.6:1
2011	13.5:1	8.0:1
2012	8.3:1	3.9:1
2013	7.1:1	4.5:1
2014	5.9:1	3.2:1
2015	6.0:1	2.3:1*
2016	4.9:1	n/a

Source: Ramidus Consulting, EGi London Offices, London Development Database - Central London is defined here as Camden, City of London, City of Westminster, Hackney, Hammersmith & Fulham, Islington, Kensington & Chelsea, Lambeth, Southwark, Tower Hamlets and Wandsworth.
*3.8:1 if Battersea Power Station is excluded as a 'start' and only the first phase of Wood Wharf is treated as a 'start' – see paragraph 2.37

2.39 Although the EGi ratio remains comfortably ahead of the 3:1 benchmark, this is the first time that the LDD measure has fallen below 3:1 since the dotcom demand boom of the early 21st century, the only other time this has happened since the 1980s. It follows two years of very strong start activity. However, at this stage only an "amber" warning is indicated, since (as discussed further below) there is evidence that the market is turning and that, therefore, the level of starts is likely to tail off and permissions to 'restock'. This would bring the ratio back up again. This is a long-term benchmark dealing with future supply capacity which is drawn on by developers as the property cycle dictates.

2.40 It should also be noted that LDD handles the starts of phased schemes differently to EGi. Using the EGi basis and including only that phase of Wood Wharf that is fully committed LDD data returns a ratio of 3.2. Similarly, EGi does not yet treat Battersea Power Station as a start (and, again, will only include the phases where substantial building is under way). Adjusting the LDD data on this basis gives a ratio of 3.8:1. It is important to view this benchmark ratio in the context of other indicators which will inform a London Plan review.

2.41 Final permissions and starts data from LDD for 2016 are not yet available, hence the absence of a ratio for that year. In addition to different handling of starts, variation in the ratios can be accounted for by the different definitions used in the datasets. It is known that the EGi database provides a more comprehensive coverage than LDD and, in particular, contains a much greater amount of data on the refurbishment market – around 13% of development activity is refurbishment.

Starts and permissions

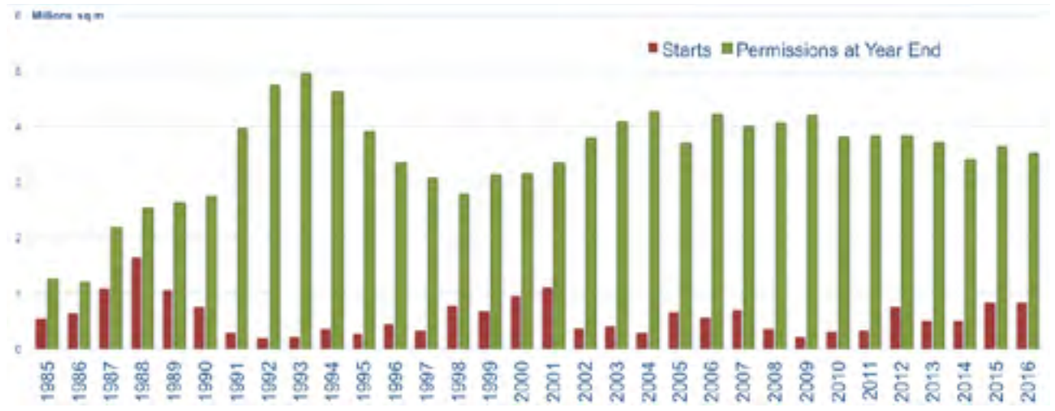
2.42 Based on EGi data, Figure 2 shows that 2016 saw gross starts of 833,366 sq m. The 2016 figure is marginally lower than the 2015 figure but still substantially higher than the ten year average of 593,667 sq m. When compared to the very long run, it is also higher than the 1985-2016 average of 592,286 sq m. The three-year average for starts over the period 2014-2016 is 720,324 sq m, which is the highest three year average since 2002.

2.43 There were five starts of 30,000 sq m or more. These include the exceptionally large 190,881 sq m 22 Bishopsgate, but otherwise were spread around central London at Heron Quays, 1 Bank Street, Canary Wharf (70,117

sq m); Southbank Place (Formerly Shell Centre), York Road (60,834 sq m); 70 St Mary Axe (30,256 sq m) and the Brunel Building at North Wharf (30,016 sq m). As noted above EGi and LDD treat Wood Wharf differently. EGi records only the commenced phase as a start (8,581 sq m) while LDD counts the entire scheme as a start (222,887 sq m).

2.44 This highlights the issue of data monitoring and, in particular, that the largest modern schemes are very large indeed and usually multi-phased. When this benchmark was instigated it would be exceptional for a single scheme to have an impact on the benchmark ratio. However, Wood Wharf makes up over one quarter of starts recorded by LDD. Further, Wood Wharf and Battersea Power Station together account for more than 40% of starts. EGi does not have Battersea Power Station listed as a 2016 start.

Figure 2.2 - Office Starts and Year-end Permissions in Central London, 1985-2016



Source: Ramidus Consulting, EGi London Offices

2.45 Unimplemented office permissions at year end 2016 totalled 3,517,880 sq m according to the EGi data (compared to 3,632,376 sq m at the end of 2015). The 2016 figure compares to a ten-year average of 3,800,000 sq m.

2.46 As has been the case for several years, large permissions are dominated by activity in Docklands: with a total of eight proposals of more than 100,000 sq m, of which four are in E14. These schemes are, in fact, the same schemes as in 2015, namely: Wood Wharf, Preston's Road (267,372 sq m); North Quay, Aspen Way (222,036 sq m); Riverside South, Westferry (185,283 sq m) and Heron Quays, Bankside (103,886 sq m). The other schemes over 100,000 sq m are largely unchanged: Battersea Power Station (157,777 sq m); King's Cross (115,326 sq m) and 49 Leadenhall in the City (105,033 sq m). 22 Bishopsgate (148,339 sq m) moves to the 'start' list, while 1 Undershaft (105,033 sq m) replaces it in the consent list.

2.47 These eight schemes together account for 35.5% of the consented space at the end of 2016. The mean size of unimplemented permissions was highest in Tower Hamlets, at 19,952 sq m; followed by the City of London at 16,146 sq m, and Wandsworth at 9,162 sq m.

Office Market Overview

2.48 The Central London market had a mixed 2016. Take-up was somewhat below the long-run average, and lower than 2014 or 2015, but was well above levels that would indicate a struggling market. Cushman and Wakefield data indicates that 2015 take up was 1.07 million sq m, against a 2016 figure of 938,000 sq m (including the Apple pre-let) and in this context it is not a surprise that, although headline rents remained reasonably stable, the incentives available to occupiers increased.

2.49 **Supply eases** Given lower take-up, supply constraints eased, raising from 604,000 sq m to 1.1 million sq m and even the core West End saw more space with Mayfair availability rising from around 32,000 sq m to 49,000 sq m. It would be premature to read increased supply as a form of market turning point, although some commentators have suggested that this cycle may have passed its peak, suggesting a subdued 2017. Indeed, some argue that the peak was before the EU Referendum.

2.50 **Pre-lets** The requirement for pre-letting before starting construction has been a feature of the Central London market for well over two decades, since even the most generous financiers will want some security. For the first time in many years a significant level of starts has happened in the City of London without the security of pre-lets. It is too early to read anything into this. The average size of City of London start (16,146 sq m) is somewhat skewed by the inclusion of 22 Bishopsgate which makes up nearly 55% of total starts. Further, starts at Canary Wharf are more than 30% pre-let, which is much more in line with expectations. It should be noted that arguably the marquee

letting of 2016 – Apple's 50,000 sq m at Battersea Power Station – is not yet reflected in the EG's prelet statistics, although agents do count it.

2.51 **Tech influx** The Apple letting highlights a trend that might be significant in the context of concerns about the post-Brexit future of the City of London. Apple is only the most recent of the global technology companies (along with Amazon, Facebook, Google and Snapchat) making major commitments to London over the past few years. It might be notable, in the case of Apple, that it has taken far more space than UK employee numbers would suggest it needs. Rents in Shoreditch have risen sharply to equal those in the City, although they stabilised in the second half of 2016. The moves by Google and Facebook are likely to compound the evidence of outflow we noted in the previous AMR from Shoreditch into Aldgate. A new cluster is emerging around King's Cross.

2.52 **Flexible space market** The flexible space market continues to develop and it is noteworthy that WeWork is now one of the largest holders of space in Central London. This comes at a time when the mainstream property market is facing challenges in offering space to small business as a result of two policy actions. First, at the time of writing, various industry businesses are expressing alarm at the impact of the forthcoming rating revaluation on London, and second, the impact of Permitted Development Rights (see below).

2.53 **Loss of office stock** The application of Permitted Development Rights – a policy designed to turn redundant office space into housing – is in fact removing perfectly good, low specification offices, used by small business, from the market. Concern about the impact of PDR was raised in the last AMR, especially for those central area fringe locations lying just beyond the CAZ and Tech City exemptions. Office premises here are coming under intense pressure for conversion to residential use with, for example, Camden, Islington, Tower Hamlets and Southwark losing useful secondary space to residential. But crucially, nearly two-thirds of this was space that was at least partially in use at the time consent was sought for conversion. This is a significant concern and needs to be monitored closely.

Key Performance Indicator 9

Ensure that there is sufficient employment land available

Target: Release of industrial land to be in line with benchmarks in the Industrial Capacity SPG

2.54 Table 2.10 shows an estimated total of 40.9 hectares of industrial land recorded in planning approvals for transfer to other uses in 2015/16. Almost two thirds of the area approved for transfer was in East London and a further 15% in South London. The largest individual site transfers in planning approvals include:

- Fresh Wharf Estate, Fresh Wharf Road in Barking & Dagenham (7 hectares)
- Land at Enderby Wharf, Christchurch Way in Lewisham (3 hectares)
- Kent Wharf & 24a, Creekside in Greenwich (2.7 hectares)

2.55 Over 97% of the approvals involved transfers of less than one hectare of industrial land.

2.56 Table 2.10 shows that industrial land release in 2015/16 planning approvals was only marginally above the annual benchmark in the London Plan and the Land for Industry and Transport SPG and substantially lower than that in 2013/14 and 2014/15. In 2015/16 the SPG benchmark was exceeded in the Central, East and South sub-regions.

2.57 The five year average release in planning approvals 2011/12 to 2015/16 is 78 hectares per annum – lower than the annual average rates of release in 2001-2006 and 2006-2011 but still more than twice the London Plan benchmark. Note that figures presented here are based on planning approvals that involve the loss of industrial or warehousing floorspace and do not record transfers of other types of industrial land where there is an absence of existing industrial or warehousing floorspace (typically, though not always, in open storage, construction, waste management, utilities and vacant cleared sites).

2.58 These trends were investigated in more detail by the GLA in a report published in February 2016 (London's Industrial Land Supply and Economy Study 2015). This study found that over the period 2010 to 2015 around 105 hectares per annum of land in industrial and related uses had been released

– almost three times the London Plan benchmark.

2.59 A GLA assessment of London's future demand for land in industrial, warehousing and related uses is anticipated for publication in Spring 2017.

Table 2.10 - Industrial Land Release (hectares) in Planning Approvals 2001-2015/2016

Sub-region	Annual average release			Release in planning approvals			London Plan/ SPG annual benchmark 2011-2031
	2001-2006	2006-2011	2011/12-2015/16	2013/14	2014/15	2015/16	
Central	6	5	8	7.3	13.5	4.1	2.3
East	57	54	30	28.3	29.4	25.7	19.4
North	2	2	4	3.6	5.1	1.2	3.4
South	11	4	12	6.7	12.3	6.3	4.4
West	10	18	23	15.6	36.3	3.6	7.2
London	86	83	78	61.6	96.6	40.9	36.7

Source: LDD, London Plan (March 2015) and SPG Land for Industry and Transport. Figures include release of land currently in industrial use and in mixed industrial/ non-industrial uses.

Key Performance Indicator 10

Employment in Outer London

Target: Growth in total Employment in Outer London

2.60 Table 2.11 shows the total number of jobs, including self-employed, from 2004 to 2015, and the proportion of jobs in the Outer London boroughs, which has remained at 39%. In 2011 the total number in Outer London had fallen by 76,000 from its 2008 peak. However, since 2011 there has been a strong recovery in employment, increasing by 240,000 between 2011 and 2015 (12.5%), including by 2.4% in the last year alone. However, this represents a weaker rise since 2011 than in both inner London (13.9%) and London overall (13.4%).

2.61 In 18 of the 19 Outer London boroughs the number of employee jobs has grown since 1984. Growth in jobs has not been as large as in London overall. The changes in employee jobs numbers for individual boroughs have varied significantly.

Table 2.11 - Number and Percentage of Jobs in Outer London, 2004-2015

Year	Outer London	London	% in Outer London
2004	1,925,000	4,565,000	42%
2005	1,940,000	4,666,000	42%
2006	1,968,000	4,717,000	42%
2007	1,953,000	4,772,000	41%
2008	1,989,000	4,911,000	41%
2009	1,922,000	4,811,000	40%
2010	1,929,000	4,802,000	40%
2011	1,913,000	4,882,000	39%
2012	1,998,000	5,081,000	39%
2013	2,041,000	5,221,000	39%
2014	2,102,000	5,433,000	39%
2015	2,153,000	5,538,000	39%

Source: London Datastore for London Labour Market Projections. Note: Estimates of employee jobs by borough are calculated by applying borough shares of total London employee jobs from the ONS Business Register and Employment Survey to the London total employee jobs component of ONS Workforce Jobs (WFJ). Self-employed jobs are calculated by applying estimates of borough shares of London's total self-employed jobs from the Annual Population Survey data to the London total self-employed jobs component of WFJ. Employee and self-employed jobs are then added together for an estimate of total employment.

Key Performance Indicator 11

Increased employment opportunities for those suffering from disadvantage in the Employment market

Target: Reduce the employment rate gap between Black, Asian and Minority Ethnic (BAME) groups and the white population and reduce the gap between lone parents on income support in London vs the average for England & Wales

2.62 Table 2.12 shows that employment rates for both white and Black, Asian and Minority Ethnic (BAME) groups continue to increase. The gap between employment rates for white vs BAME Londoners has broadly followed a downward trend. Over the last ten years the gap has reduced by 3.1%. After a sharp increase in 2011 to 14.8%, the gap has continued falling and is now at 13.2% – the lowest on record and 0.9% below the previous years gap.

2.63 The 2004 - 2015 data in Table 2.12 includes revisions made by ONS in October 2016. The data has been re-weighted in line with the latest ONS estimates following the 2011 Census, which provides more accurate population information than before.

2.64 Table 2.13 shows that while lone parents were 9% more likely to be claiming income support than the national average in 2006 this gap has fallen over the last decade. In fact lone parents in London are now 3% less likely to be claiming income support than the national average.

2.65 It should be noted that since the introduction of the Employment Support allowance (ESA) in 2008, lone parents with health issues who were previously claiming income support, now claim ESA. This has to be considered when comparing different years for the 'Lone Parents on Income Support' series. However, it does not affect the comparison of data between London and England and Wales in one particular year.

Source: Table 2.12 Annual Population Survey Note that due to changes in the ethnicity questions on the Annual Population Survey during 2011 these estimates cannot be reliably viewed as a time series. They can, however, be used to estimate the relative levels of economic activity of different ethnic groups.
Source: Table 2.13 DWP's Work and Pensions Longitudinal Study extracted from NOMIS, denominators are number of lone parents with dependent children taken from ONS Labour Force Survey April-June

Table 2.12 - Employment Rates for White and BAME Groups, Aged 16-64, by Calendar Year

Year	All Persons		White Groups		BAME Groups		Employment rate gap White/ BAME
	In employment	rate%	In employment	rate%	In employment	Rate%	
2004	3,433,700	68.1	2,518,200	73.4	907,600	56.8	16.6
2005	3,476,500	68	2,502,400	73.4	968,600	57.1	16.3
2006	3,528,500	68.1	2,489,900	73.6	1,031,200	57.7	15.9
2007	3,608,400	68.6	2,495,600	73.7	1,108,800	59.4	14.3
2008	3,699,400	69.1	2,554,500	74.4	1,140,700	59.6	14.8
2009	3,695,600	67.9	2,566,600	73.6	1,122,500	57.7	15.9
2010	3,719,200	67.3	2,507,600	72.3	1,204,100	58.9	13.4
2011	3,787,900	67.3	2,512,900	73	1,268,600	58.2	14.8
2012	3,867,000	68.2	2,554,800	73.7	1,308,800	59.6	14.1
2013	3,978,000	69.5	2,628,300	75	1,346,100	60.8	14.2
2014	4,128,300	71.3	2,712,400	76.8	1,408,000	62.7	14.1
2015	4,278,200	73	2,737,700	78.3	1,531,200	65.1	13.2

Table 2.13 - Lone parents on income support in London vs England & Wales

Annual Report	London		England and Wales		Difference
	Lone Parent families on IS	as % of lone parent families#	Lone Parent Families on IS	as % of Lone Parent families#	
2006	160,450	46	702,580	37	9
2007	152,520	42	679,150	34	8
2008	141,720	37	662,660	34	3
2009	129,100	34	624,330	31	3
2010	109,200	28	547,600	26	1
2011	102,590	26	531,020	26	0
2012	83,050	22	459,910	22	0
2013	73,300	20	436,730	21	-1
2014	66,440	18	406,630	20	-2
2015	62,450	16	383,710	19	-3

#Lone parent families with dependent children only

Key Performance Indicator 12

Improving the provision of social infrastructure and related services

Target: Reduce the average class sizes in primary schools

2.66 An accurate figure for the City of London was not available for 2015/16. Therefore the following analysis focuses on the other 32 London Boroughs. Between 2009 and 2016 the average class size[2] across London increased slightly by 0.7. Over this period 26 London boroughs recorded an increase in the average number of pupils per class, and 7 recorded a decrease. After remaining stable for 3 years at 27.8 the London average has dropped very slightly to 27.7 pupils per class, the first decrease recorded since the indicator was established. However it is unclear whether this decrease will continue and class sizes will continued to be monitored closely.

2.67 The 2015/16 figure for the City of London highlighted problems with the data collection method utilised by the Department of Education (DfE). The count of pupils in one teacher classes occurs at a time specified by the DfE. It is therefore possible to carry out the count whilst the majority of students are being taught in multiple teacher classes.

2.68 The main drivers of changing class sizes in London is demographic including migration out of London to other parts of the UK as well as challenges in recruiting and retaining teachers.

2.69 The building of new schools is likely to need to continue as the population continues to grow. Between January 2015 and January 2016, 14 primary schools opened in London[3]. London Plan Policy 3.18 promotes further improvements by strengthening the importance of education provision, encouraging the establishment of new schools (new build, expansion of existing or change of use to educational purposes). The Social Infrastructure SPG, published in May 2015 suggests additional ways to link the provision of schools with housing growth through co-located and multi-use facilities.

[2] One teacher classes in state funded primary schools

[3] Department for Education https://www.gov.uk/government/statistics/schools-pupils-and-their-characteristics-january-2016

2.70 The London Schools Atlas is an innovative interactive online map providing a uniquely detailed and comprehensive picture of London schools, current patterns of attendance and potential future demand for school places. Covering primary and secondary provision, including academies and free schools, the Atlas uses data to illustrate current patterns of demand for school places at a pan-London level for the first time. It also shows projected changes in demand for school places, helping to provide an indicative picture of areas with particular pressure on places in the future. https://maps.london.gov.uk/schools/

Table 2.14 - Average size of one teacher classes									
Borough	2009	2010	2011	2012	2013	2014	2015	2016	2009-2016
Barking & Dagenham	27.2	27.5	27.9	27.9	28.3	28.0	28.3	28.7	1.5
Barnet	27.6	27.9	28.1	28	28.2	28.4	28.5	28.2	0.6
Bexley	27.8	28	28.2	28.3	28.5	28.4	28.5	28.5	0.7
Brent	27.8	28.1	28.5	28.6	28.7	28.9	28.4	28.4	0.6
Bromley	27.7	27.8	28.1	28.3	28.4	28.3	28.4	28.2	0.5
Camden	26.6	27.1	27.1	27.5	27.5	27.6	27.7	27.9	1.3
City	24.7	25.9	25.9	24.7	25.9	25.9	24.4	-	-
Croydon	27.7	27.9	28.1	28.2	28.2	28.2	28.0	28.0	0.3
Ealing	27.2	27.7	27.8	28	28.3	28.0	28.2	27.9	0.7
Enfield	28.6	28.2	28.7	28.8	28.8	28.7	28.4	28.4	-0.2
Greenwich	26.2	26.5	26.9	27	27.1	27.4	27.9	27.7	1.5
Hackney	25.8	26.1	26.3	26.3	26.2	26.8	26.9	26.8	1.0
Hammersmith & Fulham	26.2	26.4	26.1	26.8	26.1	26.1	26.0	25.6	-0.6
Haringey	27.5	27.6	28	27.9	28.2	28.0	28.1	28.2	0.7
Harrow	26.9	26.7	28	28.5	28.8	29.8	29.4	29.0	2.1
Havering	27.4	27.8	28	28.2	28.6	28.4	28.0	28.1	0.7
Hillingdon	27.2	27.4	27.4	27.5	27.9	28.0	28.1	28.1	0.9
Hounslow	27.4	27.8	28.2	28.4	28.4	28.1	28.1	28.2	0.8
Islington	25.5	25.3	26.2	26.4	26.3	26.6	26.7	27.0	1.5
Kensington & Chelsea	25.7	26.2	26.8	27	26.7	26.7	26.7	26.3	0.6
Kingston	27.1	27.7	27.6	27.5	27.7	27.6	27.7	27.7	0.6
Lambeth	25.6	25.7	26	26.3	26.6	26.3	26.1	26.2	0.6
Lewisham	26.3	26.3	26.8	26.9	27.2	27.4	27.2	27.0	0.7
Merton	27	27.1	27.5	27.9	27.7	27.8	27.1	27.1	0.1
Newham	27	27.4	27.8	28.1	27.9	26.6	27.4	29.6	2.6
Redbridge	29.1	29	29.5	29.6	29.1	29.3	29.2	28.3	-0.8
Richmond	26.9	27.4	28	27.9	28.2	28.5	28.2	25.9	-1.0
Southwark	24.6	24.8	25.3	25.8	26.3	26.4	26.1	28.7	4.1
Sutton	27.7	27.9	28.2	28.5	28.7	28.8	28.8	27.0	-0.7
Tower Hamlets	26.3	26.9	27.3	27.7	27.6	27.7	27.5	27.3	1.0
Waltham Forest	28.1	28.5	28	28.5	28.2	28.4	27.8	25.3	-2.8
Wandsworth	25.3	25.9	25.6	26.3	25.9	25.8	26.0	25.0	-0.3
Westminster	25.4	26.3	26.7	26.6	26.0	25.6	25.3	27.7	2.3
London	27	27.2	27.6	27.7	27.8	27.8	27.8	27.7	0.7

Source: Department for Education
https://www.gov.uk/government/statistics/schools-pupils-and-their-characteristics-january-2016
London Annual Education Report 2017.
https://epi.org.uk/wp-content/uploads/2017/02/Final_GLA_Annual_Report_2017-21st-Feb.pdf

Key Performance Indicator 13

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: Use of public transport per head grows faster than use of the private car per head

2.71 Since 2001, use of public transport per head has grown by over 36%, although there was a slight decrease of 0.5% in the latest year. Private transport use per head has decreased by over 23% since 2001, and is down by 2% in the latest year.

2.72 The indices in Table 2.15 are derived from the time series of journey stages per head compiled for the Travel in London Report 9 (TfL Planning December 2016). This includes all travel to, from or within Greater London, including travel by commuters and visitors.

2.73 Total daily journey stages in 2015 were 31.5 million, up from 31.3 million in 2014, and 5.9 million higher than in 2001.

Table 2.15 - Public and private transport indexes		
Year	Public transport index	Private transport index
2001	100.0	100.0
2002	103.1	99.5
2003	108.1	97.1
2004	113.8	95.1
2005	112	92.6
2006	114.7	92.0
2007	124.4	90.9
2008	128.2	86.4
2009	127.5	85.6
2010	127.8	84.8
2011	131.2	82.8
2012	133.6	80.7
2013	134.2	78.8
2014	136.6	78.5
2015	136.1	76.6

Source: Transport for London, ONS Surveys on labour force and international passengers

Key Performance Indicator 14

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: Zero car traffic growth for London as a whole

2.74 Table 2.16 shows that road traffic volume across London is down by 9.4% on 2001 levels (16% Inner London and 6% Outer London). In the last year traffic volume for London as a whole has fallen by 0.3%. Outer London records a fall following three years of growth.

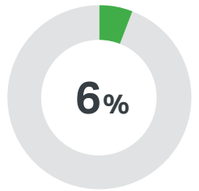
2.75 For London to continue to make progress in reducing its reliance on the private car, considerable investment is required in public transport, such as the £15 billion investment in Crossrail. For further details on developer contributions to Crossrail and the use of CIL receipts please see the environment and transport section of chapter 3.

Table 2.16 - Traffic (billion vehicle kilometres, all vehicles) in London

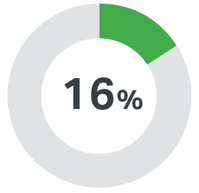
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
All roads:															
Greater London	32.26	32.14	31.95	31.59	31.38	31.49	31.16	30.27	30.07	29.70	29.10	28.90	28.82	29.33	29.23
Inner London (excl City and Westminster)	8.98	8.90	8.84	8.66	8.51	8.52	8.58	8.29	8.19	8.05	7.82	7.57	7.42	7.52	7.50
Outer London	22.04	22.03	21.92	21.72	21.66	21.76	21.42	20.90	20.83	20.63	20.28	20.35	20.43	20.81	20.72
All roads index (2001=100)															
Greater London	100.0	99.6	99.0	97.9	97.3	97.6	96.6	93.8	93.2	92.1	90.2	89.6	89.3	90.9	90.6
Inner London (excl City and Westminster)	100.0	99.2	98.4	96.4	94.8	94.9	95.5	92.3	91.2	89.6	87.1	84.2	82.6	83.7	83.5
Outer London	100.0	99.9	99.5	98.6	98.3	98.7	97.2	94.8	94.5	93.6	92.0	92.3	92.7	94.4	94.0

Source: TfL Planning, Travel in London Report 9, section 6.3

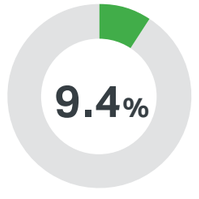
Since 2001, vehicle kilometers travelled in London have reduced by:



6% in Outer London



16% in Inner London



9.4% in London as a whole

Key Performance Indicator 15

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: Increase the share of all trips by bicycle from 2% in 2009 to 5% by 2026

2.76 Table 2.17 shows that in 2015 there were 668,000 cycle journey stages a day, which is a 3.5% increase on 2014, following a 61% increase in cycle stages since 2005 and a 133% increase since 2000. This is equivalent to one-fifth of all daily Underground trips or slightly more than the number of trips on the Bakerloo, Circle and Hammersmith & City lines combined. In Zone 1, during the morning rush hour, 32% of all vehicles on the roads are now bicycles. On some main roads in central London, up to 70% of vehicles are bicycles. If trends continue, the number of people commuting to central London by bicycle will overtake the number commuting by car by 2019.

