London Plan Annual Monitoring Report 19 2021/22

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London Plan AMR 19 2021/22

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All data is from the Mayor's Planning London Datahub (PLD) except where stated.

Copies of this document are available to download from https://www.london.gov.uk

The data tables are available to download from the AMR 19 tables and data page on the London Datastore

If you have any comments, concerns or other feedback about this Annual Monitoring Report (AMR), please email londonplan@london.gov.uk within 6 weeks of the publication date. Your feedback can then be taken into account as we prepare the next AMR.

Please note that the KPIs used are from Chapter 12 of the London Plan and are the agreed KPIs for monitoring the plan.

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Introduction

Scope and purpose of the AMR

0.1.1 This is the 19th London Plan Annual Monitoring Report (AMR 19). It is the first to monitor a whole year of the London Plan 2021, formally published on 4 March 2021.

0.1.2 Section 346 of the Greater London Authority (GLA) Act 1999 places a duty on the Mayor to monitor implementation of the 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.

0.1.3 This is the first AMR to use the new monitoring framework for the London Plan 2021, which uses the six Good Growth objectives and 12 Key Performance Indicators (KPIs) introduced in that Plan. It also provides consideration of social, environmental and economic value; information about London Plan Guidance and further evidence to support implementation of the London Plan.

0.1.4 As the first AMR, analysis of implementation of the Plan is necessarily limited. For many areas, longer timescales will be needed to properly assess implementation. For this reason, in some instances the narrative will be limited.

0.1.5 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 delivering Good Growth.

0.1.6 Although the KPIs form the core of the AMR, it should be recognised that a wide range of factors, outside the sphere of influence of the London Plan, affect the KPIs. The inclusion of additional relevant performance measures and statistics helps to paint a broader picture of London's performance (see chapter 2).

Digital planning

0.1.7 In 2020 the Mayor of London launched the first part of the new Planning London DataHub, which changed how data is collected relating to planning applications. This new approach provides data in live time about planning applications and can be accessed from the Planning London Datahub web page.

0.1.8 Work is continuing to make more information available using 'live' digital tools. During the period of this AMR, the team launched a programme for delivery of a new interface for Londoners to engage with the Mayor in the planning system and went live with a test version; opened up planning data through the first release of data through the launch of the API for the Planning London DataHub; released additional data on constraints on the Planning Datamap; and there was further evolution of the Opportunity Areas website.

Chapter 1
Key Performance Indicators

The following KPIs are from Table 12.1 of the London Plan 2021. These form the primary data by which plan delivery is measured.

1.1 Housing

KPI 1 Supply of new homes

Increase in the supply of new homes over the period (monitored against housing completions and the net pipeline of approved homes), towards meeting the 66,000 net additional homes needed each year up to March 2029.

Table 1.1.1 Supply of new homes over the Plan period

Year	Annual housing target	Net housing approvals	Net housing completions
2021/22[1]	52,287	62,437	37,852

1.1.1 Housing approvals did meet the KPI measure to increase the supply of new homes for London, over the Plan period to date, towards meeting the 66,000 net additional homes needed each year to March 2029

1.1.2 Housing completions were at their second highest level in the dataset since 2004/05 (and likely significantly before then), notwithstanding that it was below the annual housing target.

1.1.3 Notably the pipeline for 2021/22 showed an increase to 337,218 housing units, indicating both an availability of deliverable sites but also issues relating to build out of permissions granted, with completions increasing at much slower rate than the pipeline.

1.1.4 A range of factors affect the level of housing delivery in a given year including market conditions, house price and rental inflation, sales/ absorption rates, construction costs, capacity in the private and public sectors, and the level of funding available to deliver affordable housing and infrastructure which has not matched the levels needed to the annual housing target. Housing completions increased in 2021/22 compared with

[1] Where boroughs request, they can include their completions for March 2021, which were after the publication of the London Plan 2021, towards performance against the 10 year target.

the previous year (32,453) which was affected by lockdowns during the Covid-19 pandemic. The invasion of Ukraine took place towards the end of 2021/22 which led to energy and construction cost inflation. It is also noted that it is not possible to analyse the trajectory based on a single year.

KPI 2 Supply of affordable homes

Positive trend in percentage of planning approvals for housing that is affordable housing (based on a rolling average).

Table 1.1.2 Supply of affordable homes

Year	Percentage of housing approved as affordable housing*	Percentage of eligible sites approved as affordable housing**
2017/18	21.6%	26.7%
2018/19	22.6%	27.2%
2019/20	25.0%	30.1%
2020/21	27.3%	32.6%
2021/22	26.3%	30.7%

* affordable housing delivered through the planning system as the result of a grant of planning permission as a proportion of all housing (including small sites, sites that include less than 10 units and conversions to residential under permitted development rights which are not required to provide affordable housing)

** affordable housing delivered through the planning system as the result of a grant of planning permission as a proportion of housing from schemes that are eligible to provide affordable housing (excluding small sites, sites that include less than 10 units and conversions to residential under permitted development rights which are not required to provide affordable housing)

1.1.5 The five-year rolling average between 2017/18 and 2021/22 was 24.6 per cent. At 26.3 per cent, affordable housing approvals were higher in 2021/22 as a percentage of total housing approvals, compared to the five-year rolling average.

1.1.6 The KPI was met.

1.2 Economy

KPI 3 Supply of office capacity

Pipeline of planning permissions for office floorspace is at least three times the average office floorspace construction started over the previous three years.

Table 1.2.1 Supply of office capacity

Year	Office floorspace starts (sqm GIA)	Office pipeline (sqm GIA)	Ratio
2019/20	1,131,053	6,135,554	5.4
2020/21	849,667	6,160,613	7.3
2021/22	747,503	6,532,762	8.7

1.2.2 The average area of office floorspace construction starts between 2019/20 and 2021/22 was 747,503 sqm (GIA), while the pipeline of office floorspace (floorspace that has been approved and has not been completed or lapsed due to inactivity) at the end of 2021/22 was 6,532,762 sqm, giving a ratio of 8.7 times the average area of office floorspace starts. This meets the KPI target.

1.2.3 Compared to the previous two years, the average starts have declined while the pipeline has increased, meaning an improvement in the ratio each year. There is no individual reason for the reduction in starts, however uncertainty around the need for office space during the covid pandemic may have contributed significantly to this.

KPI 4 Supply of affordable workspace

Positive trend in affordable B1 workspace as a share of total B1 floorspace in planning approvals (based on a rolling average).

Table 1.2.2 Supply of affordable workspace through referable applications

Year	Percentage of B1 floorspace approved as affordable workspace
2021/22	2.3%

1.2.4 Prior to 2021/22 data was not collected about affordable workspace as part of the referable application process. As such no data is available for previous years.

1.2.5 Moving forwards this dataset will be produced annually and inform whether a positive trend is achieved.

KPI 5 Availability of industrial land

No overall net loss of industrial and warehousing floorspace in London (B1c, B2 and B8) in designated industrial locations (based on a rolling average).

Table 1.2.3 Availability of industrial land

Year	Net change in B1c, B2 and B8 floorspace in designated industrial locations (sqm)
2017/18	-22,741
2018/19	60,783
2019/20	19,865
2020/21	70,041
2021/22	6,479

1.2.6 The five-year rolling-average net change to industrial and warehouse floorspace in designated industrial locations between 2017/18 and 2021/22 was 26,885 sqm. This compares to 35,987 for the five-year average for 2016/17 to 2020/21. Therefore the net change over a rolling five-year period has declined, however there continues to be a net gain in floorspace in designated industrial locations. As such the target has been met.

Note. Government have amended the use classes order which has removed a number of uses and created a single class E use. This has meant the ability to collect data on use class B1c has become more challenging.

1.3 Environment

KPI 6 Protection of Green Belt and Metropolitan Open Land

Harm to the Green Belt and Metropolitan Open Land prevented through the referred application process.

Table 1.3.1 2021/22 referable applications on Green Belt

Year	Harm identified – refused	Harm identified – approved	Harm not identified	Total
Total	0	0	2	2
Percentage	0%	0%	100%	N/A

Table 1.3.2 Table 2021/22 referable applications on Metropolitan Open Land

Year	Harm identified – refused	Harm identified – approved	Harm not identified	Total
Total	1	2	0	3
Percentage	33%	66%	0%	N/A

1.3.2 Of the 2 referable applications in the Green Belt, harm was identified in 0 cases. Therefore the target was met.

1.3.3 Of the 3 referable applications on Metropolitan Open Land, harm was identified in 3 cases, of which 1 was refused. In the remaining 2 cases where harm was identified (Dulwich Hamlet Football Club and the Roehampton Club) the harm was considered minimal and the benefits of the schemes outweighed any harm caused. Therefore the target was met.

KPI 7 Carbon emissions through new development

Average on-site carbon emission reductions of at least 35%, compared to Building Regulations 2013 for approved referable development applications.

1.3.4 On average, approved referable applications in 2021/22 achieved a 45 per cent carbon emission reduction. As such the target was met.

1.4 Transport

KPI 8 Modal share

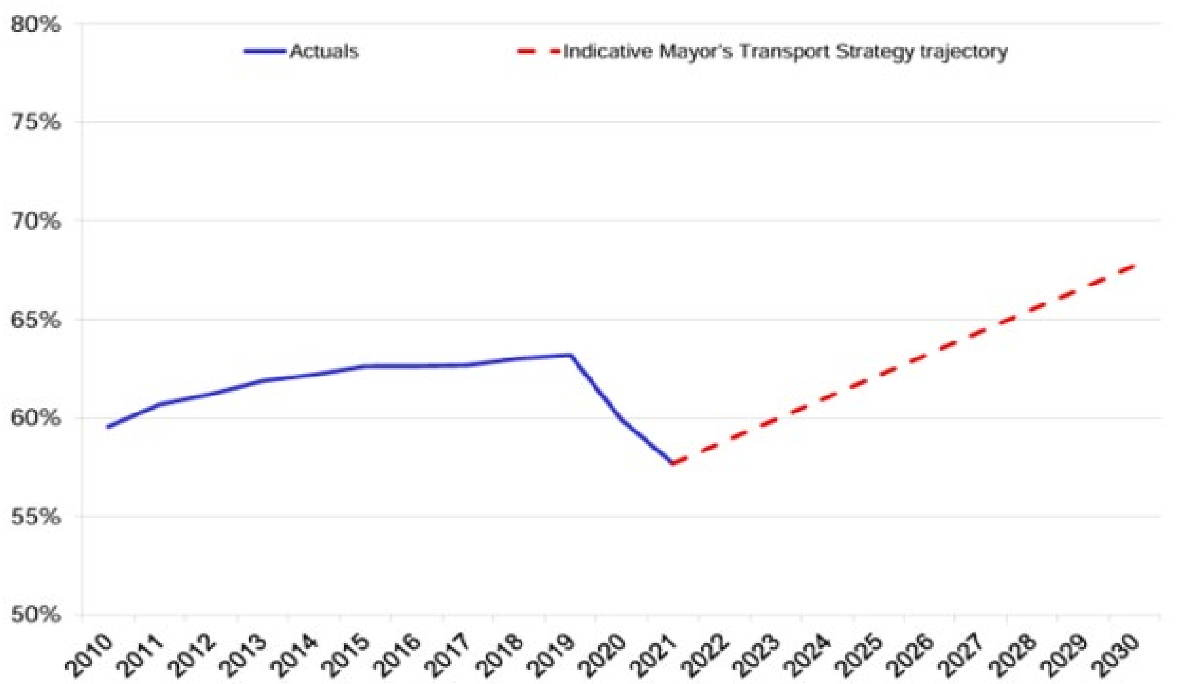
Increasing mode share for walking, cycling and public transport (excluding taxis) towards the target of 80 per cent by 2041.

Table 1.4.1 Transport mode share

Year	Percentage of trips by walking	Percentage of trips by cycling	Percentage of trips by public transport*	Total percentage mode share
2017/18	25%	2.4%	35%	62.4%
2018/19	25%	2.5%	36%	63.5%
2019/20	25%	2.4%	36%	63.4%
2020/21	34%	4.2%	22%	60.2%
2021/22	31%	3.7%	23%	57.7%

* excluding taxis

Figure 1.4.1 Transport mode share trajectory



Source: TfL City Planning.

1.4.2 The total transport mode share of walking, cycling and public transport (excluding taxis) for 2021/22 was 57.7 per cent. This is not on target to achieve 80 per cent modal share by 2041.

1.4.3 The monitoring period reflects the period when the country was emerging from the COVID19 pandemic, as such the trend and trajectory is distorted, monitoring in subsequent periods will enable a clearer understanding of the impact of the plan.

1.5 Health

KPI 9 Londoners engaging in active travel

Positive trend in provision of cycle parking (based on a rolling average) to support the target of all Londoners doing two ten-minute periods of active travel a day by 2041.

Table 1.5.1 2021/22 provision of cycle parking

Year	Number of cycle parking spaces – residential	Number of cycle parking spaces – non-residential/ Mixed Uses	Other cycle parking spaces*	Total cycle parking spaces
2017/18	40,131	68,619	851	109,601
2018/19	94,076	91,078	498	185,652
2019/20	29,280	53,061	1,202	83,543
2020/21	18,065	31,088	6,364	55,517
2021/22	26,265	49,551	13,223	81,495

* for example, through public realm or highway improvement schemes

1.5.2 The average number of cycle parking spaces installed between 2017 - 18 and 2021/22 was 103,161 compared to an average of 110,506 for the period 2016-17 to 2020/21. This is an reduction compared to the previous rolling five-year average, and therefore does not meet the target.

1.5.3 This target was not met mainly because of economic trends and reduction in construction activity due to the Covid19 shut downs. Future years monitoring and reporting of this KPI will show the real term impact of changing policy in this space.

1.6 Air quality

KPI 10 Air quality

Positive trend in approved referable development applications demonstrating that they meet at least air quality neutral standard for emissions (based on a rolling average).

Table 1.6.1 Referable applications meeting air quality neutral (AQN) standard

Year	Referable applications meeting AQN	Referable applications not meeting AQN	Total referable applications
2021/22	133	37	170

1.6.2 Prior to 2021/22 data was not collected about compliance with the Air Quality Neutral Standards as part of the referable application process. As such no data is available for previous years.

1.6.3 Moving forwards this dataset will be produced annually and inform whether a positive trend is achieved.

1.7 Heritage

KPI 11 Impact of development on London's heritage

Positive trend in the reduction of harm and/or an increase in benefits to designated heritage assets in approved referable development applications (based on a rolling average).

Table 1.7.1 2021/22 referable applications' impact on heritage

Year	Approved referable applications with identified harm to heritage	Approved referable applications with identified benefits to heritage
2021/22	83	5

1.7.2 Prior to 2021/22 data was not collected about heritage impact as part of the referable application process. As such no data is available for previous years. Moving forward, this dataset will be produced annually and inform whether a positive trend is achieved.

1.7.3 Of the referable applications where harm to heritage was identified in 85 cases and benefits identified in 5 cases.

1.7.4 The trend will be identified in future published monitoring reports.

1.8 Culture

KPI 12 Provision of cultural infrastructure

No net loss of culture venues and facilities* (based on a rolling average)

* includes A4 use (public houses), D1 use (museums, public libraries, public halls, exhibition halls), D2 use (cinemas, concert halls, bingo halls, dance halls, other areas for indoor and outdoor sports or recreations not involving motorised vehicles or firearms), and other relevant sui generis uses.

Table 1.8.1 Provision of cultural infrastructure

Year	Net change in cultural venue and facility floorspace (sqm)
2017/18	24,909
2018/19	512,743
2019/20	357,076
2020/21	454,869
2021/22	49,245

Note: This data is as supplied by applicants for planning permissions. There are concerns about the availability of this data moving forwards following the changes to and deregulation of the use classes. It is intended that future iterations of monitoring reports will have further details relating to new use classes.

1.8.2 The five-year rolling average net change to cultural venues and facilities between 2017/18 and 2021/22 was 279,769 sqm.

1.8.3 No net loss has taken place as such the target has been met.

Chapter 2
Data

2.1 Housing

2.1.1 The following data is from the Planning Datahub on the date noted in the table. Except where otherwise stated, it includes all self-contained and non-self-contained housing. Non-self-contained housing is calculated as each care home bedspace being equal to one home, and 1.8 bedrooms in other non-self-contained accommodation being equal to one home. A full explanation of the ratios applied is set out in paragraph 4.1.9 of the London Plan. The total housing units does not include housing from empty homes.

2.1.2 It is noted that the Planning Datahub is a live database and therefore figures may slightly differ in subsequent years if corrections to historic data are made and may differ from published dashboards.

2.1.3 Data provided in the datahub is provided by applicants through the application process and is currently subject to a continuous data quality improvement programme.

Housing Approvals

2.1.4 Total housing approvals over the monitoring period were 63,937 housing units, a 16 per cent increase on the previous year but 8 per cent lower than the five year average.

2.1.5 Except where explicitly stated, in all of these tables below include both self-contained and non-self-contained homes.

2.1.6 Definitions of locations and site size are as set out in the London Plan.

Table 2.1.1 Housing approvals by location for 2017/18 to 2021/22, including total and five year average (Net)

2.1.7 These locations are defined by Annex 2.2 of the London Plan.

Location	2017/18	2018/19	2019/20	2020/21	2021/22	Five Year Average
Central Activities Zone	8,722	7,177	3,492	1,983	1,115	4,498
Inner London (outside CAZ)	19,453	31,466	30,661	20,765	20,464	24,562
Outer London	53,750	47,116	32,033	33,712	35,312	40,385
Total	81,925	85,759	66,186	56,460	56,892	69,444

Date of download: 23 Feb 2024

2.1.8 The Central Activities Zone (CAZ) is as designated by individual boroughs and as shown on the Planning Data Map which can be found Planning Data Map (london.gov.uk). Boroughs that have designated CAZ are Camden, City of London, Hackney, Islington, Kensington & Chelsea, Lambeth, Southwark, Tower Hamlets, Wandsworth and Westminster.

2.1.9 Inner London boroughs are Camden, City of London, Greenwich, Hackney, Hammersmith & Fulham, Islington, Kensington & Chelsea, Lambeth, Lewisham, Newham, Southwark, Tower Hamlets, Wandsworth and Westminster. Where housing approvals have been included for CAZ, to avoid double counting, they are excluded for the Inner London categories. Therefore the total housing approvals for Inner London boroughs is the Inner London and CAZ in total.

2.1.10 Outer London planning authorities are Barking & Dagenham, Barnet, Bexley, Brent, Bromley, Croydon, Ealing, Enfield, Haringey, Harrow, Havering, Hillingdon, Hounslow, Kingston, London Legacy Development Corporation, Merton, Old Oak and Park Royal Development Corporation, Redbridge, Richmond, Sutton, Waltham Forest.

Figure 2.1.1 Housing approvals by borough 2004-05 to 2021/22 (Net)

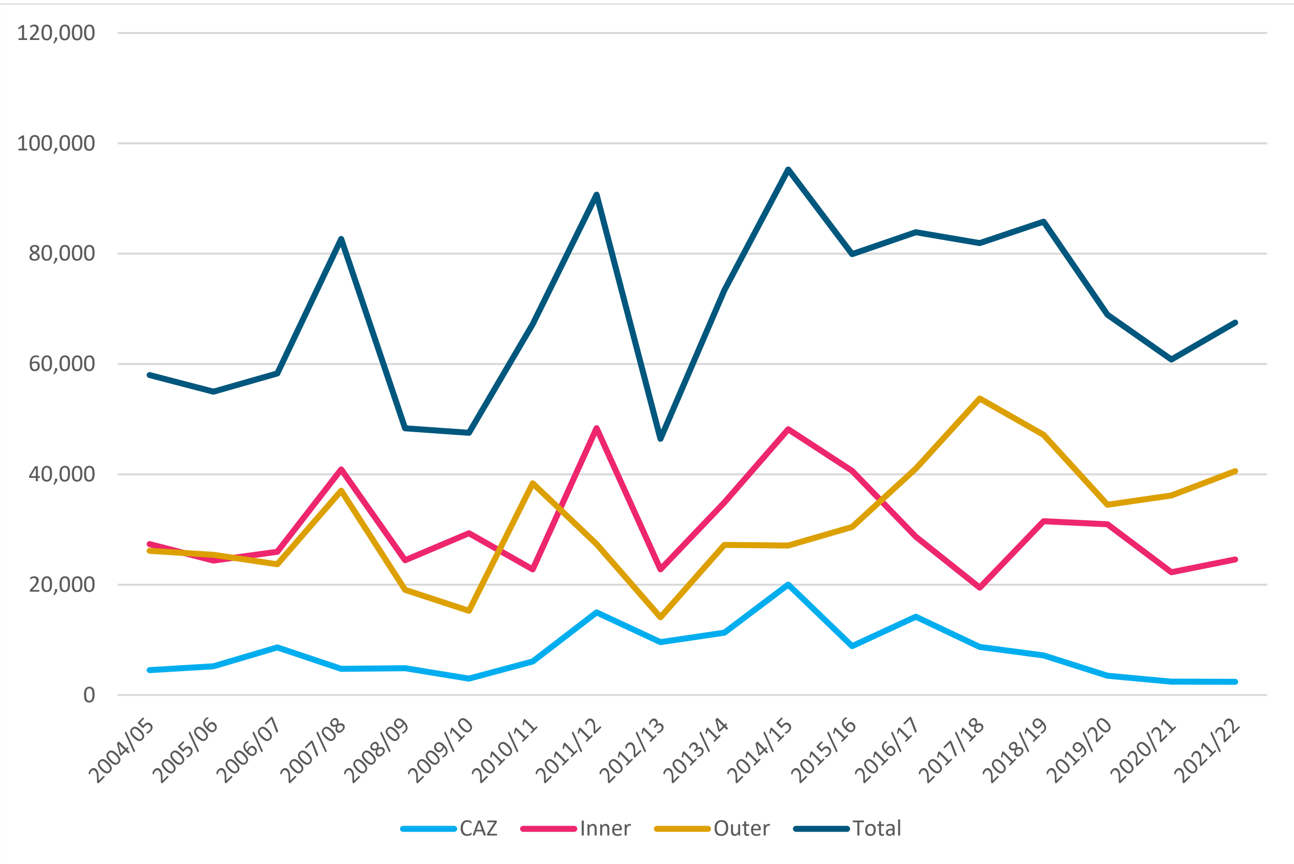


Table 2.1.2 Housing approvals by planning authority for 2017/18 to 2021/22, including five year average (Net)

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking & Dagenham	12,034	5,236	3,320	1,555	276	4,484
Barnet	4,793	3,858	4,880	4,433	4,133	4,419
Bexley	646	1,060	812	366	890	755
Brent	4,600	7,377	2,392	3,860	6,672	4,980
Bromley	606	683	1,063	1,282	845	896
Camden	692	1,100	225	158	293	493
City of London	611	41	7	1	25	137
Croydon	4,467	3,925	2,552	2,622	1,069	2,927
Ealing	4,624	3,194	4,946	6,370	4,030	4,633
Enfield	1,797	770	541	684	6,795	2,117
Greenwich	1,972	2,048	2,098	2,753	3,981	2,570
Hackney	1,481	1,065	195	514	148	681
Hammersmith & Fulham	590	3,375	1,089	219	457	1,146
Haringey	1,548	5,123	678	1,607	548	1,901
Harrow	2,394	1,823	1,125	1,908	835	1,617
Havering	2,204	3,138	888	807	1,967	1,801
Hillingdon	2,672	2,929	3,577	3,044	1,180	2,680
Hounslow	2,700	2,221	2,588	1,409	650	1,914
Islington	649	645	154	173	216	367
Kensington & Chelsea	163	432	41	526	5	233
Kingston	710	1,518	528	1,043	209	802
Lambeth	1,928	2,576	3,408	1,108	598	1,924
Lewisham	440	2,767	1,401	913	1,505	1,405
LLDC	3,328	2,805	1,617	607	2,700	2,211

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Merton	1,483	628	493	486	1,008	820
Newham	2,685	6,008	9,652	3,328	1,132	4,561
OPDC	2,328	105	347	38	366	637
Redbridge	1,127	973	621	1,363	726	962
Richmond	569	214	207	243	200	286
Southwark	1,842	2,610	1,868	4,215	2,216	2,550
Sutton	310	491	244	351	704	420
Tower Hamlets	3,495	5,356	8,133	2,423	3,951	4,671
Waltham Forest	2,989	1,935	489	251	2,576	1,648
Wandsworth	5,905	6,287	3,544	5,217	3,772	4,945
Westminster	2,193	1,530	465	584	215	997
Total	82,576	85,846	66,186	56,460	56,892	69,592

Date of download: 08 Feb 2024

Table 2.1.3 Housing approvals by housing tenure for 2017/18 to 2021/22 (Net self-contained)

Tenure	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Low-Cost Rent	7,263	8,116	7,492	6,516	8,866	7,651
Intermediate tenures	10,050	10,641	8,230	7,674	5,800	8,479
Market	62,744	64,003	46,863	37,919	37,854	49,877
Tenure not provided	259	361	252	186	2,826	777
Total	80,316	83,121	62,837	52,295	55,346	66,783

Date of download: 08 Feb 2024

Table 2.1.4 Housing approvals by housing type for 2017/18 to 2021/22 (Net self-contained)

Type of housing	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Studio Bedsit	5,442	5,638	3,685	3,165	2,722	4,130
Flats	71,692	73,863	57,806	47,621	51,010	60,398
Houses	3,181	3,444	1,325	1,017	1,157	2,025
Not known	1	176	21	492	457	229
Total	80,316	83,121	62,837	52,295	55,346	66,783

Date of download: 08 Feb 2024

Table 2.1.5 Housing approvals by site size for 2017/18 to 2021/22 (Net)

2.1.11 The following reports housing approvals by site size. The definition of site size is out set out in policies H1 and H2 of the London Plan.

Site size	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Large site	59,224	63,282	38,146	20,145	22,330	40,625
Small site	20,967	18,730	13,086	8,357	7,544	13,737
Data Not Supplied	2,385	3,834	14,953	27,958	27,017	15,229
Total	82,576	85,846	66,186	56,460	56,892	69,592

Date of download: 08 Feb 2024

Table 2.1.6 Housing approvals within town centre boundaries for 2017/18 to 2021/22 (Net)

2.1.12 The following reports housing approvals for each designated town centre as set out in Annex 1 of the London Plan as designated in local plans.

