London Plan Annual Monitoring Report 19 2021-22

March 2024

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Copies of this document are available to download from http://www.london.gov.uk
The data tables are available to download from the London Datastore at https://data.london.gov.uk/dataset/london-plan-amr-19-tables-and-data

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 his Spatial Development Strategy (the London Plan) and collect data about issues relevant to its preparation, review, alteration, replacement or implementation. The AMR is the central document in the monitoring process and in assessing the effectiveness of the London Plan. It is important for keeping the London Plan under review and as evidence for plan preparation.

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

0.2.1 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 at www.london.gov.uk/what-we-do/planning/digital-planning/planning-london-datahub.

0.2.2 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 further evolution of the Opportunity Areas website.

Chapter 1

Key Performance Indicators

1.0.1 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 – 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	40,999

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 2004/5 (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

[1] Where boroughs request, completions for March 2020-21, following publication of the London Plan 21, will also be recorded and counted towards performance against the 10 year target.

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 the previous year (31,984) 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 are affordable housing (based on a rolling average).

Table 1.2 – Supply of affordable homes

Year	Percentage of housing approved as affordable housing*	Percentage of eligible sites approved as affordable housing**
2017-18	12.8%	21.6%
2018-19	19.2%	22.5%
2019-20	19.6%	24.7%
2020-21	15.9%	26.5%
2021-22	20.7%	25.5%

* 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 18.4 per cent. At 20.7 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 1.3 – Supply of office capacity

Year	Office floorspace starts (sqm GIA)	Office floorspace approvals (sqm GIA)
2018-19	870,317	
2019-20	713,856	
2020-21	669,567	
2021-22		868,862

1.2.1 The average area of office floorspace construction starts between 2018-19 and 2021-22 was 751,264 sqm (GIA) Office floorspace approvals for 2021-22 were 868,862 which is 1.2 times the average area of office floorspace starts. This does not meet the KPI target.

1.2.2 There is no individual reason for the reduction in approvals, 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 1.4 – Supply of affordable workspace through referrable applications

Year	Percentage of B1 floorspace approved as affordable workspace
2021-22	2.4%

1.2.3 Prior to 2021/22 data was not collected about affordable work space as part of the referrable application process. As such no data is available for previous years.

1.2.4 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 1.5 – 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

1.2.5 The five-year rolling-average net change to industrial and warehousing 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 floor space 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 1.6A – 2021-22 referable applications on Green Belt

	Harm identified – refused	Harm identified – approved	Harm not identified	Total
Total	0	0	2	2
Percentage	0%	0%	100%	

Table 1.6B – 2021-22 referable applications on Metropolitan Open Land

	Harm identified – refused	Harm identified – approved	Harm not identified	Total
Total	1	2	0	3
Percentage	33%	66%	0%	

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

1.3.2 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.

1.3.3 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

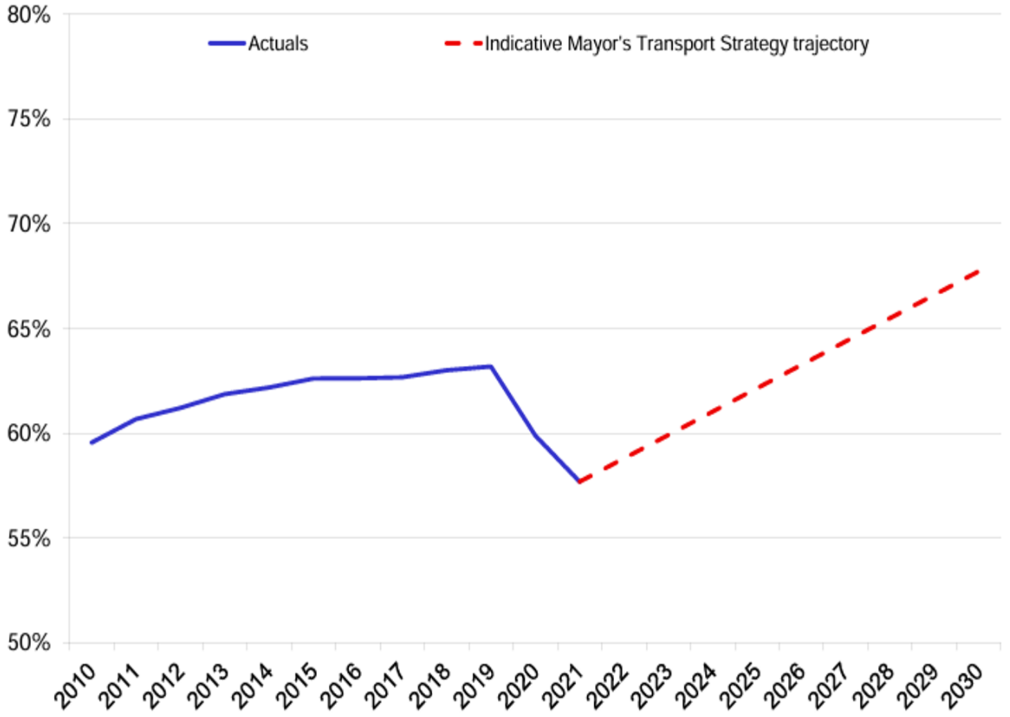
Increasing mode share for walking, cycling and public transport (excluding taxis) towards the target of 80 per cent by 2041.

Table 1.8 – Transport mode share

	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 1.8 – Transport mode share trajectory



Source: TfL City Planning.

1.4.1 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.

1.4.2 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 1.9 – 2021-22 provision of cycle parking

	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

1.5.1 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.

1.5.2 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 1.10 – Referable applications meeting air quality neutral (AQN) standard

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

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

1.6.2 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 1.11 – 2021-22 referable applications' impact on heritage

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

1.7.1 Prior to 2021/22 data was not collected about heritage impact as part of the referrable 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.

