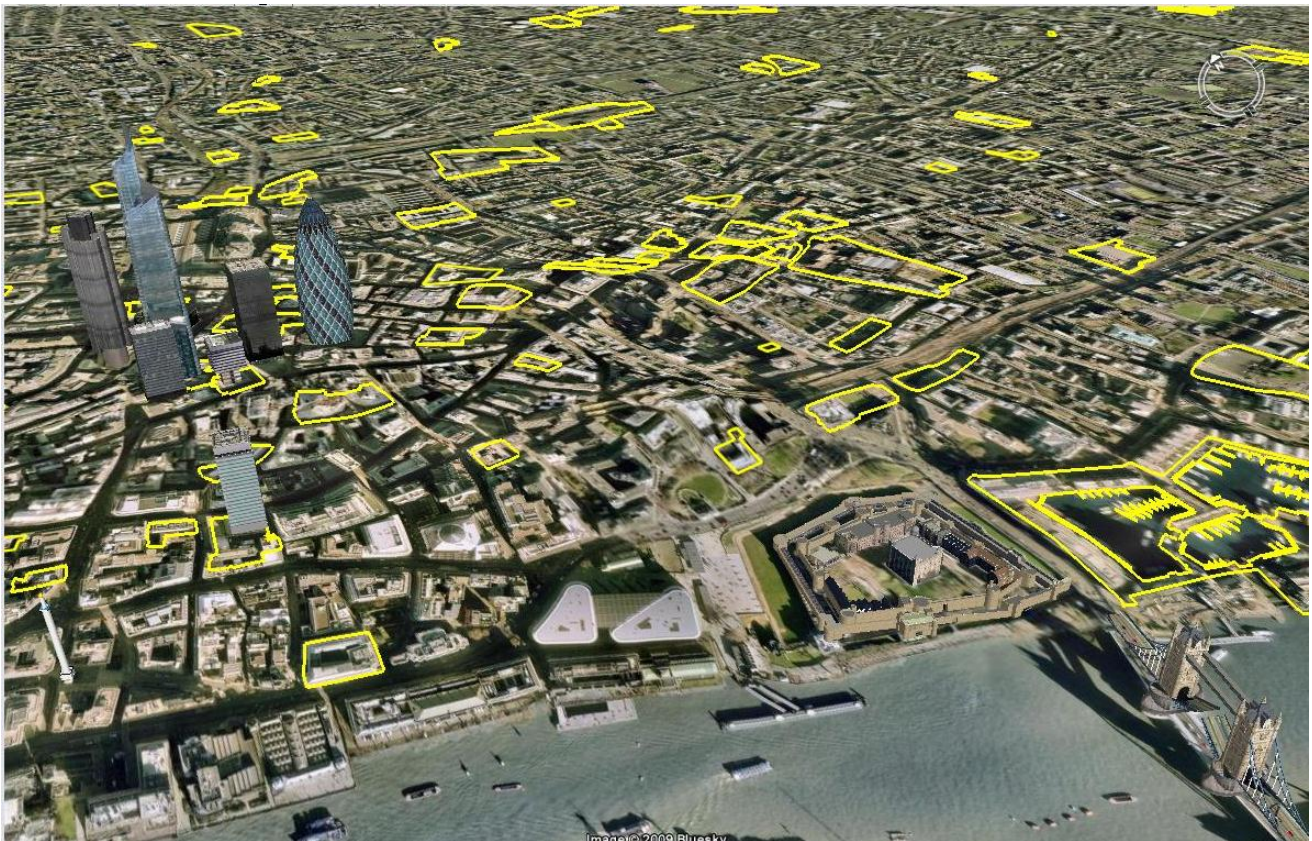


Greater London Authority

London Employment Sites Database

Final Report



Final Report | March 2013

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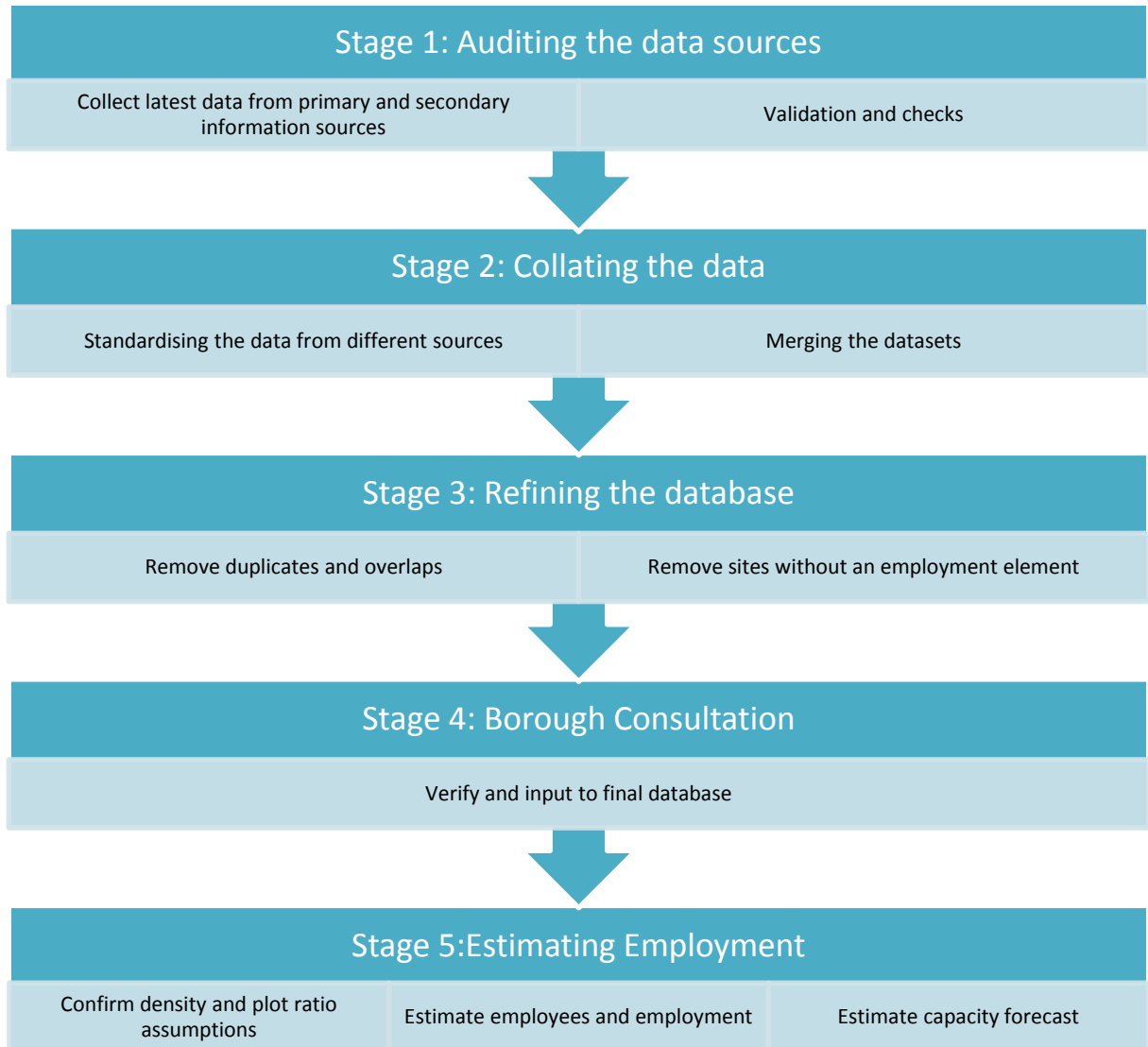
1 INTRODUCTION

- 1.1 PBA Roger Tym was commissioned by the Greater London Authority (GLA) to develop the London Employment Sites Database (LESD) for 2012. The LESD is a database that records employment developments in the pipeline and recently completed developments in London.
- 1.2 The LESD brings together a vast body of information from numerous sources into one comprehensive database in a standardised and user friendly format. Some of the major information sources include the London Development Database, Core Strategies/Local Plans and industry press such as Property Week.
- 1.3 The database is site specific and for each site it provides information on:
 - the **precise location** of the development site;
 - the **scale** of completed/ proposed/ planned development by employment use (floorspace; site size to be developed, estimated employment capacity);
 - the **timetable** of the development.
- 1.4 The LESD is an important planning policy tool that informs key strategic policies including the London Plan, the London Office Policy Review and the Mayor's Transport Strategy. The LESD is one of three key components of the triangulated Borough employment forecasts for London. It is also as a tool for analysing the balance between supply and demand at the borough level.
- 1.5 The LESD provides a snapshot of employment sites in London at a particular stage in time. However London's economy is very dynamic and constantly evolving and developing. Equally the sites in the planning pipeline are constantly evolving. This is why the LESD is regularly updated. LESD 2012 is developed using a similar approach as the LESD 2009 with some important updates to the key development assumptions. In addition to the current uses of the database there are potentially many applications of the database. For example:
 - It gives an overview of proposed development patterns across London.
 - It can be cross-referenced with other data, such as the London Housing Capacity Database to help determine competing land uses.
 - The database can be linked to Google Earth
 - Past versions of the database can be compared to track how change in development over time relates to proposals and applications. This would help to provide a better understanding of the planning and development process in London and could be used to improve the spatial forecasting model.
- 1.6 In the next section of the report we review the approach and method used to develop the database; in Section 3 we present the assumptions used to estimate employment and finally in section 4 we present the data summaries.

2 THE METHOD

2.1 The method used to produce the London Employment Sites Database is presented in the illustration below.

Table 2.1 Method and approach



Stage 1: Data audit

2.2 The LESD is based on three primary information sources:

- The London Development Database from the GLA.
- The London Brownfield Sites Review produced by the LDA in 2009. This database is no longer available and has not been updated since 2009. However the sites in the LBSR are generally long term aspirational sites and we found that a large majority of the sites have not come forward yet primarily due to the economic recession that has slowed the pace of development. The National Land Use Database (NLUD) will eventually provide an update to the LBSR however the current NLUD data also dates back to 2009.