	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Total	5 Year Average
Total	15,406	14,768	6,358	5,325	7,967	49,824	9,965

Date of download: 08 Feb 2024

Table 2.1.7 Housing approvals by International town centre for 2017/18 to 2021/22, including total and five year average

2.1.13 The following reports housing approvals for each designated International town centre as set out in Annex 1 of the London Plan as designated in local plans.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Knightsbridge	4	0	0	0	0	4	1
West End	176	34	23	13	16	262	52

Date of download: 08 Feb 2024

Table 2.1.8 Housing approvals by Metropolitan town centre for 2017/18 to 2021/22, including total and five year average (Net)

2.1.14 The following reports housing approvals for each designated Metropolitan town centre as set out in Annex 1 of the London Plan as designated in local plans.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Bromley	19	62	17	66	205	369	74
Canary Wharf	319	4	227	8	2,264	2,822	564
Croydon	2,111	1,507	80	39	0	3,737	747
Ealing	115	107	230	192	239	882	176
Harrow	223	234	149	191	386	1,183	237
Hounslow	369	59	81	12	19	540	108
Ilford	742	332	205	480	256	2,015	403
Kingston	452	62	13	245	14	786	157
Romford	171	99	24	126	27	447	89
Shepherds Bush	41	6	9	2	1	59	12
Stratford	1,334	321	160	7	380	2,202	440
Sutton	18	181	1	3	319	522	104
Uxbridge	534	109	201	42	11	897	179
Wood Green	4	12	199	5	80	300	60

Date of download: 08 Feb 2024

Table 2.1.9 Housing approvals by Major town centre for 2017/18 to 2021/22, including total and five year average (Net)

2.1.15 The following reports housing approvals for each designated major town centre as set out in Annex 1 of the London Plan as designated in local plans.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Angel	15	14	3	6	3	41	8
Barking	71	2	0	0	198	271	54
Bexleyheath	92	526	19	26	20	683	137
Brixton	1	15	55	26	3	100	20
Camden Town	4	599	-2	13	5	619	124
Canada Water	0	1	1	11	0	13	3
Catford	5	4	16	16	51	92	18
Chiswick	13	18	0	8	62	101	20
Clapham Junction	15	8	17	0	6	46	9
Dalston	22	6	0	2	0	30	6
East Ham	72	438	5	5	8	528	106
Edgware	32	12	19	0	8	71	14
Elephant and Castle/ Walworth Road	827	1,120	12	14	16	1,989	398
Eltham	1	17	11	3	18	50	10
Enfield Town	9	20	9	12	18	68	14
Fulham	30	34	7	5	12	88	18
Hackney Central	5	5	0	0	0	10	2
Hammersmith	55	37	214	2	4	312	62
Kensington High Street	1	0	0	0	1	2	0
Kilburn	24	22	-1	53	9	108	22
King's Road (east)	1	0	0	0	0	1	0
Lewisham	84	1,689	378	2	13	2,166	433
Nags Head	109	10	12	0	4	135	27
Orpington	24	25	8	9	74	140	28
Peckham	115	109	29	320	25	598	120

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Putney	41	21	144	8	12	226	45
Queensway/ Westbourne Grove	131	1	151	2	3	288	58
Richmond	7	3	3	0	17	30	6
Southall	120	145	31	390	277	964	193
Streatham	5	13	43	8	10	79	16
Tooting	21	73	33	3	74	204	41
Walthamstow	530	523	4	0	538	1,595	319
Wandsworth	72	22	14	3	28	139	28
Wembley	1,132	863	18	813	57	2,883	577
Wimbledon	8	18	4	41	145	216	43
Woolwich	194	209	20	10	996	1,429	286

Date of download: 08 Feb 2024

Table 2.1.10 Housing approvals by District town centre for 2017/18 to 2021/22, including total and five year average (Net)

2.1.16 The following reports breaks down housing approvals in district town centres where the 5 year average is more than 50 homes have been approved. Housing has been approved at numbers below this threshold in the district town centres listed below the table.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Acton	21	90	147	24	25	307	61
Brentford	3	221	895	110	0	1,229	246
Canning Town	975	2	620	0	6	1,603	321
Chrisp Street	0	714	0	0	0	714	143
Deptford	7	196	23	41	17	284	57
Feltham High Street	102	178	0	0	0	280	56
Forest Gate	166	21	17	33	19	256	51
Hanwell	44	321	10	339	0	714	143
New Barnet	128	99	95	48	1	371	74
New Malden	9	144	68	4	54	279	56

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
North Finchley	39	144	38	29	5	255	51
Wealdstone	123	2	255	0	17	397	79
Wembley Park	287	425	17	129	2	860	172
Whetstone	364	5	50	3	4	426	85
Yiewsley/ West Drayton	458	139	232	143	1	973	195

Date of download: 08 Feb 2024

Housing also approved at less than 50 units over the period 2017/18 – 2021/22 in the following town centres: *Addiscombe, Angel Edmonton, Archway, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Blackheath, Brent Street, Brick Lane, Brompton Cross, Bruce Grove/ Tottenham High Road, Burnt Oak, Camberwell, Carshalton Village, Chadwell Heath, Cheam Village, Chipping Barnet, Church End, Finchley, Clapham High Street, Colindale/ The Hyde, Collier Row, Coulsdon, Crayford, Cricklewood, Crouch End, Dagenham Heathway, Downham, Dulwich - Lordship Lane, Ealing Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgware Road/Church Street, Edmonton Green, Elm Park, Erith, Finsbury Park, Forest Hill, Gants Hill, Golders Green, Green Lane, Green Lanes, Green Street, Greenford, Greenwich West, Hampstead, Harlesden, Harold Hill, Harrow Road, Hayes, Hendon Central, Herne Hill, Highams Park, Hornchurch, Kentish Town, Kenton, King's Road (west), Kingsbury, Lavender Hill/ Queenstown Road, Lee Green, Leyton, Leytonstone, Mill Hill, Mitcham, Morden, Muswell Hill, Neasden, New Addington, New Cross and New Cross Gate, Norbury, North Cheam, North Chingford, North Harrow, Northwood, Notting Hill Gate, Palmers Green, Penge, Petts Wood, Pinner, Plumstead, Portobello, Praed Street/ Paddington, Preston Road, Purley, Rainham, Rayners Lane, Roman Road (east), Roman Road (west), Rosehill, Ruislip, Selsdon, Sidcup, South Chingford, South Harrow, South Norwood, South Woodford, Southgate, St John's Wood, Stamford Hill, Stanmore, Stockwell, Stoke Newington, Surbiton, Swiss Cottage/ Finchley Road, Sydenham, Teddington, Temple Fortune, Thornton Heath, Tolworth, Twickenham, Upminster, Upper Norwood/ Crystal Palace, Wallington, Wanstead, Watney Market, Welling, West Green Road/ Seven Sisters, West Hampstead, West Norwood/ Tulse Hill, West Wickham, Whitechapel, Whitton, Willesden Green, Wood Street, Worcester Park*

Table 2.1.11 Housing approvals by CAZ retail cluster town centre for 2017/18 to 2021/22, including total and five year average (Net)

2.1.17 Below is the approvals for housing in CAZ retail clusters. Please note that data is not currently available for the following CAZ retail clusters: King's Cross/St Pancras, Cheapside, Leadenhall Market, Liverpool Street, Moorgate and Baker Street.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Baker Street	0	0	0	0	0	0	0
Bankside and The Borough	26	540	6	381	43	996	199
Covent Garden/ Strand	26	3	1	1	0	31	6
Edgware Road South	2	12	5	4	0	23	5
Euston Road (part)	0	0	0	0	0	0	0
Farringdon	3	1	0	0	2	6	1
Fleet Street	0	0	0	0	-1	-1	0
High Holborn/ Kingsway	0	14	0	0	0	14	3
London Bridge	-31	3	9	5	0	-14	-3
Marylebone High Street	1	4	0	3	2	10	2
Marylebone Road	0	1	0	0	0	1	0
Shoreditch	-2	-3	2	0	0	-3	-1
Tottenham Court Road (part)	3	0	0	-1	2	4	1
Victoria Street	0	0	0	0	0	0	0
Warwick Way/ Tachbrook Street	2	7	5	0	0	14	3
Waterloo	2	8	31	5	0	46	9
Wentworth Street	0	0	0	1	0	1	0

Date of download: 08 Feb 2024

Housing Starts

Table 2.1.12 Housing starts by location for 2017/18 to 2021/22, including total and five year average (Net)

2.1.18 These locations are defined by Annex 2.2 of the London Plan.

Location	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
CAZ	6,898	3,491	4,366	2,073	1,206	3,607
Inner	19,470	14,166	14,027	16,796	17,208	16,333
Outer	25,663	32,856	24,331	14,269	15,555	22,535
Total	52,030	50,513	42,725	33,137	33,969	42,475

Date of download: 08 Feb 2024

Figure 2.1.1 Housing starts 2004-05 to 2021/22 (Net)

2.1.19 This graph sets out the number of homes started in the CAZ, Inner and Outer London each year since 2004. This data is collected through the annual starts and completions programme each year.

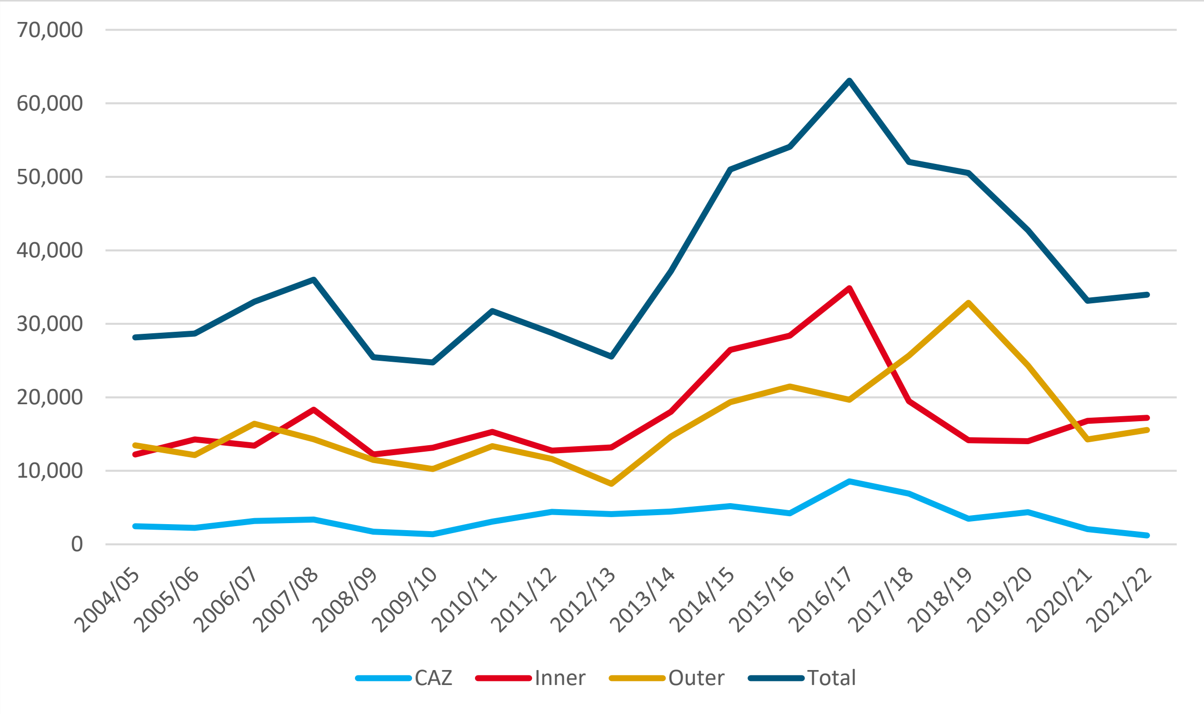


Table 2.1.13 Housing starts by borough for 2017/18 to 2021/22, including five year average (Net)

2.1.20 This table sets out the recorded starts for each borough, as confirmed through the annual starts and completions programme carried out each year.

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking & Dagenham	1,522	3,471	943	1,844	598	1,676
Barnet	1,412	2,857	857	563	1,909	1,520
Bexley	1,083	1,221	998	296	299	780
Brent	4,367	1,662	5,658	1,156	1,812	2,931
Bromley	466	818	176	156	96	342
Camden	762	564	225	451	10	402
City of London	604	29	0	0	26	132
Croydon	2,838	2,354	2,201	1,716	2,115	2,245
Ealing	2,940	3,787	3,264	4,115	1,153	3,052
Enfield	207	1,783	156	331	404	576
Greenwich	1,011	324	678	944	2,886	1,169
Hackney	1,206	803	973	241	267	698
Hammersmith & Fulham	1,689	2,345	72	611	956	1,135
Haringey	859	2,702	2,458	343	354	1,343
Harrow	986	1,158	1,685	717	1,793	1,268
Havering	571	2,328	521	651	467	908
Hillingdon	1,217	2,597	1,208	600	497	1,224
Hounslow	1,289	1,573	1,047	403	74	877
Islington	1,728	339	45	219	340	534
Kensington & Chelsea	383	466	29	542	-18	280
Kingston	496	1,048	786	316	1,206	770
Lambeth	1,402	1,084	2,400	2,006	828	1,544
Lewisham	526	2,315	536	1,526	686	1,118
LLDC	634	1,738	2,626	256	981	1,247
Merton	545	1,172	388	106	200	482
Newham	3,513	1,323	2,233	2,933	4,140	2,828

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
OPDC	1,987	580	106	242	366	656
Redbridge	367	633	500	285	594	476
Richmond	456	174	158	165	140	219
Southwark	2,484	1,213	1,456	2,067	827	1,609
Sutton	308	372	193	160	174	242
Tower Hamlets	5,161	1,113	1,819	4,100	1,537	2,746
Waltham Forest	2,373	567	1,027	358	1,672	1,199
Wandsworth	3,701	1,325	4,543	2,078	4,593	3,248
Westminster	938	2,677	757	641	-11	1,000
Total	52,030	50,513	42,725	33,137	33,969	42,475

Date of download: 08 Feb 2024

Table 2.1.14 Housing starts by housing tenure for 2018/19 to 2021/22 (Net self-contained)

2.1.21 This table sets out the recorded starts by tenure. Tenure data is supplied both by the applicant at the point of submission, and where relevant by the local planning authority through the starts and completions process. More information on the definitions of affordable housing can be found in the supporting text to policy to Policy H6 of the London Plan.

Tenure	2017/18	2018/19	2019/20	2020/21	2021/22	4 Year Average
Low-Cost Rent	4,943	4,309	4,042	4,240	4,863	4,479
Intermediate tenures	6,185	6,628	5,020	4,161	4,390	5,277
Market	38,543	37,998	31,187	23,324	23,114	30,833
Data not provided	704	116	246	363	1,008	487
Total	50,375	49,051	40,495	32,088	33,375	41,077

Date of download: 08 Feb 2024

Table 2.1.15 Housing starts by housing type for 2017/18 to 2021/22 (Net self-contained)

2.1.22 This table sets out the recorded type of homes being started in each year. Data on home type is supplied by applicants at the point of submission of any planning application and updated by the boroughs at the point of starts and completions where necessary. In some cases this has not been recorded for historic applications, where this is the cases this is reported separately below rather than assumptions being reached.

Type of housing	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Studio Bedsit	3,453	2,436	3,130	1,632	1,383	2,407
Flats	45,028	43,446	35,697	29,700	31,293	37,033
Houses	1,893	3,018	1,176	757	697	1,508
Data not provided	1	151	492	-1	2	129
Total	50,375	49,051	40,495	32,088	33,375	41,077

Date of download: 09 Feb 2024

Table 2.1.16 Housing starts by site size for 2017/18 to 2021/22 (Net)

2.1.23 The table below shows the data for the commencement of homes on sites broken down by size. The definition of site size is set out in policies H1 and H2 of the London Plan, a small site is defined as 0.25 of a hectare or smaller. Anything that is not a small site is defined as a large site.

2.1.24 Data on site is currently supplied by applicants at the time of submission, and supplemented by calculating the size of the polygon drawn by the local planning authority in their own workflow management systems. This work is still in progress and this data will be refined in future years.

Site size	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Large site	34,175	37,263	28,747	19,348	15,459	26,998
Small site	16,049	11,165	11,490	6,959	5,638	10,260
Not supplied by applicants	1,807	2,085	2,487	6,831	12,872	5,216
Total	52,030	50,513	42,725	33,137	33,969	42,475

Date of download: 08 Feb 2024

Table 2.1.17 Total housing starts in town centres for 2017/18 to 2021/22 (Net)

2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
13,608	7,652	8,766	3,967	2,829	36,822	7,364

Date of download: 08 Feb 2024

Table 2.1.18 Housing starts by International town centre for 2017/18 to 2021/22, including total and five year average (Net)

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Knightsbridge	-1	0	4	6	0	9	2
West End	214	206	15	16	22	473	95

Date of download: 08 Feb 2024

Table 2.1.19 Housing starts by Metropolitan town centre for 2017/18 to 2021/22, including total and five year average (Net)

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Bromley	64	10	16	2	0	92	18
Canary Wharf	368	0	0	0	483	851	170
Croydon	1,342	651	657	86	793	3,529	706
Ealing	331	29	153	65	78	656	131
Harrow	41	341	16	88	108	594	119
Hounslow	18	77	86	159	10	350	70
Ilford	35	322	179	58	82	676	135
Kingston	22	832	39	0	67	960	192
Romford	16	33	58	57	17	181	36
Shepherds Bush	1,384	0	10	2	3	1,399	280
Stratford	0	2	1,383	0	7	1,392	278
Sutton	76	175	14	3	8	276	55
Uxbridge	259	266	310	10	0	845	169
Wood Green	5	4	6	9	77	101	20

Date of download: 08 Feb 2024

Table 2.1.20 Housing starts by Major town centre for 2017/18 to 2021/22, including total and five year average (Net)

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Angel	6	16	2	4	8	36	7
Barking	71	0	1	0	0	72	14
Bexleyheath	10	545	0	5	15	575	115

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Brixton	8	11	38	2	22	81	16
Camden Town	27	2	17	0	1	47	9
Canada Water	5	0	1	17	2	25	5
Catford	26	0	3	9	4	42	8
Chiswick	144	11	6	3	4	168	34
Clapham Junction	3	47	9	6	0	65	13
Dalston	1	2	22	3	0	28	6
East Ham	73	287	12	5	101	478	96
Edgware	54	11	10	0	8	83	17
Elephant and Castle/ Walworth Road	1,152	78	15	1,056	10	2,311	462
Eltham	5	4	3	0	0	12	2
Enfield Town	7	4	1	11	4	27	5
Fulham	5	42	12	2	10	71	14
Hackney Central	3	9	3	0	0	15	3
Hammersmith	58	2	0	0	203	263	53
Kensington High Street	1	4	14	-2	0	17	3
Kilburn	28	11	14	26	2	81	16
King's Road (east)	2	41	0	0	0	43	9
Lewisham	80	905	375	3	8	1,371	274
Nags Head	113	0	5	11	1	130	26
Orpington	38	0	7	22	0	67	13
Peckham	28	97	53	49	60	287	57
Putney	15	16	4	19	11	65	13
Queensway/ Westbourne Grove	3	0	-1	0	2	4	1
Richmond	10	3	11	1	8	33	7
Southall	625	142	45	1	127	940	188
Streatham	7	13	2	3	9	34	7
Tooting	15	58	35	8	0	116	23
Walthamstow	818	15	52	83	0	968	194

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Wandsworth	61	11	1	51	13	137	27
Wembley	1,916	3	1,202	307	16	3,444	689
Wimbledon	9	2	-1	-2	19	27	5
Woolwich	252	28	6	0	4	290	58

Date of download: 08 Feb 2024

Table 2.1.21 Housing starts by District town centre for 2017/18 to 2021/22, including total and five year average (Net)

2.1.25 The table below sets out the starts broken down by district town centres, where the average is more than 50 units. In addition to this, housing starts have been recorded in the district town centres listed below the table.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Acton	194	49	23	0	4	270	54
Brentford	0	3	542	0	0	545	109
Canning Town	975	0	620	0	1	1,596	319
Deptford	4	4	2	234	19	263	53
Hanwell	3	17	402	12	5	439	88
Rayners Lane	273	5	2	18	0	298	60
Wembley Park	0	0	632	157	9	798	160
Whetstone	44	170	0	41	0	255	51
Yiewsley/ West Drayton	7	238	0	-1	9	253	51

Date of download: 08 Feb 2024

The following District Town Centres did not record enough commencements to be included in the table above: *Addiscombe, Angel Edmonton, Archway, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Blackheath, Brent Street, Brick Lane, Brompton Cross, Bruce Grove/ Tottenham High Road, Burnt Oak, Camberwell, Carshalton Village, Chadwell Heath, Cheam Village, Chipping Barnet, Chrisp Street, Church End, Finchley, Clapham High Street, Colindale/ The Hyde, Collier Row, Coulsdon, Crayford, Cricklewood, Crouch End, Dagenham Heathway, Downham, Dulwich - Lordship Lane, Ealing Road, Earls Court Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgware Road/Church Street, Edmonton Green, Elm Park, Erith, Feltham High Street, Finsbury Park, Forest Gate, Forest Hill, Gants Hill, Golders Green, Green Lane, Green Lanes, Green Street,* *Greenford, Greenwich West, Hampstead, Harlesden, Harrow Road, Hayes, Hendon Central, Herne Hill, Highams Park, Hornchurch, Kentish Town, Kenton, King's Road (west), Kingsbury, Lavender Hill/ Queenstown Road, Lee Green, Leyton, Leytonstone, Mill Hill, Mitcham, Morden, Muswell Hill, Neasden, New Addington, New Barnet, New Cross and New Cross Gate, New Malden, Norbury, North Cheam, North Chingford, North Finchley, North Harrow, Northwood, Notting Hill Gate, Palmers Green, Penge, Petts Wood, Pinner, Plumstead, Portobello, Praed Street/ Paddington, Preston Road, Purley, Rainham, Roman Road (east), Roman Road (west), Rosehill, Ruislip, Selsdon, Sidcup, South Chingford, South Harrow, South Norwood, South Woodford, Southgate, St John's Wood, Stamford Hill, Stanmore, Stockwell, Stoke Newington, Surbiton, Swiss Cottage/ Finchley Road, Sydenham, Teddington, Temple Fortune, Thornton Heath, Tolworth, Twickenham, Upminster, Upper Norwood/ Crystal Palace, Wallington, Wanstead, Watney Market, Wealdstone, Welling, West Green Road/ Seven Sisters, West Norwood/ Tulse Hill, West Wickham, Whitechapel, Whitton, Willesden Green, Wood Street, Worcester Park.*

Table 2.1.22 Housing starts by CAZ retail cluster town centre for 2017/18 to 2021/22, including total and five year average

2.1.26 The table below shows the breakdown of starts in each of the CAZ retail cluster town centres including the 5 year average.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Baker Street (part)	0	2	0	0	0	2	0
Bankside and The Borough	75	380	346	384	37	1,222	244
Covent Garden/ Strand	0	0	1	1	0	2	0
Edgware Road South	0	21	3	0	1	25	5
Euston Road (part)	0	0	0	0	0	0	0
Farringdon	0	5	1	0	0	6	1
High Holborn/ Kingsway	4	0	0	0	0	4	1
London Bridge	7	-35	1	2	11	-14	-3
Marylebone High Street	0	2	8	0	0	10	2
Marylebone Road	0	1	0	0	0	1	0

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Shoreditch	9	2	-1	0	0	10	2
Victoria Street	0	268	0	0	0	268	54
Warwick Way/ Tachbrook Street	0	6	0	4	0	10	2
Waterloo	30	23	20	19	1	93	19
Wentworth Street	1	0	0	0	0	1	0

Date of download: 08 Feb 2024

Housing Completions

2.1.27 Housing completion data is provided annually by boroughs through the annual starts and completions programme. This data is recorded in the Planning London Datahub against the relevant planning permission and is used to form the annual HRF report as well as enabling monitoring of delivery across London.

Table 2.1.23 Housing completions by location for 2017/18 to 2021/22, including total and five year average (Net)

2.1.28 The table below shows the net completions of homes across London, broken down by area. Net completions are the number of homes completed taking into account the number lost in undertaking that work.

Location	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
CAZ	4,152	3,990	4,140	2,353	4,152	3,380
Inner	11,199	15,336	17,261	12,053	11,199	14,071
Outer	15,924	17,536	16,257	18,047	15,924	17,647
Total	31,276	36,862	37,657	32,453	31,276	35,099

Date of download: 08 Feb 2024

Figure 2.1.1 Housing completions by location 2004-05 to 2021/22 (Net)

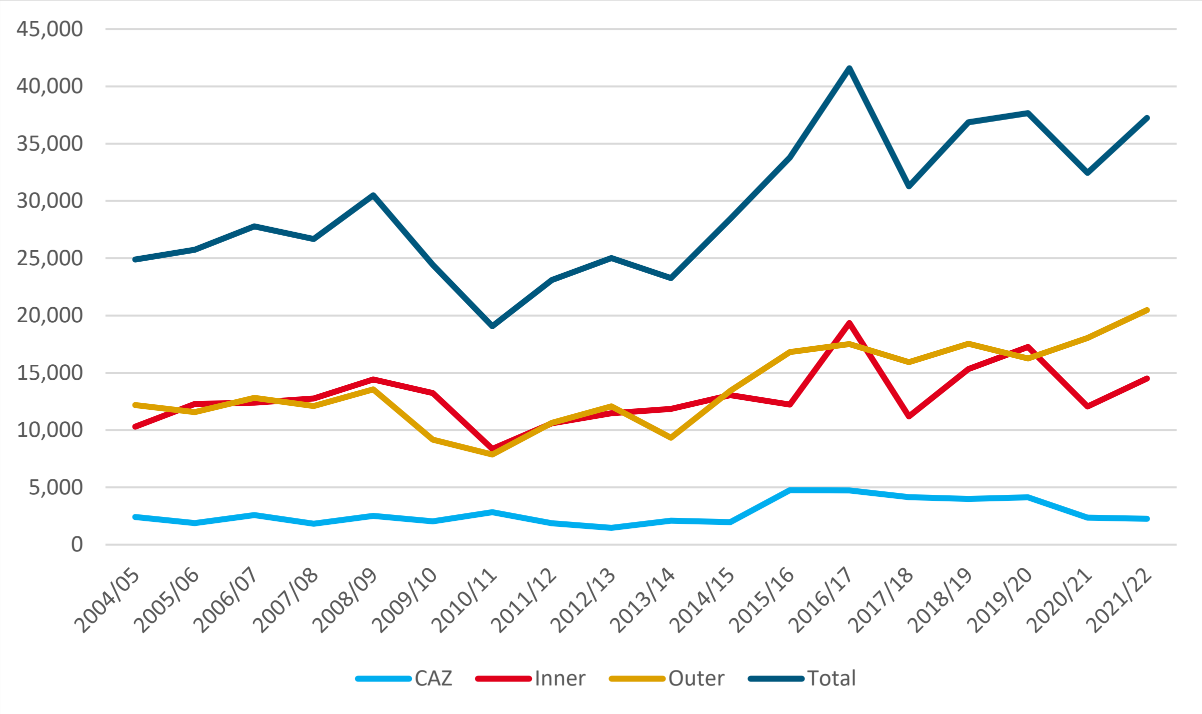


Table 2.1.24 Housing completions by planning authority for 2017/18 to 2021/22, including five year average (Net)

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking & Dagenham	392	859	1,069	1,040	1,228	918
Barnet	1,988	2,233	1,777	1,270	2,106	1,875
Bexley	349	822	4	553	705	487
Brent	1,433	1,785	1,695	2,639	3,490	2,208
Bromley	587	763	555	314	114	467
Camden	793	864	1,219	517	532	785
City of London	151	351	100	0	432	207
Croydon	1,634	1,662	1,622	2,193	2,150	1,852
Ealing	1,184	1,895	129	1,343	1,208	1,152
Enfield	426	-390	382	209	789	283
Greenwich	1,909	1,728	2,387	725	1,191	1,588
Hackney	1,049	1,636	825	868	1,512	1,178
Hammersmith & Fulham	1,226	958	474	1,474	1,671	1,161
Haringey	1,207	546	728	1,271	1,485	1,047

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Harrow	770	1,238	1,400	199	637	849
Havering	226	434	566	888	1,045	632
Hillingdon	948	1,147	1,713	808	1,018	1,127
Hounslow	870	1,457	930	1,328	1,265	1,170
Islington	507	876	1,203	335	445	673
Kensington & Chelsea	-107	99	997	259	138	277
Kingston	507	560	564	37	395	412
Lambeth	1,476	1,282	1,467	542	631	1,080
Lewisham	524	1,740	1,063	488	433	849
LLDC	987	1,284	1,448	1,189	1,589	1,299
Merton	668	276	397	976	339	531
Newham	1,216	1,964	2,534	1,832	2,324	1,974
OPDC	184	23	240	361	1,077	377
Redbridge	486	852	700	792	260	618
Richmond	393	432	284	177	163	290
Southwark	138	3,184	1,365	1,487	1,328	1,501
Sutton	973	339	558	318	608	559
Tower Hamlets	2,130	884	3,825	2,706	3,366	2,582
Waltham Forest	700	623	944	1,339	996	920
Wandsworth	2,380	1,622	1,497	1,640	937	1,615
Westminster	972	854	995	336	245	680
Total	31,276	36,883	37,657	32,453	37,852	35,224

Date of download: 08 Feb 2024

Table 2.1.25 Housing completions by housing tenure for 2017/18 to 2021/22 (Net self-contained)

2.1.29 This table sets out the recorded completions by tenure. Tenure data is supplied both by the applicant at the point of submission, and where relevant by the local planning authority through the starts and completions process. More information on the definitions of affordable housing can be found in the supporting text to policy to Policy H6 of the London Plan.

Tenure	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Low Cost Rent	1,406	3,716	3,597	1,539	3,721	2,796
Intermediate tenures	2,468	3,084	3,746	3,454	3,882	3,327
Market	26,534	28,626	29,764	25,716	28,506	27,829
Not supplied by applicant	10	7	42	117	625	160
Total	30,418	35,433	37,149	30,826	36,734	34,112

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2.1.30 The need for market homes (22,216) identified in the Strategic Housing Market Assessment (SHMA, 2017) was exceeded each year, however, a much greater number of affordable homes are required to meet the need for low-cost rent (30,425) and intermediate (11,660) homes set out in the SHMA.

Table 2.1.26 Housing completions by housing type for 2017/18 to 2021/22 (Net self-contained)

2.1.31 This table sets out the recorded completions by housing type. This is supplied both by the applicant at the point of submission, and where relevant by the local planning authority through the starts and completions process.

Type of housing	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Studio / bedsit	1,647	1,719	2,418	1,811	2,685	2,056
Flats	27,033	30,941	33,092	27,173	32,235	30,095
Houses	1,737	2,773	1,628	1,835	1,811	1,957
Not supplied by applicants	1	0	11	7	3	6
Total	30,418	35,433	37,149	30,826	36,734	34,112

Date of download: 08 Feb 2024

Table 2.1.27 Housing completions by site size for 2017/18 to 2021/22 (Net)

2.1.32 The table below shows the data for the completion of homes on sites broken down by size. The definition of site size is set out in Policies H1 and H2 of the London Plan, a small site is defined as 0.25 of a hectare or smaller. Anything that is not a small site is defined as a large site.

2.1.33 Data on site is currently supplied by applicants at the time of submission, and supplemented by calculating the size of the polygon drawn by the local planning authority in their own workflow management systems. This work is still in progress and this data will be refined in future years. For the purpose of completions in this financial year the gaps in the data mainly relate to historic applications before the go live of the Planning London Datahub.

Site size	2017/18	2018/19	2019/20	2020/21	2021/22	5 Years Average
Large site	17,772	22,673	24,434	20,682	24,417	21,996
Not Supplied by Applicant	12,135	13,041	12,534	10,184	10,778	11,735
Small site	1,368	1,168	689	1,587	2,657	1,494
Total	31,276	36,883	37,657	32,453	37,852	35,224

Table 2.1.28 Housing completions in town centres for 2017/18 to 2021/22 (Net)

2.1.34 The table below shoes the total number of homes completed in designated town centres as defined in Annex 2 of the London Plan.