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

1.7.3 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 1.12 – 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.

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

1.8.2 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	3,493	2,410	2,386	4,838
Inner London (outside CAZ)	19,454	31,493	30,954	22,251	24,556	25,742
Outer London	53,743	47,140	34,472	36,153	40,565	42,415
Total	81,919	85,809	68,919	60,814	67,507	72,994

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 Developmet Corporation, Merton, Old Oak and Park Royal Development Corporation, Redbridge, Richmond, Sutton, Waltham Forest.

Figure 2.1.2 Housing approvals by borough 2004-05 to 2021-22 (Net)

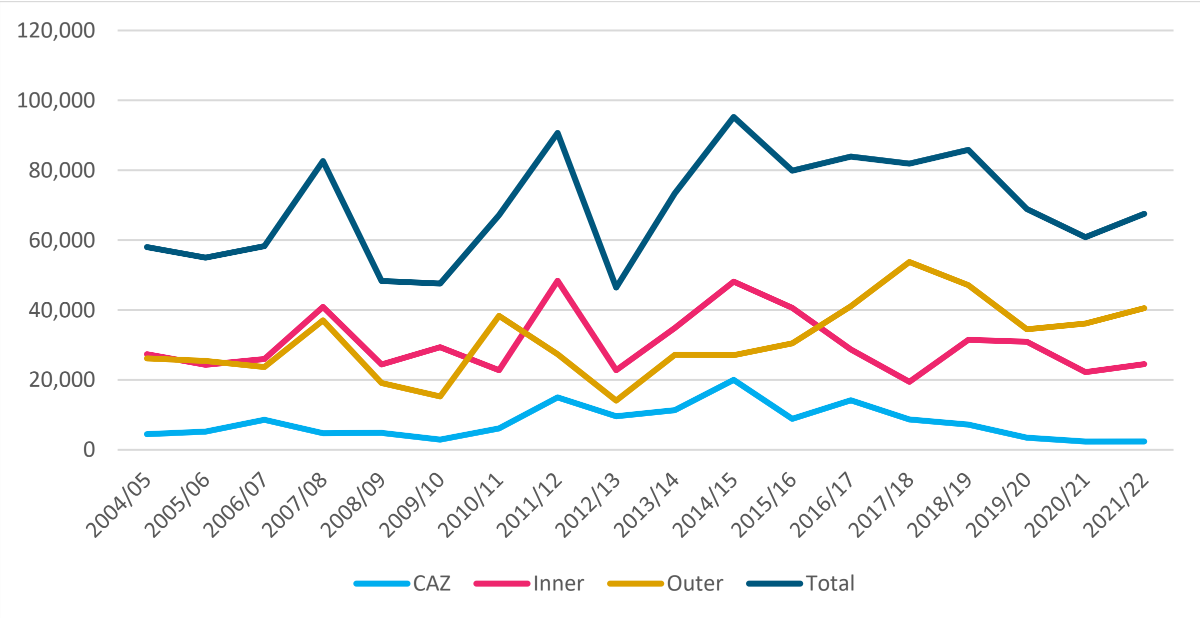


Table 2.1.3 Housing approvals by borough for 2017-18 to 2021-22, including five year average (Net)

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking & Dagenham	12,034	5,236	3,320	1,569	378	4,508

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barnet	4,792	3,858	4,887	4,445	4,397	4,476
Bexley	646	1,060	821	389	979	779
Brent	4,600	7,377	2,392	3,865	7,361	5,119
Bromley	606	683	1,063	1,297	1,060	942
Camden	692	1,100	224	165	314	499
City of London	613	41	7	1	27	138
Croydon	4,467	3,925	2,552	2,670	1,714	3,065
Ealing	4,626	3,211	5,837	6,411	3,739	4,765
Enfield	1,797	771	547	699	6,979	2,158
Greenwich	1,972	2,048	2,098	2,754	4,097	2,594
Hackney	1,481	1,065	195	518	199	692
Hammersmith & Fulham	590	3,385	1,109	251	552	1,177
Haringey	1,548	5,121	776	1,639	426	1,902
Harrow	2,394	1,823	1,126	1,923	920	1,637
Havering	2,196	3,138	888	858	3,225	2,061
Hillingdon	2,672	2,929	3,577	3,069	1,716	2,793
Hounslow	2,700	2,229	4,006	3,357	2,128	2,884
Islington	648	645	154	184	263	379
Kensington & Chelsea	163	432	41	526	118	256
Kingston	710	1,518	534	1,462	582	961
Lambeth	1,928	2,576	3,408	1,097	1,903	2,182
Lewisham	440	2,767	1,410	913	1,680	1,442
LLDC	3,328	2,822	1,617	607	2,700	2,215
Merton	1,483	628	496	428	616	730
Newham	2,685	6,008	9,661	3,338	1,289	4,596
OPDC	2,328	105	347	38	367	637
Redbridge	1,127	972	620	1,175	661	911
Richmond	569	214	207	247	217	291
Southwark	1,842	2,610	2,109	5,913	3,448	3,185
Sutton	310	491	244	367	824	447
Tower Hamlets	3,494	5,355	8,133	2,411	5,533	4,985
Waltham Forest	2,989	1,935	489	255	2,673	1,668
Wandsworth	5,905	6,288	3,550	5,295	3,539	4,916
Westminster	2,193	1,530	474	678	883	1,152
Total	82,570	85,896	68,919	60,814	67,507	73,141

Date of download: 08 Feb 2024

Table 2.1.4 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	7,792	6,952	10,161	8,057
Intermediate tenures	10,050	10,641	8,374	8,182	6,926	8,835
Market	62,738	64,047	48,883	40,908	45,356	52,386
Tenure not provided	259	361	358	206	3,053	847
Total	80,310	83,165	65,407	56,248	65,496	70,125