- Borough Local Plans and Core Strategies.

Table 2.2 Data sources

Source	Description
London Development Database (LDD)	<p>The LDD records the progress of planning permissions in the London Boroughs. It contains information including location, floorspace, planning status, site description amongst other fields.</p> <p>LDD contains information on all planning permissions granted in London since 1 April 2004 that propose:</p> <ul style="list-style-type: none"> a loss or gain or new build of any residential units, 10 new bedrooms for hotels, hostels or residential homes, 1,000m² of new floor space in any other use class, a loss or gain of open space. <p>The LDD is a quality assured database which is updated quarterly by the boroughs and GIS information exists for some sites.</p> <p>In total there were 729 employment sites that fed into the 2012 database. This is significantly fewer sites compared to the 2009 database (1322 sites), which we believe is due to the recession</p>
London Brownfield Sites Review (LBSR)	<p>The LDA's Brownfield Sites Review replaced the previous years' National Land Use database (NLUD). It recorded sites over 0.25 ha. In total there are 549 employment sites that are fed into the 2012 database. All site boundaries are digitised.</p>
Local Plans	<p>Local Plans, Core Strategies and Site Allocations document provide employment site allocations for existing sites and also provide proposals maps for future. These are of varying age and were validated through the borough consultations.</p>
Property Press	<p>We monitored recent property articles in both paper and on-line versions for information on current development plans and proposals</p>
EGI	<p>In February 2012 PBA Roger Tym undertook a review of employment site data from the Estates Gazette for the London Office Policy Review. All employment sites identified were added to the database and these carry forward. The EGI was particularly useful for updating information from existing schemes.</p>
Mega Schemes	<p>As part of the London Office Policy Review detailed analysis of so called "Mega Schemes" was undertaken. This information was fed into the LESD again providing more details regarding existing schemes.</p>

2.3 As a large part of the database is unchanged (i.e. the Brownfield sites still dates back to 2009 data sources) the 2009 LESD was used as a starting point. The LDD data was

replaced with new 2012 LDD data and the updated information from EGI, Property press and Mega Schemes was used to update existing sites in the database.

- 2.4 Each new site was given a **unique ID number** which is never changed through the various stages of refining the database. Sites that were carried forward from LESD 2009 retained their unique 2009 ID number. Any work with the database is accompanied by a validation check to ensure that this ID hadn't changed compared to previous versions.

Stage 2: Standardising the Data

- 2.5 The LESD provides information, where available, for each site for a number of information fields shown in the table below.

Table 2.3 LESD standardised fields

Use	Field
Site ID	RTP ID
	Data Source
Location	Borough Name
	Site Name
	Site Address
	Post Code
	Easting
Timing	Northing
	Site/Project Status
	Planning Status
	Planning application/ permission no.
Scale	End Date (2008, 2011, 2016, 2021, 2026, 2031)
	Description
	Net A1 Floorspace
	Net A2 Floorspace
	Net A3 Floorspace
	Net A4 Floorspace
	Net A5 Floorspace
	Net B1 Floorspace
	Net B2 Floorspace
	Net B8 Floorspace
	Net C1 Hotel Bedrooms
	Net C2 Floorspace
	Net D1 Floorspace
	Net D2 Floorspace
	Net SG Floorspace
	Total Floorspace
	Site Area
Type of employment	Site Use

- 2.6 For each site in the LESD, there are four key factors recorded and used to estimate employment:

- Location: A polygon for each site in the database is required providing the precise site location. This information is important for the refining process identifying duplicate and overlapping sites. It is also important for understanding the spatial distribution of the sites and the employment capacity.
- Timing: the planning status of the site is used to estimate the time a site will come forward for development and therefore when employment can be expected on that particular site. Some information sources provide a completion date particularly sites from the LDD that are completed or started. However the sites with longer term aspirations have more uncertainty associated with the timescales and when employment will come forward. Compared to previous years we found that the uncertainty surrounding the timing of development is even greater. Where a completion date is not available the planning status of the site is used to estimate a completion date. We will review this in the next section of the report.
- Scale: the size of the development either in terms of floorspace or site area is used to estimate the scale of future employment on the site. Net floorspace (proposed floorspace less existing floorspace) by use class is used.
- Employment use: the type of employment development and use classes proposed on a site has an impact on the scale of employment. When estimating job capacity, the plot ratios and employment densities vary by use class.

2.7 In addition to the above we used GIS to assign each site to the following geographies based on the centroid of the site polygon:

- Wards
- Opportunity areas and areas of intensification
- London Transport zones (LTS)
- Sub-area (CAZ, other Inner London and Outer London)
- and PTAL ratings.

Stage 3: Refining the data

2.8 The draft LESD database is refined to ensure that there are no duplicate sites from the numerous data sources, that the information contained in the database is correct and updated and to exclude any sites that should not be in the database for numerous reasons including the scale of the development site; some sites may have been completed or lost to non-employment uses.