2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
6,389	8,936	8,594	7,199	6,237	37,356	7,471

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Table 2.1.29 Housing completions by International town centre for 2017/18 to 2021/22, including total and five year average (Net)

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Knightsbridge	-2	0	1	0	6	5	1
West End	347	85	99	90	76	697	139

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Table 2.1.30 Housing completions by Metropolitan town centre for 2017/18 to 2021/22, including total and four year average (Net)

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Bromley	26	216	15	65	6	328	66

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Canary Wharf	0	0	0	1,131	654	1,785	357
Croydon	843	539	363	692	515	2,952	590
Ealing	43	81	22	28	194	368	74
Harrow	237	665	233	247	-2	1,380	276
Hounslow	261	238	88	97	8	692	138
Ilford	18	148	518	231	13	927	185
Kingston	32	132	229	1	32	426	85
Romford	18	17	54	116	10	215	43
Shepherds Bush	5	4	10	40	4	63	13
Stratford	333	429	1	2	158	923	185
Sutton	253	78	366	-4	179	872	174
Uxbridge	37	138	459	76	78	788	158
Wood Green	13	4	0	15	-1	31	6

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Table 2.1.31 Housing completions by Major town centre for 2017/18 to 2021/22, including total and five year average (Net)

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Angel	11	18	184	7	77	297	59
Barking	6	3	0	72	0	81	16
Bexleyheath	0	74	8	0	283	365	73
Brixton	32	147	3	2	3	187	37
Camden Town	-1	8	188	9	22	226	45
Canada Water	-1	0	6	234	5	244	49
Catford	10	22	17	8	10	67	13
Chiswick	-1	13	7	9	10	38	8
Clapham Junction	9	10	7	33	12	71	14
Dalston	236	44	18	9	0	307	61

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
East Ham	0	17	65	4	204	291	58
Edgware	4	46	19	14	8	91	18
Elephant and Castle/ Walworth Road	311	949	890	21	65	2,236	447
Eltham	151	9	0	0	0	160	32
Enfield Town	26	7	1	1	8	43	9
Fulham	16	13	15	39	18	101	20
Hackney Central	42	-1	3	6	1	51	10
Hammersmith	10	53	3	0	10	76	15
Kensington High Street	26	8	53	0	0	87	17
Kilburn	12	22	4	0	21	59	12
King's Road (east)	4	-3	3	0	0	4	1
Lewisham	14	314	10	373	12	723	145
Nags Head	-1	103	11	7	2	122	24
Orpington	117	21	7	12	9	166	33
Peckham	69	6	23	37	71	206	41
Putney	12	94	18	11	2	137	27
Queensway/ Westbourne Grove	16	3	-1	0	-1	17	3
Richmond	2	18	1	10	0	31	6
Southall	10	74	68	143	0	295	59
Streatham	3	16	0	5	5	29	6
Tooting	34	3	-3	14	56	104	21
Walthamstow	1	83	232	7	322	645	129
Wandsworth	237	214	165	105	-2	719	144
Wembley	48	199	1,170	798	378	2,593	519
Wimbledon	2	3	8	-2	14	25	5
Woolwich	127	681	394	36	307	1,545	309

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Table 2.1.32 Housing completions by District town centre for 2017/18 to 2021/22, including total and five year average (Net)

2.1.35 The table below sets out the completions broken down by district town centres, where the average is more than 50 units. In addition to this, completions have been recorded in the district town centres listed below the table.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Acton	35	127	182	2	12	358	72
Canning Town	349	0	0	402	573	1,324	265
Finsbury Park	13	26	120	206	40	405	81
Rayners Lane	56	220	4	0	0	280	56
Wembley Park	370	361	3	0	350	1,084	217
Whetstone	157	3	191	5	41	397	79
Yiewsley/ West Drayton	64	72	203	132	86	557	111

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Addiscombe, Angel Edmonton, Archway, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Blackheath, Brent Street, Brentford, Brick Lane, Brompton Cross, Bruce Grove/ Tottenham High Road, Burnt Oak, Camberwell, Carshalton Village, Chadwell Heath, Cheam Village, Chipping Barnet, Chrisp Street, Church End, Finchley, Clapham High Street, Colindale/ The Hyde, Collier Row, Coulsdon, Crayford, Cricklewood, Crouch End, Dagenham Heathway, Deptford, Downham, Dulwich - Lordship Lane, Ealing Road, Earls Court Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgware Road/Church Street, Edmonton Green, Elm Park, Erith, Feltham High Street, Forest Gate, Forest Hill, Fulham Road, Gants Hill, Golders Green, Green Lane, Green Lanes, Green Street, Greenford, Greenwich West, Hampstead, Hanwell, Harlesden, Harrow Road, Hayes, Hendon Central, Herne Hill, Highams Park, Hornchurch, Kentish Town, Kenton, King's Road (west), Kingsbury, Lavender Hill/ Queenstown Road, Lee Green, Leyton, Leytonstone, Mill Hill, Mitcham, Morden, Muswell Hill, Neasden, New Addington, New Barnet, New Cross and New Cross Gate, New Malden, Norbury, North Cheam, North Chingford, North Finchley, North Harrow, Northwood, Notting Hill Gate, Palmers Green, Penge, Petts Wood, Pinner, Plumstead, Portobello, Praed Street/ Paddington, Preston Road, Purley, Rainham, Roman Road (east), Roman Road (west), Rosehill, Ruislip, Selsdon, Sidcup, South Chingford, South Harrow, *South Kensington, South Norwood, South Woodford, Southgate, St John's Wood, Stamford Hill, Stanmore, Stockwell, Stoke Newington, Surbiton, Swiss Cottage/ Finchley Road, Sydenham, Teddington, Temple Fortune, Thornton Heath, Tolworth, Twickenham, Upminster, Upper Norwood/ Crystal Palace, Wallington, Wanstead, Watney Market, Wealdstone, Welling, West Green Road/ Seven Sisters, West Norwood/ Tulse Hill, West Wickham, Whitechapel, Whitton, Willesden Green, Wood Street, Worcester Park*

Table 2.1.33 Housing completions by CAZ retail cluster town centre for 2017/18 to 2021/22, including total and four year average (Net)

2.1.36 The table below shows the completions of starts in each of the CAZ retail cluster town centres including the 5 year average where this data is available.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Baker Street (part)	0	-2	4	0	0	2	0
Bankside and The Borough	65	693	21	37	103	919	184
Covent Garden/ Strand	0	31	0	0	1	32	6
Edgware Road South	2	-8	8	0	24	26	5
Euston Road (part)	0	0	-1	0	1	0	0
Farringdon	10	10	2	5	0	27	5
London Bridge	0	-100	-2	72	149	119	24
Marylebone High Street	4	-6	-27	1	34	6	1
Marylebone Road	0	1	0	0	0	1	0
Shoreditch	-4	21	219	2	246	484	97
Tottenham Court Road (part)	0	13	82	0	0	95	19
Victoria Street	0	65	0	0	0	65	13
Warwick Way/ Tachbrook Street	1	6	4	0	0	11	2
Waterloo	2	-4	264	536	1	799	160

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Affordable housing

Table 2.1.34 Affordable Housing Completions by Planning authority and Tenure in the year 2021/22 (Net self-contained)

Planning Authority	Low-Cost Rent	Intermediate	Total
Barking & Dagenham	106	28	134
Barnet	60	48	108
Bexley	2	180	182
Brent	323	400	723
Bromley	7	5	12
Camden	79	41	120
City of London	27	0	27
Croydon	139	199	338
Ealing	182	203	385
Enfield	30	50	80
Greenwich	119	76	195
Hackney	35	13	48
Hammersmith & Fulham	163	435	598
Haringey	123	192	315
Harrow	166	17	183
Havering	169	168	337
Hillingdon	48	290	338
Hounslow	52	16	68
Islington	195	37	232
Kensington & Chelsea	72	0	72
Kingston	13	6	19
Lambeth	75	2	77
Lewisham	76	12	88
LLDC	154	48	202
Merton	15	13	28
Newham	354	241	595
OPDC	160	262	422
Redbridge	53	19	72
Richmond	0	22	22
Southwark	238	123	361

Planning Authority	Low-Cost Rent	Intermediate	Total
Sutton	1	41	42
Tower Hamlets	551	411	962
Waltham Forest	183	213	396
Wandsworth	-249	39	-210
Westminster	0	32	32

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Table 2.1.35 Percentage of Affordable Housing by Planning Authority and Tenure in the year 2021/22 (Net self-contained)

Planning Authority	Low-Cost Rent	Intermediate	Total
Barking & Dagenham	8.6%	2.3%	10.9%
Barnet	3.0%	2.4%	5.4%
Bexley	0.3%	25.5%	25.8%
Brent	10.3%	12.7%	23.0%
Bromley	4.9%	3.5%	8.3%
Camden	14.7%	7.6%	22.4%
City of London	6.3%	0.0%	6.3%
Croydon	6.5%	9.3%	15.8%
Ealing	15.3%	17.1%	32.4%
Enfield	4.3%	7.1%	11.4%
Greenwich	10.0%	6.4%	16.4%
Hackney	2.3%	0.9%	3.2%
Hammersmith & Fulham	9.7%	26.0%	35.7%
Haringey	8.2%	12.8%	21.0%
Harrow	41.7%	4.3%	46.0%
Havering	16.3%	16.2%	32.5%
Hillingdon	4.8%	28.9%	33.6%
Hounslow	4.1%	1.3%	5.4%
Islington	42.3%	8.0%	50.3%
Kensington & Chelsea	62.1%	0.0%	62.1%
Kingston	4.2%	1.9%	6.1%
Lambeth	25.3%	0.7%	26.0%
Lewisham	16.5%	2.6%	19.1%
LLDC	9.7%	3.0%	12.7%

Planning Authority	Low-Cost Rent	Intermediate	Total
Merton	4.4%	3.8%	8.3%
Newham	15.2%	10.4%	25.6%
OPDC	14.9%	24.3%	39.2%
Redbridge	20.3%	7.3%	27.6%
Richmond	0.0%	12.7%	12.7%
Southwark	17.4%	9.0%	26.4%
Sutton	0.2%	7.7%	7.9%
Tower Hamlets	16.6%	12.4%	29.0%
Waltham Forest	18.4%	21.4%	39.8%
Wandsworth	-30.0%	4.7%	-25.3%
Westminster	0.0%	6.7%	6.7%

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Table 2.1.36 Accessible Housing Completions by Planning Authority in the year 2021/22 (Net self-contained)

2.1.37 The table below shows the completions of accessible units during 2021/22. Since 1st October 2015, the accessible of dwellings in London has been defined by compliance with the London Plan Policy on accessible housing which refers to the design standards found in Park M Volume 1 of the Building Regulations.

- M4(1) Visitable dwellings, which should be all dwellings wherever possible
- M4 (2) Accessible and adaptable dwellings
- M4 (3) Wheelchair user dwellings (Wheelchair accessible or wheelchair adaptable.

2.1.38 This data is collected both at the point of submission, but also at by checking that conditions have been imposed on grants of planning permission.

Planning Authority	Eligible Units	M4(2) Units	M4(2) Units %	M4(3) Units	M4(3) Units %
Barking & Dagenham	1,207	584	48%	173	14%
Barnet	1,885	1,074	57%	287	15%
Bexley	914	730	80%	105	11%
Brent	1,779	1,055	59%	118	7%

Planning Authority	Eligible Units	M4(2) Units	M4(2) Units %	M4(3) Units	M4(3) Units %
Bromley	128	96	75%	4	3%
Camden	377	273	72%	92	24%
City of London	416	400	96%	16	4%
Croydon	1,730	704	41%	99	6%
Ealing	962	755	78%	78	8%
Enfield	398	50	13%	7	2%
Greenwich	1,154	934	81%	68	6%
Hackney	924	227	25%	13	1%
Hammersmith & Fulham	1,498	485	32%	184	12%
Haringey	1,268	491	39%	220	17%
Harrow	251	219	87%	19	8%
Havering	786	0	0%	1	0%
Hillingdon	780	623	80%	58	7%
Hounslow	830	180	22%	15	2%
Islington	416	267	64%	20	5%
Kensington & Chelsea	5	1	20%	2	40%
Kingston	252	76	30%	4	2%
Lambeth	170	175	103%	33	19%
Lewisham	243	55	23%	14	6%
LLDC	1,570	629	40%	140	9%
Merton	248	33	13%	23	9%
Newham	2,068	763	37%	406	20%
OPDC	1,077	525	49%	14	1%
Redbridge	110	100	91%	0	0%
Richmond	110	62	56%	3	3%
Southwark	1,186	367	31%	55	5%
Sutton	337	265	79%	21	6%
Tower Hamlets	3,244	2,249	69%	397	12%
Waltham Forest	926	663	72%	122	13%
Wandsworth	108	188	174%	33	31%
Westminster	450	280	62%	28	6%

Date of download: 08 Feb 2024

2.2 Non-residential

Non-Residential Approvals

2.2.1 This section of the report presents the data for non-residential development. All figures reported represent square metres of floorspace (lost or gained)

Table 2.2.1 Total net floorspace (sqm) of non-residential approvals by Use Class for 2017/18 to 2021/22, including total and five year average (Net)

Use class	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
A1	209,060	-100,975	-37,572	-172,210	-30,611	-26,462
A2	38,212	59,719	13,027	35,251	-952	29,051
A3	85,283	112,963	34,184	32,222	5,542	54,039
A4	9,897	33,964	7,152	177,030	3,500	46,309
A5	28,295	41,366	6,388	21,511	995	19,711
B1	11,802	15,484	-90,171	136,668	24,040	19,565
B1a	369,062	439,949	152,354	563,563	408,556	386,697
B1b	-29,628	20,340	-6,367	3,096	-985	-2,709
B1c	-8,288	41,834	55,787	30,227	13,000	26,512
B2	-227,634	-124,821	-82,760	-30,602	-28,793	-98,922
B8	-89,804	103,875	48,696	7,197	-9,689	12,055
C1	4,274	346	19,274	160,308	12,884	39,417
C2	32,145	18,705	13,896	-33,541	-20,425	2,156
D1	-114,881	460,303	241,895	206,874	54,429	169,724
D2	129,893	18,476	102,762	73,821	13,460	67,682
E	0	0	0	-35	-374	-82
F	0	0	0	0	0	0
SG	-142,178	87,240	32,068	117,942	89,367	36,888
Not known	-669	-95	88,244	112,279	545,367	149,025

Date of download: 07 Feb 2024

2.2.2 Government changed the use classes to introduce a class E use, and subsequent to that some subclasses, to replace many of the class A and B uses with the objective of introducing flexibility into the planning system. Because of this increased flexibility, and delays in updating the planning application forms and systems, the granularity of the data has been impacted meaning many developments do not fall within any particular use class. Where this is the case, it has been included in the 'other' category. It must also be noted that many of the changes into class E can take place without any obligation to submit a planning application, as such no record of these changes of use can take place.

Table 2.2.2 Total net floorspace (sqm) of non-residential approvals by borough for 2017/18 to 2021/22, including five year average (Net)

2.2.3 This table sets outs the square metres of floorspace lost of gained for each use should all of the approved schemes be implemented broken down by borough.

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking & Dagenham	75,011	50,327	-1,578	-5,182	-744	23,567
Barnet	-92,304	-4,005	-22,187	-3,936	35,184	-17,450
Bexley	4,766	36,928	6,896	-1,753	2,596	9,887
Brent	-23,727	-61,612	-10,053	25,824	8,876	-12,138
Bromley	-17,935	-15,478	-13,574	-13,074	-5,632	-13,139
Camden	133,856	64,550	42,406	40,542	-1,814	55,908
City of London	240,571	364,952	996	194,757	351,062	230,468
Croydon	31,852	6,158	428	-10,916	-22,140	1,076
Ealing	-33,354	-9,232	-20,443	855	32,242	-5,986
Enfield	-83,132	6,647	-1,240	-15,562	35,214	-11,615
Greenwich	24,753	14,219	8,393	-3,552	-11,511	6,460
Hackney	43,067	52,096	16,869	6,860	195,860	62,950
Hammersmith &	86,290	14,901	137,395	-4,493	-20,677	42,683
Haringey	-29,594	-8,699	-5,668	777	-494	-8,736
Harrow	-115,879	-40,312	15,606	-19,562	9,545	-30,120
Havering	-408,498	-46,340	-93,415	-37,158	3,932	-116,296
Hillingdon	-22,703	34,100	-32,945	65,995	-31,312	2,627
Hounslow	-56,354	127,103	-7,717	-13,798	-13,384	7,170
Islington	24,482	88,427	13,819	24,155	14,126	33,002

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Kensington & Chelsea	57,753	17,411	3,696	17,993	10,372	21,445
Kingston	23,342	4,529	19,864	4,961	-1,023	10,335
Lambeth	-9,988	26,594	55,922	173,099	3,022	49,730
Lewisham	-7,645	-11,658	28,735	3,469	15,572	5,695
LLDC	164,149	257,040	88,376	13,456	14,634	107,531
Merton	-60	62,125	-1,817	6,706	-2,668	12,857
Newham	-429	20,535	109,018	10,782	24,739	32,929
OPDC	8,082	5,274	2,300	4,445	29,008	9,822
Redbridge	30,531	-13,651	-5,744	-7,099	6,394	2,086
Richmond	-7,769	-12,552	-5,845	6,038	276	-3,970
Southwark	28,344	20,802	9,200	603,493	44,120	141,192
Sutton	7,663	-4,969	38,205	-39,952	-9,487	-1,708
Tower Hamlets	244,658	27,667	204,213	181,732	324,842	196,622
Waltham Forest	-91,564	-6,458	-6,199	-105	-5,334	-21,932
Wandsworth	171,678	167,358	216,007	170,445	1,232	145,344
Westminster	-95,073	-6,104	-191,063	61,356	42,683	-37,640

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Figure 2.2.1 Non-Residential approvals (net sqm) trend 2004-05 to 2021/22

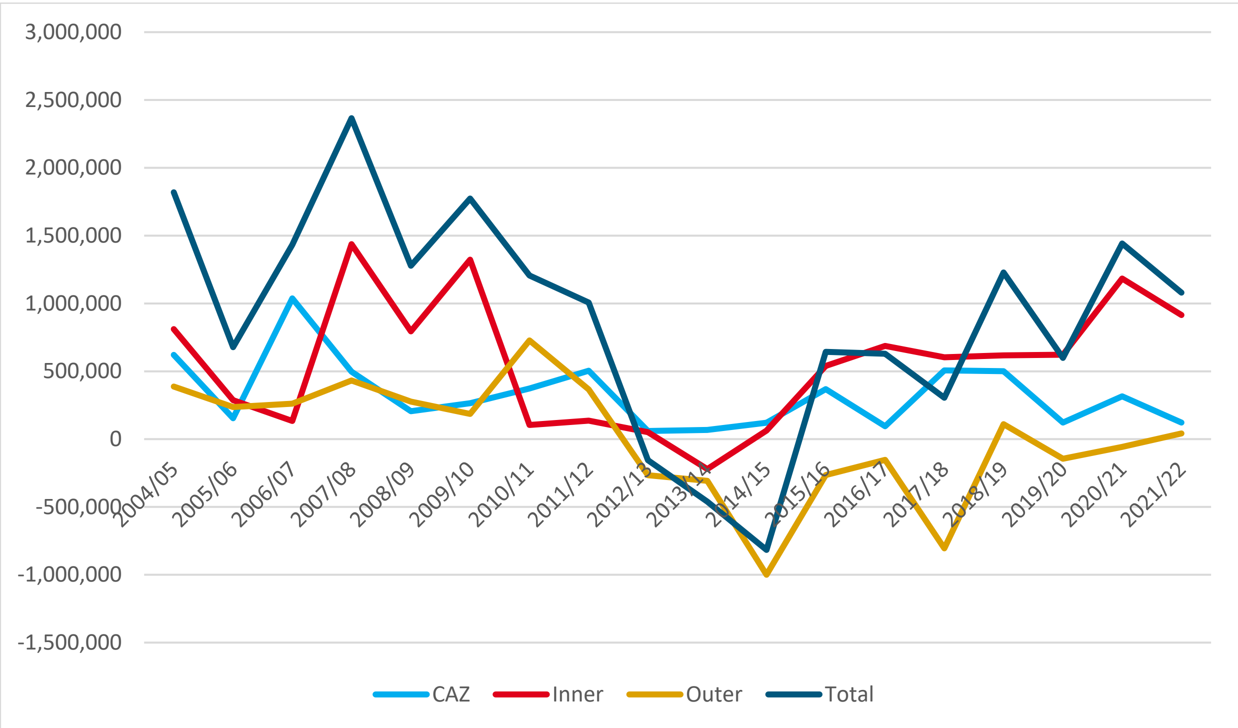

Table 2.2.3 Total net floorspace (sqm) of non-residential approvals by Activity Zone for 2017/18 to 2021/22

Sector	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
CAZ	506,804	501,045	122,030	314,881	122,391	313,430
Inner	603,164	617,934	621,952	1,183,660	914,880	788,318
Outer	-805,129	109,694	-145,125	-56,941	42,041	-171,092

Date of download: 07 Feb 2024

Table 2.2.4 Total net floorspace (sqm) of non-residential approvals by International town centre for 2017/18 to 2021/22

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Knightsbridge	292	771	330	0	299	338
West End	-26,728	17,511	-40,734	21,610	37,147	1,761

Date of download: 07 Feb 2024

Table 2.2.5 Total net floorspace (sqm) of non-residential approvals by Metropolitan town centre for 2017/18 to 2021/22

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Bromley	-298	-1,303	-919	3,413	-1,487	-119
Canary Wharf	245,421	42,980	28,448	130,605	324,652	154,421
Croydon	37,368	105,359	168	420	-389	28,585
Ealing	26,650	-2,517	-8,823	3,701	28,183	9,439
Harrow	-10,729	518	-6,354	-4,629	-11	-4,241
Hounslow	-19,490	-1,857	0	-193	171	-4,274
Ilford	20,083	-21,629	-6,289	-6,393	1,999	-2,446
Kingston	436	467	-581	-54	-150	20
Romford	-4,228	-3,781	-4,921	312	-483	-2,620
Shepherds Bush	81,224	-5,025	1,832	0	1,906	15,987
Stratford	149,699	-15,200	2,605	0	545	27,530
Sutton	-579	-405	7	0	-11,044	-2,404
Uxbridge	-18,614	-399	-2,710	-407	-762	-4,578
Wood Green	-116	-227	-3,785	0	-172	-860

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Table 2.2.6 Total net floorspace (sqm) of non-residential approvals by Major town centre for 2017/18 to 2021/22

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Angel	2,920	4,025	895	0	-1,141	6,699	1,340
Barking	-5,090	-854	0	0	81	-5,863	-977
Bexleyheath	-4,435	-3,645	0	-924	35	-8,969	-1,794
Brixton	-1,090	329	1,035	47	0	321	64
Camden Town	3,737	19,473	1,866	1,125	779	26,980	5,396
Canada Water	0	0	-116	522,996	0	522,880	104,576
Catford	600	168	-297	208	285	965	193
Chiswick	-335	-1,047	11	-343	-1,460	-3,174	-635
Clapham Junction	119	4,053	-576	-332	1,121	4,385	877
Dalston	184	29	0	13	0	226	38
East Ham	-3,031	3,104	-753	-4	-2,335	-3,019	-604
Edgware	-709	102	-1,236	373	3,131	1,661	332
Elephant and Castle/ Walworth Road	3,588	2,168	989	183	-118	6,810	1,362
Eltham	-12	0	-266	-102	-2,408	-2,788	-558
Enfield Town	-308	-805	-280	-250	-697	-2,340	-468
Fulham	-480	-1,148	0	-4,773	-206	-6,607	-1,321
Hackney Central	1,217	-38	0	148	0	1,327	221
Hammersmith	-800	-2,184	79,298	244	271	76,829	15,366
Kensington High Street	5,082	86	391	335	1,773	7,666	1,533
Kilburn	-692	-311	46	-1,178	756	-1,379	-276
King's Road (east)	-38	40	0	1,170	-1	1,171	234
Lewisham	-3,178	14,993	21,393	0	3,429	36,637	7,327
Nags Head	-118	-196	48	0	174	-92	-15
Orpington	65	-919	290	-368	-4,217	-5,149	-1,030
Peckham	7,849	36	-272	-96	-102	7,415	1,483
Putney	-1,836	-486	-1,595	-203	-375	-4,495	-899
Queensway/	3,246	0	3,817	0	368	7,431	1,486
Richmond	664	-200	-58	4,359	-788	3,977	795

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Southall	534	1,094	7,114	-145	-1,686	6,911	1,382
Streatham	-199	0	-108	0	-132	-439	-88
Tooting	-460	-4,606	-234	-96	-551	-5,947	-1,189
Walthamstow	-4,625	8,738	-480	0	0	3,633	606
Wandsworth	-2,647	73	163	2,292	27	-92	-18
Wembley	-3,394	-24,905	84	-1,073	-1,066	-30,354	-6,071
Wimbledon	4,692	49	0	7,236	0	11,977	2,395
Woolwich	-2,537	-13,759	0	-3,315	-155	-19,766	-3,953

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Table 2.2.7 Total net floorspace (sqm) of non-residential approvals by District town centre for 2017/18 to 2021/22

2.2.4 This table sets outs the square metres of floorspace lost or gained in District Town centres for the last 5 years including a 5 year average where that has resulted in an average loss or gain of 500 square metres. In addition to this there have been approvals for a smaller loss or gain in the district Town Centres listed after the table.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Acton	-236	-1,872	-5,916	-355	-325	-8,704	-1,741
Archway	-8,384	714	388	0	0	-7,282	-1,214
Beckenham	-685	0	-186	-1,610	-4,625	-7,106	-1,421
Brentford	-272	1,372	14,387	-150	30	15,367	3,073
Brick Lane	-262	-230	418	33	9,086	9,045	1,507
Brompton Cross	356	-1,082	-16	9,204	-17	8,446	1,689
Canning Town	2,972	1,439	13,096	0	-122	17,386	3,477
Chipping Barnet	-1,420	-2,438	-3,484	-297	-80	-7,719	-1,544
Clapham High Street	-2,782	199	-2,551	-759	-474	-6,367	-1,273
Cricklewood	0	-36	56	-727	-1,809	-2,516	-503
Crouch End	-3,368	-10	0	0	-54	-3,432	-572
Deptford	-840	-3,047	83	257	-212	-3,759	-752
Edmonton Green	0	-289	0	-571	-2,270	-3,130	-626

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Feltham High Street	-2,025	-2,357	0	0	88	-4,294	-716
Hanwell	139	-4,141	-371	-3,430	56	-7,747	-1,549
Hornchurch	-1,780	50	72	-144	-1,180	-2,982	-596
Leytonstone	0	-2,189	-820	-98	0	-3,107	-518
New Addington	5,424	56	0	0	155	5,635	939
New Barnet	-6,036	-4,922	-5,072	-188	-6	-16,224	-2,704
New Cross and New Cross Gate	-288	133	3,200	0	-187	2,858	572
New Malden	-492	-6,482	-475	36	0	-7,413	-1,236
North Finchley	-890	-4,400	-1,417	-316	-565	-7,588	-1,518
Praed Street/ Paddington	46,520	0	-129	14	14	46,419	7,736
Rayners Lane	-9,585	-108	-775	0	113	-10,355	-2,071
Ruislip	-1,638	-954	-34	0	96	-2,530	-506
Stanmore	-1,874	-2,116	-588	0	-547	-5,125	-854
Wallington	-223	-2,750	10	-108	-2,473	-5,544	-1,109
Watney Market	-3,530	-440	0	0	40	-3,930	-786
Welling	-1,649	-456	-141	-136	-342	-2,723	-545
Wembley Park	-11,849	994	-205	750	480	-9,830	-1,966
West Norwood/ Tulse Hill	-155	-340	-1,459	-618	-145	-2,717	-543
Whetstone	-16,132	26	-1,321	0	703	-16,724	-3,345
Whitechapel	-564	524	0	1,447	6,142	7,549	1,510
Yiewsley/ West Drayton	-10,902	-3,269	-4,549	-1,615	-4	-20,339	-4,068

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Addiscombe, Angel Edmonton, Bakers Arms, Balham, Barkingside, Bethnal Green, Blackheath, Brent Street, Bruce Grove / Tottenham High Road, Burnt Oak, Camberwell, Carshalton Village, Chadwell Heath, Cheam Village, Chrisp Street, Church End Finchley, Colindale / The Hyde, Collier Row, Coulsdon, Crayford, Downham, Dulwich – Lordship Lane, Ealing Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgware Road /Church Street, Elm Park, Erith, Finsbury Park, Forest Gate, Forest Hill, Gants Hill, Golders Green, Green Lane, *Green Lanes, Green Street, Greenford, Greenwich West, Hampstead, Harlesden. Harrow Road, Hayes, Hendon Central, Herne Hill, Highams Park, Kentish Town, Kenton, Kings Road (east and west), Kingsbury, Lavender Hill/Queenstown Road, Lee Green, Mill Hill, Mitcham, Morden, Muswell Hill, Norbury, North Cheam, North Chingford, North Harrow, Northwood, Notting Hill Gate, Palmers Green, Penge, Petts Wood, Pinner, Plumstead, Portobello, Preston Road, Purley, Rainham, Roman Road (east and west) Rosehill, Selsdon, Sidcup, South Woodford, South Chingford, South Harrow, South Norwood, Southbank, Southgate, St Johns Wood, Stamford Hill, Surbiton, Swiss Cottage/ Finchley Road, Sydenham, Teddington, Temple Fortune, Thornton Heath, Tolworth, Twickenham, Upminster, Upper Norwood/ Crystal Palace, Wanstead, Wealdstone, West Green Road/ Seven Sisters, West Hampstead, West Wickham, Willesden Green, Wood Street and Worcester Park.*