Date of download: 08 Feb 2024

Table 2.1.5 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
Flats	77,133	79,553	63,946	54,686	62,778	67,619
Houses	3,176	3,438	1,402	1,071	1,694	2,156
Total	80,309	82,991	65,348	55,757	64,472	69,775

Date of download: 08 Feb 2024

Table 2.1.6 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	59,221	63,282	39,949	21,791	27,626	42,374
Small site	20,965	18,776	13,395	9,526	12,401	15,012
Data Not Supplied	2,384	3,838	15,575	29,497	27,481	15,755
Total	82,570	85,896	68,919	60,814	67,507	73,141

Date of download: 08 Feb 2024

Table 2.1.7 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	14,778	6,602	6,286	9,248	52,320	10,464

Date of download: 08 Feb 2024

Table 2.1.8 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	4	8	2
West End	176	34	23	15	23	271	54

Date of download: 08 Feb 2024

Table 2.1.9 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	220	384	77
Canary Wharf	319	4	227	8	2,264	2,822	564
Croydon	2,111	1,507	80	39	3	3,740	748
Ealing	115	107	242	196	254	913	183
Harrow	223	234	149	191	397	1,193	239
Hounslow	369	59	258	25	339	1,051	210
Ilford	742	332	205	481	283	2,043	409
Kingston	452	62	13	627	168	1,322	264
Romford	171	99	24	136	35	465	93
Shepherds Bush	41	6	6	2	6	61	12
Stratford	1,334	321	160	7	392	2,214	443
Sutton	18	181	1	3	319	522	104
Uxbridge	534	109	201	42	13	899	180
Wood Green	4	12	199	5	79	299	60

Date of download: 08 Feb 2024

Table 2.1.10 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	8	105	21
Camden Town	4	599	-2	13	7	621	124
Canada Water	0	1	1	11	2	15	3
Catford	5	4	16	16	51	92	18
Chiswick	13	18	9	42	62	144	29
Clapham Junction	15	8	17	0	6	46	9
Dalston	22	6	0	2	0	30	6
East Ham	72	438	5	5	19	539	108
Edgware	32	12	19	1	11	75	15
Elephant and Castle/ Walworth Road	827	1,120	12	14	19	1,992	398
Eltham	1	17	11	3	18	50	10
Enfield Town	9	20	9	12	18	68	14
Fulham	30	35	16	9	27	117	23
Hackney Central	5	5	0	0	6	16	3
Hammersmith	55	37	214	10	4	320	64
Kensington High Street	1	0	0	0	1	2	0
Kilburn	24	22	-1	53	10	109	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	128	194	39
Peckham	115	109	29	325	28	606	121
Putney	41	21	144	8	12	226	45
Queensway/ Westbourne Grove	131	1	151	22	4	309	62
Richmond	7	3	3	0	18	31	6
Southall	120	145	34	390	267	957	191
Streatham	5	13	43	8	15	84	17
Tooting	21	73	33	3	32	162	32
Walthamstow	530	523	4	0	538	1,595	319
Wandsworth	72	22	14	3	5	116	23
Wembley	1,132	863	18	813	58	2,884	577
Wimbledon	8	18	4	42	3	75	15
Woolwich	194	209	20	10	1,003	1,436	287

Date of download: 08 Feb 2024

Table 2.1.11 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	178	24	42	355	71
Beckenham	28	8	5	123	86	250	50
Brentford	3	221	895	128	0	1,247	249
Canning Town	975	2	620	0	6	1,603	321
Chrisp Street	0	714	0	0	4	718	144
Deptford	7	196	23	41	19	286	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	1	715	143
Hayes	9	4	0	3	252	268	54
New Barnet	128	99	95	48	1	371	74
New Malden	9	144	68	5	75	301	60
North Finchley	39	144	44	29	7	263	53
Wealdstone	123	2	255	0	19	399	80
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, 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, Clapham High Street, Colindale, Collier Row, Coulsdon, Crayford, Cricklewood, Crouch End, Dagenham Heathway, Downham, Dulwich – Lordship Lane, Ealing Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgeware Road/Church Street, Edmonton Green, Elm Park, Erith, Finsbury Park. Forest Hill, Gants Hill, Green Lane, Green Lanes, Gree Streel, Greenford, Greenwich West, Golders Green, Hampstead, Harlsden, Harrow Road, Hendon Central, Herne Hill, Highams Park, Hornchurch, Kentish Town, Kenton, Kings Road (east* *and west), Kingsbry, Lavender Hill/Queenstown Road, Lee Green, Leyton, Leytonstone, Mill Hill, Mitcham, Mordon, 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, Portobellow, Praed Steet/Paddington, Preston Road, Purley, Rainham, Rayners Lane, Roman Road (east and west), Rosehill, Ruislip, Selsdon, SidcUp, South Chinford, South Harrow, South Norwood, South Woodford, Southbank, Southgate, St John's Wood, Stamford Hill, Standmoor, 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 Sister, West Hampstead, West Norwood /Tulse Hill, West Wickham, Willesden Green, Whitechapel, Whitton, Wood Street and Worcester Park.*

Table 2.1.12 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
Bankside and The Borough	26	540	6	383	254	1,209	242
Covent Garden/ Strand	26	3	1	3	3	36	7
Edgware Road South	2	12	5	4	-1	22	4
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	367	0	348	70
Marylebone High Street	1	4	0	3	5	13	3
Marylebone Road	0	1	0	0	8	9	2
Shoreditch	-2	-3	2	0	0	-3	-1
Tottenham Court Road (part)	3	0	0	-1	2	4	1
Victoria Street	0	0	0	3	0	3	1
Warwick Way/ Tachbrook Street	2	7	5	0	19	33	7

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Waterloo	2	8	31	5	3	49	10
Wentworth Street	0	0	0	1	0	1	0

Date of download: 08 Feb 2024

Housing Starts

Table 2.1.13 Housing starts by location for 2018-19 to 2021-22, including total and four year average (Net)

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

Location	2018/19	2019/20	2020/21	2021/22	4 Year Average
CAZ	3,491	4,365	2,070	1,228	2,789
Inner	14,156	13,741	16,427	17,133	15,364
Outer	33,221	22,424	14,276	15,295	21,304
Total	50,868	40,531	32,772	33,656	39,457

Date of download: 08 Feb 2024

Figure 2.1.14 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.