Removing sites with no proposed employment use or sites below thresholds

2.9 The first stage of the refining process is to eliminate all sites that do not have an employment element. To ensure that we have a consistent database we have applied a threshold to the size of sites either depending on the net floorspace or the site area.

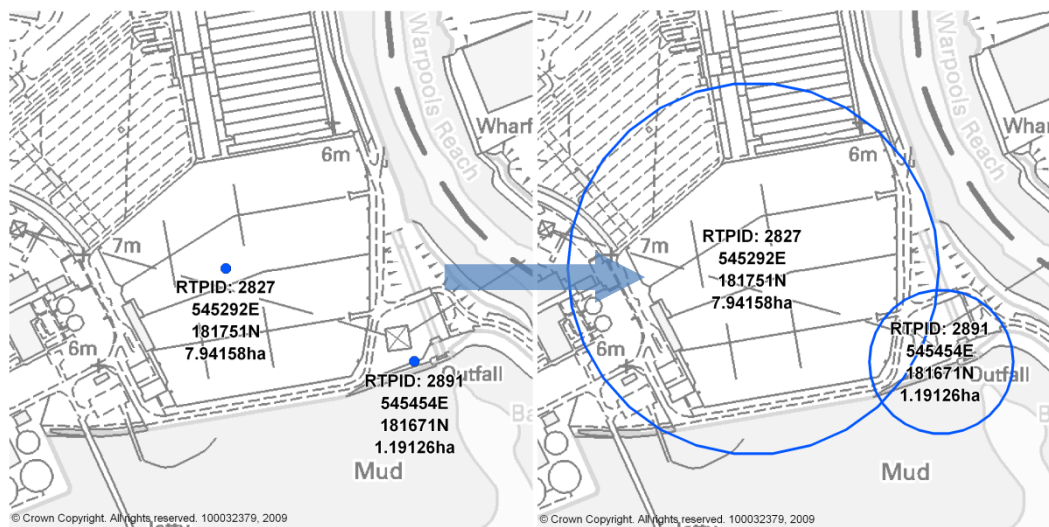
2.10 The LESD 2012 only includes employment sites above 0.25 ha or sites with a proposed net increase greater than 1,000 sq metres of B-space or greater than 5,000 sq metres of all other (non B space) employment space. The threshold is applied for the following key reasons relating to the way the LESD data is collected and its end uses:

- The key data sources used for the LESD already have this threshold (see table 2.1 for details).
- There is no comprehensive data source for small sites as these are very large in number and tend to move through the planning pipeline at a faster pace.
- The LESD aims to capture larger developments that will change the spatial distribution of labour. In terms of forecasting the LESD based capacity projections must be reviewed in the context of the trend based projections which show where employment is located today and projected forward taking into account sectoral compositions.
- For non- B space uses a higher threshold is set because much of the smaller schemes represent local displacement effects

Removing duplications

- 2.11 The LESD is constructed from a number of different datasets and inevitably there are duplicate sites. We adopt the same method for LESD 2012 as for LESD 2009 to identify duplicate sites using GIS.
- 2.12 A batch process was constructed using GIS to identify all sites with a significant amount of overlap for closer inspection. Many of the identified sites were exact duplicates whilst others were slight variations resulting from several planning applications. Once the duplication was confirmed, one of them was marked as being a duplicate for removal later on. This was usually the older site boundary. Where a duplicate site is identified and ‘removed’ all the information for that site was used to populate missing fields in the remaining site.
- 2.13 Not all of the sites had boundaries in a GIS format. However there was a grid coordinate and a site area for most. Using this information it is possible to create an approximate area that the site covered. These approximations were used and replaced with accurate boundaries once they were determined and digitised (See figure 2.2).

Table 2.4 Site Boundary Approximation



Site centroids can be mapped using grid coordinates. Approximate site boundaries based on the site area can then be created.

Stage 3a: Borough Consultations

- 2.14 A key part of the refining process of the LESD is the Borough Consultation. The team contacted each London Borough and provided them with the long list of employment sites identified in their Borough. We then met with each London Borough¹ to review the database.
- 2.15 The objective of the consultations is to ensure the correct information is included in the database (the location, the scale and the timetable of the site); all major developments in the Borough are included; and that the Boroughs' strategic and aspirational sites are included. The table below shows the key information requested from each borough.

Borough Consultation: For each site confirm detail of:

Site name

What is planned? (for employment only)

The scale of development

(Size of the site; floorspace planned)?

(Office, Industry, Retail, Other)

What is the planning status of the development/ site?

The timescales involved – start and completion

Site boundary (draw/ confirm polygon)

- 2.16 Some of the key findings and issues emerging from the consultations include:
- Compared to past databases there is a higher level of uncertainty regarding the time sites will come forward for development;
 - A large number of the Brownfield sites have been released and/ or lost to other land uses. This was expected to some degree as the Brownfield data has not been updated since 2009, however there also appears to be a lack of confidence in the capacity of bringing many brownfield sites into employment uses;
 - Related to the point above, there are fewer new employment sites to be added to the database compared to past years. We expect a large part of this is the lack of development and confidence in the current market conditions;
 - A large number of sites are mixed use sites with both residential and employment uses;
- 2.17 There has been a notable growth in the number of sites allocated for D-uses particularly in Outer London Boroughs. This includes community centres, public halls, places of worship, clinics and health centres, leisure centres etc. One consultee suggested that D-space uses tend to take up employment spaces that are difficult to let, difficult to convert to residential and have low rental rates.