2.77 Journey stages by bicycle in Greater London on an average day have increased by more than 100% since 2001. However, in particular in recent years the mode share has been influenced significantly by the strong population growth diluting the numerical progress in the number of cycle stages set out above. The numerical target set out in the Mayor's Transport Strategy (MTS) is 1.5 million cycle journey stages per day by 2026. This reflects TfL's cycling investment aiming to deliver a 400% increase on 2001 cycling levels. In 2010 this equated to achieving the 5% modal share for cycling. Despite mode share no longer being stated in TfL cycling targets, TfL forecasts assume a 5% cycling mode share (at the journey stage level) will be achieved by 2026 and 6% in 2041. Funding for new infrastructure confirmed in the TfL Business Plan by the Mayor will help achieve this, and the London Plan includes a range of relevant policies such as support for the Cycle Superhighway network and the cycle hire scheme as well as standards for cycle parking and facilities for cyclists in new development.

Table 2.17 - Cycle journey stages and mode shares, 2001 to 2015

Year	Daily Cycle stages (millions)	Cycle mode share (percentage)
2001	0.320	1.2
2002	0.323	1.2
2003	0.370	1.4
2004	0.380	1.4
2005	0.415	1.6
2006	0.466	1.7
2007	0.467	1.6
2008	0.489	1.7
2009	0.514	1.8
2010	0.544	1.9
2011	0.572	1.9
2012	0.582	1.9
2013	0.585	1.9
2014	0.645	2.1
2015	0.668	2.1

Source: TfL Planning, Travel in London Report 9, tables 2.3 and 5.4
A cycle trip (see KPI target) is defined as a one-way movement to achieve a specific purpose that is conducted entirely by bike. A cycle journey stage (as monitored above) includes these trips, but also shorter cycle legs undertaken as part of a longer trip using another mode – for example, cycling to a station to catch a train. Cycle journey stages therefore give a best indication of total cycling activity.

Key Performance Indicator 16

Achieve a reduced reliance on the private car and a more sustainable modal split for journeys

Target: A 50% increase in passengers and freight transported on the Blue Ribbon Network from 2011-2021

2.78 Table 2.18 includes figures for passenger journeys on all river boat services on the Thames – River Bus, River Tours, Charter Services and also Woolwich Ferry passengers. Woolwich Ferry passenger numbers were only included in the count from 2006/2007. This partly explains the large 122% increase on 2005/2006 figures. From 2013/14 onwards a new passenger counting system linked to the Automatic Identification System (AIS) on board vessels has been used to give a clearer reflection of the total number of passenger journeys on the Thames. This partly explains the 34% increase from 2012/13 figures.

2.79 Despite the baseline changes it is apparent that the number of passengers on the Thames increased until 2011 and after a small decline in 2011/12 and 2012/13, numbers have risen again, to over 10.3 million in 2015/16. Delivery of the River Action Plan and high profile events such as the 2014 poppy installation at Tower Hill and the Tall Ships Festival in Greenwich have helped passenger numbers to grow and exceed the current ten-year target for 2011/2021 early.

2.80 TfL has worked with partners to deliver the majority of actions set out in the River Action Plan and is on track to achieve its own target of 12 million annual river passenger journeys by 2020. Key projects which have contributed to this include:

- The roll-out of Contactless (May 2016) and Oyster card (September 2015) payment readers at all River Bus piers, enabling pay as you go users to use River Bus services without first queuing for a ticket
- A new developer led pier at Plantation Wharf opened in November 2015 has improved River Bus connectivity in west London, while Thames Water have delivered a new pier at Blackfriars (November 2016) as part of the Thames Tideway Tunnel works
- A new river marketing campaign has been launched demonstrating the link between the river and key tourist attractions and business hubs along the Thames
- Improvements to signage and information provision on piers, including countdown screens and Legible London wayfinding maps and signs
- Two pier extensions have been delivered in 2016 at Bankside and Westminster Piers, enabling new services to stop at these piers and improving the customer experience

2.81 Table 2.19 deals with cargo carried by river. A significant proportion of the freight transported on the River Thames in the capital is aggregates for the construction industry. Data for two years (2015 and 2016) has been added to Table 2.19 since the last AMR. Following a decrease of 11% in 2015 there has been an increase of water freight trade by 7% in 2016.

2.82 The overall figure is a combination of (1) the interport trade (cargo handled at terminal in Greater London that either enters or leaves the Port of London across the Seaward Limits) such as sea dredged aggregates, petroleum products or cane sugar; and (2) intraport trade (cargo handled at terminals in Greater London that has its origin or destination at terminals within the Port of London or within the Seaward Limits). Both Interport and Intraport cargo volumes increased in 2016, with aggregates and petroleum products showing strong growth in terms of Interport trade. The movement of aggregates was particularly strong (+32%) in Intraport trade, with additional growth for the second year in the movement in containerised waste (+2%). Movements of Intraport Construction, Excavation and Demolition Waste (CE&DW) decreased by 1%, although the movement of this material will increase in 2017 with the movement of the tunnel arisings by water from the Northern Line Extension. Major CE&DW volumes from the Thames Tideway Tunnel are due to commence in 2018.

2.83 The Port of London Authority launched their 2035 Vision for the Tidal Thames in May 2016[4] setting out goals and priority actions including freight and passenger transport on the Thames. The Vision sets out clear targets including doubling the number of passengers travelling by river to 20 million per year and the movement of over 4 million tonnes of freight between wharves (excluding volumes associated with major infrastructure projects). The GLA and TfL will work closely with the PLA to identify opportunities to continue to grow passenger and freight movement on the Thames.

4 http://www.pla.co.uk/assets/thevisionforthetidalthames.pdf

Table 2.18 - Passengers on the River Thames		
Year	No of passengers	% change
April 2000 – March 2001	1,573 830	-
April 2001 – March 2002	1,739,236	+ 10.5
April 2002 – March 2003	2 030 300	+ 16.7
April 2003 – March 2004	2,113,800	+ 4.1
April 2004 – March 2005	2,343,276	+ 10.9
April 2005 – March 2006	2,374,400	+ 1.3
April 2006 - March 2007	5,260,157	+ 122
April 2007 - March 2008	5,337,368	+1.4
April 2008 – March 2009	6,179,889	+16
April 2009 – March 2010	6,298,933	+2
April 2010 – March 2011	6,621,116	+5
April 2011 – March 2012	6,602,707	- 0.2
April 2012 – March 2013	6,277,244	-5
April 2013 – March 2014	8,411,200	+34
April 2014 – March 2015	10,022,668	+ 19
April 2015 – March 2016	10,300,864	+2.8

Source: TfL London Rivers Services

Table 2.19 - Cargo Trade on the River Thames Within Greater London		
Year	Tonnes of cargo	% change
2001	10,757,000	-
2002	9,806,000	+ 9%
2003	9,236,000	+ 6%
2004	8,743,000	- 5%
2005	9,288,000	+ 6%
2006	9,337,000	+ 0.5%
2007	8,642,000	- 7%
2008	9,312,000	+ 8%
2009	8,146,000	- 13%
2010	7,754,000	- 5%
2011	9,022,000	+ 16%
2012	8,715,000	-3%
2013	11,087,000	+ 27%
2014	11,969,000	+ 8%
2015	10,633,000	- 11%
2016	11,376,000	+7%

Source: Port of London Authority

Key Performance Indicator 17

Increase in the number of jobs located in areas of high PTAL values

Target: Maintain at least 50% of B1 development in PTAL zones 5-6

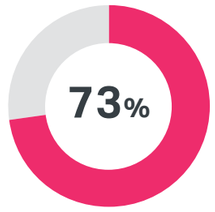
2.84 This indicator aims to show that high-density employment generators such as offices are mainly located in areas that are well connected by public transport - defined as having a Public Transport Access Level (PTAL) of 5 or 6 - 6 being the highest, 0 the lowest. The floorspaces are gross, i.e. associated losses are not subtracted. The data is taken from the LDD which has a threshold for data submission of 1,000sqm for B1 uses, so schemes proposing less than this are not recorded.

2.85 69% of all B1 Business floorspace approved during 2015/16 is located in areas that are well connected by public transport, well above the benchmark target of 50% and 1% above the previous year's figure. When just offices are considered, the figure rises to 73%, up 2% on the previous year.

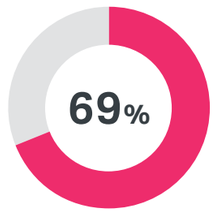
2.86 The majority (60%) of the office floorspace approved in 2015/16 is in the CAZ. All of this is in areas of high PTAL. A further 37% of office floorspace is located in the rest of Inner London (outside CAZ) with two thirds in areas of high PTAL. Only 3% of the approved office floorspace is in the Outer London boroughs. Of this, less than 15% is in areas with a high PTAL level.

2.87 As noted above, the figures are based on gross approvals of 1,000m2 or more. When losses to change of use or demolition are taken into account, approvals during 2015/16 would result in net gains of both all B1 (221,758m2) and B1a office (59,466m2) floorspace across London. This reverses a trend which had seen net losses in each of the three previous years. However the spatial distribution is significant, with growth in Inner London masking a decline in the amount of B1, and office floorspace in particular, in the Outer London boroughs. Almost 60% of the net loss of office floorspace in Outer London is in areas of high PTAL.

Table 2.20 - B1 Floorspace For High/Low PTAL Levels - All Permissions 2015/16				
PTAL Level	All B1		Offices (B1a)	
	Floorspace (M^2)	%	Floorspace (M^2)	%
5 or 6	1,167,171	69%	1,065,023	73%
4 or less	526,502	31%	388,885	27%
Total floorspace	1,693,673		1,453,908	



73% of B1a in high PTAL areas



69% of all B1 in high PTAL areas

Key Performance Indicator 18

Protection of biodiversity habitat

Target: No net loss of Sites of Importance for Nature Conservation (SINCs)

2.88 This performance indicator is based on the changes in SINCs as a result of Planning permissions granted during 2015/16 and submitted to the London Development Database. Designation and de-designation of SINCs is not done through the planning permission process. What is recorded is that approval has been given for a building or works that will affect the character of the site. The decision as to whether the completed development warrants the de-designation of the area is a separate one. Re-provision within the permission is taken into account but positive numbers are only recorded in exceptional circumstances meaning a loss is inevitable. The London Development Database records the following conservation designations:

- Statutory Site of Special Scientific Interest,
- Site of Metropolitan Importance,
- Site of Borough Grade I Importance
- Site of Borough Grade II Importance
- Site of Local Importance

2.89 Open Space protection designations such as Green Belt, MOL and Local Open Space are addressed in KPI 3.

2.90 Table 2.21 shows that a total of seven approvals were recorded during 2015/16 on SINCs. The total area covered is 9.275 hectares.

2.91 Three permissions were granted on Sites of Metropolitan Importance, the largest being the Nishkam Free School on 3.2 hectares at the Osterley sports ground in Hounslow. A loss of 0.76 is recorded as part of the expansion of facilities at the Charlton Athletic Training Ground in Eltham (15/0949), Greenwich. However, this is a revision to an earlier permission, and the new buildings are restricted to areas of existing buildings and hardstanding. The third recorded loss is 0.73 hectares for the expansion of Hackbridge Primary School on open space that was formerly part of the Beddington sewage treatment plant in Sutton (C2015/72418). The lack of alternative sites was considered to provide the very special circumstances

required for permission to be granted.

2.92 The largest loss is nearly 4.5 hectares at the former Erith Quarry, a Site of Borough Grade 1 Importance. The site was roughly filled with rubble and other waste materials as the quarrying use ceased during the 1960s and 70s. The site will be redeveloped for a school and new homes, and part of the site will be retained as open space with its management improved.

2.93 The development of 28 homes at the Gondar Reservoir in Camden (2013/7585/P) is the largest permission on a Site of Borough Grade 2 Importance, but it is the re-submission of a previously approved scheme.

Table 2.21 - Loss of Protected Habitat (Approvals) 2015/16

Borough	Borough Reference	Nature Conservation Type	Area of Open Space (Ha)
Bexley	13/02057/FUL	Site of Borough Grade 1 Importance	-0.05
Bexley	14/02155/OUTM	Site of Borough Grade 1 Importance	-4.457
Camden	2013/7585/P	Site of Borough Grade 2 Importance	-0.069
Ealing	PP/2015/2659	Site of Borough Grade 2 Importance	-0.005
Greenwich	15/0949	Site of Metropolitan Importance	-0.763
Hounslow	01106/152/P3	Site of Metropolitan Importance	-3.2
Sutton	C2015/72418	Site of Metropolitan Importance	-0.731
Total			**-9.275**

Key Performance Indicator 19

Increase in municipal waste recycled or composted and elimination of waste to landfill by 2031

Target: At least 45% of waste recycled/ composted by 2015 and 0% of biodegradable or recyclable waste to landfill by 2026

2.94 Table 2.22 shows the total amount of local authority collected waste has declined by 870,000 tonnes over the 10 year period between 2002/03 and 2012/13, although it has increased over the past three years – by almost 130,000 tonnes.

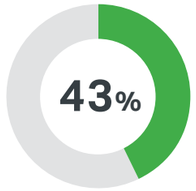
2.95 Table 2.22 also shows London's recycling rate for local authority collected waste increasing steadily between 2001/02 to 2013/14, reaching 30.5% but has since fallen by 0.9%. London did not meet the 45% recycling target for 2015 and there is still some way to go towards reaching the 50% target by 2020. London has a lower household recycling rate and faces a number of challenges including the following: a relatively high proportion of flats with limited storage space and access for recycling; varied and potentially confusing recycling services provision across borough boundaries; and production of less garden waste for composting. However, London compares more favourably with other areas of the country in terms of managing of 'dry material' (e.g. plastics, paper, tins, cans, glass).

2.96 The amount of local authority collected waste sent to landfill has decreased by 43% over the last decade although there has only been a small decrease of 0.3% in the last year. The majority of waste previously going to landfill is being diverted to incineration with energy recovery.

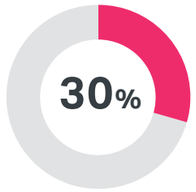
Table 2.22 - Waste Treatment Methods of London's Local Authority Collected Waste (thousands of tonnes)

Method	2002/ 03	2003/ 04	2004/ 05	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
Landfill	3,163	3,021	2,856	2,692	2,404	2,209	1,946	1,882	1,696	1,116	911	889	754	751
(%)	71.0%	70.0%	65.4%	63.7%	56.8%	53.2%	49.0%	48.7%	44.7%	30.6%	25.5%	24.4%	21%	20.3%
Incineration with EfW	872	826	869	767	929	919	912	803	896	1,303	1,462	1,525	1680	1,708
(%)	20.0%	19.0%	19.9%	18.2%	21.9%	22.1%	22.9%	20.8%	23.6%	35.7%	40.9%	41.9%	46%	46.1%
Incineration without EfW	1	1	1	0	0	0	0	1	0	0	0	0	0	20
(%)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.5%
Recycled/ composted	410	494	643	763	844	925	994	1,060	1,076	1,105	1,088	1,110	1,107	1,096
(%)	9.0%	11.0%	14.7%	18.1%	19.9%	22.3%	25.0%	27.4%	28.3%	30.3%	30.4%	30.5%	30.2%	29.6%
Other#	0	0	0	0	59	101	123	117	130	124	115	116	122	131
(%)	0.0%	0.0%	0.0%	0.0%	1.4%	2.4%	3.1%	3.0%	3.4%	3.4%	3.2%	3.2%	3.3%	3.5%
Total*	4,446	4,342	4,370	4,223	4,235	4,154	3,975	3,862	3,797	3,648	3,576	3,640	3,662	3,705

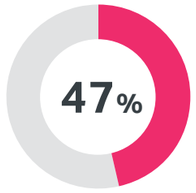
Other includes material sent for other treatment processes including mechanical sorting, biological or specialist treatment.
Source: Department for Environment, Food & Rural Affairs
https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables



Decrease in the proportion of waste sent to landfill since 2005/06



30% of waste is Recycled/ composted



47% of waste is Incinerated

Key Performance Indicator 20

Reduce carbon dioxide emissions through new development

Target: Annual average% carbon dioxide emissions savings for strategic development proposals progressing towards zero carbon in residential developments by 2016 and all developments by 2019

2.97 Policy 5.2 of the London Plan sets out a stepped approach to reaching zero carbon targets – see Table 2.23 and Table 2.24. While the zero carbon target for major residential developments came into effect as of 1 October 2016, the following analysis covers progress made against KPI 20 from January 2015 – December 2015 as this KPI is monitored by calendar year.

2.98 An analysis of the energy assessments submitted alongside Stage II planning applications determined by the Mayor between 1 January and 31 December 2015 was undertaken by the GLA in 2016 to establish the projected carbon dioxide savings secured from these schemes. The 2015 Energy Planning Monitoring Report [5] reflects a full year of applications assessed against the Mayor's energy hierarchy and carbon dioxide (CO2) reduction targets set out in London Plan policy 5.2.

Table 2.23 - London Plan Policy 5.2 Carbon Dioxide Emissions Reduction Targets for Residential Buildings

Year	Improvement on 2010 Building Regulations
2010-2013	25 per cent
2013-2016	40 per cent
2016-2031	zero carbon

Table 2.24 - London Plan Policy 5.2 Carbon Dioxide Emissions Reduction Targets for Non-domestic Buildings

Year	Improvement on 2010 Building Regulations
2010-2013	25 per cent
2013-2016	40 per cent
2016-2019	as per Building Regulations
2019-2031	zero carbon

Source: London Plan 2015

[5] https://www.london.gov.uk/WHAT-WE-DO/environment/environment-publications/2015-energy-planning-monitoring-report

Table 2.25 - Mayoral Referrals	
Stage 1 Receipt Date	Carbon Dioxide Reduction Target Beyond Building Regulations Part L
Prior to 1st October 2013	25% beyond Part L 2010
1st October 2013 to 3rd April 2014	40% beyond Part L 2010
From 4th April 2014	25% beyond Part L 2013

Source: GLA

2.99 Applications considered at Stage II in 2015 were assessed against one of three targets listed in Table 2.25 depending on the date they were received by the GLA at Stage I. Most of the applications considered at Stage II in 2015 were assessed against the target of 35 percent beyond Part L 2013, this having been introduced in 2014. This superseded, but was equivalent to, the London Plan target of 40 percent beyond Part L 2010 that was applied to earlier applications that were received at Stage I from October 2013. There were also still a few schemes reaching Stage II during 2015 whose Stage I submission preceded this, and these were consequently assessed against the earlier target of 25 per cent beyond Part L 2010.

2.100 The commitments secured during 2015 will reduce fossil fuel use leading to a total of more than 49,000 tonnes per annum of regulated CO_2 emission reductions, over and above those reductions required to comply with the appropriate Part L (2010 or 2013) of the Building Regulations. This is broadly equivalent to retrofitting loft insulation in more than 82,000 existing homes.

2.101 For 2015, 81 percent of applications were assessed against the stricter 2013 Part L, compared with only 5 per cent in 2014. The majority of applicants exceeded this target to produce an average of 35.8 per cent regulated CO_2 emission reductions beyond Part L 2013 across all applications in 2015. When the figures are normalised to Part L 2010 for year on year comparison, the figure for regulated CO_2 emission reductions for 2015 is in excess of 57,000 tonnes per annum.

2.102 Combined Heat and Power (CHP) remained the biggest single contributor to CO_2 emission reductions with the total proposed CHP capacity increasing to over 32MWe, a substantial increase from the 2014 figure of 20MWe, a reversal to the decline seen since 2012 and the highest figure recorded for proposed CHP capacity. Almost 95 per cent of the applications reaching Stage II in 2015 met or exceeded the Building Regulations through energy efficiency alone, while renewable energy is present in 78 percent of applications reaching their target. The amount of solar photovoltaics (PV) proposed declined compared with 2014 but is distributed over a larger number of schemes, thereby continuing to demonstrate the importance of renewable energy in developments to contribute to meeting the London Plan target.

2.103 Significant investment at each stage of the energy hierarchy was secured including £117 million in heat network infrastructure, circa £22 million in CHP and £15 million in solar PV panels as well as additional investment in other renewable technologies.

2.104 Major development proposals are required to provide a detailed energy assessment to demonstrate how the targets for CO2 emissions reduction outlined above are to be met within the framework of the energy hierarchy. Where it is clearly demonstrated that the specific targets cannot be fully achieved on-site, any shortfall may be provided off-site or through a cash-in-lieu contribution to the relevant borough to be ring-fenced in an off-set fund to secure delivery of carbon dioxide savings elsewhere.

2.105 The Mayor's Sustainable Design and Construction Supplementary Planning Guidance was published in April 2014. This provides the boroughs with further guidance on what to consider when setting up an off-set fund.

Key Performance Indicator 21

Increase in energy generated from renewable sources.

Target: Production of 8550 GWh of energy from renewable sources by 2026

2.106 This renewable energy generation target has been developed using data in the Mayor's Decentralised Energy Capacity Studies which marked out the role renewables could play in our future energy mix by 2026. The renewable energy generation figure includes the potential energy production from various electricity and heat supply technologies, including: photovoltaics, wind, hydro, biomass and energy from waste; as well as solar thermal, ground and air and water source heat pumps.

2.107 The most authoritative datasets for energy generated in London from renewable energy sources are provided by the Department of Business Energy and Industrial Strategy (BEIS, formerly Department for Energy and Climate Change). Table 2.26 shows the generation of electricity from renewables in London for 2011-2015. Generation has increased to 989 GWh from 751 GWh in 2011, but is well below the 2026 target. This increase is primarily due to improved/corrected geo-referencing for landfill and sewage gas sites, with several large sites reallocated from a neighbouring region (East or South East) to London. These sites are: Beckton and Riverside (Sewage), and Beddington, South Ockendon and Rainham (Landfill Gas).

2.108 In addition, through the Renewable Heat Incentive (RHI)[6] - the following renewable heat installations have been achieved by December 2016:

- 27 MW of capacity installed through the non-domestic RHI (an increase of 35% from December 2015);
- A total of 424 domestic accredited installations from domestic RHI.

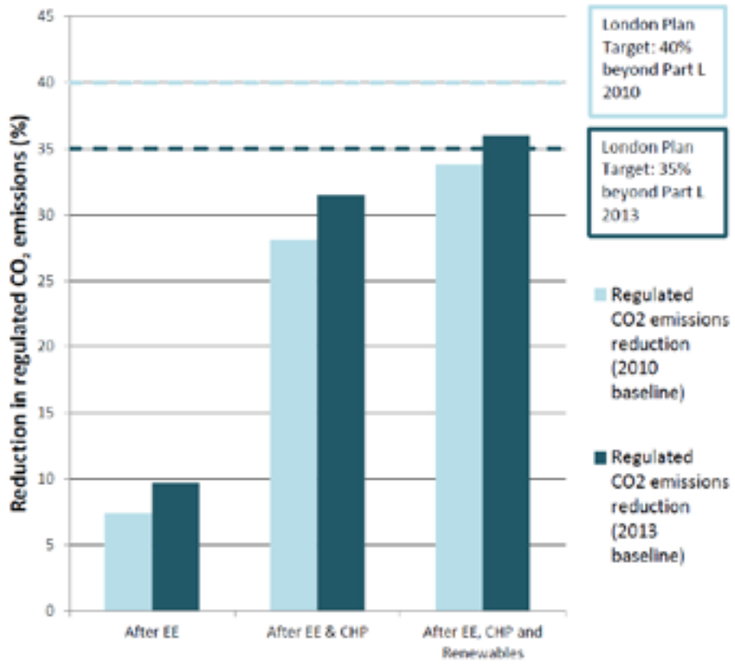
[6] https://www.gov.uk/government/collections/renewable-heat-incentive-statistics

Table 2.26 - Estimate of Renewable Energy Installed Capacity and Generation in London Electricity: 2011-2015

Year	Capacity (MW)/ Generation (GWh)	Bio-mass	Wind and Wave	Landfill Gas	Sewage Gas	Bio-energy	Photo-voltaics	Total
2011#	Total (MW)	0	3.7	0.3	20.6	165.7	25.0	215.3
	Total (GWh)	0	8.0	1.7	49.9	558.7	7.0	625.3
2012#	Total (MW)	0	4.4	0.3	23.4	167.0	42.3	237.5
	Total (GWh)	0	10.9	1.3	46	679.7	34.2	772.1
2013#	Total (MW)	0	4.4	0.3	23.4	169.5	49.1	246.8
	Total (GWh)	0	11.5	2.3	60.2	706.3	39.7	820.1
2014#	Total (MW)	0	11.2	0.3	23.4	172.4	60.7	268.0
	Total (GWh)	0	14.5	2.6	53.1	560.3	53.3	683.8
2015	Total (MW)	0	11.2	25.8	38.6	191.7	82.1	349.4
	Total (GWh)	0	20.1	169	81.3	648.2	70	988.7

Updated with amended data released in September 2016
https://www.gov.uk/government/statistics/regional-renewable-statistics
Source: Regional Statistics 2003-2015: Installed Capacity, Department of Business Energy and Industrial Strategy, and Regional Statistics 2003-2013: Generation, Department of Business Energy and Industrial Strategy

Figure 2.3 - Co2 Emissions



Source: Energy Planning Monitoring Report 2015
https://www.london.gov.uk/sites/default/files/2015_monitoring_report_-_final_nov_2016.pdf

Key Performance Indicator 22

Increase in Urban Greening

Target: Increase total area of green roofs in the CAZ

2.109 In 2014 the GLA, working with the Green Roof Consultancy, mapped all known green roofs in the CAZ that were visible on aerial imagery taken in the summer of 2013. A total of 678 green roofs covering an area of over 175,000m2 (17.5 ha) were found. The map is published here: https://www.london.gov.uk/what-we-do/ environment/parks-green-spaces-and-biodiversity/green-roof-map.

2.110 We have recently updated this dataset by assessing aerial imagery from summer 2015, and estimate an additional 45,000 m2 (4.5 ha) has been installed to make a total CAZ green roof area of around 22 ha. We will add this data to our green roof map in early 2017 and continue to encourage installers and purchasers of green roofs to inform the GLA of any green roofs that may have been missed, or that have been installed since the summer of 2015. The next update is likely to use aerial imagery from 2017.

Key Performance Indicator 23

Improve London's Blue Ribbon Network

Target: Restore 15km of rivers and streams* 2009 - 2015 and an additional 10km by 2020 (*defined as main river by the Environment Agency – includes larger streams and rivers but can also include smaller watercourses of local significance)

2.111 Restoration is defined as a measure that results in a significant increase in diversity of hydromorphological features and or improved floodplain connectivity and the restoration of river function through essential physical or biological processes, including flooding, sediment transport and the facilitation of species movement.

2.112 The Rivers and Streams Habitat Action Plan Steering Group, co-ordinating the implementation of this aspect of London's Biodiversity Action Plan and managed by the Environment Agency, recommended that projects have post project appraisals. For the Steering Group to enable a project to be assessed in terms of restoration, the following investigations can be made;

- River Habitat Survey (undertaking pre and post project surveys are good practice).
- Urban River Survey (undertaking pre and post project surveys are good practice).
- Pre and post fixed point photography.

2.113 The time of restoration of a habitat is defined as the point at which the necessary construction works have been carried out on the ground to the extent that the habitat is likely to develop without further construction work. For schemes that are phased over several years, an estimate of the length gained is made for each year ensuring that there is no double counting. In order to verify that habitats have been created and conditions secured, scheme details need to be submitted to the London River Restoration Group, which is a sub-group of the Catchment Partnership in London

2.114 Table 2.27 shows consistent restoration of 1.5 km p/a and above each year since 2007, except for the year 2014. Overall, the target of 15 km of river restoration between 2008 (base year as per London Biodiversity Action Plan habitat target) and 2015 has been achieved and exceeded by 742 m and in 2016 over 3km were restored. This represents significant progress of 30% against the additional 10km target to 2020.