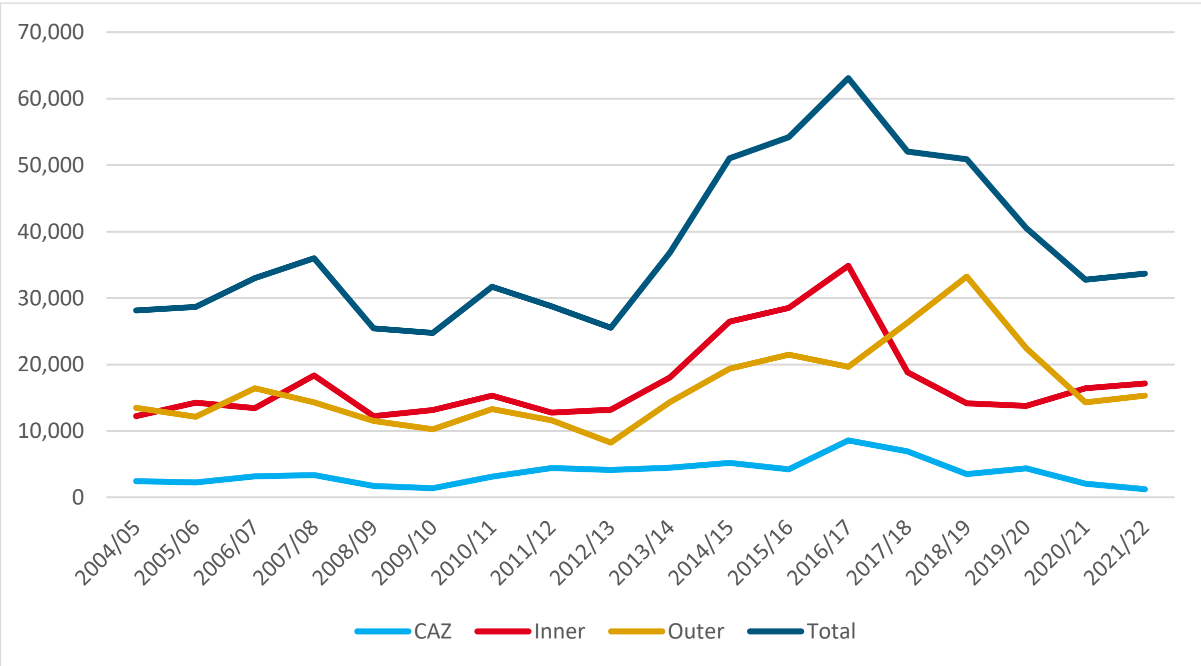


Table 2.1.15 Housing starts by borough for 2018-19 to 2021-22, including four year average (Net)

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	2018/19	2019/20	2020/21	2021/22	4 Year Average
Barking & Dagenham	3,471	943	1,844	598	1,714
Barnet	2,860	857	563	1,881	1,540
Bexley	1,226	998	296	303	706
Brent	1,664	3,760	1,099	964	1,872
Bromley	818	176	156	104	314
Camden	564	225	451	10	312
City of London	29	0	0	26	14
Croydon	2,354	2,197	1,716	2,072	2,085
Ealing	3,787	3,266	4,022	1,063	3,035
Enfield	1,783	156	331	404	668
Greenwich	324	677	944	2,886	1,208
Hackney	803	973	241	267	571
Hammersmith & Fulham	2,345	72	610	955	995
Haringey	2,702	2,458	343	150	1,413
Harrow	1,158	1,685	717	1,797	1,339
Havering	2,328	513	648	466	989
Hillingdon	2,597	1,208	600	497	1,225
Hounslow	1,928	1,356	700	1,259	1,311
Islington	339	45	219	340	236
Kensington & Chelsea	466	29	542	-18	255
Kingston	1,048	478	180	987	673
Lambeth	1,074	2,360	2,001	850	1,571
Lewisham	2,315	536	1,526	655	1,258
LLDC	1,738	2,626	256	981	1,400
Merton	1,172	387	106	198	466
Newham	1,323	2,233	2,933	4,140	2,657
OPDC	580	106	242	366	324
Redbridge	633	500	284	566	496
Richmond	174	158	165	142	160
Southwark	1,213	1,470	2,064	765	1,378
Sutton	372	193	160	174	225
Tower Hamlets	1,113	1,560	3,662	1,537	1,968
Waltham Forest	567	1,027	358	1,672	906
Wandsworth	1,325	4,543	2,155	4,619	3,160
Westminster	2,677	756	638	-19	1,013
Total	50,868	40,531	32,772	33,656	39,457

Date of download: 08 Feb 2024

Table 2.1.16 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	2018/19	2019/20	2020/21	2021/22	4 Year Average
Low-Cost Rent	4,326	3,681	4,184	4,772	4,241
Intermediate tenures	6,666	4,708	4,203	4,352	4,982
Market	38,273	29,667	23,076	22,960	28,494
Data not provided	141	248	364	1,028	445
Total	49,406	38,304	31,827	33,112	38,162