Table 2.2.8 Total net floorspace (sqm) of non-residential approvals by CAZ retail cluster town centre for 2017/18 to 2021/22, including total and five year average

Town Centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Baker Street (part)	0	-2	0	-244	0	-246	-41
Bankside and The Borough	26,667	27,066	7,475	20,137	95	81,440	16,288
Cheapside	0	0	0	0	0	0	0
Covent Garden/ Strand	-2,416	35	-38	-8,691	0	-11,110	-2,222
Edgware Road South	39	-3,428	-150	4	1,089	-2,446	-489
Euston Road (part)	0	34	0	0	0	34	7
Farringdon	-4,303	2,439	2,438	976	0	1,550	310
Fleet Street	0	0	0	0	-747	-747	-149
High Holborn/ Kingsway	874	396	-101	0	7,209	8,378	1,676
King's Cross/ St Pancras	80,819	0	0	0	0	80,819	13,470
Liverpool Street	0	0	0	28,189	13,691	41,880	6,980
London Bridge	1,756	-580	-91	0	0	1,085	217
Marylebone High Street	-280	631	469	8	55	883	147
Marylebone Road	2,798	0	-4,986	15	1,399	-775	-155
Moorgate	58,660	0	0	1,748	0	60,408	10,068

Town Centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Shoreditch	7,890	20,456	14,571	0	0	42,917	7,153
Tottenham Court Road (part)	40	-1	12	134	957	1,142	228
Victoria Street	623	-3,245	23,849	0	23,455	44,682	8,936
Warwick Way/ Tachbrook Street	0	0	-49	-72	-412	-533	-89
Waterloo	-3,260	427	246	110,437	0	107,850	21,570
Wentworth Street	0	0	91	-97	0	-6	-1

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Non-Residential Starts

Table 2.2.9 Non-Residential Starts by Use Class for 2017/18 to 2021/22, including total and five year average

Use class	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
A1	119,875	-1,827	-11,298	24,444	-22,557	21,728
A2	4,591	1,859	2,710	29,024	-3,636	6,910
A3	41,129	29,411	28,246	42,246	9,975	30,201
A4	-6,548	140	-2,149	6,761	-3,408	-1,041
A5	6,232	5,506	4,664	5,927	2,517	4,969
B1	24,227	33,940	-2,419	-21,310	19,201	10,728
B1a	60,744	97,198	107,248	351,668	217,789	166,929
B1b	-31,992	661	18,106	-7,600	995	-3,966
B1c	-33,384	78,987	-12,421	-2,387	267	6,212
B2	-20,154	-178,885	-60,941	-19,786	-43,401	-64,633
B8	-127,466	-11,707	-55,819	43,935	-40,472	-38,306
C1	400	42	-4,388	27,933	1,011	5,000
C2	-11,140	32,978	5,267	8,985	-13,864	4,445
D1	203,519	79,920	319,622	89,311	47,052	147,885
D2	102,773	91,491	-62,021	62,332	11,346	41,184
E	0	0	0	89	-374	-57

Use class	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
SG	74,156	-58,040	-61,983	18,233	30,915	656
Not specified	-185	653	32	-69	76,137	15,314
Total	406,777	202,327	212,456	659,735	289,491	354,157

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Table 2.2.10 Non-Residential Starts by borough for 2017/18 to 2021/22, including five year average

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking & Dagenham	-9,862	11,961	-269	-7,066	-1,201	-1,287
Barnet	-57,237	-24,563	-15,074	-9,983	3,759	-20,620
Bexley	36,055	30,653	-1,578	-1,218	4,016	13,586
Brent	57,518	-2,642	-76,870	-16,999	-9,030	-9,605
Bromley	-13,417	-4,521	-2,553	-1,921	-561	-4,594
Camden	3,417	86,425	6,957	5,071	-868	20,200
City of London	273,337	158,161	28,668	192,152	6,900	109,870
Croydon	-50,678	781	-112,794	12,124	36,716	-22,770
Ealing	10,453	-56,502	-30,909	-5,362	234	-16,417
Enfield	-3,971	-79,870	-664	-6,460	9,923	-16,209
Greenwich	61,179	-21,303	-4,874	347	9,386	8,947
Hackney	32,070	16,155	28,821	32,672	-32	21,937
Hammersmith & Fulham	90,731	20,347	-4,012	436	95,532	40,607
Haringey	-19,811	-6,034	-1,203	622	-10,576	-7,400
Harrow	-21,282	-55,807	-39,864	12,799	-15,579	-23,947
Havering	-36,863	53,942	-52,428	-2,308	-26,530	-12,837
Hillingdon	-6,920	-22,761	300	69,476	938	8,207
Hounslow	-258	34,713	4,687	-17,962	-992	4,038
Islington	16,894	37,741	52,113	21,032	3,474	26,251
Kensington & Chelsea	1,808	23,913	988	14,616	110	8,287
Kingston	-5,908	26,741	-12,842	27,661	3,091	7,749

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Lambeth	-9,276	731	42,107	11,026	21,671	13,252
Lewisham	-11,063	-8,422	15,729	-25,360	-3,749	-6,573
LLDC	126,282	26,847	331,280	2,531	3,962	98,180
Merton	-3,594	-6,280	-7,649	-1,775	-2,329	-4,325
Newham	33,261	6,279	35,053	38,362	47,121	32,015
OPDC	10,797	-1,617	287	357	-2,893	1,155
Redbridge	-134	9,321	710	-6,430	-5,089	-324
Richmond	-21,543	-6,702	-5,505	2,573	-5,172	-7,270
Southwark	37,945	5,436	40,559	12,629	28,205	24,955
Sutton	2,905	-6,354	21,514	6,604	32	4,940
Tower Hamlets	4,687	-21,607	177,173	50,979	51,166	52,480
Waltham Forest	-22,500	-9,645	-24,763	-4,828	-8,399	-14,027
Wandsworth	7,056	41,644	18,736	237,447	24,589	65,894
Westminster	-105,301	-54,833	-199,374	15,890	31,665	-62,391
Total	406,777	202,327	212,456	659,735	289,491	354,157

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Figure 2.2.1 Non-Residential Starts (net sqm) trend 2004-05 to 2021/22

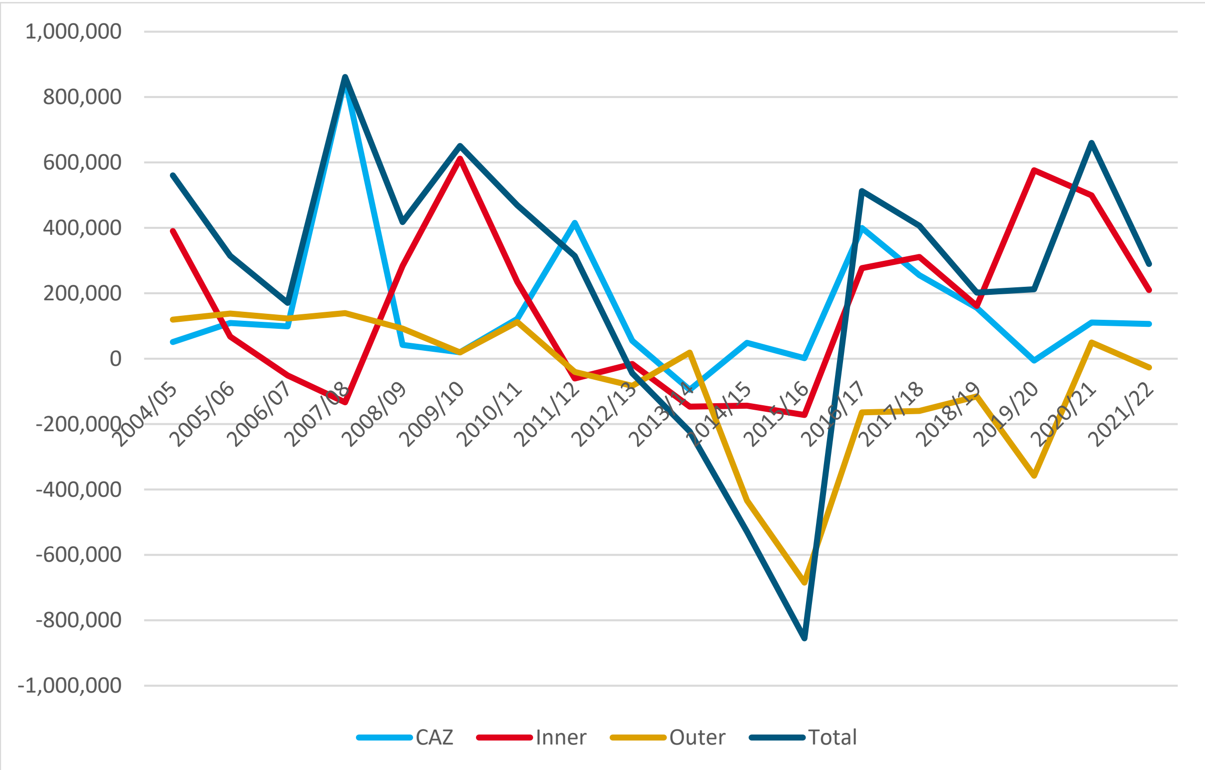

Table 2.2.11 Non-Residential Starts by location for 2017/18 to 2021/22

Sector	2017/18	2018/19	2019/20	2020/21	2021/22	5 Years Average
CAZ	255,265	155,908	-5,891	110,601	106,095	124,396
Inner	311,176	161,606	576,100	499,586	210,144	351,722
Outer	-159,664	-115,187	-357,753	49,548	-26,747	-121,961
Total	406,777	202,327	212,456	659,735	289,491	354,157

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Table 2.2.12 Non-Residential Starts by International town centre for 2017/18 to 2021/22, including total and five year average

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Knightsbridge	472	771	0	-180	0	1,063	213
West End	-33,787	4,625	8,148	-6,173	18,222	-8,965	-1,793

Table 2.2.13 Non-Residential Starts by Metropolitan town centre for 2017/18 to 2021/22, including total and five year average

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Bromley	-172	-559	-647	-10	0	-1,388	-278
Canary Wharf	17,070	0	132,665	42,980	0	192,715	38,543
Croydon	-44,084	1,911	-15,632	29	37,719	-20,057	-4,011
Ealing	8,012	-1,080	334	-2,117	-179	4,970	994
Harrow	-299	-6,418	250	-678	-19	-7,164	-1,433
Hounslow	-297	16,181	-15,150	-5,243	-369	-4,878	-976
Ilford	-866	796	-1,622	-4,065	-1,248	-7,005	-1,401
Kingston	-1,183	427	642	-406	67	-453	-91
Romford	-1,178	-2,604	-991	-187	-2,987	-7,947	-1,589
Shepherds	66,557	-4,994	-3,108	0	-308	58,147	11,629
Stratford	113,548	2,410	869	0	0	116,827	23,365
Sutton	-4,944	-1,093	-703	110	120	-6,510	-1,302
Uxbridge	-181	-20,667	-7,745	-201	0	-28,794	-5,759
Wood Green	-302	0	-227	0	0	-529	-106

Table 2.2.14 Non-Residential Starts by Major town centre for 2017/18 to 2021/22, including total and five year average

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Angel	3,325	-308	3,967	1,005	473	8,462	1,692
Barking	-5,090	0	-112	0	0	-5,202	-1,040
Bexleyheath	-262	-5,487	0	-150	0	-5,899	-1,180
Brixton	-227	461	1,985	-50	-207	1,962	392
Camden Town	607	220	2,644	0	-86	3,385	677
Canada Water	0	0	0	-116	0	-116	-23
Catford	-927	422	168	-355	-70	-762	-152
Chiswick	493	-379	-291	0	-178	-355	-71
Clapham Junction	280	-1,617	-256	-11	0	-1,604	-321
Dalston	-9	1	143	78	0	213	43
East Ham	-1,985	-871	-235	0	3,881	790	158
Edgware	-2,566	0	-300	0	282	-2,584	-517
Elephant and Castle/ Walworth Road	6,380	-160	618	3,617	0	10,455	2,091
Eltham	414	0	-150	0	0	264	53
Enfield Town	-17	0	0	-458	-138	-613	-123
Fulham	-111	2,607	3,387	-95	-269	5,519	1,104
Hackney Central	-37	1,204	-200	0	0	967	193
Hammersmith	-1,960	3,034	0	0	82,456	83,530	16,706
Kensington High Street	609	-131	-124	5,294	110	5,758	1,152
Kilburn	-877	-43	-173	-1,245	-48	-2,386	-477
Lewisham	-3,625	10,075	21,467	173	-456	27,634	5,527
Nags Head	-138	-35	20	1	0	-152	-30
Orpington	-1,423	0	-373	-27	0	-1,822	-364
Peckham	10,239	5,679	1,384	-1,958	-270	15,074	3,015
Putney	-868	3,257	1,458	-190	-95	3,562	712
Queensway/ Westbourne Grove	0	0	3,817	0	449	4,266	853
Richmond	-874	995	-579	-5	-1,123	-1,586	-317
Southall	22	400	477	0	0	899	180

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Streatham	-231	0	-180	0	-101	-512	-102
Tooting	-238	-3,201	-1,350	-120	0	-4,909	-982
Walthamstow	-7,149	120	-3,380	-1,768	0	-12,177	-2,435
Wandsworth	-3,665	-64	0	-1,419	-570	-5,718	-1,144
Wembley	7,171	0	-27,462	-1,665	0	-21,956	-4,391
Wimbledon	-2,282	1,881	184	392	-498	-323	-65
Woolwich	670	-2,004	107	0	0	-1,227	-245

Table 2.2.15 Non-Residential Starts by District town centre for 2017/18 to 2021/22, including total and five year average

2.2.5 This table sets outs the square metres of floorspace lost or gained in District Town centres for the last 5 years including a 5 year average where that has resulted in an average loss or gain of 500 square metres. In addition to this there have been approvals for a smaller loss or gain in the district Town Centres listed after the table.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Acton	5,326	-708	-790	0	-40	3,788	758
Archway	-8,256	586	0	388	0	-7,282	-1,456
Brentford	0	-272	14,585	0	0	14,313	2,863
Canning Town	2,972	1,573	13,096	0	0	17,641	3,528
Church End,	-967	-1,328	0	8	-1,004	-3,291	-658
Crouch End	-338	-3,083	0	-69	0	-3,490	-698
Deptford	-725	-228	-183	-2,837	266	-3,707	-741
Earls Court Road	0	-245	0	0	0	-245	-49
Fulham Road	3	1,337	0	0	0	1,340	268
Hanwell	10	-500	-3,645	-737	-86	-4,958	-992
Hornchurch	-858	-1,020	-3,200	0	0	-5,078	-1,016
Leytonstone	0	-2,003	-820	-98	-386	-3,307	-661
New Addington	970	5,361	0	0	0	6,331	1,266
New Barnet	-2,026	0	0	-4,922	0	-6,948	-1,390
New Malden	-6,809	-106	481	-1,046	0	-7,480	-1,496
North Finchley	-1,663	-2,607	0	-54	-1,567	-5,891	-1,178
Notting Hill Gate	5,050	0	86	-53	0	5,083	1,017

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Praed Street/ Paddington	-241	35,558	0	-120	0	35,197	7,039
Rayners Lane	-13,465	-108	-775	0	0	-14,348	-2,870
Stanmore	-1,971	-2,396	0	0	0	-4,367	-873
Swiss Cottage/ Finchley Road	-7,254	0	0	0	0	-7,254	-1,451
Tolworth	-4,211	-412	0	-83	0	-4,706	-941
Upminster	0	-2,366	-218	-267	-119	-2,970	-594
Watney Market	-3,521	-30	0	0	0	-3,551	-710
Wealdstone	-378	-37	-1,023	-559	-281	-2,278	-456
Wembley Park	0	-2	-7,214	-534	0	-7,750	-1,550
Whetstone	-2,148	-9,945	-84	-57	0	-12,234	-2,447
Whitechapel	0	-9,658	10,528	-45	3,516	4,341	868
Yiewsley/ West Drayton	-259	-7,166	56	82	-361	-7,648	-1,530

Addiscombe, Angel Edmonton, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Blackheath, Brent Street, Bruce Grove / Tottenham High Road, Brick Lane, Brompton Cross, Burnt Oak, Camberwell, Carshalton Village, Chadwell Heath, Cheam Village, Chipping Barnet, Chrisp Street, Colindale / The Hyde, Collier Row, Coulsdon, Crayford, Cricklewood, Downham, Dulwich – Lordship Lane, Ealing Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edmonton Green, Edgware Road /Church Street, Elm Park, Erith, Feltham High Street, Finsbury Park, Forest Gate, Forest Hill, Gants Hill, Golders Green, Green Lane, Green Lanes, Green Street, Greenford, Greenwich West, Hampstead, Harlesden. Harrow Road, Hayes, Hendon Central, Herne Hill, Highams Park, Kentish Town, Kenton, Kings Road (east and west), Kingsbury, Lavender Hill/Queenstown Road, Lee Green, Mill Hill, Mitcham, Morden, Muswell Hill, Norbury, North Cheam, North Chingford, North Harrow, Northwood, Notting Hill Gate, Palmers Green, Penge, Petts Wood, Pinner, Plumstead, Portobello, Preston Road, Purley, Rainham, Roman Road (east and west) Rosehill, Selsdon, Sidcup, South Woodford, South Chingford, South Harrow, South Norwood, Southgate, St Johns Wood, Stamford Hill, Surbiton, Swiss Cottage/ Finchley Road, Sydenham, Teddington, Temple Fortune, Thornton Heath, Tolworth, Twickenham, Upminster, Upper Norwood/ Crystal Palace, Wanstead, Wealdstone, West Green Road/ Seven Sisters, West Hampstead, West Wickham, Willesden Green, Wood Street and Worcester Park.

Table 2.2.16 Non-Residential Starts by CAZ retail cluster town centre for 2017/18 to 2021/22, including total and five year average

2.2.6 Below is the non-residential starts in CAZ retail clusters. Please note that data is not currently available for the following CAZ retail clusters: King's Cross/St Pancras, Cheapside, Leadenhall Market, Liverpool Street, Moorgate and Baker Street.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Bankside and The Borough	30,690	7,318	31,339	17,377	20,003	106,727	21,345
Baker Street (Part)	0	869	0	0	0	869	174
Covent Garden/ Strand	-1,989	0	-1,756	-38	0	-3,783	-757
Edgware Road South	0	812	0	0	1,087	1,899	380
Euston Road (part)	957	0	0	0	0	957	191
Farringdon	1,663	922	0	0	254	2,839	568
High Holborn/ Kingsway	666	0	0	0	0	666	133
London Bridge	-78	905	-57	0	-258	512	102
Marylebone High Street	0	678	-12	0	663	1,329	266
Marylebone Road	633	0	0	-4,986	0	-4,353	-871
Shoreditch	5,856	15,805	21,416	3,087	0	46,164	9,233
Tottenham Court Road (part)	0	0	0	0	0	0	0
Victoria Street	0	0	0	11,632	-3,245	8,387	1,677
Warwick Way/ Tachbrook Street	0	0	0	-8	0	-8	-2
Waterloo	-484	-2,083	-9,910	-661	1,695	-11,443	-2,289
Wentworth Street	-100	0	0	0	0	-100	-20

Non-Residential Completions

2.2.7 The section sets out the data on non-residential developments. All of the figures provided are net, meaning they account for floorspace lost to enable the development to take place.

Table 2.2.17 Non-Residential Completions by Use Class for 2017/18 to 2021/22, including total and five year average (Net)

Use class	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
A1	101,525	22,875	-14,668	13,525	-16,887	21,274
A2	-2,274	5,089	147	-3,979	278	-148
A3	38,691	29,294	31,794	21,873	12,362	26,803
A4	-6,909	-1,169	3,936	2,875	-779	-409
A5	8,255	6,220	6,298	2,188	-322	4,528
B1	-14,922	-11,426	-56,894	-37,720	18,836	-20,425
B1a	-211,620	171,194	50,343	318,800	144,983	94,740
B1b	-38,838	2,419	2,991	-7,673	6,022	-7,016
B1c	-51,969	17,341	-19,418	-1,781	22,695	-6,626
B2	-5,762	-181,974	-73,074	-8,813	-47,837	-63,492
B8	-100,858	-61,934	-69,439	10,039	-10,870	-46,613
C1	400	14	-4,436	-948	-242	-1,042
C2	-9,988	9,071	437	-9,337	20,469	2,130
D1	109,135	158,589	109,320	120,712	67,428	113,037
D2	59,940	164,161	-7,692	30,493	24,875	54,355
E	0	0	0	0	-409	-82
SG	-41,277	-64,126	-208,597	-14,804	-13,596	-68,480
Not specified or not known	-185	0	-56	-1,067	17,307	3,200
Total	-166,656	265,638	-249,008	434,383	244,313	105,734

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Table 2.2.18 Non-Residential Completions by borough for 2017/18 to 2021/22, including five year average (Net)

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking & Dagenham	-8,098	2,628	3,057	-5,336	-832	-1,716
Barnet	-81,342	-24,888	7,250	-4,084	1,891	-20,235

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Bexley	-18,577	40,740	86	-1,109	-3,523	3,524
Brent	-44,771	19,139	-35,444	-13,648	-2,997	-15,544
Bromley	-19,938	-1,834	11,983	1,289	-374	-1,775
Camden	24,879	42,316	111,016	82,967	3,809	52,997
City of London	40,630	319,212	-612	225,535	1,153	97,653
Croydon	-48,633	-13,466	-116,145	16,672	-3,222	-32,959
Ealing	-29,763	-59,713	-37,247	-9,171	9,628	-25,253
Enfield	24,118	-79,246	-6,315	-7,629	18,066	-10,201
Greenwich	14,388	58,733	25,048	-434	-965	19,354
Hackney	1,451	8,194	107,034	26,985	38,628	36,458
Hammersmith & Fulham	118,960	-17,930	2,400	15,190	24,492	28,622
Haringey	-6,529	-32,538	-14,343	14,014	1,327	-7,614
Harrow	-25,636	-35,833	-52,411	-5,244	-35,643	-30,953
Havering	-29,132	65,104	-51,685	-7,317	-24,637	-9,533
Hillingdon	52,870	-49,806	-27,385	46,771	29,250	10,340
Hounslow	-1,670	15,353	-35,326	-18,008	4,141	-7,102
Islington	15,629	9,336	40,830	31,536	66,760	32,818
Kensington & Chelsea	-9,452	-2,206	11,144	-5,275	3,807	-396
Kingston	-8,757	-19,413	12,807	-4,596	-1,702	-4,332
Lambeth	2,216	71,647	-27,909	19,031	-7,309	11,535
Lewisham	-11,846	-21,242	-2,601	-9,859	-6,089	-10,327
LLDC	-8,028	24,418	336	12,453	8,684	7,573
Merton	-11,627	-6,701	-7,998	7,932	758	-3,527
Newham	-6,182	74,491	14,888	49,876	-16,672	23,280
OPDC	45,570	-2,575	9,361	0	-2,893	9,893
Redbridge	-8,896	11,800	-1,964	-7,886	-2,515	-1,892
Richmond	-22,765	4,927	-826	1,209	3,666	-2,758

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Southwark	-41,273	55,355	43,699	-20,230	30,492	13,609
Sutton	-13,125	9,472	9,876	3,358	19,460	5,808
Tower Hamlets	10,839	16,442	20,833	-32,209	43,338	11,849
Waltham Forest	-33,836	-6,709	-24,425	-3,392	-9,299	-15,532
Wandsworth	64,817	-43,112	25,087	-10,484	7,247	8,711
Westminster	-93,147	-166,457	-263,107	45,477	46,387	-86,169
Total	-166,656	265,638	-249,008	434,383	244,313	105,734

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Figure 2.2.2 Non-Residential completions (net sqm) trend 2004-05 to 2021/22

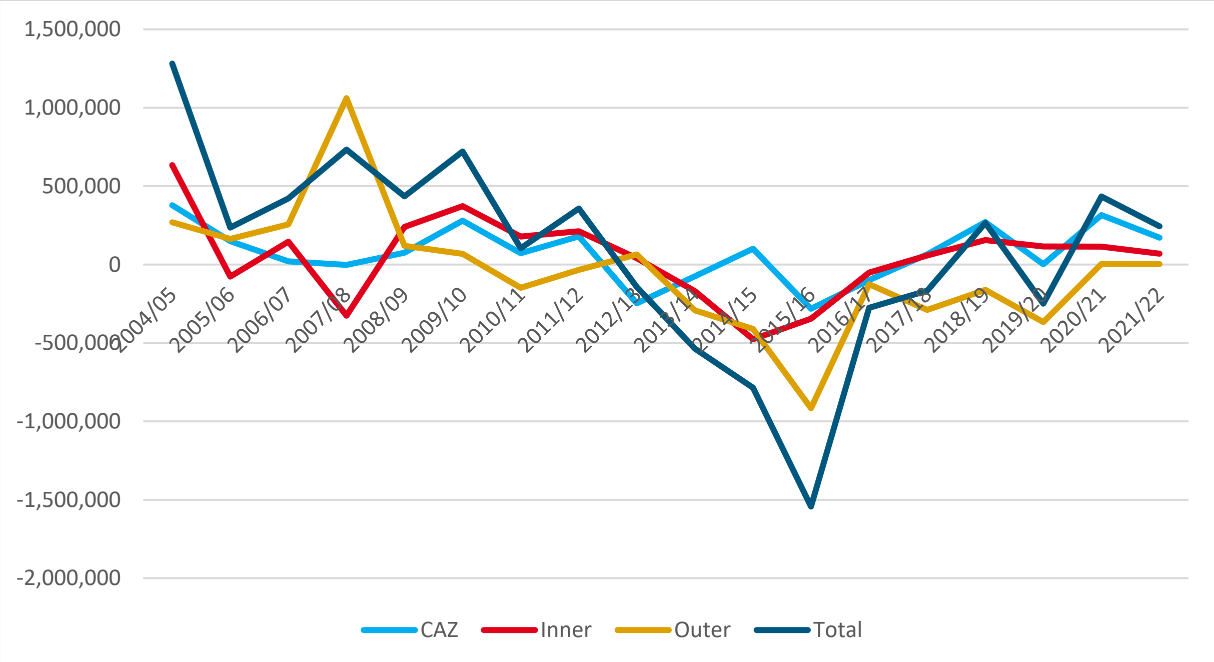

Table 2.2.19 Non-Residential Completions by location for 2017/18 to 2021/22

2.2.8 The section sets out the data on non-residential completions by borough. Where floorspace is accounted for in the CAZ, it is excluded from Inner London to avoid double counting.