2.115 Significant restoration schemes at Hogsmill, Yeading Brook and Brookside delivered just under 2km of restoration while an additional 600m of river was enhanced by volunteers in Richmond Park. The Ram Brewery in Wandsworth and the Lewisham Gateway projects will be completed shortly. The All London Green Grid and River Basin Management Plan should also facilitate further achievements. It should be noted that the London Biodiversity Action Plan includes, alongside this KPI, a target for maintenance and enhancement reflected in London Plan Policy 7.19 (Table 7.3).

Table 2.27 - River Restoration in London 2000 to 2016

Year	Restoration (metres)	Cumulative Restoration (metres)	Cumulative Change Since 2008 Baseline
2000	680	680	-
2001	150	830	-
2002	600	1,430	-
2003	2,300	3,730	-
2004	500	4,230	-
2005	0	4,230	-
2006	100	4,330	-
2007	5,100	9,430	-
2008	2,000	11,430	0
2009	1,500	12,930	1,500
2010	1,808	14,738	3,308
2011	3,519	18,257	6,827
2012	3,000	21,257	9,827
2013	2,395	23,652	12,222
2014	330	23,982	12,552
2015	2,490	27,172	15,742
2016	3,010	30,182	18,752

Source: Rivers and Streams Habitat Action Plan Steering Group and the London Catchment Partnership

Key Performance Indicator 24

Protecting and improving London's heritage and public realm

Target: Reduction in the proportion of designated heritage assets at risk as a% of the total number of designated heritage assets in London

2.116 The target includes all designated heritage assets, including World Heritage Sites, listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields. Table 2.28 shows that the number of designated heritage assets in London has increased from last year's. There are 84 new listed buildings, five new conservation areas, four more scheduled monument and one more registered park and garden in London.

2.117 In terms of designated assets at risk, in the last year there has been a slight increase of: listed buildings at risk (by 0.4%), conservation areas at risk (by 1% of those surveyed), and registered parks and gardens at risk (by 1%). The situation is more positive for the other three designed assets; the percentage of scheduled monuments at risk has decreased by 2.6% and none of London's world heritage sites or registered battlefields are at risk. For details on individual designated assets, please visit http://www.historicengland.org.uk/listing/the-list/data-downloads. Historic England also provides a summary document with the number and condition of all designated assets and has produced a Heritage at Risk 2016 summary for London.

Table 2.28 - Number and condition of designated heritage assets

Asset	2012		2013		2014		2015		2016	
	No.	% at Risk	no.	% at Risk	No.	% at Risk	No.	% at Risk	No.	% at Risk
World Heritage Sites*	4	0	4	0	4	0	4	0	4	0
Listed Buildings#	18,854	2.8	18,872	2.7	18,896	3	18,936	2.59	19,020	3
Conservation Areas	949	6.8	1,009	6.3	1,017	6.3**	1,021	6**	1,026	7
Schedule Monuments	154	22.7	155	20.6	156	19.9	158	19.6	162	17
Registered Parks and Gardens	150	8	150	7.3	150	7.3	150	6	151	7
Registered Battlefield	1	0	1	0	1	0	1	0	1	0

Source: Historic England
*designated by UNESCO.
** 952 of the 1026 Conservation Areas in London have been surveyed through the Conservation Areas at Risk survey. 72 or 7% of those conservation areas surveyed are considered to be at risk.

Chapter 3 - Additional Performance Measures and Statistics

Housing and Design

Housing Provision Annual Monitor 2015/16

Introduction

3.1 This report provides further detail on housing provision in London, adding to that provided in the tables in the main body of the Annual Monitoring Report. It is based on data provided by London boroughs to the London Development Database (LDD). The LDD was established by the GLA in 2004 with the support of government and the London Local Authorities and is widely regarded as the most authoritative source of information on housing provision in London.

3.2 This section deals with housing provision as defined for the purpose of monitoring the London Plan. The main focus is on the 'conventional supply' of housing, that is the supply of new housing from new build, conversions of existing residential buildings or changes of use. This definition only includes dwellings that are fully self-contained; meaning they have their own kitchen and bathroom behind their own lockable front door. Other forms of living accommodation that do not meet the definition of 'self-contained' make up the 'non-conventional' supply. This includes rooms in student halls, large houses in multiple occupation (HMOs) and, for the first time, bedrooms in care homes. The non-conventional supply also contributes to the housing targets in Annex 4 of the London Plan, as do vacant properties returning to use. Where these are being referred to, it will be explicitly stated in the text.

3.3 All figures are usually 'net' (losses of existing units are subtracted from the gains) unless otherwise stated. The main exceptions are figures showing numbers of bedrooms, residential densities and compliance with accessibility standards, which are all calculated on gross figures (losses are not subtracted from the total).

3.4 The reporting year used by LDD is the Financial Year (FY) which begins on 1st April and runs to 31st March the following year. FY2015 therefore runs from 01/04/2015 to 31/03/2016. To make it clearer we have used the form 2015/16 rather than FY2015 in this report.

3.5 Tenure types are generally taken from the s106 legal agreement associated with a permission, but they may be updated to reflect the final tenure split when the scheme is implemented, for example if a site or all of the units are acquired by a housing association for affordable housing prior to completion. Tenure changes after completion are not recorded on LDD.

3.6 A separate definition of affordable housing delivery is used by central government and by the Mayor for the purposes of monitoring his affordable homes programme. This counts the gross number of affordable homes delivered through conventional supply or acquisitions of existing properties, and includes changes in tenure that are not linked to the planning system so are not captured by LDD. Completion in relation to this definition is triggered by payment of grant. The Affordable Housing Monitor covers affordable housing delivery according to the London Housing Strategy definition.

3.7 Build to rent schemes are included in the Market units.

3.8 The statistics are based on the details of planning applications approved by London's 35 planning authorities. This includes the 33 London Boroughs, plus the London Legacy Development Corporation (LLDC) and the Old Oak and Park Royal Development Corporation (OPDC). LDD records all planning consents that propose a loss or a gain of residential units. This includes Full and Outline planning permissions, but also variations to these, whether through details / reserved matters consents, s73 Minor Material Amendments or formal Variations to s106 agreements are also recorded. Changes of use to residential through Section 3 of the General Permitted Development Order (GPDO) are also recorded, whether or not prior approval is required. Where prior approval is required (as is the case for Class O office to residential changes), the relevant class from the GPDO is recorded. Other classes (e.g. Class G ancillary retail to residential) may be recorded as s192 Certificates of Proposed Lawful Development rather than by the class in the GPDO. Note that the streamlined prior approvals process means that applicants do not need to submit full details of the proposed scheme so it is not always possible for the local authority to fill in all of the details normally recorded on LDD. These gaps in the data can lead to totals not matching across tables in this report. S191 Certificates of Existing Lawful Use are included where the change in units identified by the consent has not previously been identified in the Local Authority's housing stock figures. Temporary permissions are not included in these figures.

3.9 All time series data has been updated for this AMR and uses the definitions

outlined in the preceding paragraphs.

3.10 Data in all tables is shown by London Borough, rather than by planning authority. The only exception is Table 3.6 – Total net completions against London Plan benchmark 2015/16 which includes LLDC as it now has its own housing target, introduced in the 2015 London Plan. The Borough has been used in the remaining tables to allow comparison on with previous AMRs. This will be reviewed in the next AMR.

3.11 Although some individual schemes are referenced in this report, it is only intended to give a brief overview to the London situation. More detailed information at a local level can be found in borough AMRs.

3.12 Although the data in the LDD is supplied by the boroughs, the information presented here may be different from that found in the borough AMRs. This can be due to the timing of when the data is extracted as LDD is a live system that is continually updated and adjusted to reflect the best information available. There are also occasional differences in the way data is recorded, for example the way completions are allocated to particular years. The LDD ensures that the data is collected using the same methodology across London.

Table 3.1 - Key Statistics and Findings
There were 32,919 net conventional housing completions in London in 2015/16, an 8% increase on completions in 2014/15.
In addition 4,564 non-self-contained units were completed, a 14% increase on 2014/15.
The number of long term vacant dwellings in London decreased by 1,070.
This total of 38,553 is 91% of the 42,388 benchmark for the annual provision of new housing in the London Plan 2015 and an 12% increase on completions in 2014/15.
New build accounted for 77% of net conventional supply in 2015/16, conversions 4% and changes of use 19%. This latter figure is up from 13% in the previous year.

Table 3.1 - Key Statistics and Findings
Just 20% of completions in 2015/16 are affordable. Over the last three years net conventional affordable housing completions through planning permissions amounted to 21,491 homes. This represents 24% of total completions, compared to the three year average reported in AMR 12 of 28%.
Across all tenures, gross conventional housing supply was dominated by one or two bedroom homes. 38% of homes completed during 2014/15 were one bedroom or studio units, 42% had two bedrooms and the remaining 20% had three bedrooms or more, down slightly from 24% in 2014/15.
26% of gross affordable homes completed in 2015/16 had three or more bedrooms, down from 28% the previous year.
Net conventional housing approvals during 2015/16 are 73,271. This is down on the revised total of 88,668 approvals in 2014/15.
The average density of new housing approvals in 2015/16 was 171 dwellings per hectare (dph), and the average density of completions was 132 dph.
LDD records 60,125 net conventional starts and 3,716 net non-self-contained starts. (See paragraph 3.41 for the definition of a start). This total of 63,841 is an increase of nearly 12% on the combined 56,276 starts in 2014/15.
15% of net units approved and 14% of net units in schemes started during 2015/16 are affordable housing.
The conventional housing pipeline in London continues to grow. As of 31 March 2015, the net conventional housing pipeline consisted of 274,638 homes. Of these, 56% are in schemes that are recorded as ‘under construction’.
The pipeline of non-self-contained accommodation is 12,633 units, down from 19,106 as at 31/03/2015. Of the units in the current pipeline, 78% are in schemes that are under construction.

Completions

3.13 Total housing provision as monitored in the London Plan consists of three elements: conventional housing supply, non-self-contained accommodation, and long-term empty homes returning to use, often referred to as 'Vacants'. KPI 4 in chapter 2 and Table 3.6 show housing provision at borough level compared to the housing targets in Annex 4 of the 2015 London Plan. Table 3.7 shows the delivery by borough compared to the housing targets over the last three years. This is the first AMR to be monitored against the target in the 2015 London Plan. Table 3.7 therefore compares delivery to the sum of one year of the 2015 target and two years of the target in the 2011 plan.

3.14 Net conventional completions for 2015/16 are 32,919. This continues an upward trend each year since 2010/11 when conventional completions fell below 20,000.

3.15 The non-self-contained element of the benchmark is comprised of bedrooms in student halls of residence, hostels, large houses in multiple occupation and care homes. The latter is a new component of the non-self-contained supply introduced for the 2015 plan and brings our definition in line with that used for Communal Accommodation category in the annual Housing Flows Reconciliation return to the Department for Communities and Local Government. However for the purposes of monitoring the London Plan the number of separate bedrooms is counted, whereas the Housing Flows Reconciliation records the number of Council Tax rateable units, which will generally be a lower figure. The net total non-self-contained completions for 2015/16 are 4,564.

3.16 The number of 'vacants', as measure by the Council Tax Base, dropped from 20,915 to 19,845, a net addition to the housing supply figures of 1,070 homes.

3.17 When combined, the total supply is 38,553. This is 4,163 above the revised total of 34,390 for 2014/15 which is now in excess of the previous high total of 33,283 completions achieved in 2006/07.

3.18 Table 3.2 and Figure 3.1 show the latest data on completions by year. From 2015/16 it has been mandatory for boroughs to record all types of consent that permit a change in the number of units. This means that various types of prior approval (such as retail to residential and storage and distribution

to residential) and Certificate of Proposed Lawful Development granted under s192 of the Town and Country Planning Act are being recorded for the first time (although office to residential prior approvals have been recorded since their introduction on 30th May 2013). All of the permission types recorded on LDD are included in the completions figures in this AMR, and the data for previous years has also been updated. It is recognised that some of the newly-required permission types granted before 01/04/2015 may not have been recorded so will not appear in the completions figures. However the numbers of units involved are small. Approvals and completions by permission type are shown in Table 3.19 and Table 3.15 respectively to give an indication of the numbers. The new types of consent are grouped together under the heading of 'Other prior approvals'.In 2015/2016 a total of 37,922 conventional homes were completed, with 5,003 lost or replaced to give the net total of 32,919 (see Table 3.11). As ever, there has been a wider variation in the number of units completed by borough. The borough with the largest number of completions in both gross and net terms is Wandsworth, where 3,115 net and 3,326 gross completions have been recorded. Tower Hamlets (2,452) and Croydon (2,044) also have net completions in excess of 2,000. In total, 13 boroughs have recorded over 1,000 net conventional completions.

3.19 Areas where large-scale residential redevelopment is taking place can show high gross but low net supply. This can be the result of the way that LDD records all losses in the same year, while gains can be spread over several years. This is the case with the net loss of units recorded in Bexley where 547 completions are less than the losses of 640 units, giving a net total of -93. This is largely due to the loss of all units at the Larner Road Estate on permission 12/01379/OUTM being recorded in 2015/16, while their replacement is spread over more than one year. Besides Bexley, two other boroughs have recorded less than 100 net completions, The City, due to its small area and focus on commercial activity, has 77.

3.20 There are three development types for conventional housing supply recorded in the LDD; new build (including extensions), conversions (changes to the number of units in properties already in residential use) and changes of use (for example gains from industrial or commercial uses and losses to non-C3 uses). Table 3.11 shows gross and net conventional supply by type for each borough. Across London, new build provides the most units accounting for 77% of net completions, however the contribution of changes

of use continues to rise. Conversions again make up 4% of net supply while changes of use now make up 19%. This is up from 10% recorded in AMR 11.

3.21 The increase in the importance of changes of use reflects the impact of the new classes of prior approval which together make up 12% of net completions. Office to residential prior approvals, introduced in May 2013, make up 98% of these. Retail to residential changes of use are yet to make a significant impact in London. The impact of office to residential prior approvals has been most significant in Outer London where they make up nearly 19% of completions, compared to 8% in Inner London (excluding the Central Activities Zone where there is an exemption from this type of prior approval). As a consequence, new build units make up approximately 71% and changes of use 25% of completions in Outer London compared to 82% and 16% in Inner London. The impact is most significant in Richmond upon Thames where prior approvals contributed 59% of their 514 net completions and Sutton where they account for 60% of 371 net completions.

3.22 The impact of residential conversions is insignificant in many boroughs, but again shows wide variation across London. While they contributed 30% of completions recorded in Haringey, and 11% in Ealing, they contributed a net loss in four boroughs, Kensington and Chelsea, Kingston upon Thames, Westminster and Richmond upon Thames because the gain from converting houses into flats was outweighed by the loss from converting flats into houses. Of these four, all except Kingston upon Thames also had a net loss from conversions during 2014/15.

3.23 Total net affordable housing supply in 2015/16 was 6,675, representing 20% of total completions. This is lower in both absolute and percentage terms than was achieved in either 2013/14 or 2014/15. The three year average is down to 24%, down from 28% for three years from 2012/13 to 2014/15. Table 3.13 shows total net conventional affordable supply by borough over the last three years, both in numeric terms and as a proportion of total supply. In this period the borough with the highest proportions of affordable housing supply was Waltham Forest at 69%. The next highest is Greenwich at 45%. Waltham Forest also has the highest three year average at 47%. Three other boroughs have a 3 year average of 40% or more, Barking and Dagenham (43%), Havering (41%) and Greenwich (40%). In contrast, Bexley, Harrow and Kingston upon Thames all recorded a net loss of affordable housing in 2015/16. In part as a consequence of a big loss at the Larner Road Estate (planning reference 12/01379/OUTM), Bexley now has a three year average supply of 1%. Harrow (2%), City of London (3%), Redbridge (3%) and Bromley (5%) all have a three year average well below 10%. It is important to remember the role that the timing of losses in relation to the re-provision can have a significant impact on the annual figures for any individual borough, but the low three-year average in not just these boroughs but across London generally is a matter which the current Mayor has made a clear commitment to address.

3.24 Table 3.10 shows the split of total gross conventional completions in 2015/16 across London as a whole by tenure and number of bedrooms. The figures are presented in gross terms as the number of bedrooms for homes lost or replaced is currently recorded on a voluntary basis and there is not yet sufficient data to provide meaningful net figures. One-bed (including studios and bedsits) and two-bed properties make up the majority of supply, accounting for 38% and 42% of the total respectively. The remaining 20% have 3 bedrooms or more. However the profile of supply varies with tenure. Homes with 3 bedrooms or more make up 34% of social rented supply, 30% of Affordable Rent homes, 18% of market homes and 14% of intermediate homes. The proportion across all tenures is 20%. This is a decrease from 24% in 2014/15 meaning there has been a shift from family homes to 1 bed units compared to completions for the previous year.

3.25 Table 3.9 shows the gross conventional supply of housing by borough and number of bedrooms while Table 3.10 shows the same for affordable housing only. The percentage with 3 bedrooms or more is shown to reflect the provision of family housing. Across London, 20% of completed homes have 3 bedrooms or more. The borough providing the highest percentage of family housing is Bexley (36%), followed by Westminster and Kensington and Chelsea (both 34%) and Havering (33%). When we look just at affordable housing with 3 or more bedrooms, the highest percentage is in Kingston upon Thames where 19 of 28 units are affordable (68%). More significant in terms of numbers are the 338 family homes that make up 36% of the supply of affordable housing in Tower Hamlets and the 228 units that make up 34% of the supply in Waltham Forest. In total, 11 boroughs have delivered at least 30% of their affordable housing as family units. A total of 2,318 affordable family homes represents 26% of total affordable completions.

3.26 Table 3.12 breaks down net conventional affordable supply in the last three years into social rented, intermediate and Affordable Rent. Over the three-year period net conventional affordable housing supply amounted to 21,491

homes, with social rented units accounting for 38% of these, intermediate products 39% and Affordable Rent units 23%. This continues the anticipated trend from Social Rented to Affordable Rent. Note though that some Affordable Rent units are ultimately provided at a level equivalent to social rent, so the terms are sometimes used interchangeably by boroughs.

3.27 The average density of new housing completions in London (shown in Table 3.14) was 132 dwellings per hectare (dph), compared to an average of approximately 127dph for the years from 2008/09 to 2014/15. As has been reported in previous AMRs the lowest densities are found in the outer London boroughs. The density of completions in Bromley was 45dph, in Hillingdon and Kingston upon Thames it was 64dph and in Bexley it was 69dph. The highest average density is in Haringey where the figure of 346dph is well above the average for completions which is approximately 140dph for the period 2008/09 to 2014/15. The City of London delivered housing at a density of 298dph, lower than recorded in previous years.

3.28 Densities are calculated by dividing the gross total residential units by the sum of the residential site areas. This means that the value entered for the site area on an individual permission can have a significant impact on the density for the whole borough, and even for London as a whole if the area entered is high enough. Site areas can be difficult to calculate, particularly on mixed use schemes and those being delivered in phases, and are often recalculated as a result of details of later phases are approved. The site areas for a number of major permissions have recently been reviewed as part of the preparation of site data for the Strategic Housing Land Availability Assessment which is currently underway to inform the borough-level housing targets for the new London Plan. These changes, which have increased some densities and reduced others, have led to changes in some of the historic data. Table 3.14 has been updated to reflect these changes.

3.29 The total of 4,564 non-self-contained units completed during FY2015 continues the recent trend for strong delivery of student accommodation. In total 5,637 student rooms were completed and 378 lost, giving a net total of 5,259. Most of the new student accommodation is in the Central Activities Zone, 3,018 rooms is 57% of net supply. Meanwhile just 869, or 16%, of net student rooms are in Outer London. However this is partly due to the loss of 378 rooms at the former University of East London site in Barking and Dagenham (permission 06/01284/OUT). In gross terms, 22% of the student rooms completed are in Outer London.

3.30 In contrast to the large gains in student rooms, there has been a decrease of 695 rooms from the other two elements of the non-self-contained supply, care homes (-476) and hostels / large HMOs (-219). This can at least in part be attributed to a move towards more self-contained provision for older people and improvements to the existing housing stock leading to low-quality non-self-contained units being replaced by new self-contained flats.

3.31 The number of long term vacant properties is derived from the Council Tax Base and is published by the Department for Communities and Local Government in Housing Live Table 615. The data included in this report is broken down by borough (meaning there is no separate total for the London Legacy Development Corporation) and it covers the period from 6th October 2015 to 3rd October 2016, so does not exactly match the time period used for the rest of the data. However it remains the best source of net data available. Long-term empty homes are defined as those dwellings which had been unoccupied and substantially unfurnished for over six months. Since April 2012 there has been local discretion over the level of discount that vacant properties receive, and since April 2013 local authorities can also charge a premium of up to 50% on properties vacant for more than two years. It is not known what impact this has had on the recording of vacant properties.

3.32 The number of long-term vacant properties (vacants) dropped from 20,915 in October 2015 to 19,845 in October 2016, meaning a net increase of 1,070 units to housing supply. In Newham the number of vacants dropped from 1,318 to 593, a net increase to housing supply of 725. In Islington the number dropped from 953 to 499, a gain of 454 units. Lambeth gained 386 units. In total 19 boroughs recorded a drop in vacants which added to their housing provision total. Meanwhile 14 boroughs recorded a rise in vacants. The biggest rise was in Harrow where there was an increase from 97 to 651 units, a loss of 554 units from their housing supply. Enfield saw a rise in the number of vacants of 268 and Croydon 194. Full details at borough level can be found at https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants.

Approvals

3.33 Annual approvals include all units in planning permissions that are granted during the year unless they are superseded by a revision to the scheme within the same year. Many of the permissions granted will be renewals of existing permissions, revisions to previously approved schemes or provide details of the phasing of outline permissions. For this reason approvals cannot simply be added together to give a cumulative total, however they are comparable year on year. Table 3.3 shows the trend in net approvals at London level since 2004/05, while Table 3.16 breaks down 2015/16 approvals by tenure and Table 3.17 by bedrooms.

3.34 Net conventional housing approvals during 2015/16 currently stand at 73,271. This is well below the total approvals for 2014/15, which have been revised upwards to 88,668. This revised figure for 2014/15 is a big increase on the 74,930 reported in AMR 12. For this reason it is difficult to talk about trends. However it is likely that the final revised approvals figure for 2015/16 will remain well below the peaks recorded in 2010/11 and 2014/15, but above the long term average of around 65,000. Approvals in outer London in general are relatively high, accounting for 40% of all approvals. This is in contrast to a relatively low number of housing approvals in CAZ, both in numeric and percentage terms, when compared to the last four years. In each of the last four years, the rest of inner London (excluding CAZ) has provided approximately 50% of approved homes.

3.35 The borough to approve the highest number of units is Greenwich, in which over 15,000 homes have been granted permission. However, nearly 13,000 of these are in the revised Greenwich Peninsula master-plan (15/0716) which supersedes a number of existing permissions including and following on from the original master-plan that granted 10,000 units in 2004 (022903O). It therefore does not add the full number of approved units to the existing housing pipeline. Other large schemes to have been granted permission are at the Peel Centre in Barnet (2,900 units under ref H/04753/14), Kodak East in Harrow (1,800 units under ref P/2165/15) and the Wharves Site, Oxestalls Road, Lewisham (1,100 units under reference 15/092295). The redevelopment of the Aylesbury Estate in Southwark (14-AP-3844) gave permission for 2,745 homes, a net increase of 644. The details / reserved matters applications that will follow these outline application will appear in the approvals figures in future years. Outline applications account for over 25% of unit approvals in 2015/16. This is close to the long term average. Prior approvals account for nearly 12% of net unit approvals, of which office to residential prior approvals account for 97%.

3.36 In terms of tenure, 85% of homes approved in 2015/16 units are for market sale or rent, leaving 15% as affordable units, broken down as 7% intermediate, 6% Affordable Rent and 1% social rented. This is a slight increase on the 14% in 2014/15 (revised up from 13% in AMR 12). It should be noted that the tenure of the units may not have been defined on some outline permissions, so the number of affordable units may increase as details of the later phases are submitted. The tenure of approved units can also change at any time before completion, for example as the result of negotiations between developers and planning authorities or by subsequent transfer of units to a housing association.

3.37 19% of units approved in 2015/16 have 3 or more bedrooms, the threshold to qualify as family housing. 42% are 1 bed units (including studios) and 39% 2 bed units. Enfield approved the highest proportion of units with 3 or more bedrooms, 460 units equating to 34% of gross approvals. Southwark approved a total of 1,525 units with 3 bedrooms or more, 31% of their approvals. Barking and Dagenham approved just 128 family units, 8% of total gross approvals. The City of London also approved less than 10% family units, 33 units equating to 9% of total gross approvals. Not shown inTable 3.17 is that just 2% of units granted through the prior approval process have 3 bedrooms or more. When these are excluded, the proportion of family units in approvals during 2015/16 is 20%.

3.38 The average density of new housing approvals shown in Table 3.18 is 154 dph, a decrease on last year's 168 dph (revised upwards from 147 dph as stated in AMR 12. Note that there have been several changes to densities following a reappraisal of some large sites in preparation for the 2017 London SHLAA) and Table 3.18 has been updated accordingly. As ever there is wide variation between boroughs. The average of the London totals from the years 2008/09 to 2014/15 is 148 dph. For the third year in a row, the highest density is in Tower Hamlets (488 dph). The next highest is in the City of London (316 dph) followed by Hackney (249 dph). The lowest density figures are in Havering (45 dph) Kingston upon Thames (53 dph) and Bromley (55 dph).

3.39 Not shown in the tables are the densities within and outside Opportunity

Areas. When approvals within OAs are excluded from the analysis, the density is 111 dph. This compares to a density of 217 dph for sites in OAs.

3.40 A net total of 867 non-self-contained rooms were approved during 2015/16. This is made up of a net gain of 1,132 student bedrooms, a loss of 68 care home bedrooms and a loss of197 hostel / HMO bedrooms. The average net approvals of non-self-contained accommodation for the period 2004/05 to 2014/15 is approximately 4,800, so the approvals for 2015/16 are currently well below the long-term average. They are also well below the 4,564 completions.

Starts

3.41 In the LDD a 'start' is the point at which a planning permission can no longer lapse due to the acknowledgement of a legal start on site. This can be triggered by demolition of existing buildings or preparatory works on site, and does not mean the start of physical construction work on an individual building. It may be several years between a scheme start and the completion of the final units, particularly on large schemes. Annual starts include all units in planning permissions that are started during the year unless they are superseded by a revision to the scheme within the same year. Many of the permissions started will be for revisions to previously approved schemes or provide details of the phasing of outline permissions that have already been started in previous years. As with approvals, starts from different years can't simply be added together to give a cumulative total. They are however comparable year on year.

3.42 Table 3.20 shows net conventional housing 'starts' by tenure. LDD records 67,619 starts, higher than the revised figure for 2014/15 of 51,777. It is important to note that boroughs are still reporting difficulties in identifying starts on site and that some starts only get picked up when work is well underway, or occasionally only on scheme completion (particularly in the case of conversions or changes of use where there may be little or no external evidence of the work). This means that the figure for starts will generally be revised upwards as more information becomes available.

3.43 In terms of tenure, 15% of net starts in 2015/16 were affordable housing units. Intermediate units account for the largest proportion of net starts, the 4,878 units making up 49% of the affordable starts and 7% of total starts.