Date of download: 08 Feb 2024

Table 2.1.17 Housing starts by housing type for 2018-19 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	2018/19	2019/20	2020/21	2021/22	4 Year Average
Flats	46,232	36,633	31,076	32,427	36,592
Houses	3,023	1,179	752	685	1,410
Not supplied by applicant	151	492	-1	0	161
Total	49,406	38,304	31,827	33,112	38,162

Date of download: 09 Feb 2024

Table 2.1.18 Housing starts by site size for 2018-19 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	2018/19	2019/20	2020/21	2021/22	4 Year Average
Large site	37,390	26,560	19,521	15,377	20,486
Small site	11,348	11,541	6,992	5,250	7,928
Site Size not supplied by applicants	2,130	2,429	6,259	13,029	7,239
Total	50,868	40,531	32,772	33,656	35,653

Date of download: 08 Feb 2024

Table 2.1.19 Housing starts in town centres for 2018-19 to 2021-22 (Net)

	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Total	7,652	8,590	3,984	2,667	22,893	5,723

Date of download: 08 Feb 2024

Table 2.1.20 Housing starts by International town centre for 2018-19 to 2021-22, including total and four year average (Net)

Town centre	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Knightsbridge	**0**	**4**	**6**	**0**	**10**	**3**
West End	**206**	**14**	**13**	**15**	**248**	**62**

Date of download: 08 Feb 2024

Table 2.1.21 Housing starts by Metropolitan town centre for 2018-19 to 2021-22, including total and four year average (Net)

Town centre	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Bromley	10	16	2	0	28	7
Canary Wharf	0	0	0	483	483	121
Croydon	651	657	86	793	2,187	547
Ealing	29	158	65	78	330	83
Harrow	341	16	88	112	557	139
Hounslow	77	208	193	13	491	123
Ilford	322	179	57	82	640	160
Kingston	832	39	0	0	871	218
Romford	33	58	57	17	165	41
Shepherds Bush	0	10	2	3	15	4
Stratford	2	1,383	0	7	1,392	348
Sutton	175	14	3	8	200	50
Uxbridge	266	310	10	0	586	147
Wood Green	4	6	9	2	21	5

Date of download: 08 Feb 2024

Table 2.1.22 Housing starts by Major town centre for 2018-19 to 2021-22, including total and four year average (Net)

Town centre	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Angel	16	2	4	8	30	8
Barking	0	1	0	0	1	0
Bexleyheath	545	0	5	15	565	141
Brixton	11	38	2	22	73	18
Camden Town	2	17	0	1	20	5
Canada Water	0	1	17	2	20	5
Catford	0	3	9	4	16	4
Chiswick	11	11	3	4	29	7
Clapham Junction	47	9	6	0	62	16
Dalston	2	22	3	0	27	7
East Ham	287	12	5	101	405	101
Edgware	11	10	0	8	29	7
Elephant and Castle/ Walworth	78	15	1,056	10	1,159	290
Eltham	4	3	0	0	7	2
Enfield Town	4	1	11	4	20	5
Fulham	42	12	2	10	66	17
Hackney Central	9	3	0	0	12	3
Hammersmith	2	0	0	203	205	51
Kensington High Street	4	14	-2	0	16	4
Kilburn	11	14	25	2	52	13
King's Road (east)	41	0	0	0	41	10
Lewisham	905	375	3	8	1,291	323
Nags Head	0	5	11	1	17	4
Orpington	0	7	22	0	29	7
Peckham	97	53	49	54	253	63
Putney	16	4	19	11	50	12
Queensway/ Westbourne Grove	0	-1	0	2	1	0
Richmond	3	11	1	8	23	6
Southall	142	45	1	127	315	79
Streatham	13	2	3	9	27	7
Tooting	58	35	8	0	101	25
Walthamstow	15	52	83	0	150	38
Wandsworth	11	1	51	13	76	19
Wembley	3	897	307	16	1,223	306

Town centre	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Wimbledon	2	-1	-2	19	18	5
Woolwich	28	6	0	4	38	10

Date of download: 08 Feb 2024

Table 2.1.23 Housing starts by District town centre for 2018-19 to 2021-22, including total and four 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	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Brentford	3	542	0	18	563	141
Canning Town	0	620	0	1	621	155
Coulsdon	34	173	2	1	210	53
Deptford	4	2	234	19	259	65
Hanwell	17	402	12	5	436	109
Wealdstone	1	190	13	6	210	53
Wembley Park	0	632	157	9	798	200
Whetstone	170	0	41	0	211	53
Yiewsley/ West Drayton	238	0	-1	9	246	62

Date of download: 08 Feb 2024

Acton, Addiscombe, Angel Edmonton, Archway, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Brent Street, Brick Lane, Bruce Grove/Tottenham High Road, Burnt Oak, Camberwell, Carshalton Village, Chadwell Heath, Cheam Village, Chipping Barnet, Chrisp Street, Church End, Clapham Hist Street, Colindale /The Hyde, Collier Row, Crayford, Cricklewood, Crouch End, Dagenham Heathway, Downham, Dulwich – Lordship Lane, Ealing Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgeware Road /Church Street, Elm Park, Feltham High Street, Finsbury Park, Forest Gate, Forest Hill, Gants Hill, Golders Green, Green Lanes, Green Street, Greenford, Greenwich West, Hampstead, Harlesden, Harrow Road, Hayes, Hendon Central, Herne Hill, Highams Park, Hornchurch, Kentish town, Kenton, Kings Road (east and west), Lavender Hill / Queenstown Road, Lee Green, Leytonstone, 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, Preston road, Purley, Rainham, Rayners Lane, Roman Road (east and west), Rosehill, Ruislip, Selsdon, Sidcup, South Chingford, South Harrow, South Norwood, South Woodford, Southbank, Southgate, Stamford Hill, Stanmore, Stockwell, Stoke Newington, Surbiton, Swiss Cottage, Sydenham, *Teddington, Temple Fortune, Thornton Heath, Tolworth, Twickenham, Upminster, Upper Norwood/Crystal Palace, Wallingtong, Wanstead, Watney Market, Welling, West Green Road / Seven Sisters, West Norwood / Tulse Hill, Whitechapel, Whitton, Willesden Green, Wood Street and Worcester Park.*

Table 2.1.24 Housing starts by CAZ retail cluster town centre for 2018-19 to 2021-22, including total and four year average

2.1.26 The table below shows the breakdown of starts in each of the CAZ retail cluster town centres including the 4 year average.