¹ 7 London Boroughs chose to work on the database themselves with no face to face consultation.

3 EMPLOYMENT ASSUMPTIONS

- 3.1 A key element of the LESD 2012 is to estimate the employment capacity of each development sites. In order to achieve this, assumptions regarding how the employment proposal or aspiration will translate into employment are required.
- 3.2 The assumptions used to estimate employment are presented below. These vary by the types of employment space proposed/ expected on a site; the location of the site in London and the status of the site (where it is in the planning pipeline).

Employment densities and Plot ratios

- 3.3 The employment density and plot ratio assumptions used for LESD 2012 are based on existing research and no new primary research has been undertaken as part of this study.
- 3.4 The LESD 2012 employment densities assumptions are presented in the table below. The employment densities remain the same as in LESD 2009 with the exception of office employment densities. In September 2012 RTP examined changing working practices in offices and recent evidence on office employment densities as part of the London Office Policy Review. We apply the findings of this research to LESD 2012.

Table 3.1 Employment density assumptions

Floorspace per Worker per use class	CAZ war d	Inner London	Outer Londo n	Source
B1 (businesses)	12.4	13.5	15.2	LOPR 2012
B2 (industrial)	33	39	44	LESD 2009
B8 (storage and distribution)	33	39	44	LESD 2009
A-class (shops, food& drink, services)	21	21	21	LESD 2009
Other (D-uses; C-uses)	45	45	45	LESD 2009
Mixed uses	see mixed use rules below			

- 3.5 Plot ratios are used to calculate the ratio of the gross floor area of a building to its site area. The plot ratio assumptions are presented in the table below. These are the same assumptions used in the London Industrial Land Demand and Release Benchmarks Study of 2011 and LESD 2009.

Table 3.2 Plot ratio assumptions

Plot Ratios	CAZ wards	Inner Wards	Outer Wards	Source:
B1 (businesses)	77,000	18,500	9,000	LESD 2009
B2 (industrial)	9,000	6,500	3,800	LESD 2009; Industrial Demand Study 2011)
B8 (storage and distribution)	9,000	6,500	3,800	LESD 2009; Industrial Demand Study 2011)
A-class (shops, food& drink, services)	9,000	6,500	3,800	LESD 2009; Industrial Demand Study 2011)
Mixed	51,671	14,030	5,932	(use class distribution rule below)

Mixed use site assumptions

3.6 A large number of the sites in the LESD 2012 are mixed use sites. In particular the Brownfield sites and the strategic sites tend to have a mixed use allocation but the precise details of a development are unknown. For these sites we need to make assumptions regarding the scale of the employment and residential elements and the distribution of employment uses, before employment densities and plot ratios are applied.

3.7 Using evidence from the London Development Database our research shows

- In CAZ and Inner London, on average 12% of a mixed use site area goes to employment uses.
- In Outer London a slightly larger proportion of the mixed use site (15%) is allocated to employment uses.

We apply these proportions to the mixed use sites.

Table 3.3 Mixed use assumptions (proportion of site to non-residential uses)

Size of site (ha)	Number of LDD sites	CAZ & Inner London % of total site area to employment use	Outer London % of total site area to employment use
>0.5	171	12%	15%

3.8 In LESD 2009 we also examined case studies of mixed use sites in Inner London and the mix of employment uses on the sites. We apply this evidence to CAZ and Inner London mixed use sites and new case study evidence from LDD of mixed use sites in Outer London. The distribution of employment on mixed use sites uses following assumptions:

Table 3.4 Mixed use assumptions (Use class distribution)

Proportion of employment floorspace	CAZ & Inner London	Outer London
A class	18%	15%
Office	63%	41%
Industrial	4%	6%
Other	15%	38%

- 3.9 We apply the above assumptions to mixed use sites in LESD 2012.
- 3.10 The database enables ready sensitivity testing with an alternative range of assumptions.

Timing assumptions

- 3.11 One of the applications of the LESD is the London capacity forecast for the triangulation forecast. To achieve this it is necessary to have a time period of when the employment capacity of a site is expected come forward. For some sites particularly those that have progressed through the planning pipeline, an end date for development is provided. However, for the sites with longer term aspirations the end date is unknown.
- 3.12 Using information of where the site is in the planning pipeline and based on information from the Borough consultations we make the following assumptions:

Table 3.5 Timing of sites coming forward

	Planning status
2011-2016	Completed (since January 2011) Under Construction
2016-2021	Full PP; Detailed PP
2021-2026	Outline Planning permission
2026 -2036	Allocated in local plan/ policy documents
	Sites with no planning status

- 3.13 These assumptions are applied to the LESD 2012 development sites.