28% of net affordable starts are Affordable Rent and the remaining 23% for social rent. This reflects the fact that social rented units are the most likely affordable tenure to be replaced during estate redevelopment schemes. In gross terms social rented units make up nearly 40% of affordable starts.

3.44 As in previous years the majority of the units recorded as started have 1 and 2 bedrooms, with 41% being one bedroom or studio units, 38% having 2 bedrooms and 20% having 3 bedrooms or more.

3.45 A total of 3,591 non-self-contained units were recorded as started during 2015/16. As observed in the completions and approvals, the gains are all in student bedrooms. The net starts of 3,846 student rooms compares to starts of schemes containing a net loss of 202 SG bedrooms and 53 bedrooms in care homes. There were 4,705 non-self-contained unit starts in 2014/15.

The pipeline of new homes

3.46 The 'pipeline' of housing supply comprises homes which have been granted planning permission but are not yet completed, and can be broken down into homes that are 'not started' and those that are 'under construction'. It is important to bear in mind the definition of a start above. The under construction pipeline shows the capacity in schemes on which some work has started but should not be used to infer that work has begun on all the dwellings in those schemes. The annual flow of planning approvals for new homes adds to the pipeline, while units are removed when they are either completed, superseded by a new scheme or pass their lapse date without a start being made.

3.47 Table 3.4 shows the net pipeline as at the end of each financial year (31st March) at London level since 2004/05. The number of units in the pipeline continues to rise, now to over 274,000 units, meaning there is capacity within the planning system to deliver more than 6 years of supply at the target level in the London Plan 2015.

3.48 Table 3.23 shows the planning pipeline for conventional residential units as of 31 March 2016. At the end of the year there were 119,984 units (net) in schemes which have been granted planning permission but on which construction had not started and 154,654 units (net) in schemes under construction, giving a total pipeline of 274,638. This means that 56% of units

are in schemes that are started, up from 52% in the pipeline as at 31st March 2015.

3.49 Table 3.24 shows the proportion of the pipeline by permission type. This shows that over 6% of the pipeline is in office to residential prior approvals. This is the only prior approval type to have so far made a significant impact on London's housing supply. Nearly 36% of the total pipeline is in Outline permissions which will generally need further details to be submitted before the approved homes can be constructed . Perhaps surprisingly 33% of units in started schemes are in Outline permissions. This is partly down to hybrid applications (part full / part outline) being included in the Outline category (all of the units are included in the starts as soon as the Full permission is started), but this suggests that up to a third of the started units are potentially several years away from final construction. Most notably this includes Barking Reach (04/01230/OUT) where over 10,000 units are in the started pipeline.

3.50 East London has long been viewed as the part of London with the most potential to accommodate growth, and the boroughs with the most homes in the pipeline are Greenwich and Tower Hamlets. Between them they have capacity for over 58,000 homes, or 21% of the total. However there is capacity in other parts of London too. The pipeline in Barnet has increased to 20,122 and Wandsworth has a total net pipeline of 18,756 units. At the other end of the scale, the City of London have a net pipeline of 991 homes, while Merton (currently 1,216), Kingston upon Thames (1,536) and Richmond upon Thames (1,852) also have a net pipeline of under 2,000 units. However the data return from Merton for 2015/16 is currently incomplete so the pipeline there will most likely be higher than the current figure once all approvals are added and completions recorded. The small pipeline in Richmond upon Thames is despite a large number of office to residential prior approvals being submitted within the borough. These consents now make up nearly a third of the net pipeline in the borough.

3.51 Table 3.22 shows the gross conventional pipeline by number of bedrooms. 21% of units for which the information is available will provide 3 bedrooms or more, while 40% are two bed units..

3.52 The net pipeline of non-self-contained units is 12,633. Of these, 78% are in schemes that are under construction. This leaves around 2,700 rooms in permissions that are not started, down from nearly 7,500 at the end of 2014/15.

Gypsy and traveller sites

3.53 A total of 10 pitches were granted permission during 2015/16 in four separate consents. However all relate to the on-going occupation of sites, and are personal to the occupants. The consents are Bexley 13/02057/FUL, Bromley 10/02059/FULL2, Havering P0405.15 and Havering P0773.13.

3.54 Two permissions are recorded as complete during 2015/16, Lambeth 14/05864/RG3 for 1 additional pitch and Sutton C2014/70617 confirms 4 additional pitches at Grove Place, taking the total on that site to 16. Note that traveller pitches are now included with as part of the overall residential supply, contributing to the residential totals in this report.

Table 3.2 - Net Housing Supply in London													
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Average
Conventional	24,680	25,549	26,647	27,736	29,527	25,096	19,914	23,582	23,903	26,581	30,495	32,919	26,386
Non-Conventional	5,314	792	3,028	1,407	2,760	1,561	2,021	1,282	2,939	4,433	4,015	4,564	2,843
Vacants back in use	2,519	-61	3,608	287	-398	2,223	4,882	5,670	2,018	1,057	-120	1,070	1,896
Total	32,513	26,280	33,283	29,430	31,889	28,880	26,817	30,534	28,860	32,071	34,390	38,553	31,125

Vacants back in use - GOV.UK Housing Live Table 615; https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants

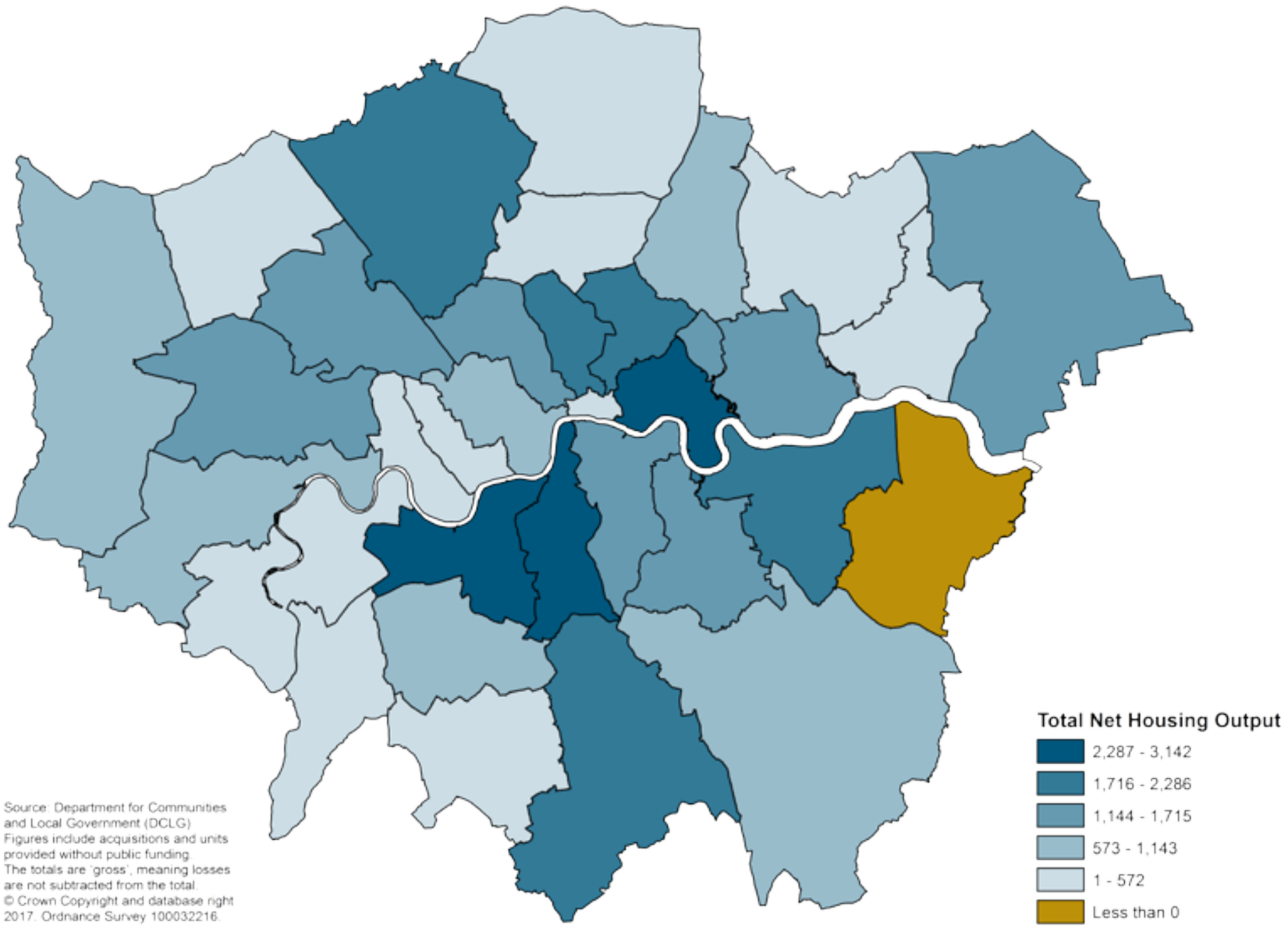
Table 3.3 - Net Conventional Housing Approvals													
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Average
Central Activities Zone	4,877	4,281	7,604	4,800	4,208	2,739	4,309	15,694	10,469	8,003	17,166	7,075	8,207
Inner	26,709	23647	26,722	40,664	24,267	28,269	22,126	45,081	22,037	32,635	45,355	36,983	32,414
Outer	23,881	25387	23,610	35,000	19,273	15,029	31,930	26,250	12,706	24,636	26,147	29,213	24,379
London	55,467	53,315	57,936	80,464	47,748	46,037	58,365	87,025	45,212	65,274	88,668	73,271	65,000

Table 3.4 - Net Conventional Housing Pipeline in London as at End of Financial Year													
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Average
Central Activities Zone	9,468	9,923	13,180	15,225	16,209	15,416	14,589	24,131	29,488	33,445	39,158	37,764	21,500
Inner	58,648	63589	73,303	87,836	87,433	91,942	83,791	100,541	106,378	121,240	132,626	136,290	95,301
Outer	43,563	52862	57,936	71067	70199	67,192	79,795	86,547	82,952	87,920	93438	100,584	74,505
London	111,679	126,374	144,419	174,128	173,841	174,550	178,175	211,219	218,818	242,605	265,222	274,638	191,306

Table 3.5 - Net Conventional Housing Completions													
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Average
Central Activities Zone	2,311	2,567	2,391	1,526	1,930	1,911	2,317	1,628	1,558	2,122	2,570	4,009	2,237
Inner	10,672	11,819	11,852	12,345	14,464	13,769	9,628	11,270	11,191	12,617	13,590	13,528	12,229
Outer	11,697	11,165	12,402	13,868	13,133	9,416	7,969	10,684	11,154	11,842	14,335	15,382	11,921
London	24,680	25,551	26,645	27,739	29,527	25,096	19,914	23,582	23,903	26,581	30,495	32,919	26,386

All data from the London Development Database

Map 3.1 - Total Housing Delivery 2015/16



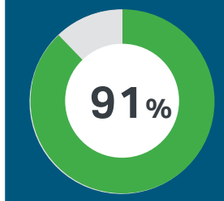
Source: Department for Communities and Local Government (DCLG)
Figures include acquisitions and units provided without public funding.
The totals are 'gross', meaning losses are not subtracted from the total.

The London Plan includes a separate housing target for the London Legacy Development Corporation, which overlaps with the boroughs of Newham, Hackney, Tower Hamlets and Waltham Forest.

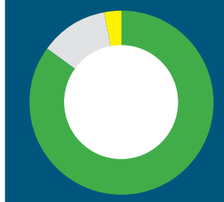
The other Mayoral Development Corporation, the Old Oak and Park Royal Development Corporation, does not have a housing target in the 2015 London Plan.

Table 3.6 - Total Net Completions Against London Plan Benchmark 2015/16

Borough	Net Conventional Completions	Net Non-conventional rooms	Long term vacants returning to use	Total	London Plan Benchmark	% of Target
Barking and Dagenham	789	-378	92	503	1,236	41%
Barnet	1,644	34	149	1,827	2,349	78%
Bexley	-93	-15	8	-100	446	-22%
Brent	1,047	450	-48	1,449	1,525	95%
Bromley	728	-68	105	765	641	119%
Camden	942	368	24	1,334	889	150%
City of London	77	0	-4	73	141	52%
Croydon	2,044	-18	-194	1,832	1,435	128%
Ealing	1,082	565	-28	1,619	1,297	125%
Enfield	676	-19	-268	389	798	49%
Greenwich	1,756	-42	41	1,755	2,685	65%
Hackney	838	1,030	-9	1,859	1,599	116%
Hammersmith and Fulham	368	0	-114	254	1,031	25%
Haringey	367	0	120	487	1,502	32%
Harrow	910	7	-554	363	593	61%
Havering	1,490	0	70	1,560	1,170	133%
Hillingdon	851	80	62	993	559	178%
Hounslow	506	-38	126	594	822	72%
Islington	1,027	475	454	1,956	1,264	155%
Kensington and Chelsea	341	-117	-110	114	733	16%
Kingston upon Thames	304	62	-1	365	643	57%
Lambeth	1,348	1,077	386	2,811	1,559	180%
Lewisham	1,541	-10	-87	1,444	1,385	104%
LLDC	547	759	0	1,306	1,471	89%
Merton	642	47	8	697	411	170%
Newham	917	7	725	1,649	1,994	83%
Redbridge	538	0	-7	531	1,123	47%
Richmond upon Thames	514	-8	38	544	315	173%
Southwark	1,382	124	4	1,510	2,736	55%
Sutton	371	-99	-15	257	363	71%
Tower Hamlets	2,431	440	10	2,881	3,931	73%
Waltham Forest	972	-39	-58	875	862	102%
Wandsworth	3,115	-16	43	3,142	1,812	173%
Westminster	907	-94	102	915	1,068	86%
London	32,919	4,564	1,070	38,553	42,388	91%



91% of benchmark met in 2015/16

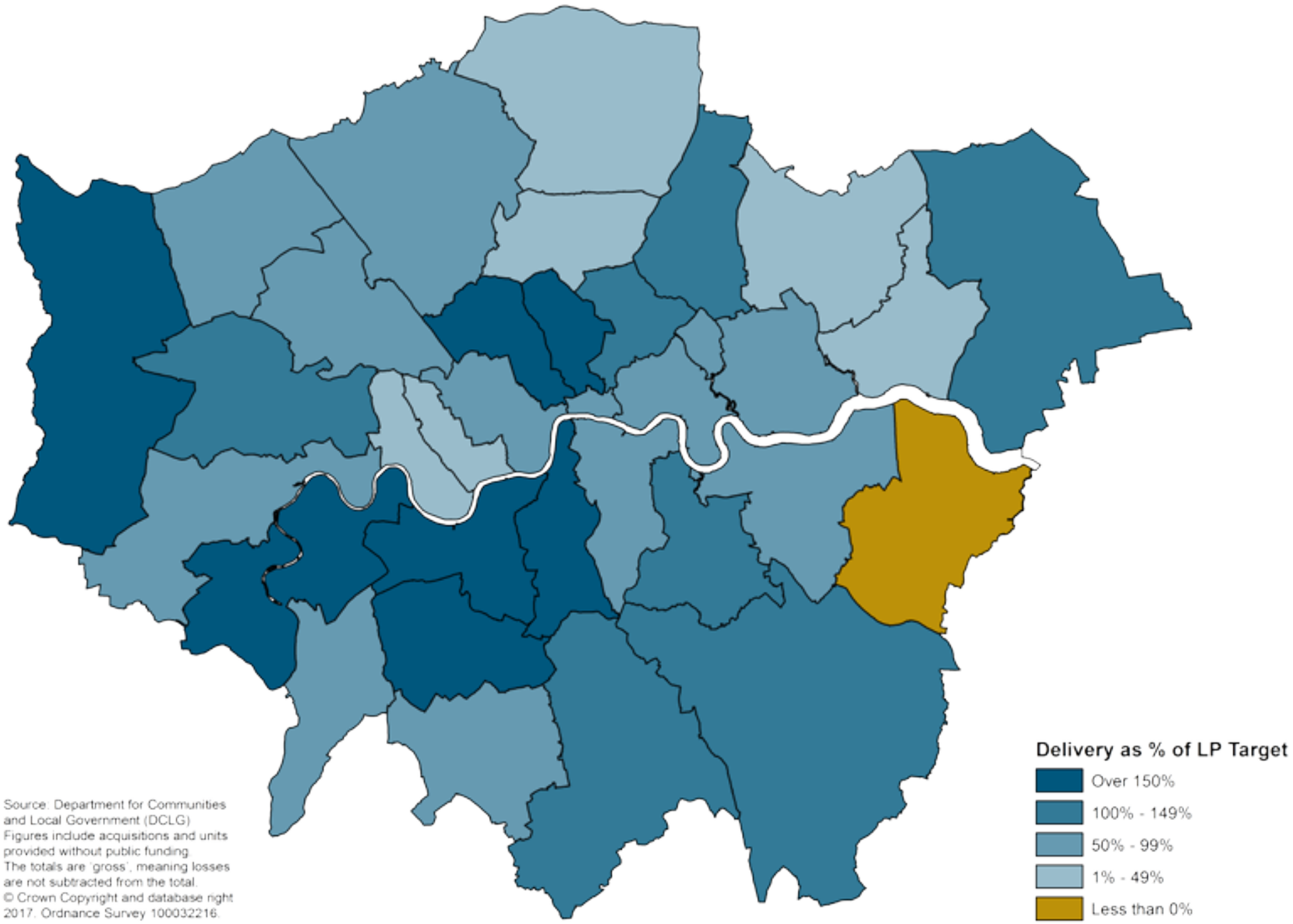


Conventionoal housing 85%

Non-self-contained 12%

Vacants 3%

Map 3.2 - Total Housing Delivery as a Percentage of London Plan Housing Monitoring Benchmarks



Source: Department for Communities and Local Government (DCLG)
Figures include acquisitions and units provided without public funding.
The totals are 'gross', meaning losses are not subtracted from the total.

Bexey has recroded a net loss of homes in 2015/16, largely due to demolition as part of a phased redevelopment scheme. This shows the importance of considering housing delivery over time.

Figure 3.1 - Total Housing Provision By Year

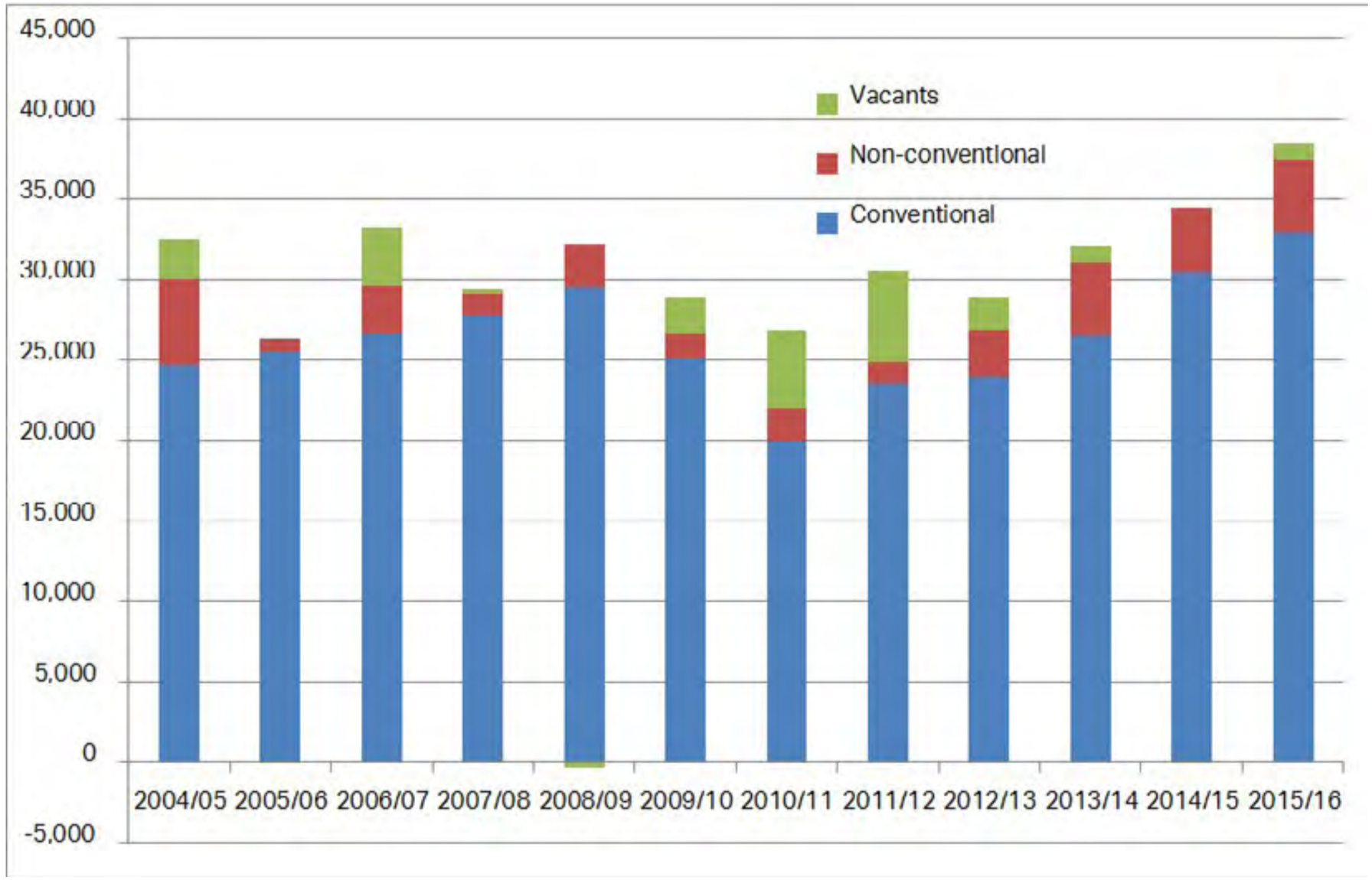


Table 3.7 - Total net completions compared to London Plan benchmarks 2013/14 to 2015/16

Borough	Total net completions	Total expected by benchmark	Delivery compared to benchmark
Barking and Dagenham	1,799	3,537	51%
Barnet	3,901	6,953	56%
Bexley	1,290	1,227	105%
Brent	4,403	4,115	107%
Bromley	1,542	1,782	87%
Camden	4,638	2,443	190%
City of London	736	392	188%
Croydon	4,963	4,200	118%
Ealing	3,395	3,484	97%
Enfield	1,535	2,156	71%
Greenwich	4,806	7,965	60%
Hackney	4,492	4,358	103%
Hammersmith and Fulham	3,443	2,677	129%
Haringey	1,613	3,824	42%
Harrow	1,677	1,536	109%
Havering	3,203	3,310	97%
Hillingdon	2,550	1,543	165%
Hounslow	2,643	2,114	125%
Islington	4,208	3,698	114%
Kensington and Chelsea	1,188	2,051	58%
Kingston upon Thames	1,293	1,661	78%
Lambeth	5,801	4,313	135%
Lewisham	3,664	3,875	95%
LLDC	835	2,942	28%
Merton	1,594	1,142	140%
Newham	6,254	6,488	96%
Redbridge	1,038	3,006	35%
Richmond upon Thames	1,216	875	139%
Southwark	5,220	7,477	70%
Sutton	1,192	936	127%
Tower Hamlets	7,696	10,747	72%
Waltham Forest	1,993	2,484	80%
Wandsworth	5,035	4,769	106%
Westminster	2,143	2,906	74%
London	102,999	116,986	88%

Notes for table Table 3.7: 'Total net completions' is the combined total of the convnetional, non-self-contained and vacant properties returning to use for the three years 2013/14 to 2015/16. 'Total expected by benchmark' is the sum of the housing benchmark figures from Annex 4 of the London Plan across the same period. 2013/14 and 2014/15 take the figure from the London Plan 2011 while 2015/16 takes the figure from the London Plan 2015.