Town centre	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Baker Street (part)	2	0	0	0	2	1
Bankside and The Borough	380	346	384	37	1,147	287
Covent Garden/ Strand	0	0	1	0	1	0
Edgware Road South	21	3	0	0	24	6
Euston Road (part)	0	0	0	0	0	0
Farringdon	5	1	0	0	6	2
London Bridge	-35	1	2	9	-23	-6
Marylebone High Street	2	8	0	0	10	3
Marylebone Road	1	0	0	0	1	0
Shoreditch	2	-1	0	0	1	0
Victoria Street	268	0	0	0	268	67
Warwick Way/ Tachbrook Street	6	0	4	0	10	3
Waterloo	23	20	19	1	63	16

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 2.1.25 Housing completions by location for 2017-18 to 2021-22, including total and four 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	2018/19	2019/20	2020/21	2021/22	4 Year Average
CAZ	3,608	4,011	2,583	2,381	3,146
Inner	14,904	15,728	13,320	17,862	15,454
Outer	15,901	17,456	18,387	20,756	18,125
Total	**34,413**	**37,195**	**34,291**	**40,999**	**36,724**

Date of download: 08 Feb 2024

Figure 2.1.26 Housing completions by location 2004-05 to 2021-22 (Net)

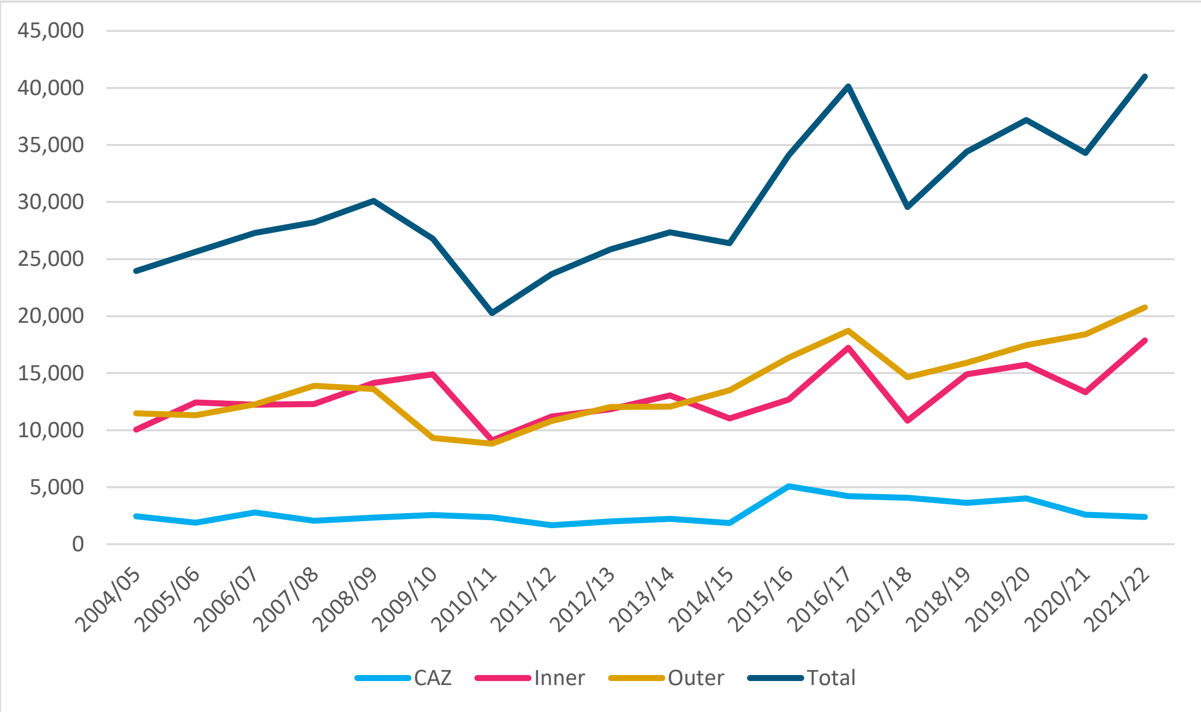


Table 2.1.27 Housing completions by planning authority for 2018-19 to 2021-22, including four year average (Net)

Planning Authority	2018/19	2019/20	2020/21	2021/22	4 Year Average
Barking & Dagenham	640	1,070	1,037	1,228	994
Barnet	2,018	1,786	1,333	2,003	1,785
Bexley	592	-19	559	735	467
Brent	1,634	2,080	2,444	3,513	2,417
Bromley	732	512	334	139	429
Camden	804	956	690	500	737
City of London	351	100	106	432	247
Croydon	1,581	1,658	2,079	2,345	1,916
Ealing	1,670	1,069	1,449	1,213	1,350
Enfield	-467	375	269	586	191
Greenwich	1,585	2,341	708	1,215	1,462