Sector	2017/18	2018/19	2019/20	2020/21	2021/22	5 Years Average
CAZ	65,058	270,111	2,297	315,775	171,322	164,913
Inner	58,244	156,511	115,149	114,784	69,548	102,847
Outer	-289,471	-160,984	-366,454	3,824	3,443	-161,929

Sector	2017/18	2018/19	2019/20	2020/21	2021/22	5 Years Average
Total	-166,169	265,638	-249,008	434,383	244,313	105,831

Date of download: 07 Feb 2024

Table 2.2.20 Non-Residential Completions by International town centre for 2017/18 to 2021/22, including total and five year average

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Knightsbridge	147	151	0	-755	70	-387	-77
West End	12,797	-7,701	5,752	-7,777	-673	2,398	480

Date of download: 07 Feb 2024

Table 2.2.21 Non-Residential Completions by Metropolitan town centre for 2017/18 to 2021/22, including total and five year average

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Bromley	-1,470	4,778	-1,500	2,369	0	4,177	696
Canary Wharf	14,036	0	13,007	0	0	27,043	4,507
Croydon	-46,639	2,236	-16,139	704	-857	-60,695	-12,139
Ealing	-1,770	8,973	-128	-1,990	5,536	10,621	2,124
Harrow	-129	-7,197	4,224	-488	430	-3,160	-632
Hounslow	-108	16,194	-617	-4,241	-193	11,035	2,207
Ilford	1,077	2,576	-232	-6,737	-4,003	-7,319	-1,464
Kingston	4,625	-13,215	5,423	-32	-524	-3,723	-745
Romford	6,004	-2,604	-80	-3,928	-2,987	-3,595	-719
Shepherds Bush	67,577	41	-3,327	88	-308	64,071	10,679
Stratford	-2,785	715	-2,751	0	0	-4,821	-964
Sutton	-5,263	524	1,373	2,088	-353	-1,631	-326
Uxbridge	9,566	-20,864	-7,716	-15	0	-19,029	-3,806
Wood Green	-302	0	-227	0	0	-529	-88

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Table 2.2.22 Non-Residential Completions by Major town centre for 2017/18 to 2021/22, including total and five year average

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Angel	-612	-1,871	4,569	966	11,560	14,612	2,922
Barking	-5,090	0	-112	0	0	-5,202	-1,040
Bexleyheath	1,082	-5,584	0	-150	0	-4,652	-930
Brixton	2,286	3,077	331	-490	1,655	6,859	1,372
Camden Town	-1,451	-590	17,379	22	1,952	17,312	3,462
Canada Water	0	12,117	53,167	-83	0	65,201	13,040
Catford	-1,478	-2,044	0	1,883	98	-1,541	-308
Chiswick	-96	-334	-362	0	-32	-824	-165
Clapham Junction	0	-1,450	24	-145	134	-1,437	-287
Dalston	3,671	1,108	1,961	-548	0	6,192	1,238
East Ham	-2,520	-2,063	435	0	868	-3,280	-656
Edgware	-2,713	0	-300	147	-83	-2,949	-590
Elephant and Castle/ Walworth Road	-1,456	4,231	1,749	-12,903	83	-8,296	-1,659
Eltham	-3,177	3,631	-150	0	0	304	61
Enfield Town	-32	15	-6,552	-458	6,414	-613	-123
Fulham	-1,119	601	2,459	3,697	-119	5,519	1,104
Hackney Central	-2,269	880	-200	0	2,757	1,168	234
Hammersmith	-1,960	1,151	4,183	0	0	3,374	675
Kensington High Street	-491	2,528	194	-2,833	0	-602	-120
Kilburn	-932	-75	-209	-1,245	20	-2,441	-488
Lewisham	-2,435	304	-1,487	21,918	-456	17,844	3,569
Nags Head	-265	-32	268	50	227	248	50
Orpington	1,054	0	-373	-249	222	655	131
Peckham	1,754	-3,247	8,366	-585	-725	5,563	1,113
Putney	-1,172	362	-18	937	-95	14	3

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Queensway/ Westbourne Grove	-1,167	1,250	-14,669	0	449	-14,137	-2,827
Richmond	-974	-3,303	3,819	85	-1,123	-1,496	-299
Southall	99	35	-235	763	237	899	180
Streatham	-1,328	1,124	-180	0	-101	-485	-97
Tooting	452	-6,608	-1,350	-103	1,892	-5,717	-1,143
Walthamstow	-9,790	1,050	-2,362	-3,280	0	-14,382	-2,876
Wandsworth	-3,553	-336	124	-2,283	929	-5,119	-1,024
Wembley	-14,022	4,070	-13,306	-1,591	533	-24,316	-4,863
Wimbledon	-2,494	132	0	576	-498	-2,284	-457
Woolwich	15,015	-1,104	308	160	0	14,379	2,876

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Table 2.2.23 Non-Residential Completions by District town centre for 2017/18 to 2021/22, including total and five year average

2.2.9 This table sets outs the square metres of floorspace lost or gained in District Town centres for the last 5 years including a 5 year average where that has resulted in an average loss or gain of 500 square metres. In addition to this there have been approvals for a smaller loss or gain in the district Town Centres listed after the table.

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Acton	-1,514	-1,451	6,709	0	-40	3,704	741
Archway	-8,233	-438	714	-568	0	-8,525	-1705
Canning Town	4,621	623	0	2,064	2,972	10,280	2056
Chipping Barnet	1,491	-271	-3,660	-525	0	-2,965	-593
Crouch End	178	-7,343	640	-69	0	-6,594	-1319
Deptford	-725	-228	-183	-2,837	-452	-4,425	-885
Earls Court Road	0	-245	0	0	0	-245	-49
Fulham Road	103	1,337	-247	-185	0	1,008	202
Finsbury Park	-35	-383	-111	469	10,215	10,155	2031
Hanwell	113	-500	-4,163	-737	-86	-5,373	-1075

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Hayes	2,741	47	430	40	-25	3,233	647
Harold Hill	630	0	0	0	0	630	126
Leadenhall Market	4,464	0	0	0	0	4,464	893
Leytonstone	0	-2,003	-820	-98	-386	-3,307	-661
Moorgate	-408	0	0	0	0	-408	-82
Mill Hill	-111	0	0	0	0	-111	-22
New Addington	-2,006	133	5,361	0	0	3,488	698
New Barnet	-2,155	96	0	-4,922	0	-6,981	-1396
New Malden	-6,861	-106	-966	-495	0	-8,428	-1686
North Finchley	-1,838	-2,906	299	121	-1,567	-5,891	-1178
Praed Street/ Paddington	-241	-14,118	0	-120	0	-14,479	-2896
Rayners Lane	-13,465	-108	-800	0	0	-14,373	-2875
South Woodford	-280	-238	-99	-200	-1,822	-2,639	-528
Stanmore	-2,327	-2,396	0	0	356	-4,367	-873
Swiss Cottage/ Finchley Road	-9,779	184	0	0	0	-9,595	-1919
Tolworth	-4,211	-412	0	-83	0	-4,706	-941
Upminster	0	-2,366	-218	-267	-119	-2,970	-594
Watney Market	-3,553	26	32	0	0	-3,495	-699
Wealdstone	-876	-37	-2,385	-771	-281	-4,350	-870
Wembley Park	696	3,576	-9,683	-1,293	191	-6,513	-1303
Whetstone	-2,244	-9,945	-79	-749	783	-12,234	-2447
Whitechapel	0	-7,707	10,528	-45	3,696	6,472	1294
Yiewsley/ West Drayton	-42	-7,597	237	56	-98	-7,444	-1489

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Addiscombe, Angel Edmonton, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Blackheath, Brent Street, Brentford, Bruce Grove / Tottenham High Road, Brick Lane, Brompton Cross, Burnt Oak, Camberwell, Carshalton Village, Chadwell Heath, Cheam Village, Church End, Clapham High Street, Chrisp Street, Colindale / The Hyde, Collier Row, Coulsdon, Crayford, Cricklewood, Downham, Dulwich – Lordship Lane, Ealing Road, Earlsfield, East Beckton, East Finchley, East Greenwich, East Sheen, Eastcote, Edmonton Green, Edgware Road /Church Street, *Elm Park, Erith, Feltham High Street, Forest Gate, Forest Hill, Gants Hill, Golders Green, Green Lane, Green Lanes, Green Street, Greenford, Greenwich West, Hampstead, Harlesden. Harrow Road, Hendon Central, Herne Hill, Highams Park, Hornchurch, Kentish Town, Kenton, Kings Road (east and west), Kingsbury, Lavender Hill/Queenstown Road, Lee Green, Liverpool Street, Mill Hill, Mitcham, Morden, Muswell Hill, Neasden, New Cross and New Cross Gate, Norbury, North Cheam, North Chingford, North Harrow, Northwood, Notting Hill Gate, Palmers Green, Penge, Petts Wood, Pinner, Plumstead, Portobello, Preston Road, Purley, Rainham, Roman Road (east and west) Rosehill, Ruislip, Selsdon, Sidcup, Southbank, South Kensington, South Chingford, South Harrow, South Norwood, Southgate, St Johns Wood, Stamford Hill, Stockwell, Stoke Newington, Surbiton, Sydenham, Teddington, Temple Fortune, Thornton Heath, Twickenham, Upper Norwood/ Crystal Palace, Wanstead, Wealdstone, West Green Road/ Seven Sisters, West Hampstead, West Norwood/Tulse Hill, West Wickham, Willesden Green, Wood Street and Worcester Park.*

Table 2.2.24 Non-Residential Completions by CAZ retail cluster town centre for 2017/18 to 2021/22, including total and five year average

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Bankside and The Borough	-14,310	9,893	3,402	-4,790	12,313	6,508	1,302
Baker Street (part)	0	-823	975	0	717	869	174
Covent Garden/ Strand	-4,596	3,735	-583	-38	69	-1,413	-283
Edgware Road South	0	-4,091	78	0	5,912	1,899	380
Euston Road (part)	-433	130	1,390	0	0	1,087	217
Farringdon	349	43	9,772	1,863	137	12,164	2,433
Fleet Street	0	0	0	-48	48	0	0
High Holborn/ Kingsway	788	3,935	0	666	0	5,389	1,078
King's Cross/ St Pancras	0	20,915	1,340	0	0	22,255	4451
London Bridge	-637	23,834	-231	1,028	-363	23,631	4,726
Marylebone High Street	0	-1,527	-12	2,205	0	666	133
Marylebone Road	0	12,499	0	-4,986	0	7,513	1,503
Shoreditch	6,419	2,995	94,403	2,030	26,408	132,255	26,451

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Tottenham Court Road (part)	278	0	4,077	0	0	4,355	871
Victoria Street	5,355	284	1,422	-4,749	-3,404	-1,092	-218
Warwick Way/ Tachbrook Street	0	0	80	-8	0	72	14
Waterloo	-1,950	74,617	-20,584	393	411	52,887	10,577
Wentworth Street	-100	0	0	0	0	-100	-20

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Table 2.2.25 Employment by Borough for 2021 and 2022

2.2.10 All data on employment has been sourced either from the Office of National Statistics (ONS) or through the state of London Report which can be found State of London - London Datastore.

2.2.11 This table sets outs the employment by borough based on ONS published data for 2021 and 2022 and is in thousands based on location of the employment. The full data sets and more information on the data can be found by visiting Local authority district – Business Register and Employment Survey (BRES): Table 6 - Office for National Statistics (ons.gov.uk)

Borough	2021	2022
City of London	586	615
Barking and Dagenham	58	61
Barnet	137	145
Bexley	74	77
Brent	122	124
Bromley	108	110
Camden	390	415
Croydon	124	126
Ealing	130	131
Enfield	110	112
Greenwich	88	89
Hackney	147	170
Hammersmith and	144	148

Borough	2021	2022
Haringey	74	76
Harrow	74	78
Havering	87	88
Hillingdon	183	197
Hounslow	150	164
Islington	247	264
Kensington and Chelsea	139	140
Kingston upon Thames	72	79
Lambeth	149	154
Lewisham	69	72
Merton	82	77
Newham	129	133
Redbridge	83	84
Richmond upon Thames	81	82
Southwark	255	296
Sutton	83	92
Tower Hamlets	295	304
Waltham Forest	73	80
Wandsworth	123	128
Westminster	767	807

Table 2.2.26 Employment by Ethnicity for 2021 and 2022

2.2.12 This table sets out the employment by ethnicity based on ONS published data for 2021 and 2022 . The full data sets and more information on the data can be found by visiting Employment Rates by Ethnicity - London Datastore

Date	White	BAME	Mixed ethnic group	Indian	Pakistani/ Bangladeshi	Black or black British	Other ethnic group
Jan 2021-Dec 2021	78.9	68.8	64	79.9	60.9	67.4	68.8
Jan 2022-Dec 2022	80.1	70.7	70.8	78.9	62.9	69.8	70.8

Table 2.2.27 Employment for men for 2021 and 2022

2.2.13 The following two tables set out the employment by for men and for women based on ONS published data. The figures are in thousands. The full data sets and more information on the data can be found by visiting Employment Rates - London Datastore

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
Jan-Mar 2021	3,090	2,398	77.6	692	22.4
Feb-Apr 2021	3,091	2,402	77.7	689	22.3
Mar-May 2021	3,093	2,413	78	680	22
Apr-Jun 2021	3,094	2,436	78.7	658	21.3
May-Jul 2021	3,099	2,442	78.8	657	21.2
Jun-Aug 2021	3,101	2,434	78.5	667	21.5
Jul-Sep 2021	3,102	2,452	79	650	21
Aug-Oct 2021	3,103	2,472	79.7	631	20.3
Sep-Nov 2021	3,102	2,480	79.9	622	20.1
Oct-Dec 2021	3,102	2,500	80.6	602	19.4
Nov-Jan 2022	3,101	2,508	80.9	593	19.1
Dec-Feb 2022	3,102	2,515	81.1	587	18.9
Jan-Mar 2022	3,103	2,512	81	591	19
Feb-Apr 2022	3,104	2,497	80.5	607	19.5

Table 2.2.28 Employment for women for 2021 and 2022

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
Nov-Jan 2021	3,026	2,136	70.6	890	29.4
Dec-Feb 2021	3,027	2,141	70.7	886	29.3
Jan-Mar 2021	3,027	2,161	71.4	866	28.6
Feb-Apr 2021	3,028	2,156	71.2	872	28.8
Mar-May 2021	3,029	2,154	71.1	875	28.9
Apr-Jun 2021	3,030	2,146	70.8	884	29.2
May-Jul 2021	3,034	2,155	71	879	29
Jun-Aug 2021	3,036	2,169	71.4	867	28.6

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
Jul-Sep 2021	3,037	2,162	71.2	875	28.8
Aug-Oct 2021	3,038	2,163	71.2	875	28.8
Sep-Nov 2021	3,037	2,163	71.2	874	28.8
Oct-Dec 2021	3,037	2,160	71.1	877	28.9
Nov-Jan 2022	3,036	2,138	70.4	898	29.6
Dec-Feb 2022	3,037	2,134	70.3	903	29.7
Jan-Mar 2022	3,038	2,107	69.3	931	30.7
Feb-Apr 2022	3,039	2,118	69.7	921	30.3
Mar-May 2022	3,040	2,130	70.1	910	29.9

Table 2.2.29 Unemployment by Borough for 2021 and 2022

2.2.14 For more data on the breakdown of people not in employment in each of the boroughs please visit Unemployment Rate, Region - London Datastore and follow the links to the ONS website.

Table 2.2.30 Unemployment by Ethnicity for 2021 and 2022

2.2.15 For more data on the breakdown of people not in employment broken down by ethnicity, please visit Unemployment Rate, Region - London Datastore and follow the links to the ONS website.

Table 2.2.31 Jobs by Borough between 2017 - 2021, including five year average

Borough/ Area	2017	2018	2019	2020	2021	5 Year Average
Barking and Dagenham	66,000	66,000	67,000	71,000	72,000	68,400
Barnet	176,000	169,000	166,000	163,000	176,000	170,000
Bexley	91,000	87,000	91,000	85,000	87,000	88,200
Brent	157,000	157,000	155,000	149,000	147,000	153,000
Bromley	134,000	127,000	133,000	129,000	124,000	129,400
Camden	398,000	403,000	402,000	391,000	418,000	402,400
City of London	626,000	638,000	674,000	630,000	673,000	648,200
Croydon	155,000	149,000	144,000	144,000	142,000	146,800
Ealing	168,000	148,000	158,000	160,000	158,000	158,400

Borough/ Area	2017	2018	2019	2020	2021	5 Year Average
Enfield	126,000	133,000	135,000	126,000	123,000	128,600
Greenwich	102,000	106,000	107,000	102,000	102,000	103,800
Hackney	139,000	151,000	156,000	152,000	175,000	154,600
Hammersmith and Fulham	159,000	155,000	159,000	165,000	152,000	158,000
Haringey	92,000	91,000	89,000	94,000	93,000	91,800
Harrow	97,000	91,000	90,000	90,000	85,000	90,600
Havering	103,000	104,000	98,000	95,000	105,000	101,000
Hillingdon	216,000	209,000	206,000	206,000	203,000	208,000
Hounslow	186,000	178,000	185,000	169,000	174,000	178,400
Islington	247,000	255,000	263,000	247,000	267,000	255,800
Kensington and Chelsea	166,000	164,000	161,000	149,000	159,000	159,800
Kingston upon Thames	100,000	96,000	91,000	89,000	89,000	93,000
Lambeth	188,000	177,000	184,000	175,000	176,000	180,000
Lewisham	88,000	84,000	86,000	84,000	89,000	86,200
Merton	104,000	106,000	100,000	97,000	93,000	100,000
Newham	125,000	139,000	130,000	136,000	145,000	13,5000
Redbridge	97,000	92,000	96,000	90,000	93,000	93,600
Richmond upon Thames	106,000	111,000	103,000	100,000	97,000	103,400
Southwark	317,000	329,000	320,000	310,000	302,000	315,600
Sutton	85,000	78,000	84,000	82,000	96,000	85,000
Tower Hamlets	317,000	333,000	342,000	321,000	311,000	324,800
Waltham Forest	88,000	88,000	92,000	85,000	83,000	87,200
Wandsworth	151,000	147,000	153,000	147,000	149,000	149,400
Westminster	754,000	777,000	803,000	747,000	806,000	777,400

Table 2.2.32 Job Density by Borough between 2017 - 2021, including five year average

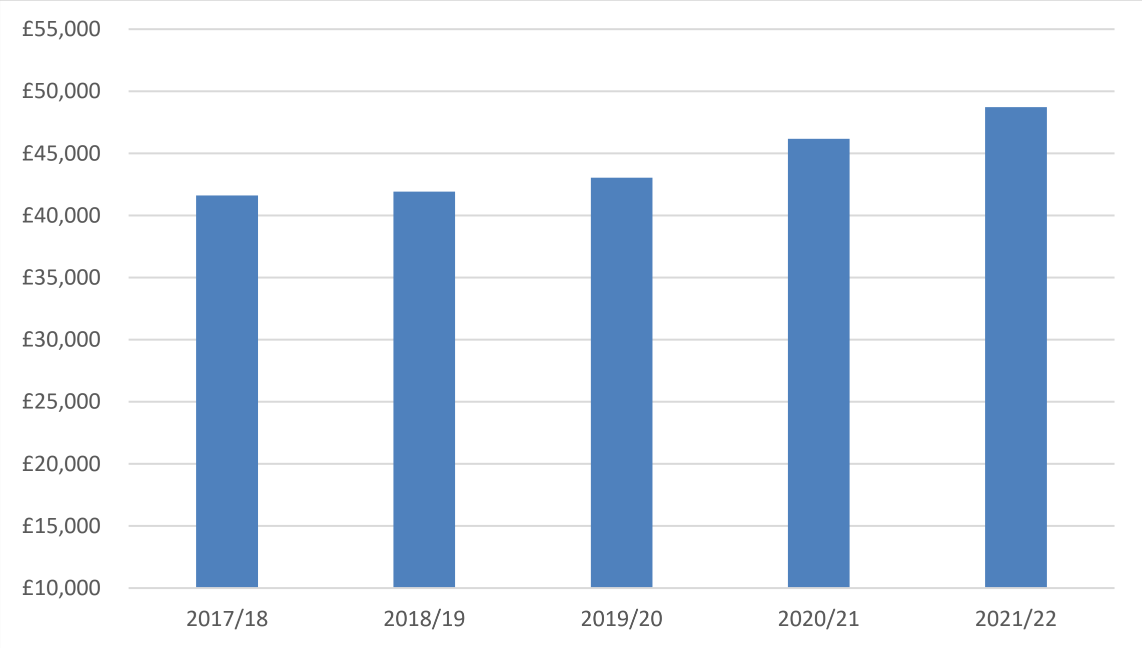
Borough/ Area	2017	2018	2019	2020	2021	5 Year Average
Barking and Dagenham	0.49	0.49	0.5	0.52	0.51	0.50
Barnet	0.7	0.67	0.66	0.64	0.7	0.67
Bexley	0.59	0.56	0.59	0.54	0.56	0.57

Borough/ Area	2017	2018	2019	2020	2021	5 Year Average
Brent	0.71	0.71	0.71	0.69	0.63	0.69
Bromley	0.65	0.62	0.64	0.62	0.6	0.63
Camden	2.23	2.17	2.11	1.98	2.73	2.24
City of London	124.78	109.86	102.32	83.73	98.74	103.89
Croydon	0.63	0.6	0.58	0.58	0.55	0.59
Ealing	0.74	0.66	0.71	0.72	0.63	0.69
Enfield	0.59	0.62	0.63	0.59	0.58	0.60
Greenwich	0.53	0.55	0.55	0.52	0.51	0.53
Hackney	0.7	0.75	0.77	0.76	0.92	0.78
Hammersmith and Fulham	1.21	1.17	1.22	1.28	1.12	1.20
Haringey	0.49	0.48	0.48	0.51	0.49	0.49
Harrow	0.61	0.57	0.57	0.57	0.5	0.56
Havering	0.65	0.65	0.61	0.59	0.64	0.63
Hillingdon	1.1	1.06	1.04	1.03	1.02	1.05
Hounslow	1.04	1	1.04	0.95	0.89	0.98
Islington	1.4	1.42	1.44	1.32	1.64	1.44
Kensington and Chelsea	1.56	1.55	1.54	1.41	1.54	1.52
Kingston upon Thames	0.86	0.83	0.78	0.76	0.8	0.81
Lambeth	0.78	0.73	0.76	0.73	0.73	0.75
Lewisham	0.42	0.39	0.4	0.39	0.42	0.40
Merton	0.76	0.77	0.73	0.71	0.64	0.72
Newham	0.51	0.56	0.53	0.55	0.58	0.55
Redbridge	0.5	0.47	0.49	0.46	0.46	0.48
Richmond upon Thames	0.85	0.89	0.82	0.8	0.78	0.83
Southwark	1.38	1.42	1.38	1.34	1.32	1.37
Sutton	0.66	0.6	0.64	0.63	0.71	0.65
Tower Hamlets	1.4	1.43	1.43	1.32	1.31	1.38
Waltham Forest	0.47	0.47	0.49	0.46	0.43	0.46
Wandsworth	0.64	0.62	0.64	0.62	0.62	0.63
Westminster	4.33	4.29	4.35	3.93	5.26	4.43

Median Household Incomes

Figure 2.2.3 Medium household incomes in London

2.2.16 The graph shows medium household incomes in London over the previous five years. This is a factor to take into account when determining the maximum income thresholds for intermediate housing in line with London Plan paragraph 4.6.8.



Household Below Average Income data, Department for Work and Pensions. Adjusted for inflation, rolling three year average.

Business vacancy rates

Table 2.2.33 Vacancy rate in Sq.M for 2017/18 to 2021/22

Type	Q1 2018	Q1 2019	Q1 2020	Q1 2021	Q1 2022
Office	1,767,807	1,686,320	1,847,494	2,720,618	3,192,998
Industrial	480,517	414,539	375,909	599,415	604,259
Retail	266,954	256,315	272,486	479,487	519,332
Light Industrial	32,116	27,099	37,049	53,986	86,616

Table 2.2.34 Vacancy rate as a percentage for 2017/18 to 2021/22

Type	Q1 2018	Q1 2019	Q1 2020	Q1 2021	Q1 2022
Office	4.8%	4.6%	4.9%	7.2%	8.3%

Type	Q1 2018	Q1 2019	Q1 2020	Q1 2021	Q1 2022
Industrial	2.9%	2.5%	2.2%	3.5%	3.5%
Retail	1.2%	1.2%	1.3%	2.2%	2.4%
Light Industrial	1.0%	0.8%	1.1%	1.6%	2.6%

Source: CoStar

Development plan boundary changes

Table 2.2.35 Loss or gain of Land Designated as Town Centre Designation through Local Plan or other Development Plan Documents

Borough	Net Gain or Loss
Hackney	133.858 ha
LLDC	10.077 ha

Table 2.2.36 Loss or gain of Land Designated for industrial Land through Local Plan or other Development Plan Documents

Borough	Net Gain or Loss
Hackney	0 ha
LLDC	0 ha

Table 2.2.37 Loss or gain of Land Designated for waste management capacity through Local Plan or other Development Plan Documents

Borough	Net Gain or Loss
Hackney	0 sites
LLDC	unknown

Permitted development

Table 2.2.38 Non-residential floorspace lost (sqm) through Permitted Development by Class (prior approval: changes of use to residential) for 2017/18 to 2021/22, with the gain in residential units shown in brackets

Original use	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Office	305,876 (3,094)	313,384 (2,771)	199,871 (2,063)	180,663 (1,832)	239,980 (2,538)	247,955 (2,460)

Original use	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Retail/takeaway	5,056	5,444	3,922	2,964 (56)	1,957	3,869
Storage	4,739 (91)	6,631	5,122	5,609	1,468	4,714
Retail/service/ takeaway/etc	0	0	0	257 (4)	294 (8)	110 (2)
Amusements/casinos	0	31 (1)	0	0	97 (3)	26 (1)
Agriculture	0	0 (1)	140 (1)	0	0	28 (0)
Light industrial	0	0	0	0	82 (2)	16 (0)
Total	315,671 (3,300)	325,490 (3,012)	209,055 (2,219)	189,493 (2,001)	243,878 (2,624)	256,717 (2631)

2.3 Growth patterns and sustainability

Brownfield development and open space

Table 2.3.1 Percentage of development on brownfield land by Borough for 2017/18 to 2021/22 where this is below 100 per cent

2.3.1 This table only includes a figure where this is below 100 per cent. Therefore all empty cells recorded 100 percent brownfield development for that borough for that year. The following boroughs only have 100 per cent brownfield land delivery for every year across the monitored period: Camden, City of London, Hackney, Hammersmith & Fulham, Harrow, Kensington & Chelsea, LLDC, Redbridge, Richmond, Sutton, Waltham Forest, Westminster.

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Barking & Dagenham	99.27%	99.63%	-	-	-	99.54%
Barnet	99.48%	99.19%	96.26%	-	-	98.84%
Bexley	-	-	99.48%	-	-	99.85%
Brent	99.96%	99.80%	99.81%	-	-	99.92%
Bromley	76.81%	99.17%	99.52%	-	-	95.99%
Croydon	99.96%	-	-	-	-	99.99%
Ealing	97.31%	-	-	99.64%	-	99.33%
Enfield	99.96%	-	99.85%	-	-	99.98%
Greenwich	97.84%	99.90%	99.95%	-	-	99.54%

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Haringey	97.78%	98.65%	99.37%	-	-	98.87%
Havering	99.10%	99.97%	99.78%	-	-	99.79%
Hillingdon	-	-	96.91%	-	-	99.27%
Hounslow	-	99.93%	-	-	99.62%	99.94%
Islington	-	97.82%	-	-	-	99.11%
Kingston	-	-	99.30%	-	-	99.92%
Lambeth	98.37%	97.47%	-	-	-	99.22%
Lewisham	99.81%	95.79%	-	-	-	98.30%
Merton	-	98.16%	-	-	-	99.67%
Newham	-	99.80%	-	-	-	99.94%
OPDC	90.80%	-	-	-	-	93.59%
Southwark	-	99.82%	-	-	-	99.97%
Tower Hamlets	-	99.98%	-	-	-	100.00%
Wandsworth	-	99.99%	-	-	-	100.00%
Total	99.15%	99.59%	99.49%	99.96%	99.99%	99.60%

Table 2.3.2 Gains and Losses of Land Designated as Green Belt through Local Plan or other Development Plan Documents

Planning Authority	Net Gain or Loss
Hackney	N/A
LLDC	N/A

Table 2.3.3 Gains and Losses of Land Designated as Metropolitan Open Land through Local Plan or other Development Plan Documents

Planning Authority	Net Gain or Loss
Hackney	0 ha
LLDC	1.583 ha

Table 2.3.4 Gains and Losses of Land Designated as Open Space through Local Plan or other Development Plan Documents

Planning Authority	Net Gain or Loss
Hackney	-50.854 ha

Planning Authority	Net Gain or Loss
LLDC	74.749 ha

Table 2.3.5 Gains and Losses of Land Designated as Sites of Importance to Nature Conservation through Local Plan or other Development Plan Documents

Planning Authority	Net Gain or Loss
Hackney	0.069
LLDC	-46.927

Transport

Table 2.3.6 Improvements and Changes to Public Transport Accessibility Levels (PTALs)

Planning Authority	Net Gain or Loss
None	None

Table 2.3.7 Mayoral Community Infrastructure Levy Receipts

Borough	Total 21-22	Cumulative Total
Barking & Dagenham	826,458	6,876,218
Barnet	7,074,911	38,182,135
Bexley	1,266,821	9,520,720
Brent	4,510,413	42,741,395
Bromley	2,283,462	17,074,966
Camden	3,943,441	31,940,035
City	10,019,927	56,588,331
Croydon	1,448,391	15,921,603
Ealing	4,471,616	28,354,548
Enfield	2,324,552	11,199,223
Greenwich	3,056,502	31,589,563
Hackney	2,795,907	31,942,658
Hammersmith & Fulham	7,280,379	54,029,854
Haringey	3,706,647	23,220,690
Harrow	1,266,432	13,210,285
Havering	789,907	7,534,728
Hillingdon	7,951,143	29,019,581

Borough	Total 21-22	Cumulative Total
Hounslow	2,470,163	34,298,780
Islington	3,739,131	30,514,542
K & C	2,891,980	18,715,054
Kingston	1,786,372	13,672,544
Lambeth	2,295,750	35,115,696
Lewisham	2,697,472	15,798,673
LLDC	546,889	23,715,267
Merton	1,810,513	13,504,431
Newham	4,677,280	22,356,857
OPDC	1,458,983	9,146,448
Redbridge	956,840	4,343,517
Richmond	745,615	7,991,621
Southwark	12,985,082	54,735,948
Sutton	431,206	5,317,564
Tower Hamlets	12,166,815	102,661,025
Waltham Forest	3,553,025	12,330,173
Wandsworth	11,098,609	57,292,474
Westminster	11,815,041	97,976,300
Total	143,143,675	1,008,433,448

Use of Design Review Panels

2.3.2 The GLA did not hold any design review panels during the monitoring period.

Tall buildings

Table 2.3.8 Tall Buildings approvals by Borough for year 2017/18 to 2021/22

2.3.3 For the purpose of this data table a tall building is anything which has more than 6 storeys, or the tallest building in a scheme is greater than 18 metres in height. For more information on the definition of tall buildings please see policy D9 of the London Plan.