Table 3.8 - Gross conventional housing completions by tenure and number of bedrooms 2015/16

Dwellings	1 bed	2 beds	3 beds	4+ beds	Total
Social Rented	1,020	1,284	882	310	3,496
Intermediate	1,268	1,361	357	24	3,010
Affordable Rent	699	1,023	560	185	2,467
Market	11,484	12,187	3,801	1,477	28,949
All Tenures	14,471	15,855	5,600	1,996	37,922
As a% of total	1 bed	2 bed	3 bed	4+ bed	Total
Social Rented	29%	37%	25%	9%	100%
Intermediate	42%	45%	12%	1%	100%
Affordable Rent	28%	41%	23%	7%	100%
Market	40%	42%	13%	5%	100%
All Tenures	38%	42%	15%	5%	100%

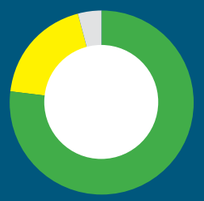
Table 3.9 - Gross conventional housing completions by number of bedrooms 2015/16

Borough	Number of Bedrooms					
	1	2	3	4+	Total	% 3 or more
Barking and Dagenham	239	396	146	83	864	27%
Barnet	525	705	307	191	1,728	29%
Bexley	100	248	149	50	547	36%
Brent	465	583	155	39	1,242	16%
Bromley	266	335	96	114	811	26%
Camden	448	381	192	76	1,097	24%
City of London	56	25	1	0	82	1%
Croydon	1,113	717	153	155	2,138	14%
Ealing	519	535	180	55	1,289	18%
Enfield	272	282	162	81	797	30%
Greenwich	630	909	283	36	1,858	17%
Hackney	463	401	177	48	1,089	21%
Hammersmith and Fulham	164	196	69	25	454	21%
Haringey	244	137	40	23	444	14%
Harrow	509	600	90	46	1,245	11%
Havering	414	597	433	71	1,515	33%
Hillingdon	341	348	172	39	900	23%
Hounslow	269	231	66	22	588	15%
Islington	571	408	119	23	1,121	13%
Kensington and Chelsea	194	150	118	56	518	34%
Kingston upon Thames	126	193	39	36	394	19%
Lambeth	776	688	192	51	1,707	14%
Lewisham	605	841	130	33	1,609	10%
Merton	449	210	41	16	716	8%
Newham	552	652	277	59	1,540	22%
Redbridge	184	262	90	100	636	30%
Richmond upon Thames	295	219	53	47	614	16%
Southwark	672	833	307	46	1,858	19%
Sutton	175	203	13	41	432	13%
Tower Hamlets	1,022	1,035	410	111	2,578	20%
Waltham Forest	389	388	217	64	1,058	27%
Wandsworth	1,058	1,772	404	92	3,326	15%
Westminster	366	375	319	67	1,127	34%
London	14,471	15,855	5,600	1,996	37,922	20%

Table 3.10 - Gross conventional affordable housing completions by number of bedrooms 2015/16

Borough	Number of Bedrooms					
	1	2	3	4+	Total	% 3 or more
Barking and Dagenham	106	214	48	24	392	18%
Barnet	48	103	32	7	190	21%
Bexley	27	123	98	26	274	45%
Brent	27	54	19	18	118	31%
Bromley	7	8	5	0	20	25%
Camden	89	72	33	12	206	22%
City of London	0	0	0	0	0	-
Croydon	110	200	73	20	403	23%
Ealing	148	106	50	21	325	22%
Enfield	42	49	27	4	122	25%
Greenwich	259	430	112	23	824	16%
Hackney	91	68	48	18	225	29%
Hammersmith and Fulham	14	5	9	7	35	46%
Haringey	0	0	0	0	0	-
Harrow	94	48	5	14	161	12%
Havering	169	256	137	50	612	31%
Hillingdon	56	27	14	0	97	14%
Hounslow	106	119	40	11	276	18%
Islington	99	105	39	2	245	17%
Kensington and Chelsea	27	22	12	6	67	27%
Kingston upon Thames	3	6	15	4	28	68%
Lambeth	131	141	100	19	391	30%
Lewisham	111	79	39	13	242	21%
Merton	44	9	12	0	65	18%
Newham	118	157	144	30	449	39%
Redbridge	31	30	28	0	89	31%
Richmond upon Thames	22	57	14	7	100	21%
Southwark	154	221	113	16	504	26%
Sutton	23	21	0	0	44	0%
Tower Hamlets	287	327	242	96	952	36%
Waltham Forest	202	240	178	50	670	34%
Wandsworth	304	288	64	15	671	12%
Westminster	38	83	49	6	176	31%
London	2,987	3,668	1,799	519	8,973	26%

Completions by development type



Net conventional homes

Gross conventional homes

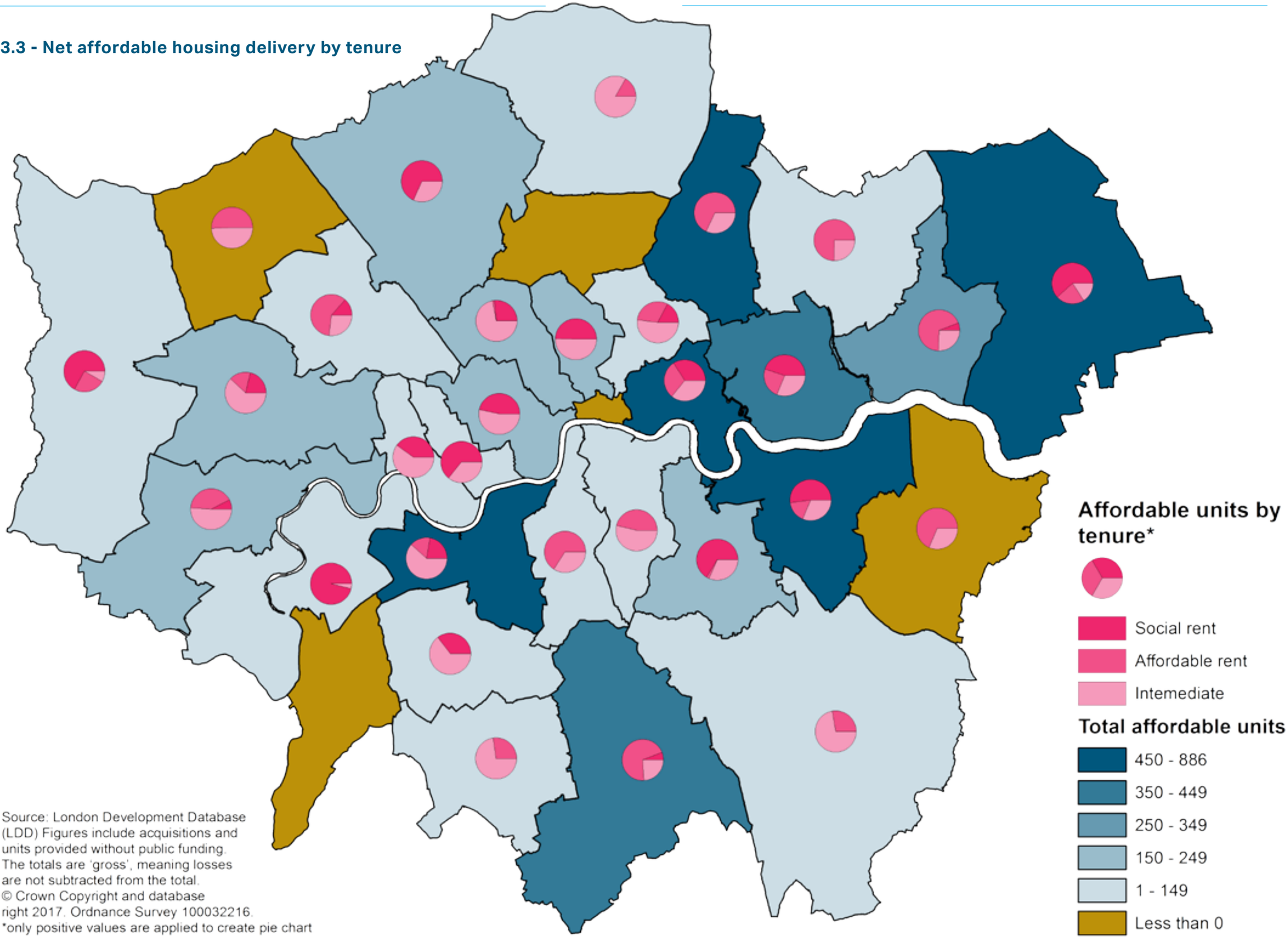
Table 3.11 - Net Conventional Completions by Development Type 2015/16

Borough	New build			Conversion			Change of use			Total		
	Lost	Gained	Net	Lost	Gained	Net	Lost	Gained	Net	Lost	Gained	NET
Barking and Dagenham	68	794	726	6	20	14	1	50	49	75	864	789
Barnet	43	1,372	1,329	41	80	39	0	276	276	84	1,728	1,644
Bexley	633	485	-148	5	15	10	2	47	45	640	547	-93
Brent	95	910	815	98	189	91	2	143	141	195	1,242	1,047
Bromley	46	615	569	34	59	25	3	137	134	83	811	728
Camden	60	739	679	94	125	31	1	233	232	155	1,097	942
City of London	0	1	1	3	9	6	2	72	70	5	82	77
Croydon	32	1,258	1,226	58	171	113	4	709	705	94	2,138	2,044
Ealing	121	1,003	882	83	206	123	3	80	77	207	1,289	1,082
Enfield	79	540	461	30	73	43	12	184	172	121	797	676
Greenwich	52	1,695	1,643	12	41	29	38	122	84	102	1,858	1,756
Hackney	109	752	643	129	179	50	11	158	147	249	1,089	840
Hammersmith and Fulham	16	289	273	68	101	33	2	64	62	86	454	368
Haringey	1	200	199	76	186	110	0	58	58	77	444	367
Harrow	300	795	495	34	74	40	1	376	375	335	1,245	910
Havering	23	1,475	1,452	2	4	2	0	36	36	25	1,515	1,490
Hillingdon	32	597	565	12	35	23	5	268	263	49	900	851
Hounslow	75	466	391	7	13	6	0	109	109	82	588	506
Islington	35	813	778	59	147	88	0	161	161	94	1,121	1,027
Kensington and Chelsea	28	331	303	143	112	-31	6	75	69	177	518	341
Kingston upon Thames	58	210	152	31	24	-7	1	160	159	90	394	304
Lambeth	263	1,022	759	91	163	72	5	522	517	359	1,707	1,348
Lewisham	8	1,227	1,219	41	79	38	19	303	284	68	1,609	1,541
Merton	47	335	288	11	12	1	16	369	353	74	716	642
Newham	2	1,198	1,196	96	190	94	1	152	151	99	1,540	1,441
Redbridge	82	554	472	12	28	16	4	54	50	98	636	538
Richmond upon Thames	25	191	166	66	57	-9	9	366	357	100	614	514
Southwark	412	1,483	1,071	61	85	24	3	290	287	476	1,858	1,382
Sutton	43	157	114	18	40	22	0	235	235	61	432	371
Tower Hamlets	109	2,404	2,295	14	40	26	3	134	131	126	2,578	2,452
Waltham Forest	4	777	773	78	165	87	4	116	112	86	1,058	972
Wandsworth	74	3,012	2,938	135	180	45	2	134	132	211	3,326	3,115
Westminster	30	649	619	172	141	-31	18	337	319	220	1,127	907
London	3,005	28,349	25,344	1,820	3,043	1,223	178	6,530	6,352	5,003	37,922	32,919

Table 3.12 - Net conventional affordable housing completions by tenure 2013/14 to 2015/16

Borough Name	2013/14			2014/15			2015/16			Total			All tenures Total
	Social Rented	Intermediate	Affordable Rent	Social Rented	Intermediate	Affordable Rent	Social Rented	Intermediate	Affordable Rent	Social Rented	Intermediate	Affordable Rent	
Barking and Dagenham	370	17	201	-101	115	0	19	83	223	288	215	424	927
Barnet	188	55	42	245	54	60	130	60	0	563	169	102	834
Bexley	99	47	20	44	78	48	-583	80	174	-440	205	242	7
Brent	151	92	0	294	274	138	7	14	31	452	380	169	1,001
Bromley	110	30	0	-100	23	15	-8	13	5	2	66	20	88
Camden	160	29	13	34	27	0	48	131	3	242	187	16	445
City	24	0	0	0	0	0	0	0	0	24	0	0	24
Croydon	57	59	63	296	91	251	23	92	268	376	242	582	1,200
Ealing	63	115	7	85	-36	10	51	148	40	199	227	57	483
Enfield	123	41	0	34	35	33	-37	74	15	120	150	48	318
Greenwich	450	217	12	207	88	3	409	247	130	1,066	552	145	1,763
Hackney	128	109	117	350	137	11	25	75	45	503	321	173	997
Hammersmith and Fulham	-11	240	0	2	171	0	14	21	0	5	432	0	437
Haringey	68	82	0	41	224	189	0	0	0	109	306	189	604
Harrow	10	23	0	41	55	0	-213	59	60	-162	137	60	35
Havering	150	75	67	19	21	352	371	95	134	540	191	553	1,284
Hillingdon	59	34	0	59	27	0	65	8	24	183	69	24	276
Hounslow	69	60	0	168	170	63	16	108	88	253	338	151	742
Islington	117	241	0	196	27	0	110	112	0	423	380	0	803
Kensington and Chelsea	143	21	0	-8	61	0	43	24	0	178	106	0	284
Kingston upon Thames	48	23	13	37	19	76	-7	0	0	78	42	89	209
Lambeth	236	97	13	148	143	67	-17	53	102	367	293	182	842
Lewisham	103	52	0	241	164	13	157	75	5	501	291	18	810
Merton	50	74	14	34	31	26	23	42	0	107	147	40	294
Newham	334	169	0	320	192	56	190	132	101	844	493	157	1,494
Redbridge	1	1	0	8	8	1	-11	16	47	-2	25	48	71
Richmond upon Thames	81	28	0	5	0	0	95	4	0	181	32	0	213
Southwark	299	160	24	-121	169	61	-165	154	132	13	483	217	713
Sutton	17	5	27	157	0	23	-35	32	12	139	37	62	238
Tower Hamlets	6	175	32	486	190	55	303	318	265	795	683	352	1,830
Waltham Forest	-234	147	90	24	110	147	0	214	456	-210	471	693	954
Wandsworth	49	175	0	65	56	23	141	390	101	255	621	124	1,000
Westminster	9	38	0	25	23	0	82	94	0	116	155	0	271
London	3,527	2,731	755	3,335	2,747	1,721	1,246	2,968	2,461	8,108	8,446	4,937	21,491

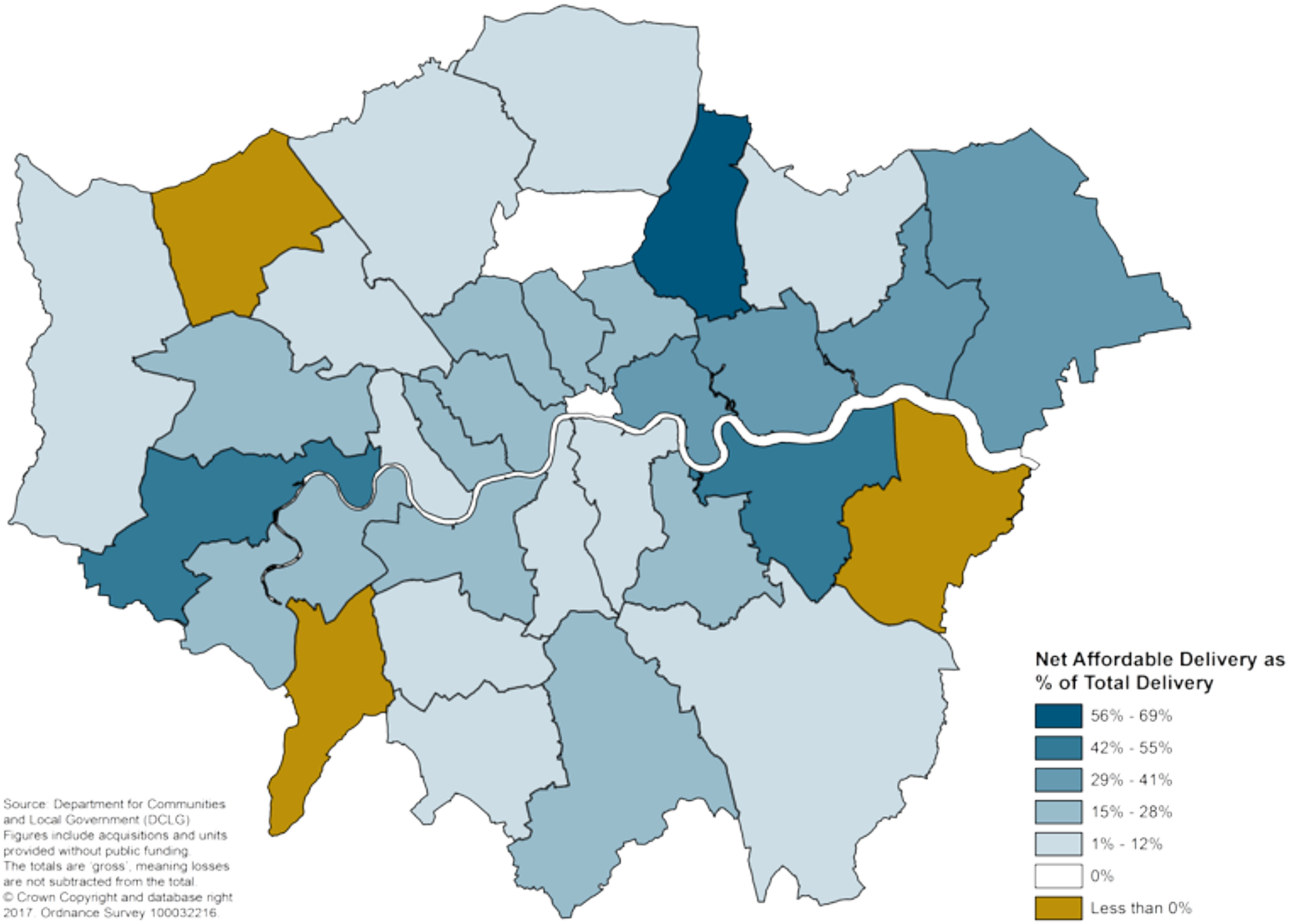
Map 3.3 - Net affordable housing delivery by tenure



Source: London Development Database (LDD) Figures include acquisitions and units provided without public funding. The totals are 'gross', meaning losses are not subtracted from the total.

*only positive values are applied to create pie chart

Map 3.4 - Affordable Housing Delivery as a Percentage of Net Conventional Housing Delivery 2015/16



Source: Department for Communities and Local Government (DCLG)
Figures include acquisitions and units provided without public funding.
The totals are 'gross', meaning losses are not subtracted from the total.

Three boroughs have recorded a net loss of affordable housing from completions during 2015/16, while two have recorded no net change

Table 3.13 - Affordable housing completions as proportion of total net conventional supply

Borough	Total net conventional affordable completions			Affordable as% of net conventional supply		
	2013/14	2014/15	2015/16	2013/14	2014/15	2015/16
Barking and Dagenham	588	14	325	68%	3%	41%
Barnet	285	359	190	27%	26%	12%
Bexley	166	170	-329	31%	21%	354%
Brent	243	706	52	35%	44%	5%
Bromley	140	-62	10	20%	-15%	1%
Camden	202	61	182	37%	12%	19%
City of London	24	0	0	6%	0%	0%
Croydon	179	638	383	14%	42%	19%
Ealing	185	59	239	25%	7%	22%
Enfield	164	102	52	31%	25%	8%
Greenwich	679	298	786	50%	23%	45%
Hackney	354	498	145	35%	31%	17%
Hammersmith and Fulham	229	173	35	21%	20%	10%
Haringey	150	454	0	33%	54%	0%
Harrow	33	96	-94	11%	23%	-10%
Havering	292	392	600	31%	54%	40%
Hillingdon	93	86	97	15%	9%	11%
Hounslow	129	401	212	13%	37%	42%
Islington	358	223	222	28%	26%	22%
Kensington and Chelsea	164	53	67	70%	7%	20%
Kingston upon Thames	84	132	-7	32%	25%	-2%
Lambeth	346	358	138	30%	25%	10%
Lewisham	155	418	237	22%	29%	15%
Merton	138	91	65	30%	19%	10%
Newham	503	568	423	25%	29%	29%
Redbridge	2	17	52	1%	7%	10%
Richmond upon Thames	109	5	99	29%	2%	19%
Southwark	483	109	121	29%	9%	9%
Sutton	49	180	9	13%	38%	2%
Tower Hamlets	213	731	886	13%	32%	36%
Waltham Forest	3	281	670	1%	41%	69%
Wandsworth	224	144	632	19%	15%	20%
Westminster	47	48	176	9%	7%	19%
London	7,013	7,803	6,675	26%	26%	20%

Table 3.14 - Density of Residential Completions by Borough (dwellings per hectare) 2015/16

Borough	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Barking and Dagenham	112	57	166	152	71	130
Barnet	84	80	101	88	75	71
Bexley	42	70	98	64	108	69
Brent	156	141	137	130	110	169
Bromley	49	46	49	31	41	45
Camden	184	116	178	171	172	160
City of London	306	857	376	808	478	298
Croydon	101	75	82	77	97	177
Ealing	112	102	101	121	106	107
Enfield	86	59	73	97	67	72
Greenwich	239	144	166	102	281	229
Hackney	198	230	242	236	257	204
Hammersmith and Fulham	231	205	223	277	173	187
Haringey	106	148	147	110	107	346
Harrow	79	60	93	83	82	75
Havering	53	68	48	39	53	99
Hillingdon	44	25	101	58	56	64
Hounslow	94	78	51	119	115	113
Islington	187	296	207	215	230	231
Kensington and Chelsea	194	153	157	112	161	154
Kingston upon Thames	52	90	66	52	71	64
Lambeth	290	170	158	199	165	180
Lewisham	164	160	140	174	143	283
Merton	101	78	132	93	48	133
Newham	216	164	169	307	280	189
Redbridge	218	171	84	84	63	137
Richmond upon Thames	54	59	101	96	61	79
Southwark	372	212	165	190	230	181
Sutton	66	79	97	50	53	96
Tower Hamlets	404	305	230	311	279	232
Waltham Forest	160	125	133	115	132	112
Wandsworth	104	125	163	112	211	167
Westminster	142	195	213	216	187	234
London	130	114	129	128	122	132

Table 3.15 - Net Conventional Housing Completions by Permission Type 2015/16

Borough	Full	Outline	Reserved matters and other amendments	Office to Residential Prior Approval (Class O - formerly J)	Other Prior Approvals	S191 Certificate of Existing Lawful Use	All permission types
Barking and Dagenham	441	68	237	35	1	7	789
Barnet	485	418	507	230	-1	5	1,644
Bexley	221	-338	2	12	7	3	-93
Brent	860	0	0	99	4	84	1,047
Bromley	600	33	1	94	0	0	728
Camden	550	6	255	107	1	23	942
City of London	77	0	0	0	0	0	77
Croydon	1,386	0	45	591	2	20	2,044
Ealing	931	18	75	5	0	53	1,082
Enfield	526	0	0	112	2	36	676
Greenwich	1,415	196	91	2	0	52	1,756
Hackney	694	0	0	48	12	86	840
Hammersmith and Fulham	331	0	0	31	0	6	368
Haringey	77	0	142	51	0	97	367
Harrow	252	297	0	351	4	6	910
Havering	871	210	409	0	0	0	1,490
Hillingdon	380	258	12	193	5	3	851
Hounslow	349	124	0	31	2	0	506
Islington	826	0	23	116	0	62	1,027
Kensington and Chelsea	198	145	0	0	0	-2	341
Kingston upon Thames	156	0	17	128	3	0	304
Lambeth	720	102	117	344	0	65	1,348
Lewisham	1,293	0	0	217	7	24	1,541
Merton	339	2	0	298	1	2	642
Newham	804	0	463	82	4	88	1,441
Redbridge	414	0	90	28	3	3	538
Richmond upon Thames	212	0	0	302	0	0	514
Southwark	1,336	0	0	21	5	20	1,382
Sutton	137	1	9	222	2	0	371
Tower Hamlets	2,122	199	98	31	0	2	2,452
Waltham Forest	814	0	0	59	8	91	972
Wandsworth	3,003	11	5	53	11	32	3,115
Westminster	895	0	7	2	0	3	907
London	23,715	1,750	2,605	3,895	83	871	32,919

Note: Reserved matters and other amendments includes Details and Reserved matters, Minor Material Amendments and Variations to s106. Other prior approvals includes s192 Certificates of Proposed Lawful Development, but does not include office to residential prior approvals.

Table 3.16 - Conventional Approvals by Tenure FY2015/16

Borough	Existing				Proposed				Net				Net% affordable.
	Market	Social Rent	Intermedi-ate	Affordable Rent	Market	Social Rent	Intermedi-ate	Affordable Rent	Market	Social Rent	Intermedi-ate	Affordable Rent	
Barking and Dagenham	18	0	0	0	1,155	309	49	2	1,137	309	49	2	24%
Barnet	480	0	0	0	5,580	473	166	207	5,100	473	166	207	14%
Bexley	116	0	0	0	757	137	69	0	641	137	69	0	24%
Brent	225	0	0	0	1,431	65	37	111	1,206	65	37	111	15%
Bromley	105	10	0	0	870	1	20	4	765	-9	20	4	2%
Camden	146	145	25	0	1,038	120	40	10	892	-25	15	10	0%
City of London	2	0	0	0	336	13	0	0	334	13	0	0	4%
Croydon	152	35	0	0	2,815	68	177	175	2,663	33	177	175	13%
Ealing	433	926	0	0	2,120	732	247	20	1,687	-194	247	20	4%
Enfield	146	128	0	0	1,114	150	47	59	968	22	47	59	12%
Greenwich	69	9	0	303	12,269	203	1,029	2,110	12,200	194	1,029	1,807	20%
Hackney	255	0	1	0	1,297	17	114	3	1,042	17	113	3	11%
Hammersmith and Fulham	819	0	0	0	2,529	34	155	10	1,710	34	155	10	10%
Haringey	197	0	0	0	740	0	18	5	543	0	18	5	4%
Harrow	116	1	0	0	3,315	134	92	397	3,199	133	92	397	16%
Havering	51	54	0	0	558	20	0	25	507	-34	0	25	-2%
Hillingdon	50	0	0	0	755	26	58	0	705	26	58	0	11%
Hounslow	57	25	0	0	2,824	66	230	232	2,767	41	230	232	15%
Islington	99	42	0	0	719	323	23	0	620	281	23	0	33%
Kensington and Chelsea	271	0	0	0	504	25	0	0	233	25	0	0	10%
Kingston upon Thames	58	0	0	0	599	0	53	10	541	0	53	10	10%
Lambeth	97	188	0	0	1,847	107	328	228	1,750	-81	328	228	21%
Lewisham	92	0	0	0	2,066	8	200	179	1,974	8	200	179	16%
Merton	68	0	0	0	547	0	1	3	479	0	1	3	1%
Newham	211	26	0	0	2,474	43	211	291	2,263	17	211	291	19%
Redbridge	86	37	1	0	679	15	9	54	593	-22	8	54	6%
Richmond upon Thames	92	0	0	0	610	54	34	0	518	54	34	0	15%
Southwark	420	2,319	0	0	2,963	1,407	577	5	2,543	-912	577	5	-15%
Sutton	54	10	27	0	806	124	25	13	752	114	-2	13	14%
Tower Hamlets	62	0	0	0	5,730	211	322	319	5,668	211	322	319	13%
Waltham Forest	89	16	0	0	644	49	20	65	555	33	20	65	18%
Wandsworth	219	0	0	0	3,476	73	540	478	3,257	73	540	478	25%
Westminster	459	152	0	0	2,898	242	296	49	2,439	90	296	49	15%
London	5,814	4,123	54	303	68,065	5,249	5,187	5,064	62,251	1,126	5,133	4,761	15%

Table 3.17 - Gross Conventional Housing Approvals by Number of Bedrooms 2015/16

Borough	Number of Bedrooms					% 3 or more
	1	2	3	4+	Total	
Barking and Dagenham	496	891	126	2	1,515	8%
Barnet	2,170	2,638	1,195	423	6,426	25%
Bexley	334	462	140	27	963	17%
Brent	851	487	232	74	1,644	19%
Bromley	337	414	69	75	895	16%
Camden	511	448	186	63	1,208	21%
City of London	150	166	33	0	349	9%
Croydon	1,933	869	315	118	3,235	13%
Ealing	897	1,373	675	174	3,119	27%
Enfield	374	536	308	152	1,370	34%
Greenwich	7,766	5,500	2,316	29	15,611	15%
Hackney	684	536	178	33	1,431	15%
Hammersmith and Fulham	1,109	985	466	168	2,728	23%
Haringey	339	265	78	81	763	21%
Harrow	1,233	2,326	206	173	3,938	10%
Havering	122	288	105	88	603	32%
Hillingdon	429	328	60	22	839	10%
Hounslow	1,741	1,268	276	67	3,352	10%
Islington	479	437	118	31	1,065	14%
Kensington and Chelsea	234	142	93	60	529	29%
Kingston upon Thames	286	190	102	84	662	28%
Lambeth	1,120	994	365	31	2,510	16%
Lewisham	1,102	996	306	49	2,453	14%
Merton	241	212	36	62	551	18%
Newham	1,319	978	672	50	3,019	24%
Redbridge	456	202	75	24	757	13%
Richmond upon Thames	264	321	62	51	698	16%
Southwark	1,537	1,890	846	679	4,952	31%
Sutton	546	329	75	18	968	10%
Tower Hamlets	3,373	2,487	653	69	6,582	11%
Waltham Forest	361	319	77	21	778	13%
Wandsworth	1,284	2,137	803	343	4,567	25%
Westminster	1,170	1,170	862	283	3,485	33%
London	35,248	32,584	12,109	3,624	83,565	19%

Table 3.18 - Density of Residential Approvals by Borough (dwellings per hectare) 2015/16

Borough	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
Barking and Dagenham	273	126	67	71	100	217
Barnet	100	70	93	80	83	117
Bexley	80	99	64	98	57	93
Brent	185	146	134	193	151	164
Bromley	52	35	40	31	40	62
Camden	139	181	188	131	189	167
City of London	457	469	447	440	340	311
Croydon	141	153	120	164	102	135
Ealing	142	112	103	119	122	84
Enfield	61	61	91	75	73	119
Greenwich	337	239	233	254	245	670
Hackney	235	239	122	246	423	248
Hammersmith and Fulham	183	243	218	393	262	176
Haringey	117	214	150	107	144	72
Harrow	63	89	92	65	130	133
Havering	122	58	57	46	57	46
Hillingdon	57	70	60	55	83	67
Hounslow	75	106	67	138	207	173
Islington	293	285	193	232	376	166
Kensington and Chelsea	225	192	163	140	190	145
Kingston upon Thames	62	50	34	58	86	53
Lambeth	183	177	226	216	359	211
Lewisham	133	230	128	141	207	156
Merton	65	75	46	71	106	92
Newham	398	316	151	176	260	218
Redbridge	158	108	70	99	111	156
Richmond upon Thames	106	71	54	91	92	88
Southwark	224	211	366	296	218	163
Sutton	57	106	57	146	119	115
Tower Hamlets	296	479	192	455	428	473
Waltham Forest	111	144	128	142	143	107
Wandsworth	206	287	194	161	134	212
Westminster	206	218	195	193	169	186
London	137	161	130	149	168	171

Table 3.19 - Net Conventional Housing Approvals by Permission Type 2015/16

Borough	Full	Outline	Reserved Matters and Other Amendments	Office to Residential Prior Approval (Class O - formerly J)	Other Prior Approvals	S191 Certificate of Existing Lawful Use	All Permission Types
Barking and Dagenham	1,281	149	0	57	3	7	1,497
Barnet	4,827	154	697	260	3	5	5,946
Bexley	578	88	119	54	5	3	847
Brent	382	103	397	443	10	84	1,419
Bromley	558	0	0	216	6	0	780
Camden	577	0	61	233	-1	22	892
City of London	116	0	231	0	0	0	347
Croydon	1,627	0	99	1,292	10	20	3,048
Ealing	1,198	230	140	139	0	53	1,760
Enfield	533	500	0	5	22	36	1,096
Greenwich	2,248	12,898	0	27	5	52	15,230
Hackney	653	0	329	63	44	86	1,175
Hammersmith and Fulham	1,451	0	207	237	8	6	1,909
Haringey	418	0	0	49	2	97	566
Harrow	871	1,800	314	823	7	6	3,821
Havering	298	7	0	180	13	0	498
Hillingdon	376	3	264	134	9	3	789
Hounslow	1,489	876	0	902	3	0	3,270
Islington	620	0	0	240	2	62	924
Kensington and Chelsea	260	0	0	0	0	-2	258
Kingston upon Thames	392	118	6	71	17	0	604
Lambeth	1,096	0	772	279	13	65	2,225
Lewisham	885	1,131	0	310	11	24	2,361
Merton	320	1	0	152	6	4	483
Newham	712	2	1,935	42	3	88	2,782
Redbridge	198	0	85	323	24	3	633
Richmond upon Thames	373	0	0	233	0	0	606
Southwark	1,456	649	0	84	4	20	2,213
Sutton	494	9	6	364	4	0	877
Tower Hamlets	2,883	0	2,939	696	0	2	6,520
Waltham Forest	429	0	0	139	20	85	673
Wandsworth	3,152	0	1,047	99	21	29	4,348
Westminster	2,820	0	0	50	1	3	2,874
London	35,571	18,718	9,648	8,196	275	863	73,271

Note: Reserved matters and other amendments includes Details and Reserved matters, Minor Material Amendments and Variations to s106.
Other prior approvals includes s192 Certificates of Proposed Lawful Development, but does not include office to residential prior approvals.