Planning Authority	2018/19	2019/20	2020/21	2021/22	4 Year Average
Hackney	1,453	743	1,117	1,296	1,152
Hammersmith & Fulham	951	393	1,694	3,284	1,581
Haringey	536	640	1,257	1,500	983
Harrow	1,087	1,445	232	736	875
Havering	438	531	838	1,052	715
Hillingdon	1,122	1,675	823	1,015	1,159
Hounslow	1,332	1,065	1,515	1,670	1,396
Islington	861	1,194	317	459	708
Kensington & Chelsea	30	506	259	116	228
Kingston	537	521	36	372	366
Lambeth	1,346	1,238	851	240	919
Lewisham	1,626	1,045	424	602	924
LLDC	1,487	1,448	1,355	1,852	1,536
Merton	300	402	1,060	349	528
Newham	1,948	2,523	2,382	2,333	2,296
OPDC	23	240	361	1,077	425
Redbridge	834	737	788	196	639
Richmond	400	258	184	166	252
Southwark	2,839	1,343	1,493	1,683	1,840
Sutton	303	516	405	500	431
Tower Hamlets	915	3,584	2,748	3,322	2,642
Waltham Forest	609	906	1,381	966	965
Wandsworth	1,557	1,437	1,616	1,769	1,595
Westminster	738	877	145	534	574
Total	34,413	37,195	34,291	41,000	36,724

Date of download: 08 Feb 2024

Table 2.1.28 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	2018/19	2019/20	2020/21	2021/22	4 Year Average
Low Cost Rent	2,411	3,834	1,602	4,435	3,071
Intermediate tenures	3,033	3,752	3,640	4,297	3,681
Market	27,603	28,396	27,075	30,558	28,408

Tenure	2018/19	2019/20	2020/21	2021/22	4 Year Average
Not supplied by applicant	8	44	115	656	206
Total	33,055	36,026	32,432	39,946	35,365

Date of download: 08 Feb 2024

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 2.1.29 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	2018/19	2019/20	2020/21	2021/22	4 Year Average
Flats	30,600	35,041	30,536	38,003	33,545
Houses	2,455	973	1,890	1,940	1,815
Not supplied by applicants	0	12	6	3	5
Total	33,055	36,026	32,432	39,946	35,365

Date of download: 08 Feb 2024

Table 2.1.30 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	2018/19	2019/20	2020/21	2021/22	4 Years Average
Large site	21,111	24,657	22,114	26,348	23,558
Not Supplied by Applicant	988	1,129	1,479	4,023	1,905
Small site	12,314	11,409	10,698	10,628	11,262

Site size	2018/19	2019/20	2020/21	2021/22	4 Years Average
Total	34,413	37,195	34,291	41,000	36,724

Table 2.1.31 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 defineded in Annex 2 of the London Plan.

	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Total	8,483	8,467	7,216	6,703	30,869	7,717

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Table 2.1.32 Housing completions by International town centre for 2017-18 to 2021-22, including total and four year average (Net)

Town centre	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Knightsbridge	-3	1	0	6	4	1
West End	74	93	90	80	337	84

Date of download: 08 Feb 2024

Table 2.1.33 Housing completions by Metropolitan town centre for 2017-18 to 2021-22, including total and four year average (Net)

Town centre	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Bromley	215	14	67	6	302	76
Canary Wharf	0	0	1,131	654	1,785	446
Croydon	539	363	692	515	2,109	527
Ealing	77	27	29	197	330	83
Harrow	659	238	247	2	1,146	286
Hounslow	238	88	214	47	587	147
Ilford	151	520	231	11	913	228
Kingston	132	229	1	9	371	93
Romford	26	54	107	10	197	49
Shepherds Bush	3	9	40	4	56	14
Stratford	429	1	2	158	590	148
Sutton	76	366	-4	179	617	154
Uxbridge	138	459	76	78	751	188
Wood Green	4	0	15	-1	18	5

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Table 2.1.34 Housing completions by Major town centre for 2017-18 to 2021-22, including total and four year average (Net)

Town centre	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Angel	17	183	4	77	281	70
Barking	3	0	72	0	75	19
Bexleyheath	74	7	0	283	364	91
Brixton	145	3	2	3	153	38
Camden Town	7	145	9	22	183	46
Canada Water	0	6	234	5	245	61
Catford	22	17	8	10	57	14
Chiswick	11	6	10	17	44	11
Clapham Junction	10	7	33	12	62	16
Dalston	43	18	9	0	70	18
East Ham	17	65	4	204	290	73
Edgware	46	19	14	8	87	22
Elephant and Castle/ Walworth Road	698	890	21	64	1,673	418
Eltham	-10	0	0	0	-10	-3
Enfield Town	6	1	1	8	16	4
Fulham	5	15	39	18	77	19
Hackney Central	-2	3	6	1	8	2
Hammersmith	52	0	0	10	62	15
Kensington High Street	6	49	0	0	55	14
Kilburn	21	3	0	21	45	11
King's Road (east)	-4	2	0	0	-2	-1
Lewisham	313	10	373	12	708	177
Nags Head	103	11	7	2	123	31
Orpington	23	6	13	11	53	13
Peckham	5	23	37	385	450	113
Putney	100	13	9	2	124	31
Queensway/ Westbourne Grove	0	-1	0	-1	-2	-1
Richmond	13	1	10	0	24	6
Southall	74	68	143	1	286	72
Streatham	16	0	5	7	28	7
Tooting	3	0	10	56	69	17
Walthamstow	76	229	7	322	634	159
Wandsworth	214	165	105	-2	482	121

Town centre	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Wembley	198	1,166	798	378	2,540	635
Wimbledon	3	8	-2	14	23	6
Woolwich	681	369	36	307	1,393	348

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Table 2.1.35 Housing completions by District town centre for 2017-18 to 2021-22, including total and four 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	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Acton	113	183	2	13	311	78
Canning Town	0	0	403	573	976	244
Finsbury Park	26	120	206	40	392	98
Rayners Lane	221	3	0	0	224	56
Twickenham	51	21	93	35	200	50
Wembley Park	364	0	0	379	743	186
Whetstone	3	191	5	41	240	60
Wood Street	107	34	13	111	265	66
Yiewsley/ West Drayton	72	203	132	86	493	123