4 SUMMARY TABLES

4.1 In total the LESD 2012 identifies employment sites with a total capacity of 624,500 jobs using the assumptions presented in Chapter 3. LESD 2012 identifies a total of 883 employment sites summarised in the tables below by Borough and use class. In comparison LESD 2009 identified over 1,140 sites and 668,400 jobs between 2011 and 2026. The Tower Hamlets CAZ totals in these tables do not include Canary Wharf.

Table 4.1 Total employment

Total Jobs	2011	2016	2021	2026	2031	Total
Barking and Dagenham	534	2,648	2,943	617	1,313	8,055
Barnet		42	843	7,635	342	8,863
Bexley		1,190	4,353	537		6,079
Brent		8,222	5,274	1,062	1,365	15,923
Bromley		118	265	3,070	220	3,673
Camden		911		453	97	1,460
Camden CAZ		44,659	1,921	4,615	173	51,367
City of London CAZ	1,976	36,537	37,188			75,702
Croydon		2,902	15,725	1,064		19,691
Ealing		1,106	6,733	2,426		10,265
Enfield	627	1,287	2,270	48	1,523	5,755
Greenwich		29,688	2,442	4,875	1,135	38,140
Hackney		9,152	2,259		969	12,381
Hackney CAZ		229	8,617			8,845
Hammersmith and Fulham		4,500	16,798		962	22,260
Haringey		111	2,348	6,448		8,907
Harrow		452	458	2,747	23	3,679
Havering		1,150	586	1,118		2,854
Hillingdon	117	3,451	4,631	433	685	9,317
Hounslow		10,580	3,857	1,904	197	16,538
Islington		1,396	133	6,626		8,155
Islington CAZ	205	3,451	5,568	5,629	745	15,598
Kensington and Chelsea		619	1,800	74		2,493
Kingston upon Thames			485	3,673	328	4,487
Lambeth		664	1,032	1,969	-	3,665
Lambeth CAZ		7,314	9,730	4,992		22,036
Lewisham	337	4,648	9,201	116		14,302
Merton		139	517			656
Newham	9,155	9,074	43,542	5,072	4,620	71,463
Redbridge		97	129	2,054	72	2,352
Richmond upon Thames	82	117	109	55	259	622
Southwark		556	257	1,814	2,172	4,800
Southwark CAZ	687	7,148	3,109	3,571	154	14,670
Sutton		383	2,649	218		3,251
Tower Hamlets		27,529	66,329	2,656	344	96,858
Tower Hamlets CAZ		1,559	13,657	609		15,825
Waltham Forest	52	181	1,488	254	199	2,174
Wandsworth		1,843	881		2,055	4,779
Wandsworth CAZ		215	16,895		7,636	24,746
Westminster		409	440	78		927
Westminster CAZ		21,170	8,288	1,455		30,912
Grand Total	13,773	247,446	305,752	79,965	27,589	674,524
LESD 2009	173,140	216,670	70,358	208,218	-	668,378

- 4.2 In comparison to LESD 2009, the LESD 2012 identifies a similar overall employment capacity. We note however that the employment assumptions have been updated in particular the office employment density assumption which has in an impact on the estimated employment capacity.
- 4.3 The Boroughs with the largest development capacity in LESD 2012 are Tower Hamlets, Newham, City of London and Camden. These are also the Boroughs with the largest office development pipeline as illustrated in the table below.

Table 4.2 Office employment

B1 Jobs	2011	2016	2021	2026	2031	Grand Total
Barking and Dagenham	413	876	829	253	301	2,671
Barnet		-	52	492	62	605
Bexley		302	1,673	8		1,983
Brent		7,645	2,645	153	345	10,787
Bromley		119	-	461	220	800
Camden		507		240	156	903
Camden CAZ		42,065	2,267	2,785	173	47,291
City of London CAZ	2,005	34,230	37,401			73,636
Croydon		2,683	13,165	415		16,263
Ealing		547	3,104	1,996		5,646
Enfield	142	15	916	20	22	1,115
Greenwich		22,014	1,994	1,099	-	25,107
Hackney		6,794	1,312		667	8,773
Hackney CAZ		144	7,994			8,138
Hammersmith and Fulham		3,420	11,160		659	15,239
Haringey		82	3,930	941		4,953
Harrow		- 10	-	1,078	-	1,068
Havering		-	-	120		120
Hillingdon	43	3,003	3,484	70	-	6,599
Hounslow		10,007	2,904	589	197	13,698
Islington		1,032	110	3,965		5,107
Islington CAZ	219	3,315	5,407	4,683	468	14,091
Kensington and Chelsea		331	1,503	74		1,908
Kingston upon Thames			72	3,343	-	3,415
Lambeth		558	13	1,635	-	2,206
Lambeth CAZ		6,536	7,401	2,982		16,919
Lewisham	14	3,352	2,653	73		6,093
Merton		113	493			606
Newham	1,338	4,203	38,216	3,348	2,703	49,808
Redbridge		86	165	291	29	571
Richmond Upon Thames	73	141	109	23	106	452
Southwark		616	200	1,226	567	2,609
Southwark CAZ	578	5,947	3,011	-	97	9,633
Sutton		132	2,039	47		2,219
Tower Hamlets		26,286	63,292	2,253	79	91,910
Tower Hamlets CAZ		1,133	14,335	282		15,750
Waltham Forest	-	115	401	86	66	669
Wandsworth		783	384		1,091	2,258
Wandsworth CAZ		215	12,957		5,227	18,399
Westminster		242	22	49		313
Westminster CAZ		21,996	7,019	1,039		30,053
Grand Total	4,825	211,577	254,631	36,119	13,235	520,388