Table 3.20 - Conventional Starts by Tenure FY2015/16

Borough	Existing				Proposed				Net				% Affordable.
	Market	Soc.Rent	Intermediate	Aff. Rent	Market	Soc. Rent	Intermediate	Aff. Rent	Market	Soc. Rent	Intermediate	Aff. Rent	
Barking and Dagenham	382	987	0	0	1,007	6	539	486	625	-981	539	486	7%
Barnet	93	162	0	0	3,593	253	47	283	3,500	91	47	283	11%
Bexley	77	0	0	0	369	14	24	28	292	14	24	28	18%
Brent	169	285	0	0	1,977	182	51	40	1,808	-103	51	40	-1%
Bromley	48	10	0	0	841	13	14	10	793	3	14	10	3%
Camden	223	355	34	0	1,509	352	117	23	1,286	-3	83	23	7%
City of London	17	0	0	0	559	0	0	27	542	0	0	27	5%
Croydon	115	56	0	1	3,316	64	135	162	3,201	8	135	161	9%
Ealing	262	249	45	0	1,931	388	347	27	1,669	139	302	27	22%
Enfield	80	33	0	0	1,375	94	49	11	1,295	61	49	11	9%
Greenwich	56	43	0	303	4,872	978	389	38	4,816	935	389	-265	18%
Hackney	151	3	0	0	1,472	168	265	26	1,321	165	265	26	26%
Hammersmith and Fulham	57	0	0	0	962	0	155	10	905	0	155	10	15%
Haringey	114	40	0	0	775	193	115	0	661	153	115	0	29%
Harrow	75	1	0	0	1,086	70	9	4	1,011	69	9	4	8%
Havering	15	12	0	0	192	26	10	25	177	14	10	25	22%
Hillingdon	88	0	0	0	1,507	9	13	41	1,419	9	13	41	4%
Hounslow	14	0	0	0	608	50	101	57	594	50	101	57	26%
Islington	65	21	0	0	1,116	293	71	49	1,051	272	71	49	27%
Kensington and Chelsea	202	0	0	0	665	65	20	0	463	65	20	0	16%
Kingston upon Thames	38	0	0	0	651	6	58	0	613	6	58	0	9%
Lambeth	103	297	0	0	2,786	198	360	325	2,683	-99	360	325	18%
Lewisham	65	1	0	0	2,319	89	206	284	2,254	88	206	284	20%
Merton	54	40	0	0	582	7	21	12	528	-33	21	12	0%
Newham	73	26	0	0	1,238	90	146	109	1,165	64	146	109	21%
Redbridge	27	0	0	0	538	11	12	37	511	11	12	37	11%
Richmond upon Thames	105	0	0	0	656	89	5	0	551	89	5	0	15%
Southwark	63	339	0	0	2,383	484	236	41	2,320	145	236	41	15%
Sutton	48	88	27	0	1,378	102	43	31	1,330	14	16	31	4%
Tower Hamlets	84	35	0	17	9,706	614	533	730	9,622	579	533	713	16%
Waltham Forest	82	0	0	0	995	0	126	90	913	0	126	90	19%
Wandsworth	170	0	0	0	5,670	343	478	96	5,500	343	478	96	14%
Westminster	348	0	0	0	2,554	120	289	47	2,206	120	289	47	17%
London	3,563	3,083	106	321	61,188	5,371	4,984	3,149	57,625	2,288	4,878	2,828	15%

Table 3.21 - Gross Conventional Housing Starts by Number of Bedrooms 2015/16

Borough	Number of Bedrooms					
	1	2	3	4+	Total	% 3 or more
Barking and Dagenham	568	801	427	242	2,038	33%
Barnet	1,537	1,712	799	128	4,176	22%
Bexley	189	163	51	32	435	19%
Brent	1,011	931	251	57	2,250	14%
Bromley	366	358	99	55	878	18%
Camden	765	832	322	82	2,001	20%
City of London	295	228	54	9	586	11%
Croydon	1,873	981	484	339	3,677	22%
Ealing	931	1,149	468	145	2,693	23%
Enfield	450	481	379	219	1,529	39%
Greenwich	2,991	2,478	788	20	6,277	13%
Hackney	922	687	256	66	1,931	17%
Hammersmith and Fulham	570	349	139	69	1,127	18%
Haringey	503	480	71	29	1,083	9%
Harrow	571	259	169	170	1,169	29%
Havering	28	110	69	46	253	45%
Hillingdon	739	590	148	93	1,570	15%
Hounslow	392	266	83	75	816	19%
Islington	650	641	181	57	1,529	16%
Kensington and Chelsea	283	279	131	57	750	25%
Kingston upon Thames	348	267	60	40	715	14%
Lambeth	1,664	1,427	495	83	3,669	16%
Lewisham	1,238	1,224	380	56	2,898	15%
Merton	294	248	37	43	622	13%
Newham	609	547	406	21	1,583	27%
Redbridge	232	241	64	61	598	21%
Richmond upon Thames	316	325	60	49	750	15%
Southwark	1,137	1,342	600	65	3,144	21%
Sutton	569	759	163	63	1,554	15%
Tower Hamlets	5,385	4,173	1,850	175	11,583	17%
Waltham Forest	456	550	180	25	1,211	17%
Wandsworth	1,967	2,905	1,503	212	6,587	26%
Westminster	871	1,088	804	247	3,010	35%
London	30,720	28,871	11,971	3,130	74,692	20%

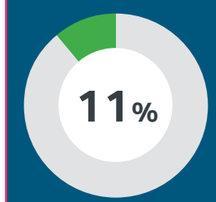
Table 3.22 - Gross Conventional Housing Pipeline by Number of Bedrooms 2015/16

Borough	Number of Bedrooms						
	1	2	3	4+	Not known	Total	% 3 or more
Barking and Dagenham	2,260	6,689	3,709	1,598	0	14,256	37%
Barnet	7,825	11,362	3,658	1,359	37	24,241	21%
Bexley	679	1,219	405	254	1	2,558	26%
Brent	3,147	3,528	1,430	276	47	8,428	20%
Bromley	997	1,228	282	350	2	2,859	22%
Camden	2,843	3,270	1,310	387	3	7,813	22%
City of London	454	445	97	20	0	1,016	12%
Croydon	4,598	3,153	1,007	378	0	9,136	15%
Ealing	3,928	5,812	2,812	781	0	13,333	27%
Enfield	954	1,206	732	356	0	3,248	33%
Greenwich	15,241	12,021	4,759	393	770	33,184	16%
Hackney	4,232	4,273	1,964	456	890	11,815	20%
Hammersmith and Fulham	7,099	5,335	2,407	673	48	15,562	20%
Haringey	2,237	1,299	354	214	15	4,119	14%
Harrow	1,882	3,243	463	279	0	5,867	13%
Havering	742	1,102	566	314	1	2,725	32%
Hillingdon	1,519	2,108	465	262	212	4,566	16%
Hounslow	3,137	2,804	963	226	0	7,130	17%
Islington	1,954	1,977	614	180	27	4,752	17%
Kensington and Chelsea	1,462	1,378	957	424	0	4,221	33%
Kingston upon Thames	726	604	167	155	0	1,652	19%
Lambeth	3,887	4,464	1,572	302	0	10,225	18%
Lewisham	3,399	4,083	982	295	3,501	12,260	10%
Merton	523	609	144	175	4	1,455	22%
Newham	5,828	6,223	3,308	478	4,900	20,737	18%
Redbridge	1,094	764	254	111	1	2,224	16%
Richmond upon Thames	695	910	269	209	18	2,101	23%
Southwark	5,749	7,504	2,733	920	1	16,907	22%
Sutton	1,454	1,673	538	173	1	3,839	19%
Tower Hamlets	12,650	10,868	4,550	767	761	29,596	18%
Waltham Forest	1,058	1,397	526	101	0	3,082	20%
Wandsworth	5,721	9,590	3,657	915	2	19,885	23%
Westminster	3,059	3,481	2,740	667	66	10,013	34%
London	113,033	125,622	50,394	14,448	11,308	314,805	21%

Table 3.23 - Conventional Pipeline at 31/03/2016

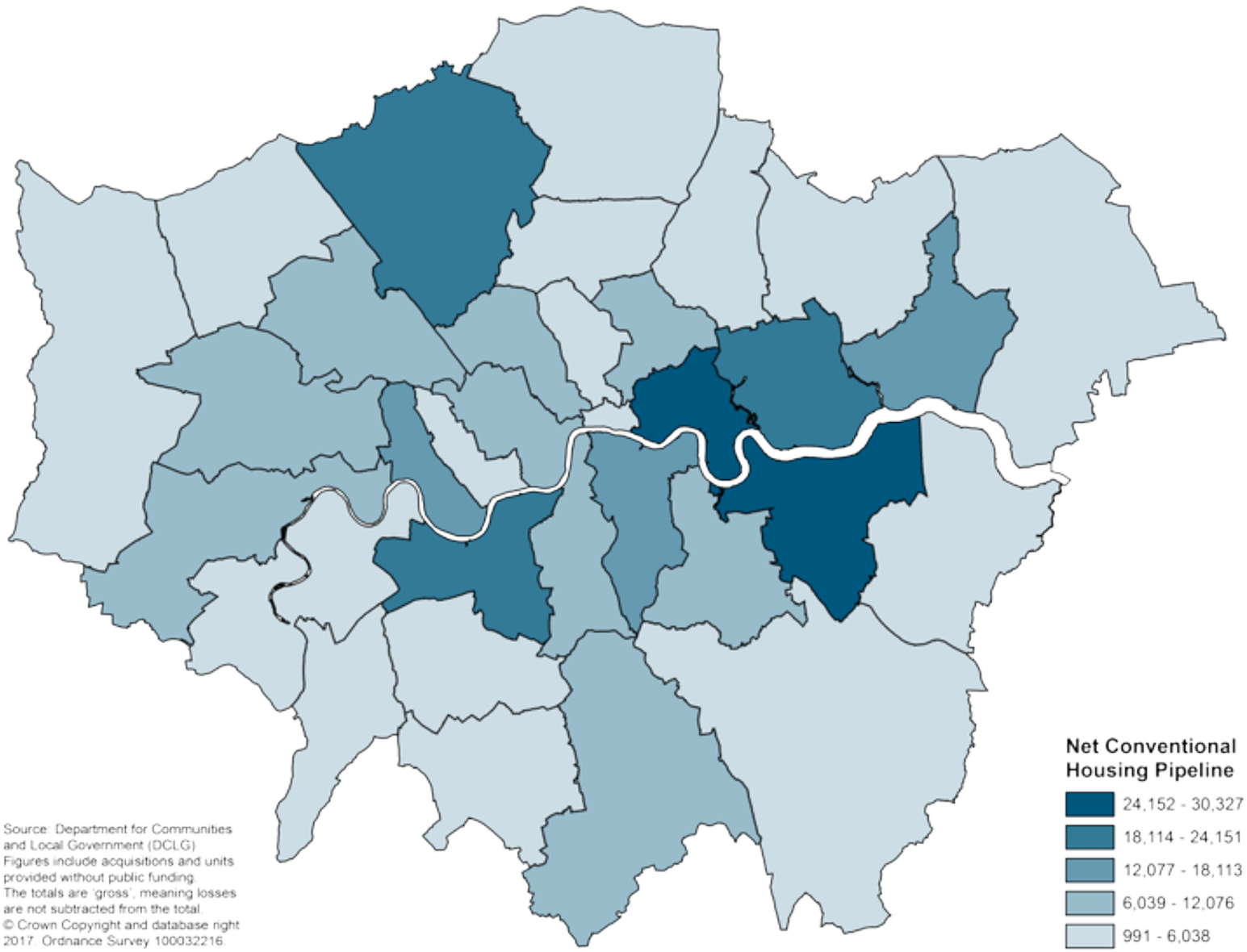
Borough	Not Started			Started			Total Pipeline		
	Existing	Proposed	Net	Existing	Proposed	Net	Existing	Proposed	Net
Barking and Dagenham	22	1,936	1,914	1,583	12,320	10,737	1,605	14,256	12,651
Barnet	855	12,469	11,614	3,264	11,772	8,508	4,119	24,241	20,122
Bexley	211	1,413	1,202	80	1,145	1,065	291	2,558	2,267
Brent	399	2,018	1,619	413	6,410	5,997	812	8,428	7,616
Bromley	156	1,563	1,407	125	1,296	1,171	281	2,859	2,578
Camden	330	2,630	2,300	1,076	5,183	4,107	1,406	7,813	6,407
City of London	3	171	168	22	845	823	25	1,016	991
Croydon	194	4,393	4,199	136	4,743	4,607	330	9,136	8,806
Ealing	1,291	6,724	5,433	3,657	6,609	2,952	4,948	13,333	8,385
Enfield	248	775	527	364	2,473	2,109	612	3,248	2,636
Greenwich	473	15,207	14,734	2,384	17,977	15,593	2,857	33,184	30,327
Hackney	533	3,835	3,302	4,630	7,980	3,350	5,163	11,815	6,652
Hammersmith and Fulham	1,652	11,206	9,554	157	4,356	4,199	1,809	15,562	13,753
Haringey	239	2,348	2,109	138	1,771	1,633	377	4,119	3,742
Harrow	155	4,067	3,912	152	1,800	1,648	307	5,867	5,560
Havering	196	1,485	1,289	399	1,240	841	595	2,725	2,130
Hillingdon	121	1,234	1,113	50	3,332	3,282	171	4,566	4,395
Hounslow	115	4,897	4,782	65	2,233	2,168	180	7,130	6,950
Islington	141	912	771	369	3,840	3,471	510	4,752	4,242
Kensington and Chelsea	640	974	334	351	3,247	2,896	991	4,221	3,230
Kingston upon Thames	67	904	837	49	748	699	116	1,652	1,536
Lambeth	91	2,732	2,641	1,680	7,493	5,813	1,771	10,225	8,454
Lewisham	97	7,008	6,911	319	5,252	4,933	416	12,260	11,844
Merton	119	612	493	120	843	723	239	1,455	1,216
Newham	151	11,905	11,754	361	8,832	8,471	512	20,737	20,225
Redbridge	80	1,203	1,123	52	1,021	969	132	2,224	2,092
Richmond upon Thames	142	1,025	883	107	1,076	969	249	2,101	1,852
Southwark	2,874	6,569	3,695	1,571	10,338	8,767	4,445	16,907	12,462
Sutton	55	1,246	1,191	716	2,593	1,877	771	3,839	3,068
Tower Hamlets	145	7,554	7,409	1,239	22,042	20,803	1,384	29,596	28,212
Waltham Forest	48	1,278	1,230	52	1,804	1,752	100	3,082	2,982
Wandsworth	279	6,458	6,179	850	13,427	12,577	1,129	19,885	18,756
Westminster	796	4,151	3,355	718	5,862	5,144	1,514	10,013	8,499
London	12,918	132,902	119,984	27,249	181,903	154,654	40,167	314,805	274,638

The Net Pipeline shows that 56% of the homes with planning permission are in schemes that have started. This does not mean that these homes are being built, only that the work on the scheme as a whole has begun



11% of the total units in the pipeline are in Greenwich

Map 3.5 - Net Conventional Housing Pipeline as at 31/03/2016



Source: Department for Communities and Local Government (DCLG)
Figures include acquisitions and units provided without public funding.
The totals are 'gross', meaning losses are not subtracted from the total.

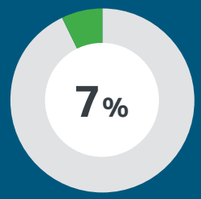
Much of the new housing with planning permission is in Central and East London, particularly Greenwich and Tower Hamlets.

However Barnet stands out as an outer-London borough with a large number of homes in the pipeline

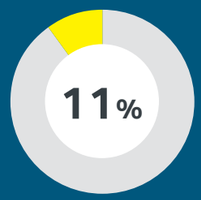
Table 3.24 - Net Conventional Housing Pipeline by Permission Type 2015/16

Borough	Full	Outline	Reserved Matters and Other Amend-ments	Office to Residen-tial Prior Approval (Class O - formerly J)	Other Prior Approvals	All Permission Types
Barking and Dagenham	1,797	10,411	293	146	4	12,651
Barnet	7,051	10,601	1,347	1,120	3	20,122
Bexley	1,427	479	229	124	8	2,267
Brent	3,078	2,864	862	806	6	7,616
Bromley	1,632	233	0	706	7	2,578
Camden	4,368	859	403	777	0	6,407
City of London	600	0	391	0	0	991
Croydon	4,115	1,478	347	2,857	9	8,806
Ealing	2,831	4,526	656	372	0	8,385
Enfield	1,427	904	0	284	21	2,636
Greenwich	7,814	20,843	1,571	94	5	30,327
Hackney	2,350	2,235	1,965	70	32	6,652
Hammersmith and Fulham	9,356	2,689	1,075	621	12	13,753
Haringey	1,856	1,489	194	200	3	3,742
Harrow	1,694	2,261	314	1,285	6	5,560
Havering	1,568	491	-250	308	13	2,130
Hillingdon	1,494	1,954	346	597	4	4,395
Hounslow	2,965	2,417	0	1,561	7	6,950
Islington	2,810	930	4	492	6	4,242
Kensington and Chelsea	2,109	344	779	0	-2	3,230
Kingston upon Thames	950	126	-2	444	18	1,536
Lambeth	4,401	968	2,632	439	14	8,454
Lewisham	3,095	7,503	866	372	8	11,844
Merton	862	73	0	275	6	1,216
Newham	8,767	4,859	6,505	90	4	20,225
Redbridge	1,410	24	10	627	21	2,092
Richmond upon Thames	1,247	2	0	603	0	1,852
Southwark	8,256	3,516	493	197	0	12,462
Sutton	1,356	734	132	838	8	3,068
Tower Hamlets	14,662	6,280	6,344	926	0	28,212
Waltham Forest	2,344	369	0	249	20	2,982
Wandsworth	12,289	2,732	3,126	566	43	18,756
Westminster	7,874	0	492	132	1	8,499
London	129,855	95,194	31,124	18,178	287	274,638

Note: Reserved matters and other amendments includes Details and Reserved matters, Minor Material Amendments and Variations to s106. Other prior approvals includes s192 Certificates of Proposed Lawful Development, but does not include office to residential prior approvals.



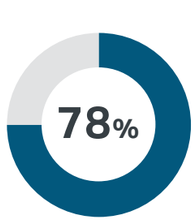
7% of all units in the pipeline were granted through Permitted Developmment rights



11% of all units in the pipeline were granted through reserved matters applications and other consents that change the details of previously consented schemes

Table 3.25 - Net Non-conventional Pipeline at 30/03/16

Borough	Not Started	Started	Total
Barking and Dagenham	18	176	194
Barnet	131	-134	-3
Bexley	98	234	332
Brent	-8	2,341	2,333
Bromley	146	-89	57
Camden	-300	727	427
City of London	0	-202	-202
Croydon	0	36	36
Ealing	38	326	364
Enfield	18	-266	-248
Greenwich	-63	745	682
Hackney	256	313	569
Hammersmith and Fulham	111	-9	102
Haringey	6	-28	-22
Harrow	164	53	217
Havering	-36	0	-36
Hillingdon	109	254	363
Hounslow	-11	32	21
Islington	-15	1,081	1,066
Kensington and Chelsea	107	-56	51
Kingston upon Thames	493	510	1,003
Lambeth	579	532	1,111
Lewisham	192	810	1,002
Merton	-24	-46	-70
Newham	422	866	1,288
Redbridge	67	0	67
Richmond upon Thames	-59	-35	-94
Southwark	-44	1,000	956
Sutton	60	265	325
Tower Hamlets	32	580	612
Waltham Forest	-8	570	562
Wandsworth	258	-190	68
Westminster	-27	-473	-500
London	2,710	9,923	12,633



78% of non-conventional units in the pipeline are in started developments

Affordable Housing Delivery Monitor

3.55 The measure of affordable housing delivery used in the Mayor's London Housing Strategy is very different from the measure of housing provision used in the London Plan. Affordable housing delivery is measured in gross terms and includes acquisitions of existing private sector homes for use as affordable housing. Therefore it is usually higher in any given year than the net provision of affordable housing in planning terms reported in the main body of the Annual Monitoring Report and the Housing Provision Monitor.

3.56 The data source for monitoring affordable housing delivery targets is the set of statistics on affordable housing supply published by the Department for Communities and Local Government. DCLG no longer publish regional statistics but have provided the GLA with updated figures at London level.

3.57 These statistics are compiled from a range of sources. The vast majority of delivery in London in recent years has been funded by the Greater London Authority, but the statistics also include units provided without any public funding and a number of assisted purchases.

3.58 Table 3.26 shows affordable housing delivery in London by type in the four years 2012/13 to 2015/16. Over this period a total of 42,310 affordable homes were delivered, of which 12,870 were social rented housing, 14,110 intermediate housing and 15,320 Affordable Rent.

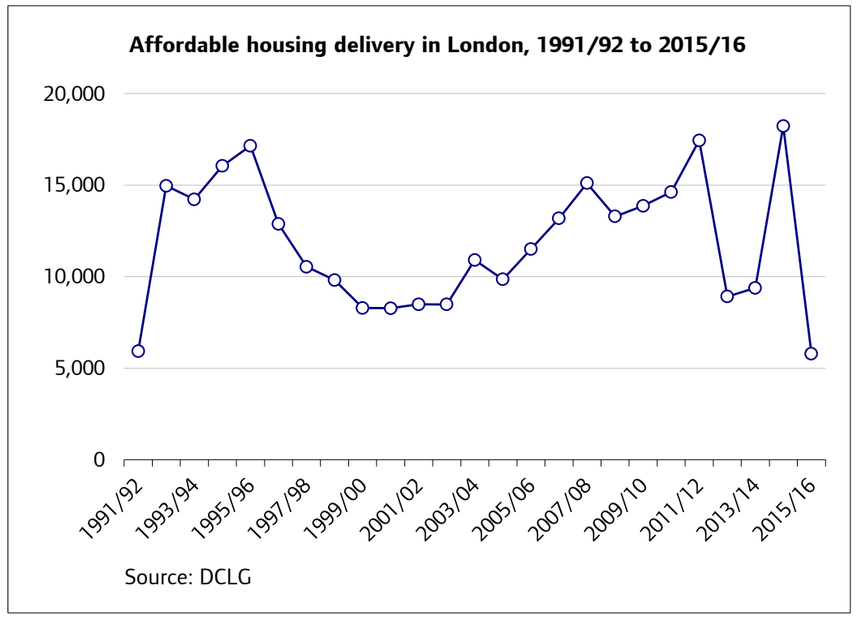
3.59 Figure 3.2 shows the trend in total affordable housing delivery in London since 1991/92, while Table 3.26 shows delivery by borough and type in 2015/16.

Table 3.26 - Affordable Housing Delivery by Type

Affordable Housing	2012/13	2013/14	2014/15	2015/16
Social Rent	5,060	3,590	3,160	1,060
Affordable Rent	480	2,400	9,630	2,810
Intermediate Affordable Housing	3,360	3,390	5,440	1,920
All affordable	8,910	9,380	18,230	5,790

DCLG live table 1000 and statistical release for full notes and definitions. Figures for some previous years have been revised.

Figure 3.2 - Affordable housing delivery in London 1991/92 - 2015/16



INTERMEDIATE HOUSING

3.60 Paragraph 3.62 of the 2016 London Plan sets out the income thresholds for intermediate housing and states that these will be updated on an annual basis in the London Plan annual monitoring reports.

3.61 In the 2016 AMR, to reflect Government's approach to shared ownership, a single £90,000 household income was introduced for intermediate housing; in effect removing the previous higher income cap for families in larger homes. However, recognising the different role that intermediate rented products play in meeting affordable housing need compared to shared ownership products and to ensure those rented products are genuinely affordable in line with the Mayor's London Living Rent product the cap for intermediate rented products will be reduced to a household income of £60,000 per annum, which is the income required to afford a two-bedroom London Living Rent home in the most expensive ward (Queen's Gate in Kensington and Chelsea).

3.62 Therefore from April 2017 the costs, including service charges of intermediate ownership products such as London Shared Ownership and Discounted Market Sale (where they meet the NPPF and London Plan definition of affordable housing) , should be affordable to households on incomes of £90,000 or less. From April 2017 the costs, including service charges for all intermediate rented products (including London Living Rent, Discounted Market Rent, Affordable Private Rent and Intermediate Rent) should be affordable to households on incomes of £60,000 or less.

3.63 For dwellings to be considered affordable, annual housing costs, including mortgage (assuming reasonable interest rates and deposit requirements), rent and service charge, should be no greater than 40% of net household income, based on the household income limits set out above. Further guidance is provided in the draft Affordable Housing and Viability SPG.