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Barking & Dagenham	15	5	5	1	1	27	5
Barnet	7	2	5	2	15	31	6

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Bexley	0	1	4	0	0	5	1
Brent	14	12	12	1	0	39	8
Camden	12	8	6	0	0	26	5
City of London	5	4	0	0	1	10	2
Croydon	13	14	3	0	2	32	6
Ealing	14	6	6	0	10	36	7
Enfield	2	1	0	0	14	17	3
Greenwich	7	9	2	1	2	21	4
Hackney	18	14	9	5	0	46	9
Hammersmith & Fulham	9	5	0	0	2	16	3
Haringey	8	9	0	0	0	17	3
Harrow	6	7	1	0	0	14	3
Havering	0	2	0	0	0	2	0
Hillingdon	3	2	4	2	1	12	2
Hounslow	11	6	13	0	8	38	8
Islington	7	13	0	0	3	23	5
Kensington & Chelsea	3	3	0	1	0	7	1
Kingston	2	3	2	2	6	15	3
Lambeth	6	7	16	3	2	34	7
Lewisham	0	13	5	0	0	18	4
LLDC	11	7	2	0	0	20	4
Merton	5	4	0	1	2	12	2
Newham	12	13	14	4	4	47	9
OPDC	7	1	0	1	0	9	2
Redbridge	2	4	0	0	3	9	2
Southwark	12	21	7	5	6	51	10
Sutton	0	1	1	0	3	5	1
Tower Hamlets	24	25	23	3	5	80	16
Waltham Forest	7	2	0	0	2	11	2
Wandsworth	23	16	14	0	0	53	11
Westminster	30	26	28	0	0	84	17

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Total	295	266	182	32	92	867	173

Table 2.3.9 Tall Buildings Completions by Borough for year 2017/18 to 2021/22

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Barking & Dagenham	0	3	3	3	1	10	2
Barnet	6	3	3	1	2	15	3
Bexley	0	1	1	0	1	3	1
Brent	5	8	9	8	9	39	8
Bromley	1	1	1	1	0	4	1
Camden	6	6	10	8	2	32	6
City of London	6	9	0	4	0	19	4
Croydon	3	1	5	3	8	20	4
Ealing	5	6	2	3	3	19	4
Enfield	0	0	0	0	3	3	1
Greenwich	5	2	7	0	1	15	3
Hackney	6	11	17	15	0	49	10
Hammersmith & Fulham	3	4	1	4	1	13	3
Haringey	2	0	2	5	0	9	2
Harrow	0	0	4	3	2	9	2
Havering	0	1	0	0	0	1	0
Hillingdon	0	1	2	1	0	4	1
Hounslow	1	6	3	5	1	16	3
Islington	3	4	3	6	9	25	5
Kensington & Chelsea	2	0	4	0	1	7	1
Kingston	3	3	2	0	0	8	2
Lambeth	7	6	6	2	0	21	4
Lewisham	3	8	5	1	0	17	3
LLDC	4	9	8	6	5	32	6
Merton	2	1	1	1	1	6	1
Newham	2	5	9	7	9	32	6

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
OPDC	3	0	1	0	1	5	1
Redbridge	1	1	2	2	0	6	1
Southwark	2	18	10	2	9	41	8
Sutton	2	0	1	0	1	4	1
Tower Hamlets	11	6	10	6	11	44	9
Waltham Forest	1	0	3	4	0	8	2
Wandsworth	4	8	9	8	5	34	7
Westminster	8	10	9	8	12	47	9
Total	107	142	153	117	98	617	123

Restoration of rivers and streams

Table 2.3.10 River restoration in London

River restoration	2017	2018	2019	2020	2021	5 year average
Amount restored (m)	2,645	530	5,840	5,805	5,742	4,112
Number of schemes	10	6	10	12	7	9

Source: LRRG Monitoring Report

Carbon emissions

Table 2.3.11 Cumulative carbon emissions and savings (tCO2/year) broken down by the relevant stage of the energy hierarchy for year 2021

2.3.4 The table shows carbon emissions and savings broken down by the relevant stage of the energy hierarchy as set out in Policy SI 2 of the London Plan.

Stages of the energy hierarchy	Regulated emissions	Regulated emissions reduction	Cumulative regulated emissions reductions relative to Part L 2013 Building Regulations	Percentage improvement
Building Regulations 2013 Baseline	78,439			
After ‘be lean’ (energy efficiency)	64,900	13,539	13,539	17.3
After ‘be clean’ (heat network connections)	56,652	8,248	21,787	27.8

Stages of the energy hierarchy	Regulated emissions	Regulated emissions reduction	Cumulative regulated emissions reductions relative to Part L 2013 Building Regulations	Percentage improvement
After ‘be green’ (renewable energy)	40,294	16,358	38,145	48.6

Disabled parking bays

Table 2.3.12 Gross Disabled Parking Bay approvals by Borough for 2017/18 to 2021/22, including five year average

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking & Dagenham	57	29	110	27	11	47
Barnet	70	71	2	140	138	84
Bexley	30	19	16	21	48	27
Brent	74	329	60	153	133	150
Bromley	22	7	1	15	27	14
Camden	32	33	5	2	19	18
City of London	0	1	0	7	4	2
Croydon	237	87	60	5	4	66
Ealing	108	32	46	169	171	105
Enfield	55	112	4	13	15	40
Greenwich	175	39	32	38	273	111
Hackney	38	29	16	11	33	25
Hammersmith & Fulham	12	94	64	0	0	28
Haringey	72	294	16	4	8	79
Harrow	145	102	50	38	15	70
Havering	29	108	147	38	104	85
Hillingdon	82	77	236	65	63	105
Hounslow	92	78	188	44	145	109
Islington	0	13	0	4	12	6
Kensington & Chelsea	6	23	0	50	22	20
Kingston	53	29	12	0	0	16
Lambeth	105	245	102	44	36	106
Lewisham	12	87	238	27	75	88

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
LLDC	256	77	14	0	0	58
Merton	49	6	3	21	1	16
Newham	122	142	101	90	53	102
OPDC	114	8	2	0	0	21
Redbridge	73	38	7	7	36	32
Richmond	9	13	19	8	7	11
Southwark	44	27	28	8	90	39
Sutton	15	4	3	4	19	9
Tower Hamlets	125	90	206	70	125	123
Waltham Forest	133	58	21	0	107	64
Wandsworth	76	165	49	0	78	74
Westminster	73	20	0	1	2	16
Total	2,595	2,586	1,858	1,124	1,874	2,007

Table 2.3.13 Net Disabled Parking Bay approvals by Borough for 2017/18 to 2021/22, including five year average

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking & Dagenham	8	29	107	23	6	35
Barnet	60	71	2	104	120	71
Bexley	4	9	0	15	48	15
Brent	71	316	24	116	99	125
Bromley	0	0	0	15	26	8
Camden	20	1	0	2	15	8
City of London	0	1	0	6	4	2
Croydon	91	2	14	3	4	19
Ealing	0	0	8	150	99	51
Enfield	7	38	2	13	9	14
Greenwich	171	33	24	33	191	90
Hackney	4	5	-3	9	5	4
Hammersmith & Fulham	12	19	27	0	0	10
Haringey	47	273	8	0	5	67
Harrow	0	17	3	38	3	12

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Havering	-5	1	2	11	70	16
Hillingdon	54	35	81	25	39	47
Hounslow	44	58	7	40	104	51
Islington	0	2	0	2	12	3
Kensington & Chelsea	0	21	0	37	7	13
Kingston	2	5	0	0	0	1
Lambeth	5	54	19	13	20	22
Lewisham	12	77	116	2	34	48
LLDC	5	0	0	0	0	1
Merton	36	3	3	15	1	12
Newham	80	134	94	63	34	81
OPDC	110	0	2	0	0	19
Redbridge	42	38	7	5	5	19
Richmond	2	2	9	7	1	4
Southwark	-3	5	1	5	91	20
Sutton	11	3	3	4	18	8
Tower Hamlets	2	8	198	44	116	74
Waltham Forest	99	21	1	0	46	33
Wandsworth	42	99	42	0	78	52
Westminster	72	3	0	1	2	13
Total	1,105	1,383	801	801	1,312	1,080

Table 2.3.14 Gross Disabled Parking Bay approvals by Development Type for 2017/18 to 2021/22, Including five year average

Type	17/18	18/19	19/20	20/21	21/22	5 Year Average
Residential	918	1,228	803	362	534	769
Mixed use	1,270	1,134	553	388	515	772
Non-residential	318	187	447	212	306	294
Other	89	37	55	162	519	172
Total	2,595	2,586	1,858	1,124	1,874	2,007

Table 2.3.15 Net Disabled Parking Bay approvals by Development Type for 2017/18 to 2021/22, Including five year average

Type	17/18	18/19	19/20	20/21	21/22	5 Year Average
Residential	447	613	279	252	481	414
Mixed use	471	699	349	312	502	467
Non-residential	143	61	153	165	119	128
Other	44	10	20	72	210	71
Total	1,105	1,383	801	801	1,312	1,080

Table 2.3.16 Gross Disabled Parking Bay completions by Borough for 2017/18 to 2021/22, Including five year average

Planning authority	17/18	18/19	19/20	20/21	21/22	5 Year Average
Barking & Dagenham	30	130	11	21	62	51
Barnet	48	23	80	79	26	51
Bexley	21	46	18	14	10	22
Brent	36	131	69	56	261	111
Bromley	19	21	32	14	0	17
Camden	33	17	40	24	6	24
City of London	14	20	0	12	0	8
Croydon	66	104	72	107	71	75
Ealing	17	19	32	41	10	24
Enfield	39	18	10	15	70	30
Greenwich	53	216	175	4	34	96
Hackney	27	39	28	48	2	29
Hammersmith & Fulham	6	88	4	31	50	44
Haringey	9	22	41	73	0	29
Harrow	38	35	128	47	53	60
Havering	39	27	24	11	14	23
Hillingdon	153	111	75	76	21	87
Hounslow	67	88	63	47	50	63
Islington	4	0	31	29	0	13

Planning authority	17/18	18/19	19/20	20/21	21/22	5 Year Average
Kensington & Chelsea	15	0	31	1	1	10
Kingston	14	7	40	1	9	13
Lambeth	18	27	54	35	0	27
Lewisham	67	102	36	4	13	44
LLDC	55	6	127	132	61	89
Merton	24	8	19	37	4	18
Newham	18	29	155	94	48	69
OPDC	48	1	2	0	35	28
Redbridge	6	30	20	31	5	18
Richmond	13	23	5	1	10	10
Southwark	39	291	139	40	27	107
Sutton	52	12	47	24	1	27
Tower Hamlets	74	15	200	31	56	75
Waltham Forest	53	11	16	70	0	30
Wandsworth	88	51	116	41	43	68
Westminster	10	35	20	68	1	37
Total	1,313	1,803	1,960	1,359	1,054	1,498

Table 2.3.17 Net Disabled Parking Bay completions by Borough for 2017/18 to 2021/22, Including five year average

Planning authority	17/18	18/19	19/20	20/21	21/22	5 Year Average
Barking & Dagenham	3	65	11	17	62	32
Barnet	41	22	80	68	26	47
Bexley	0	1	8	2	0	2
Brent	2	33	23	37	235	66
Bromley	7	3	24	0	0	6
Camden	8	15	10	9	0	8
City of London	9	9	0	12	0	5
Croydon	50	28	47	30	42	34
Ealing	0	0	0	0	0	0
Enfield	36	13	5	3	44	20
Greenwich	50	80	100	4	34	54
Hackney	1	4	7	15	-18	2

Planning authority	17/18	18/19	19/20	20/21	21/22	5 Year Average
Hammersmith & Fulham	0	0	0	0	0	7
Haringey	4	2	17	45	0	14
Harrow	0	0	0	19	5	5
Havering	0	5	0	1	1	1
Hillingdon	51	19	54	31	13	34
Hounslow	1	43	20	18	22	21
Islington	0	0	0	1	0	0
Kensington & Chelsea	1	0	31	1	0	7
Kingston	0	0	-1	1	3	1
Lambeth	-3	11	0	0	0	2
Lewisham	64	24	35	4	13	28
LLDC	14	0	56	0	5	13
Merton	3	2	5	32	0	8
Newham	4	2	86	6	23	24
OPDC	-5	1	0	0	35	19
Redbridge	1	7	5	13	4	6
Richmond	0	2	0	0	7	2
Southwark	1	0	7	0	1	2
Sutton	45	10	46	13	1	23
Tower Hamlets	3	0	2	14	2	4
Waltham Forest	52	7	15	54	0	26
Wandsworth	55	42	113	41	43	59
Westminster	5	0	8	0	0	17
Total	503	450	814	491	603	572

Table 2.3.18 Gross Disabled Parking Bay completions by Development Type for 2017/18 to 2021/22, Including five year average

Type	17/18	18/19	19/20	20/21	21/22	5 Year Average
Residential	476	887	1,079	652	696	758
Mixed use	375	517	662	509	318	476
Non-residential	413	366	202	134	33	230
Other	49	33	17	64	7	34

Type	17/18	18/19	19/20	20/21	21/22	5 Year Average
Total	1,313	1,803	1,960	1,359	1,054	1,498

Table 2.3.19 Net Disabled Parking Bay completions by Development Type for 2017/18 to 2021/22, Including five year average

Type	17/18	18/19	19/20	20/21	21/22	5 Year Average
Residential	126	273	463	262	459	317
Mixed use	209	77	316	173	132	181
Non-residential	155	97	35	35	5	65
Other	13	3	0	21	7	9
Total	503	450	814	491	603	572

Class sizes

Table 2.3.20 Average Classroom size in primary school by Borough for 2017/18 to 2021/22

Borough	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking and Dagenham	27.8	27.5	27.2	26.6	26.6	27.1
Barnet	28.1	27.9	27.9	27.1	27.4	27.7
Bexley	28.4	28.2	28.1	27.7	27.5	28.0
Brent	27.4	27.3	27.4	27.0	27.2	27.3
Bromley	28.1	27.9	27.8	27.5	27.2	27.7
Camden	27.2	26.7	26.9	25.9	26.2	26.6
City of London	24.3	26.2	20.0	18.5	30.3	23.9
Croydon	27.3	27.2	26.9	26.8	27.0	27.0
Ealing	27.4	27.5	27.7	26.9	26.9	27.3
Enfield	28.0	27.8	27.7	26.7	26.7	27.4
Greenwich	27.6	27.3	27.4	26.6	26.2	27.0
Hackney	26.5	25.6	25.7	24.6	24.0	25.3
Hammersmith and Fulham	25.8	26.3	26.4	25.6	25.3	25.9
Haringey	28.0	27.6	27.1	26.3	26.0	27.0
Harrow	28.4	28.5	28.2	27.8	28.0	28.2
Havering	28.2	27.9	28.3	27.8	28.1	28.1

Borough	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Hillingdon	27.7	27.4	27.3	26.5	26.5	27.1
Hounslow	28.0	28.0	27.9	27.2	27.1	27.6
Islington	26.6	26.3	26.1	25.9	25.4	26.1
Kensington and Chelsea	25.8	25.4	25.7	24.8	24.7	25.3
Kingston upon Thames	27.5	27.3	27.3	27.4	27.8	27.4
Lambeth	25.8	25.6	25.2	24.6	24.1	25.1
Lewisham	26.8	27.4	27.2	26.4	26.4	26.8
Merton	26.3	26.1	25.7	24.8	24.6	25.5
Newham	27.5	27.3	26.9	26.1	26.0	26.8
Redbridge	29.0	28.8	28.7	28.2	28.0	28.5
Richmond upon Thames	28.0	27.9	27.8	26.8	27.0	27.5
Southwark	25.4	25.1	25.6	24.8	24.6	25.1
Sutton	28.1	28.1	28.1	27.7	28.0	28.0
Tower Hamlets	26.7	26.7	26.8	26.4	26.7	26.6
Waltham Forest	26.9	26.5	26.6	26.0	26.0	26.4
Wandsworth	25.7	25.4	25.2	24.4	23.9	24.9
Westminster	24.6	24.3	23.9	22.8	23.1	23.7
London	27.3	27.2	27.1	26.4	26.4	26.9

Chapter 3
Opportunity Areas

3.1 Opportunity Areas

3.1.1 This section focuses on Opportunity Areas (OAs). Opportunity Areas have the potential to deliver a substantial amount of the new homes and jobs that London needs. Details of London's OAs and a summary of the objectives can be found in Annex 1 of the London Plan.

3.1.2 An up-to-date webmap on Opportunity Areas can be found here. More information about the ongoing monitoring programme can be found under the OA webpages.

3.1.3 Opportunity Areas are designated in the London Plan in collaboration with Local Authorities. Opportunity Areas (and their respective boundary) can be delivered using a range of different planning documents, including Opportunity Area Planning Frameworks (OAPFs), Local Plans, Area Action Plans (AAPs), or Supplementary Planning Documents (SPDs). OAPFs are prepared by the Mayor of London in partnership with local planning authorities, whereas other instruments are led by the local planning authority with support from the Mayor.

3.1.4 Please note that Opportunity Area Planning Frameworks (OAPFs), Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs) are material consideration in the planning system. They are non-statutory documents that are used to supplement policies and strategies.

3.1.5 Opportunity Areas with an:

- **Adopted** boundary are those with a defined boundary contained within a local planning document that has been subject to public consultation and formal adoption by a local planning authority and/or the Mayor.
- **Emerging boundary** are those where a boundary has been published and the relevant policies are on track to being adopted (for example public consultation stages of a planning document).
- **Boundary** to be defined are those where a defined boundary is yet to be published.

3.1.6 Opportunity Areas often transcend borough boundaries, where plans might be at different stages. The table below shows the status of the OA boundaries for the OAs identified in the London Plan 2021. The table includes information on the key planning documents used to deliver the OA.

Table 3.1.1 OA planning policy mechanisms by OA developed during 2021-2022

Opportunity Area	Borough	Boundary status	Planning policy instrument
Bexley Riverside	Bexley	To be defined	N/A
Brent Cross/Cricklewood	Barnet, Brent	Adopted	SPG / OAPF
Bromley	Bromley	Emerging	SPD
Canada Water	Southwark	Adopted	AAP, Local Plan
Charlton Riverside	Greenwich	Adopted	SPD
City Fringe/Tech City	Hackney, Islington, Tower Hamlets	Adopted	OAPF
Clapham Junction	Wandsworth	Emerging	Local Plan
Colindale/Burnt Oak	Barnet, Brent	Adopted	AAP
Croydon	Croydon	Adopted	OAPF
Deptford Creek/Greenwich Riverside	Lewisham, Greenwich	Adopted	Local Plan
Earl's Court/West Kensington	Hammersmith and Fulham, Kensington and Chelsea	Adopted	Local Plan
Elephant and Castle	Southwark	Adopted	SPD / OAPF
Euston	Camden	Adopted	SPD / SPG
Great West Corridor	Hounslow	Emerging	Local Plan
Greenwich Peninsula	Greenwich	Adopted	SPD
Harrow and Wealdstone	Harrow	Adopted	AAP
Hayes	Hillingdon	To be defined	N/A
Heathrow	Hounslow, Hillingdon	To be defined	N/A
Ilford	Redbridge	Adopted	Local Plan
Isle of Dogs	Tower Hamlets	Adopted	OAPF, SPD
Kensal Canalside	Kensington and Chelsea	Adopted	SPD
King's Cross	Camden, Islington	Adopted	SPD
Kingston	Kingston Upon Thames	To be defined	N/A

Opportunity Area	Borough	Boundary status	Planning policy instrument
Lee Valley	Hackney, Waltham Forest, Haringey, Enfield	Adopted	OAPF
London Bridge/Bankside	Southwark	Adopted	SPD/OAPF, Local Plan
London Riverside	Barking and Dagenham, Havering	Adopted	OAPF, Local Plan
New Cross/Lewisham/Catford	Lewisham	Adopted	Local Plan, SPD, Others
New Southgate	Enfield, Barnet, Haringey	To be defined	N/A
Old Kent Road	Southwark	Adopted	AAP, Local Plan
Old Oak/Park Royal	Brent, Ealing, Hammersmith and Fulham	Adopted	Local Plan
Olympic Legacy	Hackney, Newham, Tower Hamlets, Waltham Forest	Adopted	Local Plan, SPG
Paddington	Westminster	Adopted	Local Plan
Poplar Riverside	Tower Hamlets, Newham	Emerging	AAP
Romford	Havering	Emerging boundary	Local Plan, SPD
Royal Docks and Beckton Riverside	Newham	Adopted	OAPF
Southall	Ealing	Adopted	OAPF
Sutton	Sutton	To be defined	N/A
Thamesmead and Abbey Wood	Greenwich, Bexley	Adopted	OAPF
Tottenham Court Road	Westminster, Camden	Adopted	Local Plan
Vauxhall Nine Elms Battersea	Lambeth, Wandsworth	Adopted	OAPF
Victoria	Westminster	Adopted	Local Plan
Waterloo	Lambeth	Adopted	OAPF, SPD

Opportunity Area	Borough	Boundary status	Planning policy instrument
Wembley	Brent	Adopted	Local Plan
White City	Hammersmith and Fulham	Adopted	OAPF
Wimbledon/Colliers Wood/South Wimbledon	Merton	Emerging	Local Plan
Wood Green/Haringey Heartlands	Haringey	Emerging	Local Plan, AAP
Woolwich	Greenwich	Adopted	SPD

Date last updated: 22 Feb 2024

Progress of OA planning policy mechanisms

3.1.7 An OA planning policy mechanism might include progress on a Supplementary Planning Document (SPD), Area Action Plan (AAP), Opportunity Area Planning Framework (OAPF) or relevant local plan. The table also shows the relevant stage of plan-making, with Regulation 18 and Regulation 19 referring to the Town & Country Planning Local Planning) (England) Regulations 2012.

Table 3.1.2 OA planning policy mechanisms by OA developed during 2021-2022

Borough(s)	Opportunity Area	OA planning instrument	OAPF name	Process during 2021/22
Bexley	Bexley Riverside	Local Plan	None	Consultation on the draft Bexley Local Plan Regulation 19 (May 2021)
Newham	Royal Docks and Beckton Riverside	OAPF	Royal Docks and Beckton Riverside OAPF	Consultation on the draft RD+BR OAPF (February - May 2022). Consultation on the draft Newham Local Plan Regulation 18 (December 2022)
Kensington and Chelsea	Kensal Canalside	SPD	Kensal Canalside SPD	Kensal Canalside SPD (Adopted July 2021)

Borough(s)	Opportunity Area	OA planning instrument	OAPF name	Process during 2021/22
Wandsworth	Clapham Junction	Local Plan	None	Wandsworth Local Plan examination in public (April 2022)
Haringey	Wood Green/ Haringey Heartlands	Local Plan, AAP	None	First steps engagement New Local Plan (March 2021)
Lewisham	New Cross/ Lewisham/ Catford	Local Plan, SPD, Others	None	Southwark Local Plan (Adopted February 2022). Catford Town Centre Framework (Adopted in June 2021)
Southwark	Old Kent Road	AAP, Local Plan	None	Southwark Local Plan (Adopted February 2022)

Date last updated: 20 Feb 2024

3.1.8 The following sections provide data on OAs with adopted boundaries.

3.2 Residential development

Residential completions

3.2.1 OAs (with adopted boundaries) account for over 40 per cent of homes delivered across London in 2021/2022. The tables below show the progress in delivering residential development in the OAs with adopted boundaries.

Table 3.2.3 Net residential completions in OAs with adopted boundaries for 2021/2022 (all types of supply)

3.2.2 Residential completions below include self-contained, non-self-contained and non-permanent units.

Opportunity Area	2021/2022
Brent Cross/Cricklewood	21
Canada Water	21
Charlton Riverside	0
City Fringe/Tech City	630
Colindale/Burnt Oak	702

Opportunity Area	2021/2022
Croydon	540
Deptford Creek/Greenwich Riverside	194
Earl's Court/West Kensington	0
Elephant and Castle	65
Euston	1
Greenwich Peninsula	2
Harrow and Wealdstone	363
Ilford	13
Isle of Dogs	2,612
King's Cross	0
Lee Valley	2,100
London Bridge/Bankside	252
London Riverside	297
New Cross/Lewisham/Catford	139
Old Kent Road	536
Old Oak/Park Royal	1,078
Olympic Legacy	1,287
Paddington	7
Royal Docks and Beckton Riverside	1,122
Southall	9
Thamesmead and Abbey Wood	222
Tottenham Court Road	1
Vauxhall Nine Elms Battersea	1,202
Victoria	0
Waterloo	-70
Wembley	2,058
White City	796
Woolwich	307
Total	16,507

Date of download: 26 Feb 2024

Table 3.2.4 Net residential completions in OAs with adopted boundaries for 2021/2022 (self-contained)

Opportunity Area	2021/2022
Brent Cross/Cricklewood	21
Canada Water	21

Opportunity Area	2021/2022
Charlton Riverside	0
City Fringe/Tech City	630
Colindale/Burnt Oak	702
Croydon	607
Deptford Creek/Greenwich Riverside	194
Earl's Court/West Kensington	0
Elephant and Castle	65
Euston	1
Greenwich Peninsula	2
Harrow and Wealdstone	139
Ilford	17
Isle of Dogs	2,612
King's Cross	0
Lee Valley	2,094
London Bridge/Bankside	252
London Riverside	294
New Cross/Lewisham/Catford	139
Old Kent Road	540
Old Oak/Park Royal	1,078
Olympic Legacy	1,241
Paddington	7
Royal Docks and Beckton Riverside	1,122
Southall	4
Thamesmead and Abbey Wood	222
Tottenham Court Road	1
Vauxhall Nine Elms Battersea	866
Victoria	0
Waterloo	-70
Wembley	1,818
White City	796
Woolwich	307
Total	15,722

Date of download: 23 Feb 2024

Table 3.2.5 Net residential completions in OAs with adopted boundaries for 2021/22 (non-self-contained)

Opportunity Area	2021/22
Croydon	-67
Harrow and Wealdstone	224
Ilford	1
Lee Valley	6
London Riverside	3
Old Kent Road	-4
Olympic Legacy	46
Southall	5
Vauxhall Nine Elms Battersea	336
Wembley	240
Total	790

Date of download: 20 Feb 2024

Table 3.2.6 Percentage of total housing per LPA completed within designated OA(s) with an adopted boundary from 2018/19 to 2021/22

3.2.3 The table considers all types of supply; self-contained, non-self-contained and non-permanent units (net).

3.2.4 Where the figures exceed 100% this is because the delivery exceeded the target.

Planning Authority	2018/19	2019/20	2020/21	2021/22
Barking & Dagenham	56.2%	28.1%	58.8%	0.7%
Barnet	26.1%	17.8%	10.7%	34.4%
Bexley	0.0%	0.0%	0.0%	31.5%
Brent	31.4%	82.8%	77.9%	62.1%
Camden	11.9%	8.3%	18.1%	0.4%
Croydon	34.2%	26.2%	32.7%	22.8%
Ealing	14.3%	180.7%	26.6%	1.1%
Enfield	0.0%	50.1%	36.4%	35.1%
Greenwich	64.3%	84.2%	46.7%	34.1%
Hackney	79.9%	81.9%	74.8%	80.7%
Hammersmith & Fulham	16.7%	43.1%	58.6%	47.7%
Haringey	13.8%	6.5%	59.3%	43.9%

Planning Authority	2018/19	2019/20	2020/21	2021/22
Harrow	56.4%	26.4%	120.8%	55.6%
Havering	3.2%	2.8%	34.4%	27.8%
Islington	0.1%	0.0%	0.0%	0.0%
Lambeth	77.0%	46.5%	176.0%	84.7%
Lewisham	75.5%	67.2%	93.4%	64.8%
LLDC	100%	100%	100%	100%
Newham	82.9%	85.8%	51.8%	58.0%
OPDC	100%	100%	100%	100%
Redbridge	17.5%	73.8%	23.9%	9.2%
Southwark	71.8%	76.8%	23.6%	68.0%
Tower Hamlets	62.8%	72.5%	91.1%	87.4%
Waltham Forest	14.3%	42.7%	31.0%	31.4%
Wandsworth	24.4%	51.0%	26.3%	74.0%
Westminster	46.6%	21.3%	34.8%	10.8%

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Table 3.2.7 Net residential completions by tenure in OAs with adopted boundaries in 2021/2022 (self-contained)

Opportunity Areas	Low cost rent	Intermediate tenures	Market	Not supplied	Total
Brent Cross/Cricklewood	0	0	21	0	21
Canada Water	0	5	16	0	21
City Fringe/Tech City	16	1	613	0	630
Colindale/Burnt Oak	0	0	701	1	702
Croydon	93	93	421	0	607
Deptford Creek/Greenwich Riverside	39	7	148	0	194
Elephant and Castle	0	18	47	0	65
Euston	0	0	1	0	1
Greenwich Peninsula	0	0	2	0	2
Harrow and Wealdstone	110	14	19	-4	139
Ilford	0	0	17	0	17
Isle of Dogs	385	368	1,859	0	2,612
Lee Valley	165	279	1,650	0	2,094
London Bridge/Bankside	16	9	227	0	252

Opportunity Areas	Low cost rent	Intermediate tenures	Market	Not supplied	Total
London Riverside	4	29	261	0	294
New Cross/ Lewisham/Catford	0	4	135	0	139
Old Kent Road	97	64	379	0	540
Old Oak/Park Royal	160	262	656	0	1,078
Olympic Legacy	56	88	1,029	68	1,241
Paddington	0	0	7	0	7
Royal Docks and Beckton Riverside	189	195	738	0	1,122
Southall	0	0	4	0	4
Thamesmead and Abbey Wood	75	11	136	0	222
Tottenham Court Road	0	0	1	0	1
Vauxhall Nine Elms Battersea	251	18	597	0	866
Waterloo	0	0	-70	0	-70
Wembley	128	358	1,332	0	1,818
White City	162	265	369	0	796
Woolwich	0	0	307	0	307
Total	1,946	2,088	11,623	65	15,722