4.4 The LESD also identifies sites with a planned capacity of over 18,000 industrial jobs. The largest gains are expected in Lewisham, Greenwich, Newham and Barking and Dagenham.

Table 4.3 Industrial and warehousing jobs

B2/ B8 jobs	2011	2016	2021	2026	2031	Grand Total
Barking and Dagenham	34	159	1,643	37	439	2,312
Barnet		42	50	39	9	139
Bexley		770	1,110	1		1,881
Brent		- 747	-	22	1,015	290
Bromley		-	42	-	-	42
Camden		183		-7	- 60	116
Camden CAZ		- 1,127	- 311	177	-	- 1,262
City of London CAZ	-	-	-			-
Croydon		105	22	86		214
Ealing		323	1,703	22		2,048
Enfield	485	121	926	3	83	1,618
Greenwich		1,965	183	30	1,001	3,180
Hackney		969	63		-	1,032
Hackney CAZ		9	1			11
Hammersmith and Fulham		71	235		-	306
Haringey		29	- 2,271	208		- 2,034
Harrow		- 55	-	818	-	763
Havering		955	-	237		1,192
Hillingdon	74	345	672	10	-	1,101
Hounslow		213	723	29	-	965
Islington		10	-	330		340
Islington CAZ	-	- 37	51	3	-	17
Kensington and Chelsea		-	-	-		-
Kingston upon Thames			-	25	-	25
Lambeth		33	222	8	-	263
Lambeth CAZ		-	- 68	189		121
Lewisham	-	288	2,941	5		3,234
Merton		26	9			35
Newham	-	912	896	44	502	2,354
Redbridge		-	- 68	43	4	- 21
Richmond Upon Thames	1	-	-	3	16	20
Southwark		- 148	1	31	- 68	- 184
Southwark CAZ	-	-	-	-	6	6
Sutton		211	297	7		516
Tower Hamlets		12	- 1,561	43	-	- 1,506
Tower Hamlets CAZ		6	- 603	18		- 579
Waltham Forest	-	- 264	-	5	-	- 259
Wandsworth		-	- 12		202	190
Wandsworth CAZ		-	-		- 449	- 449
Westminster		-	- 43	3		- 40
Westminster CAZ		-	-	38		38
Grand Total	594	5,379	6,855	2,507	2,699	18,033

- 4.5 The LESD identifies capacity for over 65,300 new retail jobs in London. The largest growth is expected in Newham and many of these jobs came forward in 2011 with the opening of Westfields Stratford City. Other Boroughs with high retail capacity are Barnet, Southwark and Hammersmith and Fulham.

Table 4.4 Retail jobs

Retail Jobs	2011	2016	2021	2026	2031	Grand Total
Barking and Dagenham	88	857	254	93	110	1,401
Barnet		-	123	6,790	23	6,936
Bexley		2	1,351	101		1,454
Brent		376	1,926	255	-	2,557
Bromley		6	-	2,000	-	2,006
Camden		-		34	-	34
Camden CAZ		636	- 17	796	-	1,414
City of London CAZ	-	855	- 575			281
Croydon		5	1,210	201		1,417
Ealing		139	955	56		1,150
Enfield	-	6	27	7	8	48
Greenwich		2,320	36	357	134	2,847
Hackney		191	330		48	569
Hackney CAZ		41	385			426
Hammersmith and Fulham		318	3,643		303	4,264
Haringey		-	-	335		335
Harrow		333	276	238	-	846
Havering		-	501	44		545
Hillingdon	-	-	150	233	352	735
Hounslow		165	-	933	-	1,098
Islington		99	-	740		839
Islington CAZ	-	95	126	239	242	703
Kensington and Chelsea		8	210	-		218
Kingston upon Thames			81	63	-	144
Lambeth		8	448	226	-	681
Lambeth CAZ		442	488	1,110		2,041
Lewisham	-	816	1,317	21		2,154
Merton		-	-			-
Newham	6,979	568	2,702	636	772	11,657
Redbridge		5	11	1,415	11	1,441
Richmond Upon Thames	2	- 25	-	8	39	25
Southwark		-	91	424	1,667	2,182
Southwark CAZ	17	165	77	3,571	28	3,857
Sutton		-	-	120		120
Tower Hamlets		614	2,043	196	69	2,922
Tower Hamlets CAZ		65	- 55	81		91
Waltham Forest	-	275	959	65	-	1,298
Wandsworth		109	352		498	959
Wandsworth CAZ		-	1,223		887	2,110
Westminster		-	59	14		73
Westminster CAZ		661	566	170		1,397
Grand Total	7,086	10,155	21,272	21,572	5,189	65,274

- 4.6 Employment in other sectors including A2 (Financial and professional Services), A3 (Restaurants and cafes), A4 (Drinking Establishments), A5 (Hot food takeaways), D1 (Non-residential institutions), D2 (assembly and leisure), C1 (Hotels), and C2 (residential institutions).