3.64 Local planning authorities should seek to ensure that intermediate provision provides for households with a range of incomes below the upper limit, and provides a range of dwelling types in terms of a mix of unit sizes (measured by number of bedrooms), and that average housing costs, including service charges for Shared Ownership and Discounted Market Sale are affordable by households on annual incomes of £56,200 pa. On this basis, average housing costs, including service charges, would be about £1,311 a month or £303 a week (housing costs at 40% of net income, net income being assumed to be 70% of gross income). For intermediate rent products average housing costs, including service charges shook be affordable by households with an annual incomes of £41,200, resulting in housing costs of £11,536 a year or £961 a month and £222 a week.

3.65 This figure could be used for monitoring purposes.

3.66 These intermediate income caps are also applied by the GLA to determine eligibility for GLA funded intermediate products.

Local Affordable Housing Policies

3.67 Paragraph 50 of the National Planning Policy Framework (March 2012) requires all boroughs which have identified a need for affordable housing to set out policies for meeting this need. London Plan Policy 3.11 states that targets should be consistent with the overall strategic target of at least 17,000 affordable homes in London p.a. (This target relates to the 2015 London Plan, increased from 13,200 in the 2011 Plan). Boroughs are free to set targets in absolute or percentage terms. The London Plan sets out a range of issues boroughs should consider (capacity, viability, balanced communities etc). Table 3.27 shows adopted and emerging borough affordable housing targets.

Table 3.27 - Affordable Housing Policy by Borough

Borough	Adopted Borough Policy Target as at January 2017 (Numerical/ Percentage)	Emerging Borough Policy Target	Affordable Housing Tenure Split
Barking & Dagenham	Use London Plan Policy	25%/ 30%	Emerging 10% or 12% intermediate; 15%/18% affordable rent
Barnet	40% for sites of 10 units or more (0.4 ha or more)	n/a	60% social rented; 40% intermediate
Bexley	50% and a minimum of 35%	n/a	70% social rented; 30% intermediate
Brent	50%	50% for sites of 10 or more dwellings	Adopted 70% social rented; 30% intermediate Emerging 70% social/affordable rented; 30% intermediate
Bromley	35% provision for sites of 10 dwellings or more than 0.4 ha	n/a	70% social-rented; 30% intermediate
Camden	50%	50% for developments with 25 or more dwellings; fewer than 25 additional homes starting at 2% for one home, increasing by 2% for each additional home; on-site provision required for developments of 10 or more; fewer than 10, payment-in-lieu acceptable; for developments over 0.5ha council may seek affordable accommodation for travellers	60% social rented; 40% intermediate
City of London	30% provision for sites of 10 dwellings or more on site and 60% off site	n/a	60% social/affordable rent; 40% intermediate including key worker housing

Table 3.27 - Affordable Housing Policy by Borough

Borough	Adopted Borough Policy Target as at January 2017 (Numerical/ Percentage)	Emerging Borough Policy Target	Affordable Housing Tenure Split
Croydon	50%	50% for sites of 10 or more dwellings	Adopted 60% affordable/social rent; 40% intermediate Emerging 75% affordable/social rent; 25% intermediate
Ealing	50% for developments of 10 or more dwellings	n/a	60% social/affordable rented; 40% intermediate
Enfield	40% provision for sites with 10 or more dwellings; developments with fewer than 10 units, a contribution towards off site affordable housing required based on borough wide target of 20%	n/a	70% social rented; 30% intermediate
Greenwich	35% provision for sites of 10 dwellings or more than 0.5 ha	n/a	70% social/affordable rented; 30% intermediate
Hackney	50% provision for sites of 10 or more dwellings	n/a	60% social rented; 40% intermediate
Hammersmith & Fulham	40% provision for sites of 10 or more dwellings		Emerging 60% social/affordable rented; 40% intermediate
Haringey	50% of habitable rooms for sites with 10 or more dwellings	40% of habitable rooms on sites delivering 10 or more dwellings	70% affordable/social rented; 30% intermediate Emerging 60% affordable/social rented; 40% intermediate
Harrow	40% provision for sites of 10 or more dwellings	n/a	London Plan Policy (60% social/ affordable rented, 40% intermediate) but to be agreed on a case by case basis at pre app stage
Havering	50% of all new homes from specified sources	n/a	70% social/ affordable rented; 30% intermediate on sites with 10 or more dwellings or sites of 0.5ha or more
Hillingdon	35% provision for sites of 10 or more dwellings	n/a	70% social rent; 30% intermediate
Hounslow	40% provision for sites of 10 or more dwellings (strategic borough-wide target of 40% of all new housing)	n/a	60% affordable/social rent; 40% intermediate

Table 3.27 - Affordable Housing Policy by Borough

Borough	Adopted Borough Policy Target as at January 2017 (Numerical/ Percentage)	Emerging Borough Policy Target	Affordable Housing Tenure Split
Islington	50% additional housing built in the borough; Sites below 10 units required to provide financial contribution	n/a	70% social rent; 30% intermediate
Kensington & Chelsea	50% by floor area on residential floorspace in excess of 800 gross internal area	n/a	A minimum 15% affordable units to be intermediate in Golborne, St Charles, Notting Barns, Norland, Colville, Earls' Court and Cremorne wards. All other wards a minimum of 85% social rented.
Kingston upon Thames	50% on sites of 10 or more units. Sites of 5 – 10 units: 5 units (1 affordable) 6 units (1 affordable) 7 units (2 affordable) 8 units (3 affordable) 9 units (4 affordable) 10 units (5 affordable)	n/a	70% social/affordable rent; 30% intermediate
Lambeth	50% on sites of 0.1 ha or 10 or more homes where public subsidy is available. 40% without public subsidy. Financial contribution for sites fewer than 10 units	n/a	70% social/affordable; 30% intermediate
Lewisham	50% from all sources	n/a	70% social rented; 30% intermediate
London Legacy Development Corporation	35% minimum (or 455 our of 1,471)	n/a	60% social/ affordable rent; 40% intermediate
Merton	40% borough-wide 40% ten units or more 20% 1-9 units	n/a	60% social rented; 40% intermediate
Newham	50% of all new homes 35-50% of sites with 10 or more dwellings	n/a	50% social rent; 50% intermediate
Old Oak Park Royal Development Corporation	n/a	Target yet to be determined	
Redbridge	50% provision for sites of 10 or more dwellings or residential sites of 0.5ha or more	n/a	60% social rent; 40% intermediate

Table 3.27 - Affordable Housing Policy by Borough			
Borough	Adopted Borough Policy Target as at January 2017 (Numerical/ Percentage)	Emerging Borough Policy Target	Affordable Housing Tenure Split
Richmond upon Thames	50% of all new units	n/a	80% social rent 20% intermediate
Southwark	35% everywhere	35% provision for sites providing 10 or more dwellings	70% social rented; 30% intermediate. Elephant & Castle OA 50% - 50%; Peckham AA 30% - 70%; Old Kent Road AA 50% - 50%; West Camberwell AA 50% - 50%.
Sutton	50% borough wide and on all sites of 10 dwellings or more	n/a	70% social rent; 30% intermediate
Tower Hamlets	35%-50% provision for sites of 10 or more dwellings	n/a	70% social/ affordable rent; 30% intermediate
Waltham Forest	50%	n/a	n/a
Wandsworth	33% provision for sites of 10 or more dwellings. Minimum 15% in Nine Elms.	n/a	60% social/ affordable rent; 40% intermediate
Westminster	30%		60% social/ affordable rent; 40% intermediate

Achieving an Inclusive Environment

Accessible Dwellings

3.68 The LDD began collecting data on Lifetime and Wheelchair Accessible Homes on residential approvals in 2008. In 2014 the Government undertook an extensive review of housing standards in planning, including those relating to accessible dwellings. As a result of this review, Part M Volume 1 of the Building Regulations was published and included three design standards on accessible housing:

- M4(1) Visitable dwellings
- M4(2) Accessible and adaptable dwellings
- M4(3) Wheelchair user dwellings (wheelchair accessible or wheelchair adaptable)

3.69 M4(1) is mandatory for all new-build dwellings, while M4(2) and M4(3), which roughly equate to Lifetime Homes and Wheelchair Accessible Housing standards respectively, are 'optional' and can only be applied if they are 'switched on' by local planning policy and required by planning condition. Minor alterations to the London Plan were adopted in 2015 which updated policy 3.8 to incorporate these new standards. Lifetime Homes and Wheelchair Accessible Housing standards were effectively replaced by optional Building Regulations Part M standards M4(2) and M4(3) in London on 1st October 2015.

3.70 For monitoring purposes there was a relatively smooth transition as the existing data fields continued to be used. However there are two major differences in the way the standards are applied. Firstly the new optional Building Regulations standards only apply to new build dwellings. Previously London Plan policy 3.8 included the requirement for 100% of new dwellings to meet Lifetime Homes standards and 10% to be Wheelchair Accessible or 'easily adaptable', although it was realised that this was not always possible where homes were being created by conversion or change of use. The policy has now been updated to make it clear that it applies to new build dwellings only. The other change is that previously all Wheelchair Accessible Homes also met Lifetime Homes standards (the two standards were compatible). From 1st October 2015 dwellings can either meet M4(2) or M4(3), but not both. The policy has therefore been updated to require 90% of homes to meet M4(2) Accessible and adaptable dwellings

and 10% to meet M4(3) Wheelchair user dwellings. As a result of these changes, it has been decided to separate the data into two tables, the first including approvals up to 30th September 2015 and the second including all approvals from 1st October 2015 onwards.

3.71 The figures in both tables are 'gross' approvals calculated at scheme level. This means that units could be counted twice where a revised application for part of a scheme is approved within the same year as the original permission (usually through details or reserved matters applications). Also only schemes that are 100% new build are included. Percentages are shown rather than absolute numbers to avoid confusion as total units will be different to the total approvals in the Housing Monitor.

3.72 The data in Table 3.28 shows that compliance with Lifetime Homes standards on all approvals up to 30th September was 70.3%. However when new build schemes only are considered, the total rises to 92.9%. This reflects the significant contribution that conversions of existing dwellings and changes of use to residential make to total housing approvals. This has been increased by the new categories of prior approval such as office to residential. The percentage of Wheelchair Accessible Homes is 8.2%, however 11% of new builds approved are designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. This is above the aspirational target and may be linked to a move towards the development of more self-contained dwellings for older people to replace outdated care homes.

3.73 Table 3.29 shows the compliance with M4(2) and M4(3) from October 2015 to March 2016. The total of 86.3% meeting M4(2) is only just below the 90% target while the 10% target for M4(3) dwellings has been matched. The data was collected during a period where developers and borough planners were adjusting to the transition from one set of housing standards to the next, which may have led to old monitoring techniques being used. An important difference is that the M4(2) and M4(3) must be required by condition on the planning permission, whereas previously compliance would have been assumed from the Design and Access Statement submitted along with the application. A more rigorous assessment of the presence of a condition in determining compliance with these standards could potentially see a fall in compliance levels in the short term while awareness of the new 'system' improves.

Table 3.28 - Compliance with Lifetime Homes and Wheelchair Accessible Homes standards for all schemes, 1st April 2015 to 30th September 2015

Borough	% Lifetime Homes, all Units	% Wheel-Chair Homes, all units	% Lifetime Homes, New Build	% Wheel-chair Homes, New Build
Barking and Dagenham	93.9	8.6	100.0	8.4
Barnet	84.8	8.5	97.6	8.4
Bexley	64.1	13.2	77.7	17.6
Brent	43.1	1.4	97.3	3.7
Bromley	55.8	3.7	87.6	5.9
Camden	47.8	10.7	74.0	54.1
City of London	87.2	8.4	99.6	9.7
Croydon	34.1	5.8	77.9	14.3
Ealing	70.1	7.8	93.3	10.0
Enfield	77.4	10.3	72.0	23.0
Greenwich	87.7	9.5	99.4	8.1
Hackney	52.4	3.5	87.4	3.8
Hammersmith and Fulham	55.1	5.3	88.2	8.4
Haringey	37.8	2.6	45.6	2.9
Harrow	68.2	11.7	99.6	39.7
Havering	25.0	6.7	55.2	15.7
Hillingdon	56.2	7.0	80.0	16.7
Hounslow	61.6	6.9	94.8	10.3
Islington	56.4	5.4	96.3	9.3
Kensington and Chelsea	33.2	10.9	27.6	14.9
Kingston upon Thames	69.8	5.0	98.3	8.2
Lambeth	73.0	7.8	97.1	10.1
Lewisham	69.8	9.6	97.0	20.2
Merton	47.3	8.8	81.6	16.6
Newham	80.2	8.7	91.2	7.7
Redbridge	33.8	4.5	89.4	12.1
Richmond upon Thames	45.3	3.1	84.7	6.5
Southwark	88.1	9.1	97.0	10.1
Sutton	38.9	12.2	94.9	43.9
Tower Hamlets	78.3	8.5	94.9	4.3
Waltham Forest	44.6	2.8	90.1	5.6
Wandsworth	75.6	10.5	93.3	15.8
Westminster	40.8	5.7	91.4	11.9
London	70.3	8.2	92.9	11.0

Table 3.29 - New Build Homes Meeting Accessible Housing Standards M4(2) and M4(3) Approved, 1st October 2015 to 31st March 2016

Borough	% M4(2) Compliant	% M4(3) Compliant
Barking and Dagenham	87.3	11.8
Barnet	89.7	9.7
Bexley	72.9	3.8
Brent	63.6	1.9
Bromley	49.2	8.5
Camden	91.0	6.6
Croydon	60.0	7.9
Ealing	79.7	9.3
Enfield	93.5	6.4
Greenwich	87.3	9.8
Hackney	86.3	6.3
Hammersmith and Fulham	0.0	0.0
Haringey	65.5	3.6
Harrow	87.6	12.5
Havering	3.2	3.2
Hillingdon	85.4	8.5
Hounslow	87.5	10.7
Islington	88.7	8.9
Kensington and Chelsea	67.9	21.2
Kingston upon Thames	81.5	5.4
Lambeth	84.0	12.4
Lewisham	89.6	10.4
Merton	81.8	2.6
Newham	90.0	9.9
Redbridge	85.7	7.1
Richmond upon Thames	46.7	0.0
Southwark	80.4	9.6
Sutton	66.8	6.1
Tower Hamlets	87.0	12.7
Waltham Forest	86.2	4.6
Wandsworth	85.3	8.0
Westminster	81.4	12.8
London	86.3	10

Note: Only schemes that are 100% New Build or Extension are included in the "New" category.
This table includes permissions from 1st April 2015 to 30th September 2015
Notes: Only schemes that are 100% New Build are included
M4(2) and M4(3) replaced Lifetime Homes and Wheelchair Accessible Homes standards in London on all approvals granted from 01/10/2015 onwards.
This table includes permissions from 1st October 2015 to 31st March 2016.

Specialist housing for older people

3.74 The 2015 London Plan introduced new strategic benchmarks to inform local targets for specialist housing for older people. Provision is being made to monitor housing for older people through the LDD, but data is not available for 2015/16. Based on the data that is available, it is likely that there has been a modest increase in overall supply as there has been a net increase in the amount of "sheltered" residential units, which includes, but is not restricted to, housing for older people. It is intended that more accurate data will be available in time for inclusion in the next AMR.

Affordable student accommodation

3.75 The Mayor's Housing SPG (2016) states that the Mayor will publish, in his Annual Monitoring Report for the London Plan, the annual rental cost for purpose built student accommodation (PBSA) that is considered affordable for the coming academic. As set out in the Housing SPG, the annual rental cost for affordable PBSA equates to 55% of the maximum student maintenance loan for living costs available to a UK full-time student in London living away from home for that academic year. For the academic year 2017/18 the annual rental cost for affordable PBSA must not exceed £6,051.

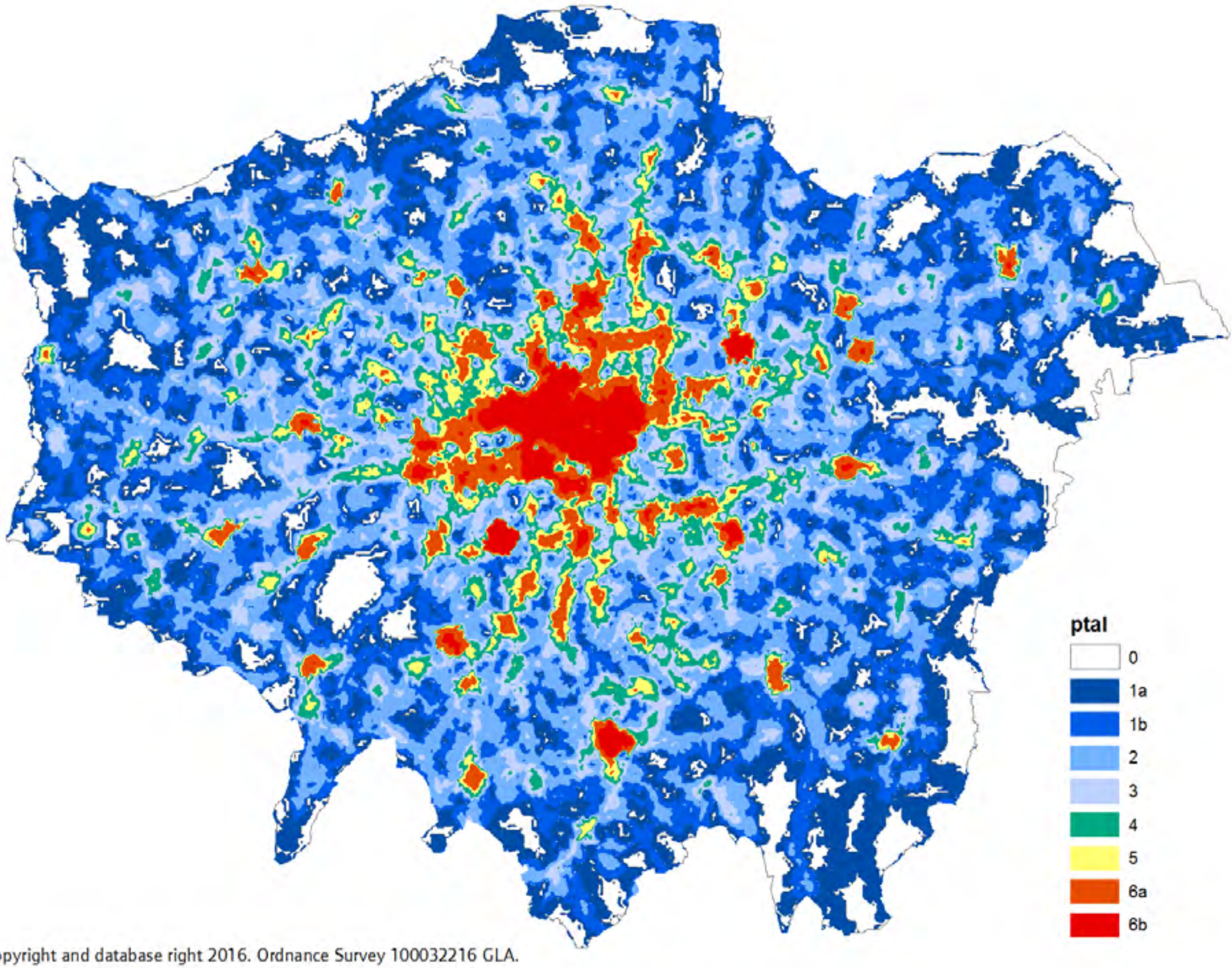
Environment and Transport

PTAL Map

3.76 Map 3.6 displays the public transport access levels (PTALs) for London. In several important areas of planning policy (for example housing density and parking provision), the London Plan uses PTALs to calculate compliance with the density matrix. Datasets are available from Transport for London (TfL).

3.77 TfL's WebCAT toolkit can be used to measure transport connectivity using PTAL and Time Mapping analysis. Further information can be found at: https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat?intcmp=25932

Map 3.6 - London Public Transport Access (PTAL) Map 2015



Source: Tfl

Crossrail Funding

3.78 Crossrail is a £15bn investment in public transport that will contribute to accommodating economic growth and a rising population within London. Under the funding agreement with the Government the Mayor is required to raise £600m from developer contributions via both S106 contributions related to the Crossrail funding SPG and the Mayoral Community Infrastructure Levy (MCIL). The MCIL came into effect in April 2012 and it raises funds to contribute to the construction of Crossrail. It is a London-wide charge, applying to most land uses. The SPG on the "Use of Planning Obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy" was refreshed in March 2016.

3.79 Table 3.30 shows funding secured for Crossrail to date from each funding stream. The CIL regulations 2010 (as amended) require the Mayor to report on various aspects of how CIL receipts are being spent. This is set out in Table 3.31. It is not possible to link CIL to a specific type of Crossrail expenditure as the proceeds are transferred into the Sponsor Funding Account (SFA), which then draws on the total to be spent in line with the project's requirements. The amount of CIL 'in hand' is zero, as all of it is transferred to the SFA to fund the Crossrail scheme on a quarterly basis. The Mayor is on track to raise the required £600m by the end of March 2019.

Table 3.30 - Developer Contributions Towards Funding Crossrail (£M)

Net of CIL Administration Costs

S106	Year	CiL
0.24	2010/11	0
1.43	2011/12	0
17.20	2012/13	6.09
13.31	2013/14	46.69
13.69	2014/15	73.19
30.24	2015/16	118.64
20.55	2016/17*	97.13
	2017/18	
	2018/19	
	2019/20	
96.66	Total	341.74

* figures for 2016/17 are based on actual income up to the end of January 2017.
# TfL / GLA admin fee capped at £600k in 2016/17.
figures correct to the end of January 2017
Source: Transport for London

Table 3.31 - Use of CiL Receipts

Category	£
Total CIL Expenditure	341,737,237
Amount used to repay borrowing	0
Amount spent (2016/17) on administration by TfL/ GLA (up to 1%)	600,000#
Amount spent (2016/17) on administration by collecting authorities (up to 4%)	3,394,402##
collecting authorities (up to 4%)	4,051,346##
Amount of CIL 'in-hand'	0

Progress on Regional Flood Risk Appraisal Recommendations

3.80 The Regional Flood Risk Appraisal (RFRA) first review was published in August 2014, updating the previous (2009) RFRA. A new RFRA is being prepared to accompany the Mayor's new London Plan.

3.81 The Mayor published his London Sustainable Drainage Action Plan (LSDAP) in December 2016. The Action Plan contains 40 actions mainly focused on retrofitting sustainable drainage measures and progress against those actions will be reported on an annual basis, potentially alongside the progress on the RFRA.

Table 3.32 - Progress on Regional Flood Risk Appraisal Recommendations

No.	Recommendation	Progress at February 2017
1	All Thames-side planning authorities should consider in their SFRAs and put in place Local Plan policies to promote the setting back of development from the edge of the Thames and tidal Tributaries to enable sustainable and cost effective upgrade of river walls/ embankments in line with Policy 5.12, CFMPs, TE2100 and advice from the Environment Agency.	Most boroughs are now making reasonable progress in recognising this in either their SFRAs or DPDs. Further work with Environment Agency will be useful in identifying options and funding opportunities for relevant flood risk upgrades.
2	The London Boroughs of Richmond, Kingston, Hounslow and Wandsworth should put in place policies to ensure alternative responses to managing Fluvial risk such as flood resilience measures (e.g. Flood gates) or Potentially safeguarding land for Future flood storage or, on the fluvial tributaries, setting back local defences or any resilience measures between Teddington Lock and Hammersmith Bridge in line with TE2100 findings.	Richmond, Hounslow, Kingston, and Wandsworth have policies in their Local Plans to address flood risk management from all sources. Wandsworth's policy in particular requires developments take into account the ability to implement future improvements to flood defences, in accordance with the TE2100 Plan.
3	The London Boroughs of Newham and Greenwich should work with the Environment Agency on issues such as the potential safeguarding of potential land needs around the existing Thames Barrier, and the London Borough of Bexley should work with the Environment agency on future flood risk management options in line with TE2100 findings.	Greenwich has up-to-date Local Plan policies in place to enable the potential safeguarding of land needs around the existing Thames Barrier. Any major land take for a new flood barrier will be outside London.
4	Boroughs at confluences of tributary rivers with the river Thames should ensure flood risk assessments (FRAs) include an assessment of the interaction of all forms of flooding, but fluvial and tidal flood risks in particular. These are the London Boroughs of Havering, Barking & Dagenham, Newham, Tower hamlets, Greenwich, Lewisham, Wandsworth, Hounslow, Richmond and Kingston.	Tidal influences are generally taken into account in the SFRAs modelling addressing the interaction of fluvial and tidal flood risk at confluences.

Table 3.32 - Progress on Regional Flood Risk Appraisal Recommendations		
No.	Recommendation	Progress at February 2017
5	Regeneration and redevelopment of London's fluvial river corridors offer a crucial opportunity to reduce flood risk. SFRAs and policies should focus on making the most of this opportunity through appropriate location, layout and design of development as set out in the Thames CFMP. In particular opportunities should be sought to: Set back development from the river edge to enable sustainable and cost effective flood risk management options Ensure that developments at residual flood risk are designed to be flood compatible and/or flood resilient Maximise the use of open spaces within developments which have a residual flood risk to make space for flood water.	These measures are becoming increasingly regularly built into SFRAs, local policies, development frameworks and planning applications, but more work is needed to support Lead Local Flood Authorities promoting TE2100.
6	Developments all across London should reduce surface water discharge in line with the Sustainable Drainage hierarchy set out in Policy 5.13 of the London Plan, the emerging Sustainable Design and construction SPG and the emerging London Sustainable Drainage Action Plan (LSDAP).	In strategic developments reviewed by the GLA, many developments achieve green-field run-off rates and almost all achieve at least a 50% reduction in run-off rates compared to the existing site. However, these schemes often rely on attenuation tanks. GLA officers will seek to promote the use of 'green' sustainable drainage techniques, which can deliver a wider range of benefits and feature higher in the hierarchy.
7	Thames Water should continue its programme of addressing foul sewer flooding.	Thames Water continues to address localised sewer flooding problems. Following pre-application consultation, Thames Water is also expected to apply for planning permission for the Counters Creek Storm Relief Sewer in 2017.
8	The groundwater flood risk should be considered in FRAs and SFRAs to ensure that its impacts do not increase.	As SFRAs are reviewed, this is starting to be included, and it is also being addressed in some site specific FRAs. However, poor data quality may prevent more detailed consideration.
9	The reservoir flood risk should be considered in FRAs and SFRAs to ensure its impacts do not increase.	As SFRAs are reviewed, this is starting to be included, and is starting to be addressed in some site specific FRAs as well.
10	Detailed flood risk assessments should be undertaken at an early stage at the level of individual major development locations and town centre development sites, and opportunities to reduce flood risk should be maximised where possible.	This is generally being achieved and the GLA has lead work to promote Integrated Water Management Strategies at major development locations including Vauxhall, Nine Elms Battersea, Old Oak & Park Royal, Charlton to Crayford Riverfront and emerging work for Old Kent Road. The Environment Agency's Sustainable Places Team is also engaging at the pre-application stage.
11	Relevant transport authorities and operators should examine and regularly review their infrastructure including the networks, stations, depots, underpasses and tunnels for potential flooding locations and flood risk reduction measures. For large stations and depots, solutions should be sought to store or disperse rainwater from heavy storms.	London Underground and Transport for London has undertaken a comprehensive review of flood risk to their assets and infrastructure. Other transport authorities will need to be contacted to consider what they can do.