Date of download: 26 Feb 2024

Residential approvals

Table 3.2.8 Net residential approvals in OAs with adopted boundaries by year since 2017/18 (all types of supply)

3.2.5 Residential approvals below include self-contained, non-self-contained and non-permanent units.

Opportunity Area	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Brent Cross/ Cricklewood	960	765	64	45	106	1,937
Canada Water	86	25	21	294	70	547
Charlton Riverside	-4	1	0	2	0	-1
City Fringe/Tech City	1,418	451	1,951	937	993	5,786

Opportunity Area	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Colindale/Burnt Oak	-4	1,227	1,251	323	1,219	4,032
Croydon	2,189	1,557	823	55	1	4,640
Deptford Creek/ Greenwich Riverside	31	436	52	250	43	819
Earl's Court/West Kensington	-2	0	35	0	-11	22
Elephant and Castle	826	1,123	13	12	15	1,992
Euston	102	0	1	7	5	115
Greenwich Peninsula	1,078	262	122	119	489	2,070
Harrow and Wealdstone	1,525	910	415	1,429	310	4,605
Ilford	742	332	205	480	256	2,043
Isle of Dogs	1,973	2,815	2,334	302	2,464	11,395
King's Cross	0	381	0	0	0	1,940
Lee Valley	3,508	3,369	81	688	3,984	495
London Bridge/Bankside	88	549	45	385	49	-1
London Riverside	11,356	4,062	474	759	453	5,751
New Cross/ Lewisham/Catford	181	1,983	1,029	308	1,179	4,016
Old Kent Road	148	228	1,357	1,055	1,546	4,625
Old Oak/Park Royal	2,328	107	352	825	1,453	812
Olympic Legacy	4,038	4,621	1,526	640	2,848	22
Paddington	337	335	7	0	0	1,989
Royal Docks and Beckton Riverside	1,601	244	8,780	1,411	172	115
Southall	750	485	2,958	2,557	1,975	2,070
Thamesmead and Abbey Wood	72	497	5	41	1,949	4,589
Tottenham Court Road	15	1	0	0	2	2,015
Vauxhall Nine Elms Battersea	5,278	4,153	2,715	1,476	864	9,888
Victoria	1	1	2	1	0	381
Waterloo	2	216	162	5	-1	11,631
Wembley	3,023	2,420	285	984	1,494	1,116

Opportunity Area	2017/18	2018/19	2019/20	2020/21	2021/22	Total
White City	54	474	535	2	374	17,105
Woolwich	194	217	20	5	994	4,681
Total	43,895	34,248	27,620	15,397	25,297	4,335

Date of download: 23 Feb 2024

Table 3.2.9 Net residential approvals by tenure in OAs with adopted boundaries in 2021/2022 (all types of supply)

3.2.6 Residential approvals below include self-contained units only.

Opportunity Area	Low cost rent	Intermediate tenures	Market	Not known	Total
Brent Cross/Cricklewood	0	0	106	0	106
Canada Water	14	17	40	0	71
City Fringe/Tech City	155	113	694	0	962
Colindale/Burnt Oak	223	199	797	0	1,219
Croydon	0	0	1	0	1
Deptford Creek/ Greenwich Riverside	0	0	40	0	40
Earl's Court/West Kensington	0	0	-11	0	-11
Elephant and Castle	9	2	4	0	15
Euston	0	0	-10	0	-10
Greenwich Peninsula	73	26	390	0	489
Harrow and Wealdstone	12	27	169	-4	204
Ilford	0	77	179	0	256
Isle of Dogs	425	71	1,961	0	2,457
Lee Valley	1,023	569	2,383	-1	3,974
London Bridge/Bankside	0	0	49	0	49
London Riverside	1	120	332	0	453
New Cross/ Lewisham/Catford	110	184	610	0	904
Old Kent Road	323	104	1,126	0	1,553
Old Oak/Park Royal	211	374	867	0	1,452
Olympic Legacy	567	453	1,824	0	2,844
Royal Docks and Beckton Riverside	34	23	112	0	169

Opportunity Area	Low cost rent	Intermediate tenures	Market	Not known	Total
Southall	257	480	1,230	0	1,967
Thamesmead and Abbey Wood	546	271	1,270	0	2,087
Tottenham Court Road	0	0	2	0	2
Vauxhall Nine Elms Battersea	153	37	674	0	864
Waterloo	0	0	-1	0	-1
Wembley	238	132	1,124	0	1,494
White City	131	0	242	0	373
Woolwich	112	46	836	0	994
Total	4,617	3,325	17,040	-5	24,977

3.3 Non-Residential development

Non-residential approvals

Table 3.3.1 Non-residential floorspace (net sqm) approved in OAs with adopted boundaries by year since 2018/2019.

Opportunity Area	2018/19	2019/20	2020/21	2021/22	Total
Brent Cross/Cricklewood	-621	-1,264	-7,152	477	-8,560
Canada Water	-1,507	106	522,996	55	521,650
Charlton Riverside	1,512	0	N/A	958	2,470
City Fringe/Tech City	113,057	153,467	12,291	4,744	283,559
Colindale/Burnt Oak	6,232	-237	279	583	6,857
Croydon	104,728	-1,543	420	-1,067	102,538
Deptford Creek/ Greenwich Riverside	-6,814	-624	832	-5,577	-12,182
Earl's Court/West Kensington	N/A	149	N/A	1,252	1,401
Elephant and Castle	1,946	862	183	-75	2,916
Euston	460	-99	-582	7,286	7,065
Greenwich Peninsula	2,402	8,067	0	1,086	11,555
Harrow and Wealdstone	-31,038	5,857	-12,638	-4,637	-42,456
Ilford	-21,629	-6,256	-6,343	718	-33,510
Isle of Dogs	4,034	53,032	172,109	311,267	540,442
King's Cross	31,148	N/A	N/A	23	31,171

Opportunity Area	2018/19	2019/20	2020/21	2021/22	Total
Lee Valley	19,656	-200	-12,647	37,397	44,206
London Bridge/Bankside	26,569	7,384	30,531	118,899	183,382
London Riverside	-17,778	-70,518	-1,228	2,528	-86,996
New Cross/ Lewisham/Catford	6,140	74,162	2,349	15,035	97,686
Old Kent Road	800	357	26,266	-811	26,612
Old Oak/Park Royal	5,274	2,300	442	28,519	36,535
Olympic Legacy	13,092	72,371	14,347	8,180	107,989
Paddington	7,039	-5,338	65,575	97	67,373
Royal Docks and Beckton Riverside	10,934	85,206	-3,081	20,339	113,398
Southall	-4,893	-4,267	-498	-2,674	-12,332
Thamesmead and Abbey Wood	9,611	396	62	3,702	13,771
Tottenham Court Road	24,807	60	85	1,062	26,014
Vauxhall Nine Elms Battersea	174,816	230,418	61,043	577	466,854
Victoria	-15,767	26,024	894	20,863	32,014
Waterloo	8,247	5,248	110,437	14,140	138,071
Wembley	-22,336	-423	137	3,716	-18,906
White City	14,812	1,832	0	-23,311	-6,667
Woolwich	-13,750	-520	-6,630	-44	-20,944
Total	451,183	636,009	970,478	565,307	2,622,976

Date of download: 20 Feb 2024

Non-residential completions

3.3.2 Table 3.3.2 shows the net floorspace completed across OAs with adopted boundaries since 2018/2019.

Table 3.3.2 Non-residential floorspace (sqm net) completed in OAs with adopted boundaries by year since 2018/2019.

Opportunity Area	2018/19	2019/20	2020/21	2021/22	Total
Brent Cross/Cricklewood	-496	N/A	-31	-285	-812
Canada Water	13,910	53,234	-1,729	-1,145	64,270
Charlton Riverside	3,306	N/A	N/A	N/A	3,306
City Fringe/Tech City	25,264	133,919	15,249	79,778	254,210

Opportunity Area	2018/19	2019/20	2020/21	2021/22	Total
Colindale/Burnt Oak	N/A	1,497	-725	-2,263	-1,491
Croydon	674	-15,531	586	-4,832	-19,103
Deptford Creek/Greenwich Riverside	398	-1,762	-4,622	-216	-6,202
Earl's Court/West Kensington	0	N/A	864	N/A	864
Elephant and Castle	4,084	1,749	-12,877	83	-6,961
Euston	-1,072	-59	13,807	N/A	12,676
Greenwich Peninsula	65,845	29,064	N/A	N/A	94,909
Harrow and Wealdstone	-42,007	-45,528	-2,303	-28,901	-118,739
Ilford	2,576	-232	-6,737	-3,945	-8,338
Isle of Dogs	-481	10,762	-18,207	635	-7,291
King's Cross	43,430	24,540	76,614	N/A	144,584
Lee Valley	-55,908	-30,056	16,172	1,337	-68,456
London Bridge/Bankside	36,174	3,217	-3,849	24,850	60,392
London Riverside	6,825	-28,875	-510	12,002	-10,558
New Cross/Lewisham/Catford	-20,193	734	17,418	-3,019	-5,060
Old Kent Road	4,333	-6,194	-1,001	8,823	5,961
Old Oak/Park Royal	-2,575	9,361	N/A	-2,893	3,893
Olympic Legacy	25,822	-408	12,138	12,403	49,955
Paddington	-8,552	1,246	41,993	N/A	34,687
Royal Docks and Beckton Riverside	86,854	22,564	28,380	-19,193	118,605
Southall	-4,617	447	-1,327	237	-5,260
Thamesmead and Abbey Wood	-1,194	270	218	-253	-959
Tottenham Court Road	-6,500	43,945	N/A	5,479	42,924
Vauxhall Nine Elms Battersea	-39,704	30,850	14,222	-20,588	-15,220
Victoria	-9,452	-13,531	-4,749	-1,153	-28,885
Waterloo	74,617	-20,152	667	-430	54,702
Wembley	3,836	-10,647	804	4,998	-1,009
White City	41	-1,327	8,358	25,178	32,250
Woolwich	-1,104	308	160	N/A	-636
Total	204,134	193,405	188,982	86,686	673,208

Date of download: 20 Feb 2024

3.4 Social infrastructure

3.4.1 As a proxy to social infrastructure completed in OAs with adopted boundaries Figure 3.4.1 shows the floorspace completed as ‘D1: Non-residential institutions’ and ‘D2: Assembly and Leisure’ between 201819 and 2021/22 per use class.

3.4.2 OAs with adopted boundaries account for almost 30 per cent of the non-residential floorspace delivered as D1 and D2 across London since 2018/2019.

Figure 3.4.1 D1 and D2 non-residential floorspace completed in OAs with adopted boundaries by year from 2018/19 to 2021/22

3.4.3 Please note that social infrastructure may be included in use class E. This graph only accounts for D1 and D2.

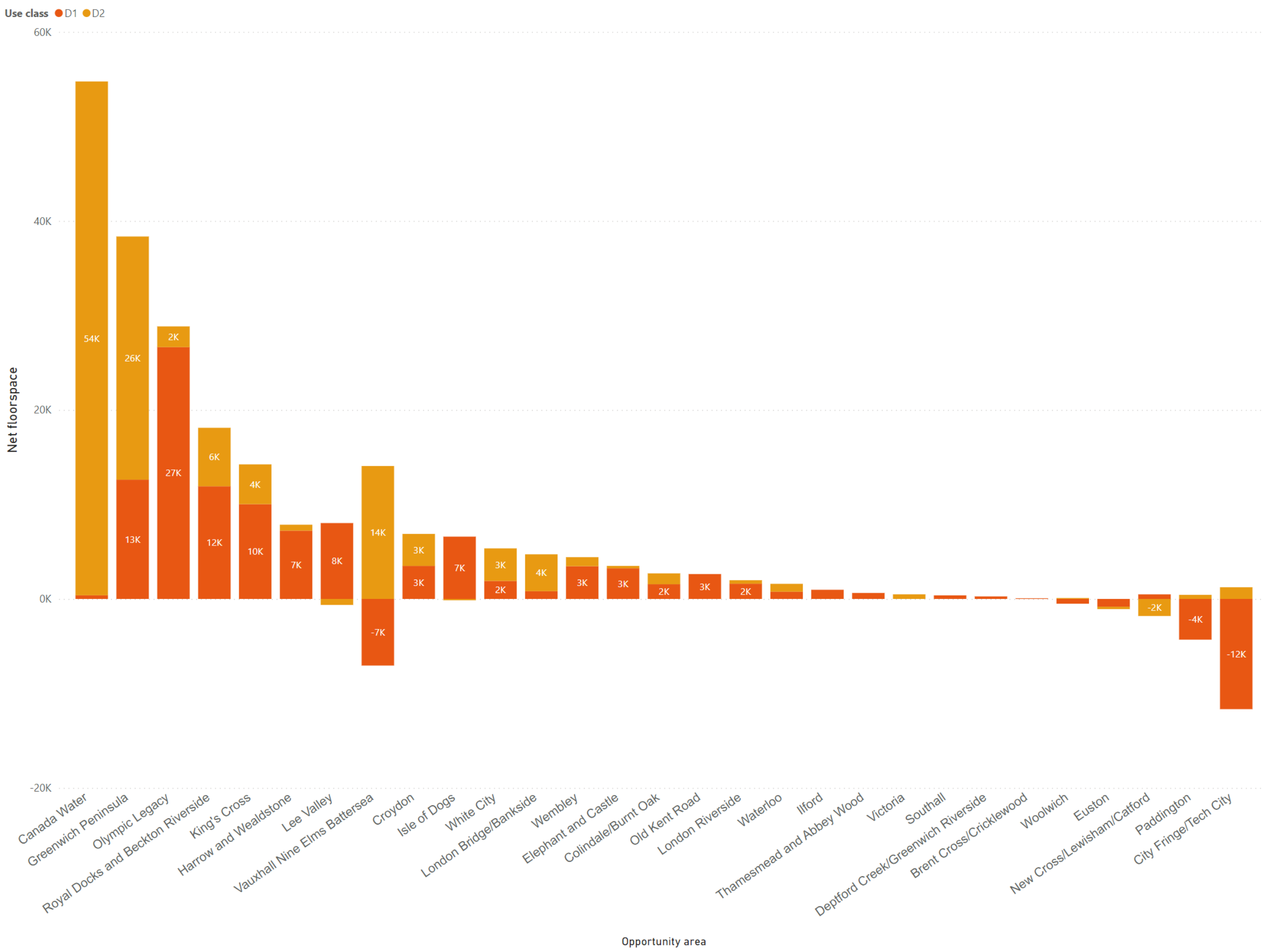

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Table 3.4.3 Non-residential floorspace (sqm net) in use classes D1 and D2 completed in OAs with adopted boundaries by year since 2018/2019.

Opportunity Area	2018/2019	2019/2020	2020/2021	2021/2022	Total
Canada Water	1,834	53,200	N/A	-275	54,759
Greenwich Peninsula	25,394	12,962	N/A	N/A	38,356
Olympic Legacy	22,807	1,500	1,298	3,239	28,844
Royal Docks and Beckton Riverside	2,335	8,090	6,979	710	18,114
King's Cross	8,780	N/A	5,461	N/A	14,241
Harrow and Wealdstone	5,445	1,885	-111	639	7,858
Lee Valley	4,745	-5,425	9,426	-1,348	7,398
Vauxhall Nine Elms Battersea	2,426	10,879	8,957	-15,238	7,024
Croydon	3,095	2,204	1,583	N/A	6,882
Isle of Dogs	N/A	6,528	-72	N/A	6,456
White City	1,532	N/A	3,820	N/A	5,352
London Bridge/Bankside	4,128	67	532	N/A	4,727
Wembley	960	2,634	N/A	830	4,424
Elephant and Castle	1,091	310	330	1,764	3,495
Colindale/Burnt Oak	N/A	2,708	N/A	N/A	2,708
Old Kent Road	6,050	-3,481	N/A	68	2,637
London Riverside	860	-490	1,616	N/A	1,986
Waterloo	1,144	N/A	194	265	1,603
Ilford	790	N/A	N/A	183	973
Thamesmead and Abbey Wood	311	240	87	N/A	638
Victoria	N/A	490	N/A	N/A	490
Southall	N/A	N/A	378	N/A	378
Deptford Creek/Greenwich Riverside	3	267	N/A		270
Brent Cross/Cricklewood	N/A	N/A	N/A	69	69
Woolwich	-404	N/A	N/A	N/A	-404
Euston	-1,072	N/A	N/A	N/A	-1,072

Opportunity Area	2018/2019	2019/2020	2020/2021	2021/2022	Total
New Cross/ Lewisham/Catford	696	-2,010	N/A	N/A	-1,314
Paddington	-11,086	7,215	N/A	N/A	-3,871
City Fringe/Tech City	-914	-12,802	3,302	-9	-10,423
Total	80,950	86,971	43,780	-9,103	202,598

Date of download: 20 Feb 2024

3.5 Delivery

Residential Completions against indicative homes capacities

3.5.1 This section provides information about the delivery performance across OAs with adopted boundaries, including delivery against Table 2.1 of the London Plan and key infrastructure which informed this indicative capacity.

3.5.2 Opportunity Areas refer to long term regeneration and renewal areas. They are also complex and heterogenous, with each OA presenting a different opportunity/challenge and being at a different stage in the development cycle. It is noted that the data over short time periods of time (3 - 4 years) may not reflect the changes expected over the long term.

3.5.3 This section considers the Opportunity Areas as identified in the London Plan 2021 and split by London Plan designation year (2004, 2008, 2011, 2016). No table is provided for the OAs that were designated in 2021 as their boundary is either ‘emerging’ or ‘to be defined’.

3.5.4 For the purposes of this section the adopted boundaries as they stand in 2021/2022 (Refer to Table 3.1.1) are used to retrospectively extract data since OA designation and against (i) indicative homes capacities set at the year of designation, and (ii) indicative homes capacities in the London Plan 2021. Please note that this may result in discrepancies. The boundary at designation and at different years may have been different to what it is during the monitoring period 2021/2022.

3.5.5 Completions include net units (all types of supply).

3.5.6 The indicative homes capacity in the London Plan 2021 is identified under Table 2.1.

Table 3.5.4 OAs designated in the London Plan 2004: Percentage of residential completions since OA designation against homes indicative capacities (i) when OA was designated, (ii) in the London Plan 2021

3.5.7 The names and geographies of Opportunity Areas identified in the London Plan 2021 do not exactly match the Opportunity Areas in London Plan 2004. It is also noted that some OAs/ part of OAs may have been introduced prior to their OA designation as 'Areas of Intensification'. An effort was made to correlate the Opportunity Areas in 2021 with their respective geographies and indicative homes capacities in 2004 when they were designated. The assumptions used are outlined below.

3.5.8 The indicative capacity for Bishopsgate/ South Shoreditch OA (800 new homes, London Plan 2004) and Whitechapel/ Aldgate OA (700 new homes, London Plan 2004) is used as the indicative capacity when OA was designated for City Fringe/ Tech City OA. Please note that while the OA was designated in 2004, City Fringe was first used as the naming convention for the OA in 2008, with indicative capacity 5,000 new homes by 2026. Irrespectively of the capacity used, the OA prior to 2019 has delivered significantly more homes compared to what was set in the London Plan 2004 and London Plan 2008.

3.5.9 The indicative capacity for Barking Reach OA (10,000 new homes, London Plan 2004) and London Riverside OA (3,000 new homes, London Plan 2004) is used as the indicative capacity when OA was designated for London Riverside OA.

3.5.10 The indicative capacity for Upper Lee Valley OA (700 new homes, London Plan 2004) and Tottenham Hale OA (200 new homes, London Plan 2004) is used as the indicative capacity when OA was designated for Lee Valley.

3.5.11 The indicative capacity for Stratford OA (4,500 new homes, London Plan 2004) and Lower Lea Valley OA (6,000 new homes, London Plan 2004) is used as the indicative capacity when OA was designated for Olympic Legacy OA. Please note that when considering the adopted OA boundaries (as they stand in 2021/2022) apart from the Olympic Legacy, Lower Lee Valley OA covers part of what is identified in 2021 as Poplar Riverside OA, and Royal Docks and Beckton Riverside OA. In the London Plan 2008, London Plan 2011 and London Plan 2016, Olympic Legacy forms part of the Lower Lea Valley (including Stratford) OA, accounting for almost 60 per cent of its geographic area. The indicative homes capacity for Lower Lea Valley (including Stratford) OA in 2008 is 32,000 new homes by 2026. Proportionately, the indicative capacity for Olympic Legacy in 2008 is approximately 19,000 new homes.

3.5.12 The indicative capacity for Royal Docks OA (5,500 new homes, London Plan 2004) and Beckton Area of Intensification (500 new homes, London Plan 2004) is used as the indicative capacity when OA was designated for Royal Docks and Beckton Riverside OA.

3.5.13 The indicative capacity for Upper Lea Valley OA (700 new homes, London Plan 2004) and Tottenham Hale OA (200 new homes, London Plan 2004) is used as the indicative capacity when OA was designated for Lee Valley OA.

3.5.14 The indicative capacity for Woolwich Town Centre/ Royal Arsenal Area of Intensification (1,000 new homes, London Plan 2004) is used as the indicative capacity when OA was designated for Woolwich OA.

3.5.15 The London Plan 2004 identifies indicative homes capacities until 2016. It is noted that the metric '% of indicative capacity set in designation met (pre-2019)' contains units that may have been delivered post the indicative capacity timeframe (post 2016 and pre-2019).

Opportunity Area	Completions since OA designation and until 2018/2019	Indicative capacity when OA was designated	% of indicative capacity set in designation met (pre-2019)	Completions 2019/20 - 2021/22	Indicative capacity in the London Plan 2021 (2019 - 2041)	% of London Plan 2021 indicative capacity met
City Fringe/ Tech City	18,880	1,500	1259%	3,057	15,500	20%
Brent Cross/ Cricklewood	805	5,000	16%	57	9,500	1%
Croydon	5,661	2,000	283%	1,717	14,500	12%
Deptford Creek/ Greenwich Riverside	4,505	1,000	451%	571	5,500	10%
Elephant and Castle	2,868	4,200	68%	978	5,000	20%
Greenwich Peninsula	4,362	7,500	58%	1,480	17,000	9%

Opportunity Area	Completions since OA designation and until 2018/2019	Indicative capacity when OA was designated	% of indicative capacity set in designation met (pre-2019)	Completions 2019/20 - 2021/22	Indicative capacity in the London Plan 2021 (2019 - 2041)	% of London Plan 2021 indicative capacity met
Ilford	1,368	5,500	25%	762	6,000	13%
Isle of Dogs	11,379	3,500	325%	6,450	29,000	22%
King's Cross	1,419	1,250	114%	61	1,000	6%
London Bridge/ Bankside	4,651	500	930%	362	4,000	9%
London Riverside	1,802	13,000	14%	1,123	44,000	3%
Old Oak/Park Royal	2,057	N/A	N/A	1,684	25,500	7%
Olympic Legacy	18,366	10,500	175%	4,715	39,000	12%
Paddington	1,337	3,000	45%	304	1,000	30%
Royal Docks and Beckton Riverside	7,687	6,000	128%	4,677	30,000	16%
Lee Valley	9,339	900	1038%	3,645	21,000	17%
Vauxhall Nine Elms Battersea	8,959	1,500	597%	3,745	18,500	20%
Waterloo	908	500	182%	719	1,500	48%
Wembley	5,104	400	1276%	5,390	14,000	39%
White City	627	1,200	52%	1,756	7,000	25%
Woolwich	2,899	1,000	290%	712	5,000	14%

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Table 3.5.5 Areas of intensification in the London Plan 2004 that were designated as OAs in London Plan 2008

Areas of intensification	Completions since Area of intensification designation and until 2018/2019	Indicative capacity when Area of intensification was designated	% of indicative capacity set in designation met (pre-2019)	Completions 2019/2020 - 2021/2022	Indicative capacity in the London Plan 2021 (2019/2041)	% of London Plan 2021 indicative capacity met
Euston	568	200	284%	59	3,800	2%
Tottenham Court Road	466	200	233%	104	300	35%
Victoria	700	200	350%	N/A	1,000	N/A
Colindale/ Brent Oak	5,368	2,000	269%	1,421	7,000	20%

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Table 3.5.6 OAs designated in the London Plan 2008: Percentage of residential completions since OA designation against homes indicative capacities (i) when OA was designated, (ii) in the London Plan 2021

3.5.16 The London Plan in 2008 identified indicatives homes capacities for OAs by 2031.

3.5.17 The names and geographies of Opportunity Areas identified in the London Plan 2021 do not exactly match the Opportunity Areas in London Plan 2008. It is also noted that some OAs/ part of OAs may have been introduced prior to their OA designation as 'Areas of Intensification'. An effort was made to correlate the Opportunity Areas in 2021 with their respective geographies and indicative homes capacities in 2008 when they were designated. The assumptions used are outlined below.

3.5.18 It is noted that Charlton Riverside OA in the London Plan 2008 was introduced as part of Greenwich Peninsula & Charlton Riverside West OA (355 ha, with 15,000 new homes capacity by 2026, London Plan 2008), and Woolwich, Thamesmead & Charlton Riverside East OA (455 ha, with 15,000 new homes capacity by 2026, London Plan 2008). Using the adopted boundary for the OA as it stands in 2021/2022, 50 per cent of the OA extend falls within the Greenwich Peninsula & Charlton Riverside

West OA, and the other half falls within Woolwich, Thamesmead & Charlton Riverside East OA. As a proportionate of each area, the indicative capacity for Charlton Riverside OA when the OA was designated is estimated at approximately 3,200 homes by 2026.

3.5.19 It is noted that Thamesmead and Abbey Wood OA in the London Plan 2008 is part of the Woolwich, Thamesmead & Charlton Riverside East OA (1,457 ha, with 15,000 homes capacity by 2026, London Plan 2008). Using the adopted boundary for Thamesmead and Abbey Wood OA as it stands in 2021/2022 and a proportionate of its area, the indicative capacity for Thamesmead and Abbey Wood at designation is estimated at 9,000 homes by 2026.

Opportunity Area	Completions since OA designation and until 2018/2019	Indicative capacity when OA was designated	% of indicative capacity set in designation met (pre-2019)	Completions 2019/2020 - 2021/2022	Indicative capacity in the London Plan 2021 (2019 - 2041)	% of London Plan 2021 indicative capacity met
Charlton Riverside	13	3,200	0.4%	N/A	8,000	N/A
Colindale/ Burnt Oak	4,880	10,000	49%	1,421	7,000	20%
Euston	486	1,000	49%	59	3,800	2%
New Cross/ Lewisham/ Catford	8,565	6,000	143%	1,306	13,500	10%
Thamesmead and Abbey Wood	381	**9,000**	4.2%	64	8,000	1%
Tottenham Court Road	329	1,000	33%	104	300	35%
Victoria	654	1,000	66%	N/A	1,000	N/A

Date of download: 26 Feb 2024

Table 3.5.7 OAs designated in the London Plan 2011: Percentage of residential completions since OA designation against homes indicative capacities (i) when OA was designated, (ii) in the London Plan 2021

3.5.20 Annex 1 (London Plan 2011) is used to inform the 'indicative capacity when OA was designated'.

3.5.21 The London Plan in 2011 identified indicatives homes capacities for OAs by 2031.

Opportunity Area	Completions since OA designation and until 2018/2019	Indicative capacity when OA was designated	% of indicative capacity set in designation met (pre-2019)	Completions 2019/2020 - 2021/2022	Indicative capacity in the London Plan 2021 (2019 - 2041)	% of London Plan 2021 indicative capacity met
Earl's Court/West Kensington	255	4,000	6%	130	6,500	2%
Kensal Canalside	N/A	2,000	N/A	N/A	3,500	N/A
Southall	894	4,000	22%	638	9,000	7%

Date of download: 26 Feb 2024

Table 3.5.8 Areas of intensification in the London Plan 2011 that were designated as OAs in London Plan 2016

Areas of intensification	Completions since Area of intensification designation and until 2018/2019	Indicative capacity when Area of intensification was designated	% of indicative capacity set in designation met (pre-2019)	Completions 2019/2020 - 2021/2022	Indicative capacity in the London Plan 2021 (2019 - 2041)	% of London Plan 2021 indicative capacity met
Canada Water	901	2,000	45%	335	5,000	7%

Date of download: 26 Feb 2024

Table 3.5.9 OAs designated in the London Plan 2016: Percentage of residential completions since OA designation against homes indicative capacities (i) when OA was designated, (ii) in the London Plan 2021

3.5.22 Annex 1 (London Plan 2016) is used to inform the 'indicative capacity when OA was designated'.

Opportunity Area	Completions since OA designation and until 2018/2019	Indicative capacity when OA was designated (2011 - 2031)	% of indicative capacity set in designation met (pre-2019)	Completions 2019/2020 - 2021/2022	Indicative capacity in the London Plan 2021 (2019 - 2041)	% of London Plan 2021 indicative capacity met
Canada Water	901	3,300	27%	335	5,000	7%
Harrow and Wealdstone	1,322	2,800	47%	1,036	5,000	21%
Old Kent Road	512	2,500	20%	595	12,000	5%

Date of download: 26 Feb 2024

3.6 Design reviews

3.6.1 Prior to 1 April 2022 no data was collected on design reviews in Opportunity Areas as part of the referable application process. As such no data is available for this monitoring report.