Table 4.5 Other employment

Other Jobs	2011	2016	2021	2026	2031	Grand Total
Barking and Dagenham	-	756	217	234	463	1,670
Barnet		-	619	315	249	1,183
Bexley		116	219	427		761
Brent		948	704	632	5	2,288
Bromley		-8	223	610	-	825
Camden		221		187	-	407
Camden CAZ		3,085	- 17	856	-	3,924
City of London CAZ	- 29	1,452	362			1,785
Croydon		109	1,327	361		1,797
Ealing		97	971	352		1,420
Enfield	-	1,146	401	18	1,410	2,974
Greenwich		3,389	229	3,389	-	7,007
Hackney		1,198	554		255	2,007
Hackney CAZ		34	236			270
Hammersmith and Fulham		691	1,760		-	2,451
Haringey		-	689	4,964		5,652
Harrow		184	183	613	23	1,002
Havering		196	84	717		997
Hillingdon	-	102	325	120	334	881
Hounslow		195	230	353	-	778
Islington		255	23	1,591		1,869
Islington CAZ	- 14	78	- 15	703	35	787
Kensington and Chelsea		280	87	-		366
Kingston upon Thames			332	243	328	903
Lambeth		66	349	100	-	515
Lambeth CAZ		336	1,909	710		2,955
Lewisham	323	191	2,289	17		2,821
Merton		-	15			15
Newham	839	3,390	1,728	1,044	643	7,644
Redbridge		6	22	306	27	361
Richmond Upon Thames	6	-	-	21	98	125
Southwark		88	- 34	133	7	193
Southwark CAZ	92	1,037	21	-	23	1,173
Sutton		40	313	44		397
Tower Hamlets		617	2,555	163	196	3,532
Tower Hamlets CAZ		355	- 19	227		563
Waltham Forest	52	54	128	97	133	465
Wandsworth		951	156		265	1,372
Wandsworth CAZ		-	2,716		1,970	4,687
Westminster		167	401	12		580
Westminster CAZ		- 1,486	703	207		- 576
Grand Total	1,268	20,335	22,994	19,767	6,465	70,829

4.7 In the table below we present the LESD 2012 capacity estimates of the Opportunity Areas (OAs) and Areas of Intensification (AOIs). A total capacity of 463,500 jobs or 69% of the total LESD 2012 is identified. In comparison LESD 2009 identified a capacity of 521,500 jobs in OAs and AOIs.

Table 4.6 Opportunity Areas and Areas of Intensification

London Opportunity Areas	LESD 2012 Jobs	London Plan
Bexley Riverside	3,616	7,000
Charlton Riverside	743	1,000
City Fringe	35,789	70,000
Colindale/Burnt Oak	1,488	2,000
Cricklewood/Brent Cross	6,419	20,000
Croydon	13,027	7,500
Deptford Creek/Greenwich Riverside	3,530	4,000
Earls Court & West Kensington	8,594	7,000
Elephant & Castle	4,158	5,000
Euston	8,127	5,000
Greenwich Peninsula	21,290	7,000
Heathrow	9,236	12,000
Ilford	1,598	800
Isle of Dogs	82,905	110,000
Kensal Canalside	68	1,000
King's Cross	33,450	25,000
Lewisham/Catford/New Cross	6,666	6,000
London Bridge/Bankside	8,881	25,000
London Riverside	7,337	14,000
Lower Lea Valley including Stratford	66,032	50,000
Paddington	9,683	5,000
Park Royal/Willesden Junction	10,136	14,000
Royal Docks & Beckton Waterfront	13,899	6,000
Southall	2,095	2,000
Thamesmead & Abbey Wood	3,329	4,000
Tottenham Court Road	2,711	5,000
Upper Lea Valley	10,686	15,000
Vauxhall/Nine Elms/Battersea	27,015	15,000
Victoria	5,236	4,000
Waterloo	18,252	15,000
Wembley	4,674	11,000
White City	10,338	10,000
Woolwich	7,962	5,000
Areas of intensification		-
Canada Water/Surrey Quays	3,465	2,000
Dalston	278	1,000
Farringdon/Smithfield	4,772	2,500
Haringey Heartlands/Wood Green	1,026	2,000
Harrow & Wealdstone	2,030	2,000
Holborn	238	2,000
Kidbrooke	2,042	400
Mill Hill East	351	500
West Hampstead Interchange	372	100
Total	463,545	502,800
	<i>LESD 2009</i>	

- 4.8 For comparative purposes the table also shows the indicative employment capacity figure set out in the London Plan (July 2011). Changes from London Plan total would be expected where development has occurred or where new sites have been identified.