Table 3.32 - Progress on Regional Flood Risk Appraisal Recommendations		
No.	Recommendation	Progress at February 2017
12	Emergency service authorities and operators covering hospitals, ambulance, fire and police stations as well as prisons should ensure that Emergency Plans in particular for facilities in flood risk areas are in place and regularly reviewed so that they can cope in the event of a major flood. These plans should put in place cover arrangements through other suitable facilities.	Through Drain London the GLA has undertaken work to examine surface water flood risk at hospital and emergency services sites across London. Each London Borough also has its own Multi-Agency Flood Plan, which should identify critical infrastructure/vulnerable sites at risk of flooding.
13	Education authorities should ensure that emergency plans in particular for facilities in flood risk areas are in place and regularly reviewed so that they can cope in the event of a major flood. These plans should put in place cover arrangements through other suitable facilities.	Through Drain London the GLA has undertaken work to examine surface water flood risk at secondary school sites across London. The LSDAP identifies school sites as having a good range of opportunities to implement more sustainable drainage measures. Each London Borough also has its own Multi-Agency Flood Plan, which should identify education facilities at risk.
14	Operators of electricity, gas, water, sewerage, and waste utility sites should maintain an up to date assessment of the flood risk to their installations and, considering the likely impacts of failure, establish any necessary protection measures including secondary flood defences.	The update of the RFRA, which is underway, aims to provide a more up-to-date and accurate picture of flood risk to strategic utilities as an initial step.

Planning

Progress With Supplementary Planning Guidance

3.82 The Mayor produces Supplementary Planning Guidance (SPG) documents to provide further detail on particular policies in the London Plan. In March 2016 the Mayor published three SPGs: Crossrail Funding, Housing and Central Activities Zone.

3.83 In addition in November the draft Affordable Housing & Viability SPG was published.

3.84 All full and draft SPGs are available on the Mayor's website https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance

London Borough Local Plans and Progress

3.85 The National Planning Policy Framework (NPPF) requires local planning authorities to produce a Local Plan for their area. In law (Planning and Compulsory Purchase Act 2004) this is described as the development plan documents (DPDs). There is now good coverage of Local Plans across London, with the last Plan (Bromley) moving toward Examination in 2017 and Adoption in late 2017-18. Over half of boroughs are now well advanced with reviews/replacements of their Local Plans, indicating that the policy framework is being kept up to date (see Table 3.33).

3.86 Under the Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 18 requires Local Planning Authorities (LPAs) to notify the Mayor of the subject of a Local Plan. This is the Preparation Stage. The Mayor will endeavour to provide comments to the LPAs at this stage but is not required to respond to the consultation. Under Regulation 19, before submitting the Local Plan to the Secretary of State, LPAs must make a copy of the proposed submission documents available and must request an opinion from the Mayor as to the general conformity of their Local Plans (Regulation 21). This is the Publication Stage. The Mayor has 6 weeks to respond to the consultation. The Mayor will respond to Supplementary Planning Document (SPD) and Neighbourhood Plans only where strategic policy issues are raised.

3.87 In order to achieve general conformity with the London Plan in accordance with Section 24(1) (b) of the Planning and Compulsory Purchase Act 2004, the Mayor works proactively with the boroughs, commenting on and holding meetings to discuss informal drafts of documents and meetings to discuss the Mayor's response to consultation. Table 3.34 lists policy documents that were published in 2016 (with some additions for early 2017).

Table 3.33 - London Borough Policy Documents Published in 2016

Borough	Policy Documents
Barking & Dagenham	-
Barnet	Local Development Scheme Residential Design Guidance Sustainable Design & Constructions SPDs Graham Park SPD
Bexley	Article 4 Direction – Housing in Multiple Occupation (HMO)
Brent	Development Management Policies Adopted Shopfront and Advertising Design Guide
Bromley	Local Plan Reg 19 Submission
Camden	Draft Local Plan Submission & Examination Highgate Neighbourhood Plan (joint with Haringey) Kentish Town Neighbourhood Plan Article 4 Direction - Basements
City of London	Local Plan Issues & Options Archaeology and Development SPD Public Realm SPD Enforcement SPD Fleet Street Area Strategy Air Quality SPD (Jan 2017)
Croydon	Local Plan Strategic Policies Partial Review Reg 19 Local Plan detailed Policies and Proposals Reg 19
Ealing	Southall Green SPD Central Ealing SPD

Table 3.33 - London Borough Policy Documents Published in 2016

Borough	Policy Documents
Enfield	North East Enfield Area Action Plan Adopted S106 SPD Adopted Ritz Parade SPD consultation CIL SPD Adopted
Greenwich	Local Plan Site Allocations Issues & Options Thomas Street SPD Residential Extensions, Conversions and Basements SPD
Hackney	New Local Plan Direction of Travel Consultation Hackney Central AAP
Hammersmith & Fulham	-
Haringey	Examination and post examination modifications into: Alterations to the Strategic Policies Development Management DPD Site Allocations DPD Tottenham Area Action Plan Wood Green Area Action Plan 9Feb 2017) Highgate Neighbourhood Plan (joint with Camden)
Harrow	-
Havering	New Local Plan Direction of Travel Consultation
Hillingdon	-
Hounslow	Noise Generating & Noise Sensitive Development SPD Great West Corridor – issues paper West of Borough – issues paper
Islington	Local Plan Review (scope) Reg 18 Consultation Planning Obligations SPD Urban Design Guide SPD Article 4 Direction
Kensington & Chelsea	Local Plan Partial Review Reg 18 Consultation Basements SPD (Adopted) Article 4 Direction
Kingston upon Thames	Local Development Scheme (Adopted) New Local Plan Direction of Travel
Lambeth	Development Viability SPD Employment and Skills SPD South Bank & Waterloo Neighbourhood Plan (see also Southwark)
Lewisham	Gypsy & Traveller Site Allocation
London Legacy Development Corporation	Bromley by Bow SPD Pudding Mill SPD Hackney Wick and Fish Island SPD Carbon Off-setting SPD Planning Obligations SPD
Merton	Merton Estates Local Plan Submission
Newham	Detailed Sites & Policies DPD (Examination, Mods & Adoption) Waste Management in New Development SPD Planning Obligations & Development Viability SPD Gypsy & Traveller DPD
Old Oak & Park Royal Development Corporation	Local Plan Reg 18 Consultation
Redbridge	Local Plan 2015-2030 Pre Submission draft
Richmond upon Thames	Local Plan Reg 19 Noise Generating & Noise Sensitive Development SPD Hampton Draft Village Planning Guidance SPD Hampton Hill Draft Village Planning Guidance SPD Hampton Wick & Teddington Draft Village Planning Guidance SPD Ham & Petersham Neighbourhood Plan (Feb 2017)
Southwark	New Southwark Plan –Area Visions & Site Allocations (Feb 2017) Old Kent Road AAP Article 4 Direction South Bank & Waterloo Neighbourhood Plan (see also Lambeth)
Sutton	New Local Plan Reg 19 Hackbridge & Beddington Corner Neighbourhood Plan
Tower Hamlets	New Local Plan Reg 18 Consultation Planning Obligations SPD Development Viability SPD
Waltham Forest	Lee Valley Eastside Vision
Wandsworth	Historic Environment SPD (Adopted) Housing SPD (Adopted) Local Plan Call for Sites
Westminster	Local Plan Special Policy Areas Reg 19 & Examination Local Plan Main Mods (Basements & Mixed Use) Article 4 Direction (Basements) Mayfair Neighbourhood Plan Knightsbridge Neighbourhood Plan Opportunity Framework Upper Vauxhall Bridge Rd

Table 3.34 - Local Plan Core Strategy Progress (Position as of January 2017)

Core Strategy Stage	No. of Boroughs	Borough
Core Strategy Issues and Options yet to be published	0	
Have published Core Strategy Policy Options and preferred strategy	0	
Have published Core Strategy for Submission	1	Bromley
Core Strategy adopted	33	Barking and Dagenham (July 2010) Barnet (Sep 2012) Bexley (Feb 2012) Brent (July 2010) Camden (Nov 2010) City of London (Sep 2015) Croydon (April 2013) Ealing (April 2012) Enfield (Jan 2014) Greenwich (July 2014) Hackney (Nov 2010) Hammersmith & Fulham (Oct 2011) Haringey (March 2013) Harrow (Feb 2012) Havering (2008) Hillingdon (Part 1 Nov 2012) Hounslow (2015) Islington (Feb 2011) Kensington & Chelse (2010) Kingston upon Thames (April 2012) Lambeth (Jan 2011) Lewisham (June 2011) London Legacy Development Corporation (July 2015) Merton (2011) Newham (Jan 2012) Redbridge (March 2008) Richmond upon Thames (2009) Southwark (April 2011) Sutton (Dec 2009)
Local Plan being reviewed	24	Barking and Dagenham - Preparation Bromley – Preparation Camden – Examination City – Issues & Options Croydon – Reg 19 Haringey - Examination Hammersmith & Fulham - Reg 18 Havering - Preparation Hillingdon - Consultation draft Hounslow - Examination Islington – Reg 18 Kingston - Preparation Kensington & Chelsea – Partial review Reg 19 Lambeth – Examination Lewisham – Issues and options LLDC - Examination OPDC – Reg 18 Redbridge Reg 19 Richmond Reg 19 Southwark – Preparation Sutton Reg 18 Tower Hamlets Reg 18 Wandsworth – Publication Westminster

Source: Association of London Borough Planning Officers (ALBPO), Local Plan Borough Updates & Borough websites.

Planning Decisions

3.88 Table 3.35 highlights the ongoing work of the Mayor's Development & Projects Team in helping to implement the London Plan by assessing and commenting on referable planning applications.

Table 3.35 - Planning Applications Referred to the Mayor

	2000-2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total 2000-2016
Total	1,871	334	240	258	300	307	359	373	454	389	4885
Strategic Call-ins	-	-	2	1	2	1	2	1	5	3	17

Source: GLA Planning

Opportunity Areas and Areas of Intensification

3.89 Details on all Opportunity Areas (OAs) and Areas of Intensification (AIs) are included in Annex 1 of the London Plan.

3.90 For further information regarding the 38 OAs including details on housing and employment targets please visit our new interactive Opportunity Area Map https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/opportunity-areas/opportunity-areas-map-0

3.91 Table 3.36 shows the progress of residential development in the Opportunity Areas. The table shows the pipeline of permitted residential development as well as completions in 2015/16. All figures are net conventional housing. This table just gives an indication of the progress in the development of London's OAs derived from the data in the Housing Monitor. Figures for non-self-contained dwellings, employment and other non-residential uses are not included, neither are completions in other years.

Table 3.36 - Residential development progress in Opportunity Areas (net conventional housing)

Opportunity Area	Housing pipeline as at 31/03/2016			Completions 2015/16
	Not started	Started	Total pipeline	
Bexley Riverside	360	649	1,009	11
Bromley	186	403	589	113
Canada Water	96	1,437	1,533	0
Charlton Riverside	19	100	119	82
City Fringe/ Tech City	2,269	5,754	8,023	710
Colindale/Burnt Oak	527	5,683	6,210	456
Cricklewood/Brent Cross	8,008	668	8,676	301
Croydon	2,648	3,181	5,829	703
Deptford Creek/ Greenwich Riverside	3,704	693	4,397	262
Earls Court and West Kensington	4,919	1,779	6,698	0
Elephant and Castle	96	2,847	2,943	9
Euston	34	-60	-26	93
Greenwich Peninsula	13,678	5,935	19,613	1,118
Harrow & Wealdstone	2,886	846	3,732	438
Heathrow	1,903	2,682	4,585	544
Ilford	372	161	533	88
Isle of Dogs	3,964	11,330	15,294	534
King's Cross - St Pancras	132	1,086	1,218	255
Lewisham, Catford & New Cross	2,986	4,000	6,986	1,196
London Bridge, Borough & Bankside	721	1,509	2,230	550
London Riverside	2,324	10,114	12,438	686
Lower Lea Valley (outside LLDC boundary)	553	1,532	2,085	967

Table 3.36 - Residential development progress in Opportunity Areas (net conventional housing)

Opportunity Area	Housing pipeline as at 31/03/2016			Completions 2015/16
	Not started	Started	Total pipeline	
Old Kent Road	38	438	476	56
Old Oak Common	47	152	199	0
Olympic Legacy SPG area	12,285	5,447	17,732	1,134
Paddington	102	826	928	0
Park Royal	118	259	377	270
Royal Docks and Beckton Riverside	2,180	4,107	6,287	96
Southall	3,805	208	4,013	196
Thamesmead & Abbey Wood	157	277	434	37
Tottenham Court Road	97	289	386	0
Upper Lea Valley	911	2,139	3,050	831
Vauxhall, Nine Elms & Battersea	4,860	11,147	16,007	1,416
Victoria	410	655	1,065	7
Waterloo	171	1,130	1,301	9
Wembley	574	4,044	4,618	20
White City	2,741	1,137	3,878	3
Woolwich	612	7,010	7,622	272
Total (All OAs)	81,493	101,594	183,087	13,463

London Planning Awards

3.92 The Mayor, London First, the Royal Town Planning Institute and London Councils jointly organise the privately-sponsored annual London Planning Awards to showcase and celebrate good planning practice in the capital. The 14th London Planning Awards were held on 27th February 2017. Full details of the winning entries are given in Table 3.37.

Table 3.37 - London Planning Awards – Winners

Entry Descriptions and Award Citations Taken From the Mayor's and Sir Edward Lister's Speeches at the London Planning Awards Ceremony, City Hall 27th February 2017

Best New Place to Live

London City Island

An ambitious two phase redevelopment of former docklands on the Leamouth Peninsular, including 1,700 new homes arranged within a sequence of 10 simple and well-designed buildings by Glenn Howells Architects. The scheme is an exemplar of how high density residential development can unlock a constrained island site to provide genuine place-making opportunities, new public open space and connections. A new pedestrian bridge links the island to Canning Town Station, dramatically improving both local and wider connections towards Canary Wharf, and Central London. This new neighbourhood will include a mix of independent restaurants and retail offers, a varied sequence of new riverside public spaces, and a new arts and cultural hub to include the English National Ballet and London Film School. Residential buildings were constructed using an innovative system of pre-cast concrete panels not previously used before in the UK. This approach offers both time and cost efficiencies whilst also ensuring an exemplary and sustainable build quality, incorporating full brickwork of varying colour tones, which gives the development its distinctive appearance. Alongside the public realm and cultural uses, the scheme delivers a mix of affordable and family sized accommodation.

Best New Place to Live – Highly Commended

PLACE/Ladywell

An innovative blend of off-site manufacturing techniques and a solution to addressing the needs of homeless families in the borough, this scheme is made up of a series of 'pod-like' units which are stacked around cores to create 24 generously sized and accessible homes, close to Lewisham town centre. The off-site factory assembly process enables a very precise method of construction and improved energy efficiency to the building's fabric, resulting in very low energy bills for residents. Each unit is 10% larger than London Plan space standards and includes generous floor to ceiling heights of 2.6metres, promoting residents' well-being providing through a heightened sense of space and optimised daylight penetration.

Table 3.37 - London Planning Awards – Winners
Entry Descriptions and Award Citations Taken From the Mayor's and Sir Edward Lister's Speeches at the London Planning Awards Ceremony, City Hall 27th February 2017
Best New Place to Work The Francis Crick Institute A pioneering partnership between six of the world's leading biomedical research organisations - the Medical Research Council, Cancer Research UK, the Wellcome Trust, University College London, Imperial College London and King's College London – all brought together in one building. The institute aims to respond to fast-moving changes in the medical sciences by facilitating collaboration and accelerating the translation of scientific research from the laboratory to hospitals and pharmacies. It combines an innovative 'open' building layout to support active collaboration between students, medical professionals and researchers, while also offering members of the public views into laboratories to observe practitioners at work. The 'Crick' is within a short walking distance of St Pancras and King's Cross stations and staff have direct access to a range of facilities including a 450 seat auditorium, cycle storage, restaurant and break-out spaces. As well as being a substantial part of the wider Kings Cross redevelopment, the 'Crick' exerts wider influence as a flagship for British biomedical science. The building incorporates a range of energy efficient measures and achieves a BREEAM 'Excellent' rating. **Best New Place to Work – Highly Commended** Make HQ, 32 Cleveland Street Make's new studio embodies the core principals of their work and showcases an innovative use of an under-used former NCP basement car park in Fitzrovia. The existing vehicle access ramp has been transformed into a grand main entrance stair into the office space, flanked with areas of displaying models, 3D printing and bespoke tables for informal meetings. Elsewhere, the efficient layout and clever use of space provides 27 cycle storage racks, staff showers and a soundproof rest-room. The visionary design approach retains and works with many of the original quirks of the car park, including wrapping circular work surfaces around large concrete columns to promote collaborative working amongst staff.
Best Community Led Project Peckham Cole Line An ambitious project, using crowd-funding, financial support from Southwark Council and the Mayor of London and a series of community-led events to enable the commissioning of a collaborative feasibility study to explore options for opening up a disused coal rail line to provide a green link between Queens Road and Rye Lane. The 900metre green route would enhance the urban setting and provide the public with much improved local connections, bridging the gap between an established network of walking greenways and cycle routes between Brixton and the Thames. The Cole Line project has been successful in connecting local people and businesses while strengthening and building on established networks of community groups.

Table 3.37 - London Planning Awards – Winners
Entry Descriptions and Award Citations Taken From the Mayor's and Sir Edward Lister's Speeches at the London Planning Awards Ceremony, City Hall 27th February 2017
Best Heritage Led Project The Deptford Project A £47million public private partnership, this development successfully regenerates a long vacant, 2 acre site next to Deptford Railway Station. At the heart of the scheme, a Grade 2 Listed carriage ramp, built in 1836 and previously featured on the 'buildings at risk' register, is sensitively restored and re-purposed to provide independent commercial spaces within 14 arches. The strong heritage-led design led by Pollard Thomas Architects, encompasses a sensitive and well-crafted arrangement of new build elements, improving access to the station and using a carefully selected palette of materials which define and reinstate the public realm of Deptford town centre. 'The Tinderbox', an 8 storey private residential building has enabled much of the wider restoration works, as well as the addition of eight new affordable homes managed by Peabody.
Best New Public Space Pearson Square, Fitzroy Place The largest new London Square to be completed in the last 100 years, this is an exemplary scheme which opens up new pedestrian routes and creates a series of carefully landscaped spaces, framed and overlooked by a distinctly modern and well-designed set-piece of residential and commercial buildings. At the heart of the square sits the Grade II* listed chapel of the former Middlesex Hospital, that has been sensitively restored and expertly integrated into the landscaping. Every aspect of the square is designed to be fully accessible and from the outset, the architects worked with the public realm specialists, Publica, to explore the use and character of existing public spaces in the neighbourhood. The findings of this work informed the positioning of more active commercial frontages to the exterior edges of blocks, enabling the square to become a tranquil counterpoint to the surrounding busy streets.
Best Town Centre Project The Scene, Walthamstow This simple and well-designed mix-used building has reinvigorated Walthamstow town centre, bringing back into use a long empty piece of land at the corner of Hoe Street and the High Street (home to Europe's longest outdoor street market). The building contains the first cinema in Walthamstow for over a decade and in tandem with Waltham Forest's recent investment into public realm upgrades, the scheme re-establishes this prominent corner of the town centre, creating a popular public space and destination for local people. Key to addressing the technical and acoustic challenges of combining cinema and residential uses, the scheme's design embeds the 9-screen complex a full storey below ground and wraps it with active restaurant uses at street level. At the upper levels, the cinema's insulated roof forms the base for a tranquil residential courtyard, surrounded by 121 new mixed tenure flats and houses. The project's success has encouraged further investor interest in the town centre, with several new schemes, including extensions to the nearby Mall Shopping Centre and a 700 home development to the eastern end of the High Street in the pipeline. The Council has subsequently attracted GLA High Street funding to develop a twilight market.

Table 3.37 - London Planning Awards – Winners
Entry Descriptions and Award Citations Taken From the Mayor's and Sir Edward Lister's Speeches at the London Planning Awards Ceremony, City Hall 27th February 2017
Best Project 5 Years on Quadrant 3, The Crown Estate Part of a wider £1 billion, 20 year regeneration programme, including three other quadrant buildings located along the length of Regents Street, Quadrant 3 involves the sensitive repair and refurbishment of the former Regent Palace hotel block, creating 200,000 sq.ft of grade A office space, 65,000 sq.ft. of prime retail space and 44,000 sq.ft. of enhanced public realm. This development has had a genuinely transformative effect on what was once a run down and poorly maintained part of the West End. Dixon Jones Architects have expertly combined exemplary modern architecture with retained neoclassical façades, rejuvenating and respecting the area's iconic townscape and reinstating it as a visitor destination. The building's revolutionary hydrogen fuel cell was installed in 2013 and remains the largest of its kind in the UK, reducing carbon usage by 38% and achieving a 99% reduction in emissions. Five years on from completion, the building is fully occupied, with minimal turnover and provides the UK headquarters for a number of high profile companies including Twitter and Telefonica.
Best Project 5 Years on – Highly Commended Regent Quarter Arranged over 2.4 hectares and comprising four urban blocks, the Regent Quarter development has successfully turned around a once neglected and run down area to the east of King Cross station, creating a rich and varied district of office, residential, retail and restaurant uses. A strong heritage-led design framework was established from the outset and established a sensitive balance of retention, reuse and modern intervention. From the outset, uptake for all uses was impressive and the Quarter continues to support high occupancy levels throughout, bringing sustained activity and street life to the area, both day and night. Blocks are arranged around a series of pedestrian routes and courtyards, forming local connections and creating quiet spaces flanked with active uses. The development's success acted as a catalyst for the subsequent and ongoing regeneration of both St Pancras and Kings Cross stations and the major developments, led by Argent, further to the north.
Best Conceptual Project Wind Modelling of the Eastern Cluster This internationally ground breaking project studies cumulative wind impact on existing, consented and proposed tall buildings within the eastern cluster of the City and innovatively combines wind tunnel and computer fluid dynamics technology. Its aim is to better understand the macro and micro level impacts of the cluster in order to inform future developments and identify wider future mitigation measures to ensure the highest quality of public realm and pedestrian environment. The findings of this work are intended to be captured to inform far reaching planning policies and guidance which may re-define acceptable criteria for wind impacts on the public realm. The findings also has potential to be layered with other micro-climate related conditions including sunlight, daylight, noise and air pollution data to create a micro-climatic map of the City to reconcile strategic challenges of accommodating significant growth to maintain the City as a leading World commercial hub.
Best Local Planning Authority London Borough of Southwark
Mayors Award for Planning Excellence Wind Modelling of the Eastern Cluster Demonstrating how 3D technology can transform the understanding of London's urban environment and deliver better outcomes for planning, designing and building in the city.

Chapter 4 - Other Contextual Data Sources

This AMR cannot and does not attempt to be comprehensive. There is also a significant amount of relevant data available from both the GLA and other sources. The list of references and links provided here should enable anyone researching these subjects access to the most up to date data.

London Datastore

The primary source of data and statistics held by the GLA is the London Datastore which includes data not just from the GLA but also a range of other public sector organisations.

London Development Database

For more information on the London Development database please email the Data Team or visit our public page.

Development and projects

More information on the activities of the Mayor's Development and Projects unit (Formerly the Planning Decisions Unit) can be found at: https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions

GLA Economics reports

The latest reports can be found at https://www.london.gov.uk/what-we-do/research-and-analysis/gla-economics-publications. The latest news is available at: https://www.london.gov.uk/what-we-do/business-and-economy

London Sustainable Development Commission

The London Sustainable Development Commission website is at http://www.londonsdc.org/

Waste

The Mayor's Municipal Waste Management Strategy can be found at https://www.london.gov.uk/WHAT-WE-DO/environment/environment-publications/mayors-municipal-waste-management-strategy

DEFRA produces statistics on waste and recycling which can be found at: https://www.gov.uk/government/collections/waste-and-recycling-statistics

Up to date London specific data is available on the Local Authority Waste and Recycling Information Portal http://laportal.wrap.org.uk/Login.aspx

Minerals (Aggregates)

Information on the London Aggregates Working Party (LAWP), including Annual Monitoring Reports, can be found at: https://www.london.gov.uk/what-we-do/planning/who-we-work/planning-working-groups/london-aggregates-working-party

Transport

The latest information on The Mayor's work on transport can be found at: https://www.london.gov.uk/what-we-do/transport

Transport for London performance statistics can be found at: https://tfl.gov.uk/corporate/publications-and-reports/annual-report

Details on how PTAL scores are calculated can be found in https://data.london.gov.uk/dataset/public-transport-accessibility-levels

TfL's WebCAT toolkit can be used to measure transport connectivity using PTAL and Time Mapping analysis: https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat

The Department for Transport provides some useful data on transport at https://www.gov.uk/government/organisations/department-for-transport

London First are monitoring how the London boroughs are progressing with the development of their CIL charging schedules http://londonfirst.co.uk/our-focus/londons-built-environment/community-infrastructure-levy/

Health

London Health Programmes closed as a separate NHS organisation on of 31 March 2013. Its work is now carried forward through other organisations. More information can be found here: http://www.londonhp.nhs.uk/

Public Health England have collated resources and data tools to support local areas in improving health in the capital: https://www.gov.uk/government/collections/phe-london-advice-support-and-services

Government data sources

Government departments have moved their websites to a central domain: https://www.gov.uk

Various data and studies on education and skills can be found at: https://www.gov.uk/government/organisations/department-for-education

Links to a number of national reports on education provision can be found at: https://www.gov.uk/government/publications?keywords=Education&publication_filter_option=all&topics%5B%5D=all&departments%5B%5D=all&official_document_status=all&world_locations%5B%5D=all&from_date=&to_date=

Department of Environment, Food and Rural Affairs

Various data and studies on the environment can be found at: https://www.gov.uk/government/organisations/department-for-environment-food-rural-affairs

Department for Communities and Local Government

The latest information on Government policies and publications related to planning can be found at

https://www.gov.uk/government/topics/planning-and-building

Chapter 5 - Conclusions and Looking Ahead

5.1 Following the Mayoral election in May 2016, 'City for All Londoners' outlined the capital's key challenges and opportunities across priority policy areas. The first substantial steps were taken towards the preparation of a new suite of Mayoral Strategies including – crucially - of a Full Review of the London Plan. The AMR, and in particular the LDD underpinning it, is an invaluable source to inform its evidence base.

5.2 This is the first AMR that is based on based on the 2015 London Plan using a slightly modified set of KPI targets introduced through that Plan. This year's performance of the KPIs is positive: Many targets are met or are heading in the right direction, some turning from a negative to a positive performance, including the KPIs on open space, industrial land release and car traffic growth. Four KPI targets have not been met or are heading the wrong way, including the KPI target on Sites of Importance for Nature Conservation, for which in the previous year a positive performance had been recorded.

5.3 During 2016 the Mayor also published Supplementary Planning Guidance on Housing, the Central Activity Zone and Crossrail Funding as well as draft SPG on Affordable Housing & Viability.

5.4 Looking forward, a draft of the new London Plan is expected to be consulted on for three months in late 2017. Following the Examination in Public during autumn 2018, which will be supported by data set out in the AMR and LDD more widely, the new Plan would then be published in the Autumn 2019.

5.5 The Mayor will also improve public access to data and will work with and encourage the London boroughs to do the same, in order to provide more open and transparent governance.

5.6 Robust, evidence-based and effectively monitored strategic planning policy for London continues to be vital if the progress shown across many of the indicators in this report is to be sustained, and even more so to address the areas where further work is needed. This AMR again makes plain that the planning system has much to contribute to Londoners' quality of life – and there is a huge amount of activity at City Hall, in boroughs and neighbourhoods to make sure all opportunities are maximized.

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