Chapter 4
Referable applications

4.1 Number of Referable Applications

The table below indicates the number of applications referred to the Mayor as well as the number of applications that were called-in over the period between 2012 and 2021.

Table 4.1.1 Planning applications referred to the Mayor 2012 to 2021

4.1.2 Total referrals is the number of Stage 1s validated in the calendar year. This includes those containing no strategic issues and Stopping Up Orders. The data also includes section 73 applications. It excludes those identified as non-referable.

4.1.3 Stage 2 referrals shows the total number validated in the calendar year.

4.1.4 Call-ins shows the total number based on the date the case was called-in. Two of the three cases called in during 2020 were withdrawn before the hearing date.

Year	Total Referrals	Stage 2 Referrals	Call-ins
2012	307	183	1
2013	359	191	4
2014	373	189	1
2015	454	173	4
2016	389	173	3
2017	382	166	4
2018	225	180	6
2019	334	144	7
2020	332	164	5
2021	333	176	3

Table 4.1.2 Number of Stage 2 or call in applications considered by the Mayor (excluding S73 applications) by calendar year

4.1.5 Residential unit refers to self-contained C3 residential units.

Calendar Year	Applications approved at Stage 2 or call-in - All Uses	Applications approved at Stage 2 or call-in – self-contained residential (C3) units
2012	169	107
2013	177	109
2014	162	110
2015	150	95
2016	155	105
2017	138	81
2018	148	97
2019	108	62
2020	159	94
2021	134	86

4.2 Affordable Housing Secured in Referable Applications

4.2.1 Further information is available in Affordable Housing in Planning Applications referred to the Mayor [Monitoring the London Plan | London City Hall](#).

Table 4.2.3 Total number of residential (market and affordable) units per year in referable applications (gross)

4.2.2 Data in these tables includes the total number of self-contained C3 residential units with resolution for approval at Stage 2 or applications called-in by the Mayor in each year. Section 73 applications are not included.

Calendar Year	Affordable Units	Total Units	Affordable Housing Provision by Unit
2017	6,188	23,784	26%
2018	14,141	42,762	33%
2019	10,935	29,631	37%

Calendar Year	Affordable Units	Total Units	Affordable Housing Provision by Unit
2020	14,337	38,865	37%
2021	11,763	31,859	37%

Figure 4.2.1 Percentage of affordable units as a proportion of total residential units per year (self-contained C3 residential)

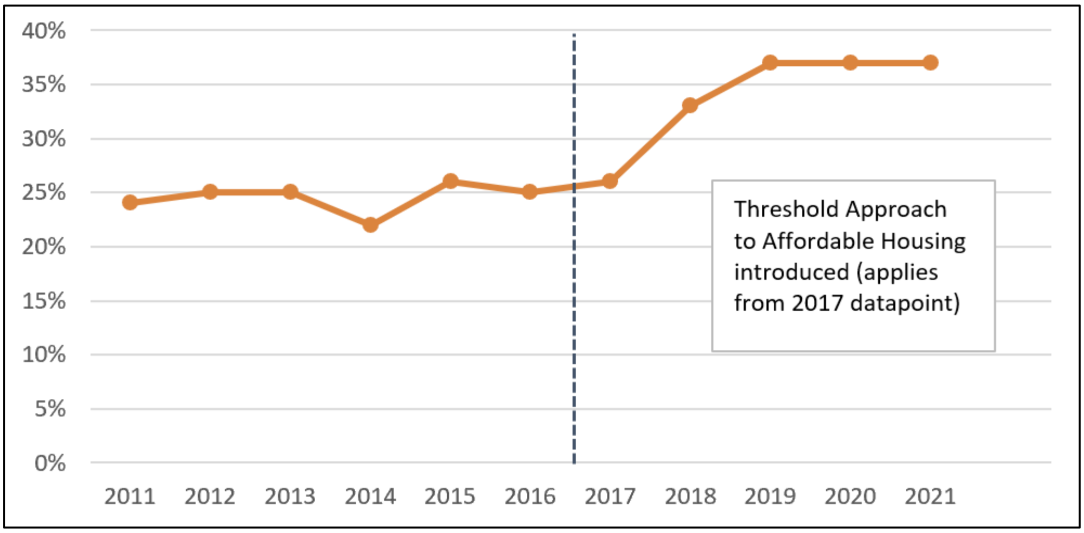

Table 4.2.4 Average affordable housing percentage per scheme approved by the Mayor

Calendar Year	By unit	By habitable room
2012	24%	N/A
2013	26%	N/A
2014	23%	N/A
2015	26%	N/A
2016	22%	20%
2017	31%	32%
2018	34%	36%
2019	38%	40%
2020	40%	43%
2021	43%	45%

Note: Comprehensive information for the percentage of affordable housing by habitable room is not available for earlier years

Table 4.2.5 Schemes providing 35 per cent or more affordable housing and following the Fast Track Route in referable applications

Calendar Year	Total number of approved residential applications	Number of schemes with 35 per cent affordable housing or more (by habitable room)	Percentage of schemes with 35 per cent affordable housing or more (by habitable room)	Number of schemes eligible for Fast Track Route	Number of Fast Track Route schemes	Percentage of eligible schemes following the Fast Track Route
2018	97	52	54%	81	22	27%
2019	62	50	81%	54	21	39%
2020	94	74	79%	83	42	51%
2021	86	72	84%	79	48	61%

Figure 4.2.1 Percentage of eligible referable schemes following the Fast Track Route

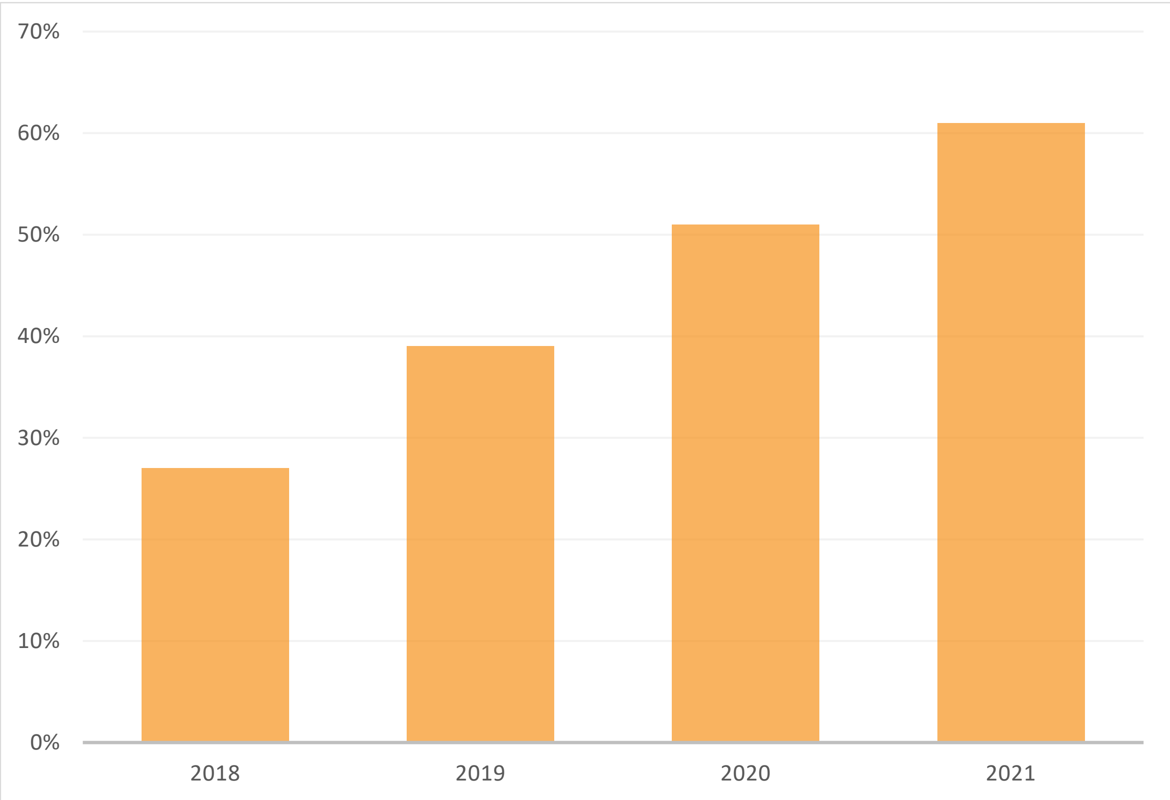

Table 4.2.6 Affordable Housing Units by Tenure in referable applications

Year	Low Cost Rent Units	Low Cost Rent as a per cent of Total Affordable Units	Intermediate Units	Intermediate Units as a percent of Total Affordable Units
2012	7,757	60%	5,248	40%
2013	5,073	57%	3,843	43%
2014	5,642	56%	4,373	44%
2015	5,803	55%	4,826	45%
2016	3,619	46%	4,225	54%
2017	1.959	32%	4,229	68%
2018	6,792	48%	7,353	52%
2019	5,739	52%	5,196	48%
2020	6,495	45%	7,842	55%
2021	6,490	55%	5,207	45%

4.3 Purpose Built Student Accommodation (PBSA)

Table 4.3.7 Number of PBSA Schemes and Rooms approved by the Mayor

Calendar Year	Number of PBSA Schemes	Total PBSA Rooms	Total Affordable Student Accommodation	Average Affordable Student Accommodation secured as a proportion of total PBSA
2019	4	1,522	176	12%
2020	4	2,221	462	21%
2021	5	2,060	723	35%

4.4 Purpose Built Shared Living Schemes (PBSL) in referable applications

Table 4.4.8 Number of PBSL Schemes and Units approved by the Mayor

Calendar Year	Number of PBSL Schemes Approved	Total PSBL Units Approved	Total Affordable housing Payment in Lieu Secured (PiL)
2020	1	59	£1,900,000
2021	1	817	100% C3 Affordable Housing on-site (no PiL secured)

Chapter 5
Good Growth objectives

5.1 GG1 Building strong and inclusive communities

5.1.1 The introduction of more inclusive approaches to design had an early impact such as implementation of the requirement for evacuation lifts including consultation on draft fire safety London Plan Guidance and consideration of public realm through adoption of the Public London Charter.

5.1.2 Public engagement on planning policy development reflects the emphasis of this Good Growth Objective. This included a shift to a Equalities Impact Assessment informed approach to consultation for new London Plan Guidance documents and an inclusive approach to engagement for Opportunity Area Planning Framework development.

5.1.3 This monitoring period was the first year of the Design Future London programme, aimed at bringing more children and young people into the built environment sector.

5.1.4 This period also saw development of the Recovery Roundtables, bringing key representatives together to discuss how to plan, design and manage London's built environment in response to the global health crisis and its ensuing social and economic impacts. This produced the ten calls to action. Further information can be found in Recovery Roundtables - Ten calls to action.

5.2 GG2 Making the best use of land

5.2.1 Opportunity Areas (OAs) make the most significant contribution to housing delivery, with completions of over 16,226 homes over the monitoring period out of a total for the whole of London of 39,066 homes, just over 40 per cent.

5.2.2 Completions of non-residential development in OAs took a significant drop in the monitoring period, recording about half of what was completed in the previous three years. Looking at the aggregated total over the four years 2018/19 to 2021/22, just three OAs, City Fringe/Tech City, King's Cross and Royal Docks and Becton Riverside, delivered about half of all gains non-residential floorspace. Looking just at the monitoring year, the largest gains were however at White City and London Bridge/Bankside.

5.2.3 Designated town centres provide about 20 per cent of London's completions over the monitoring period, consistent with the longer-term average (note that some town centres are also in OAs). These are locations with good access to transport and services. Future work could look at the number of homes completed within 800 metres of a town centre or transport hub to complement this data and better understand the implementation of Policy H1(2)(a). Looking at the four year averages, Metropolitan town centres significantly outperform town centres at other scales in terms of housing completions, although Wembley, Woolwich, Elephant & Castle and Walthamstow are all significant contributors as Major town centres (all of which are also within, either all or in part, an OA). Similarly at a district level, the only two major contributors to housing completions are Canning Town and Wembley Park, again both within OAs.

5.2.4 Completion of non-residential floorspace is more mixed across town centres, with net losses very common. Due to significant year on year change, this data is best understood aggregated across five years up to and including the monitoring period. Shoreditch, Shepherds Bush, Canada Water and Waterloo show the largest gains.

5.2.5 The policy approach to small sites was somewhat curtailed through the Examination in Public. Nonetheless, of those where the site size is recorded, small sites make up approximately a third of housing completions with large sites making up the other two thirds. Longer term data is required to draw any meaningful understanding of the implementation of the policy approach.

5.2.6 The vast majority of units delivered are flats rather than houses and are built on brownfield sites (with this proportion increasing to 99.99% for the monitoring period) demonstrating an efficient use of land appropriate to optimise the capacity of sites, and the protection of London’s open spaces.

5.3 GG3 Creating a healthy city

5.3.1 The monitoring period was still significantly impacted by the covid pandemic, with the UK starting the vaccine roll out in December 2020, with more than 87 million doses administered by the end of October 2021 according to the National Audit Office. The vaccination programme was central to the covid response and was estimated to have averted as many as 128,000 deaths and 262,000 hospitalisations by September 2021 according to the UK Health Security Agency. Notwithstanding this, the Omicron variant had a significant impact on London during the monitoring period.

5.3.2 Due to suppressed movement and ridership, the impact on air quality should not be relied upon for this assessment.

5.3.3 Consultation on air quality positive and neutral London Plan Guidance (LPG) as well as sustainable transport, walking and cycling all contributed towards creating a healthy city. Consultation on urban greening through the detailed advice in the Urban Greening Factor LPG also contributed, particularly with the links to sustainable drainage and play.

5.3.4 New buildings in London demonstrate high levels of energy efficiency (and therefore are well-insulated) with a 17.3 per cent improvement over the 2013 Building Regulation baseline achieved by energy efficiency alone. The plan introduced a strong preference for dual aspect, also contributing to better ventilated homes.

5.3.5 There was a net loss in hot food takeaways in terms of completions and a significant drop in approvals, although it is difficult to draw detailed conclusions from this high level data regarding that actual impact on a healthy food environment.

5.3.6 It is noted that many of the factors reported elsewhere in this report also contribute to the wider determinants of health including access to housing and good jobs. Furthermore, going forward it will be difficult to disaggregate the provision of healthcare facilities due to the change in use class.

5.4 GG4 Delivering the homes Londoners need

5.4.1 Overall housing completions continue to increase year on year, with 40,999 homes from all sources completed during this period. This is the second highest level in the dataset since 2004/5 (and likely significantly before then), notwithstanding that it was below the annual housing target. The London Plan recognises that significant investment is required to achieve the step change in housing delivery that London needs, particularly in relation to funding for affordable housing and transport infrastructure, as well as fundamental changes to the housing market. However, the scale of funding required to achieve this has not been available.

5.4.2 Conversely, housing approvals have been dropping from a peak of approx. 83,000 in 2018/19. Despite this, the pipeline continues to grow to a current all-time high of 337,000 homes and 310,000 (C3/C4 self-contained), as a result of the gap between approvals and completions. The largest number of approvals by borough are Enfield, Brent and Tower Hamlets, all exceeding 5,000 homes. The lowest net approvals are Kensington & Chelsea and the City, both of which are in single figures for the year.

5.4.3 Overall, approvals across London equate to 105 per cent of the housing target, although this disguises significant discrepancies at a borough level. Enfield approved 542 per cent of their annual target, but this relates to a single outline permission for Meridian Water Waltham Forest was the only other authority to approve over 200 per cent of their housing target, which while significant, was not unprecedented with a similar level of approvals in 2018/19. At the other end, Kensington & Chelsea only approved 5 net additional homes, or 1 per cent of their target, which was an unusually low figure. The City of London likewise are under-performing in terms of housing delivery at only 27 homes or 18 per cent, although this is more of a long-term pattern of under-performance.

5.4.4 There were suppressed starts compared to previous years, but an increase on the 2020/21 monitoring period which was significantly impacted by the pandemic.

5.4.5 London's housing delivery fell below that of the South East for the monitoring period, with London and the South East taking first and second-highest housing delivery (inter-changeably) since the start of the millennium when both regions started to pull away from other parts of England.

5.4.6 Housing completions are evenly distributed between inner and outer London. In terms of Opportunity Areas (OAs), in 2021/2022, Isle of Dogs saw the most completions with over 2,600 units, with Lee Valley and Wembley following with approximately 2,000 each (including non-self-contained).

5.4.7 The proportion of total homes secured as affordable housing through the planning process was 25.5 per cent. This was slightly lower than the previous year but significantly higher than in earlier years.

5.4.8 The level of affordable homes secured in schemes that were referable to the Mayor continued to see a marked improvement in 2021 following the introduction of the Threshold Approach to applications in 2017. Thirty-seven per cent of homes were affordable (by unit) and 39 per cent when measured by habitable room. The average level of affordable housing per scheme was 43 per cent by unit and 45 per cent by habitable room.

5.4.9 Eighty-four per cent of referable schemes provided 35 per cent or more affordable housing (by habitable room) and 61 per cent of eligible schemes followed the Fast Track Route. A higher proportion of low cost rent homes were secured (55 per cent low cost rent: 45 intermediate) compared with the previous year.

5.4.10 The maximum household income threshold for intermediate rented housing has been £60,000 since 2017. This is the maximum income at which households can access intermediate rented housing such as London Living Rent and Discounted Market Rent. Median incomes have subsequently increased which has meant that fewer middle-income households have been eligible for intermediate rent at the £60,000 threshold. Because of this the GLA have reviewed the threshold to determine whether this should be increased.

5.4.11 The London Plan provides for adjustments to be made to household income thresholds through the Annual Monitoring Report. As part of the commitment under Good Growth objective 1, the GLA consulted on a potential increase in the threshold in 2023. Twenty-five respondents were in favour of the higher threshold, with four indicating 'don't know', and one not in favour. Comments were raised that this would make intermediate rent less affordable, however the majority of respondents supported the change on the basis that it would help more people to access intermediate rent, including key workers, and it would improve the viability of development and delivery of more affordable homes.

5.4.12 This Annual Monitoring Report therefore increases the maximum threshold for intermediate rent to £67,000 from the date of this document. This will enable more households to access intermediate rented housing and therefore contribute to Good Growth objective 4.

5.4.13 London Living Rent benchmarks will continue to be updated and published annually by the GLA on a ward basis. Maximum housing costs are subject to the requirement to be no greater than 40 per cent of the net maximum household income and no higher than 80 per cent of market rent. Intermediate homes should also be secured for a range of household incomes below the upper limit.

5.4.14 The intermediate sale income threshold remains significantly higher than the median London income and is unchanged at £90,000.

5.4.15 The current maximum household income thresholds for intermediate housing are available on the London Plan AMR tables web page.

5.5 GG5 Growing a good economy

5.5.1 The estimated workforce of London grew over the monitoring period, still 1.7 per cent below the pre-pandemic peak. London's employment and economic inactivity rates were lower than the UK as a whole and unemployment rate was higher. The number of jobs below the London

Living Wage was comparable to the number of jobs below the UK Living Wage across the rest of the UK, but London had a higher rate of workers in insecure employment.

5.5.2 London’s workforce with no or low qualifications remains 4 to 5 percentage points lower than the rest of the country.

5.5.3 Footfall was consistently higher in the CAZ compared with outside of the CAZ but had still not recovered to the level seen in 2019. Footfall decreased sharply over Christmas 2021, and more so in the CAZ, probably due to the Omicron variant, but began to pick up during January 2022, and by April 2022 averaged 78 per cent of pre-Covid-19 levels in the CAZ and 69 per cent of pre-Covid levels outside of the CAZ.

5.5.4 Use class E was introduced in September 2020, which will make it increasingly difficult to disaggregate different commercial uses which will no longer require planning permission for changes of use. However, 44 per cent of planning applications still specified the historic use class reference so some assessment is still possible over this monitoring period. This shows the most significant losses were approved for hotels, industrial and retail. The most significant gains were for offices.

5.5.5 Over 1 million square meters of non-residential floorspace was approved over the monitoring period with the City of London and Tower Hamlets (Canary Wharf designated town centre) accounting for about a third of this each. Other town centres with significant approvals are the West End, Bankside and The Borough, London Bridge, Ealing, Victoria Street and Southbank, all CAZ town centres except Ealing which has a new Elizabeth Line station.

5.6 GG6 Increasing efficiency and resilience

5.6.1 A percentage improvement over 2013 Building Regulations of 48.6 per cent was achieved following the energy hierarchy the London Plan. Guidance was adopted to support the Be Seen energy monitoring, Circular Economy Statements and Whole Life Carbon. These suite of documents provide a comprehensive framework for the ambitious policies towards net zero by 2050.

5.6.2 In addition, detailed guidance on implementing the Urban Greening Factor and Sustainable transport, walking and cycling were consulted on.

5.6.3 In addition, consultation was undertaken on guidance to support fire safety, and considerable work invested in supporting boroughs to meet the requirements of the London Plan in the context of change at a national level.

Chapter 6

Social, environmental and economic value and equality impacts

6.1 Social value

6.1.1 This section focuses on the social theme of social value, recognising that environmental and economic benefits also contribute to social value but are covered below.

6.1.2 Approximately 14,600 affordable homes were delivered over the monitoring period. The significant improvement to both delivery of affordable housing and that these homes are genuinely affordable are attributable to the threshold approach bought in via Supplementary Planning Guidance and then enshrined in the London Plan.

6.1.3 Use class E was introduced in September 2020, which will make it increasingly difficult to disaggregate different commercial uses which will no longer require planning permission for changes of use. The new use class E includes many social and community uses: childcare facilities, medical and health services such as GP surgeries and dentists and indoor sport, recreation and fitness facilities.

6.1.4 However, 44 per cent of planning applications still specified the historic use class reference so some assessment is still possible over this monitoring period. The 44 per cent recorded show gains in approvals for use class D1 (non-residential institutions) and D2 (assembly and leisure).

6.1.5 Monitoring of affordable workspace as part of the referable process commenced over the monitoring period, which will support an understanding of the implementation of this policy in future.

6.1.6 Data suggests that the proportion of Londoners achieving 20 minutes of active travel per day decreased during the pandemic, with 35 per cent of Londoners aged 20 and over, achieving above the recommended benchmark in 2020/21.

6.1.7 The Public London Charter was adopted in October 2021, creating a clear set of principles for new and existing public spaces to adhere to, to ensure that any new public spaces in London are safe, accessible, attractive and inclusive.

6.1.8 This period also saw the publication of the process note for maximising social value and EDI though the procurement of design teams. Further information can be found here https://www.london.gov.uk/sites/default/files/process_note_maximising_edi_and_social_value.pdf.

6.2 Sustainable environmental performance

6.2.1 London's air quality continues to improve overall. Roadside NO2 has plateaued since 2016 and the persistent downward trend in concentrations of PM10 and PM2.5 also seemed to slow in 2021 and risen in Q4 2021/22 to levels seen in early 2019.

6.2.2 London's total energy generation continues to grow, increasing by over 50 per cent since 2014 to a peak of about 1,350 GWh in 2020. The proportion of A or B rated Energy Performance Certificates issued for new homes was about 85 per cent, comparable to 82 per cent for England as a whole. This is a significant improvement compared to between 60 and 70 per cent in 2012. As noted above, London Plan policy has secured regulated emissions savings of almost 50 per cent improvement over 2013 Building Regulations.

6.2.3 London Plan Guidance on Circular economy, Be seen energy monitoring and Whole-life carbon assessments was adopted in March 2022, supporting the detailed implementation of these two new policy areas. The Be seen energy monitoring also introduced a regime of post-completion energy monitoring to support performance assessment in subsequent Annual Monitoring Reports.

6.3 Inclusive economic growth value

6.3.1 The wider economic impacts of the global pandemic including the Omicron variant during this monitoring period make analysis of economic growth as it relates to the London Plan particularly difficult.

6.3.2 Income inequality over the monitoring period is double that of the rest of the country, despite the median equivalised income after housing costs being almost the same. Income after housing costs at the lowest decile of the income distribution in London has barely changed in real terms for a decade.

6.3.3 A survey on poverty taken in Q4 of the monitoring period1F1F1F2 estimated one in nine (11 per cent) said they were struggling, with a further 3 per cent not able to manage; going without or relying on debt to pay for their basic needs. One in eight children in London (12.5 per cent) live in a household with low income (before housing costs) and in material

[2] YouGov survey Jan-Apr 2022, as reported in The State of London Report 2022

deprivation, similar to the proportion across the UK as a whole, but in Inner London this rises to more than one in six (17 per cent). Around half of those children in London (around 100,000) live in families in severe low income and in material deprivation. For older people, material deprivation is much more prevalent in London than in other parts of the UK and has been consistently over time. The rates have always been higher in Inner London than Outer London, but even the Outer London rates have been higher than elsewhere in the UK.

6.3.4 There was a steady increase in demand for Tube and buses during 2021 after a collapse in ridership at the start of the pandemic to just 4 per cent and 16 per cent respectively. However, demand across both modes fell once more in December 2021 and January 2022 driven by the outbreak of the omicron variant. Demand broadly recovered over the remainder of the monitoring period but remained below pre-pandemic levels. As of April 2022, demand had reached a high point of 83% on buses, and 71% on the Tube (as weekly averages), both the highest levels since early 2020.

6.3.5 Full fibre broadband was available to 36% (or 1.4m) of premises (business and residential) in London as of January 2022, compared to 31% in the rest of the UK. Between September 2021 and January 2022, 190,000 more premises in London gained access to full fibre

6.4 Significant, unanticipated equality impacts

6.4.1 During the first wave of the pandemic it became apparent that COVID-19 exacerbated long standing inequalities in England across ethnic and socio-economic groups, disabled people, young people and care home residents. Pre-existing inequalities in social and economic conditions, otherwise known as wider determinants of health, contributed to the high and unequal death toll from COVID-19 in London, and throughout England2F2F2F3.

6.4.2 A focus on the safety of public realm and public spaces, particularly for women and girls, was highlighted with the murders of Sarah Everard and Sabina Nessa, following the murders of Bibaa Henry and Nicole Smallman which contributed to the resignation of the Metropolitan Police Chief during the monitoring period.

[3] Beyond the data one year on report 2021

Chapter 7
Plan-making

7.1 Local plan-making

7.1.1 During the monitoring period, formal responses from the Mayor were sent for the following local plans and other documents[4] set out in date order:

- Brent draft Local Plan Main Modifications
- Islington Local Plan, Site Allocations and Bunhill and Clerkenwell Area Action Plan Pre-hearing modifications
- City of London Local Plan Regulation 19
- Southwark Old Kent Road Area Action Plan Regulation 18
- Kensington & Chelsea Kensal Canalside Supplementary Planning Document
- Tower Hamlets South Poplar Supplementary Planning Document
- Tower Hamlets Leaside Area Action Plan Regulation 18
- City of London Article 4 Directions
- OPDC Proposed main modifications
- Bexley Local Plan Regulation 19
- OPDC Article 4 Directions
- Barnet Local Plan Regulation 19
- Brent Neasden Stations Growth Area Supplementary Planning Document
- Brent Local Plan Proposed main modifications
- Havering Local Plan Proposed further main modifications
- Camden Article 4 Direction
- Hillingdon Article 4 Direction
- Westminster Article 4 Direction
- Merton Local Plan Publication stage 3
- Enfield Local Plan
- Southwark draft Local Plan Proposed main modifications
- Kensington & Chelsea Local Plan Regulation 18
- Hounslow Local Plan Review examination statements
- Kingston Local Plan Second Regulation 18
- Barking & Dagenham Local Plan Second Regulation 18
- Newham Local Plan Regulation 18
- Greenwich Site Allocations Regulation 19
- Waltham Forest Local Plan Site Allocations Regulation 19
- Richmond Local Plan Regulation 18
- Tower Hamlets Leaside Area Action Plan Regulation 18
- Croydon Local Plan Regulation 19

[4] Under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004

- Lambeth Local Plan draft Site Allocations Regulation 18
- Wandsworth Local Plan Regulation 19
- Wandsworth Local Plan Hearing Statement
- Kensington & Chelsea Local Plan Regulation 18
- Tower Hamlets draft Tall Buildings Supplementary Planning Document

7.2 Strategic plan-making

London Plan Guidance

7.2.1 The following progress was made on London Plan Guidance during the monitoring period.

Consultation:

- Fire safety
- Large-scale purpose-built shared living
- Urban Greening Factor
- Air Quality Neutral
- Air Quality Positive
- Sustainable transport, walking and cycling

Adoption:

- Public London Charter
- Be seen energy monitoring
- Circular economy statements
- Whole life carbon

GLA planning evidence base and data progress

The following progress was made on other evidence and data over the monitoring period:

- Annual Monitoring Report framework consultation

Chapter 8
Other information

The following links are to other information sources used in the preparation of this report.

The State of London Report 2022 Greater London Authority

Beyond the data one year on report 2021 Office for Health Improvement & Disparities

Design Quality Management Process Note 1: Maximising social value and EDI through the procurement of design teams April 2021 Greater London Authority

Recovery Roundtables: Ten calls to action April 2021 Greater London Authority