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Addiscombe, Angel Edmonton, Archway, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Brent Street, Brentford, Brick Lane, Bruce Grove/Tottenham High Road, Brompton Cross, Burnt Oak, Camberwell, Carshalton Village, Chadwell Heath, Cheam Village, Chipping Barnet, Chrisp Street, Church End, Clapham High Street, Colindale /The Hyde, Collier Row, Crayford, Cricklewood, Crouch End, Dagenham Heathway, Downham, Dulwich – Lordship Lane, Ealing Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgeware Road /Church Street, Elm Park, Feltham High Street, Forest Gate, Forest Hill, Gants Hill, Golders Green, Green Lanes, Green Street, Greenford, Greenwich West, Hampstead, Harlesden, Harrow Road, Hayes, Hendon Central, Herne Hill, Highams Park, Hornchurch, Kentish town, Kenton, Kings Road (east and west), Lavender Hill / Queenstown Road, Lee Green, Leytonstone, 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, Preston road, Purley, Rainham, Roman Road (east and west), Rosehill, Ruislip, Selsdon, Sidcup, South Chingford, South Harrow, South Norwood, South Woodford, Southbank, Southgate, Stamford Hill, Stanmore, Stockwell, Stoke Newington, Surbiton, Swiss Cottage, Sydenham, Teddington, Temple

Fortune, Thornton Heath, Tolworth, Upminster, Upper Norwood/Crystal Palace, Wallingtong, Wanstead, Watney Market, Welling, West Green Road / Seven Sisters, West Norwood / Tulse Hill, Wealdstone, Whitechapel, Whitton, Willesden Green and Worcester Park.

Table 2.1.36 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 4 year average where this data is available.

Town centre	2018/19	2019/20	2020/21	2021/22	Total	4 Year Average
Baker Street (part)	-2	4	0	0	2	1
Bankside and The Borough	692	20	37	103	852	213
Covent Garden/ Strand	25	0	0	1	26	7
Edgware Road South	-8	8	0	24	24	6
Euston Road (part)	0	-1	0	1	0	0
Farringdon	10	1	5	0	16	4
London Bridge	-101	-2	72	149	118	29
Marylebone High Street	-6	-27	1	34	2	1
Marylebone Road	1	0	0	0	1	0
Shoreditch	24	211	2	246	483	121
Tottenham Court Road (part)	13	82	0	0	95	24
Victoria Street	23	0	0	0	23	6
Warwick Way/ Tachbrook Street	6	4	0	0	10	3
Waterloo	-4	274	526	1	797	199

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Affordable housing

Table 2.1.37 Affordable Housing Completions by Planning authority and Tenure in the year 2021-22 (Net self-contained)

Planning Authority	Low-Cost Rent	Intermediate Tenures	Total
Barking & Dagenham	106	28	134
Barnet	60	48	108
Bexley	2	180	182
Brent	323	400	723
Bromley	7	5	12
Camden	43	41	84
City of London	27	0	27

Planning Authority	Low-Cost Rent	Intermediate Tenures	Total
Croydon	139	199	338
Ealing	182	203	385
Enfield	-48	85	37
Greenwich	119	76	195
Hackney	35	13	48
Hammersmith & Fulham	282	663	945
Haringey	123	192	315
Harrow	198	17	215
Havering	169	168	337
Hillingdon	48	290	338
Hounslow	136	75	211
Islington	195	37	232
Kensington & Chelsea	72	0	72
Kingston	13	6	19
Lambeth	75	2	77
Lewisham	141	71	212
LLDC	169	81	250
Merton	15	13	28
Newham	354	241	595
OPDC	160	262	422
Redbridge	35	20	55
Richmond	0	22	22
Southwark	238	123	361
Sutton	1	41	42
Tower Hamlets	551	411	962
Waltham Forest	173	209	382
Wandsworth	292	43	335
Westminster	0	32	32

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Table 2.1.38 Percentage of Affordable Housing by Planning Authority and Tenure in the year 2021-22 (Net self-contained)

Planning Authority	Low-Cost Rent	Intermediate Tenures	Total
Barking & Dagenham	8.6%	2.3%	10.9%
Barnet	3.0%	2.4%	5.4%
Bexley	0.3%	25.5%	25.8%
Brent	10.2%	12.6%	22.8%
Bromley	4.1%	3.0%	7.1%
Camden	8.6%	8.2%	16.8%

Planning Authority	Low-Cost Rent	Intermediate Tenures	Total
City of London	6.3%	0.0%	6.3%
Croydon	6.5%	9.3%	15.8%
Ealing	15.2%	16.9%	32.1%
Enfield	-7.3%	13.0%	5.7%
Greenwich	10.0%	6.4%	16.4%
Hackney	2.3%	0.9%	3.1%
Hammersmith & Fulham	8.6%	20.2%	28.8%
Haringey	8.2%	12.8%	21.0%
Harrow	39.8%	3.4%	43.3%
Havering	16.3%	16.2%	32.4%
Hillingdon	4.8%	28.7%	33.5%
Hounslow	8.2%	4.5%	12.7%
Islington	42.5%	8.1%	50.5%
Kensington & Chelsea	62.1%	0.0%	62.1%
Kingston	4.2%	1.9%	6.1%
Lambeth	25.3%	0.7%	26.0%
Lewisham	24.1%	12.2%	36.3%
LLDC	9.1%	4.4%	13.5%
Merton	4.4%	3.8%	8.2%
Newham	15.2%	10.4%	25.6%
OPDC	14.9%	24.3%	39.2%
Redbridge	18.2%	10.4%	28.6%
Richmond	0.0%	12.5%	12.5%
Southwark	17.4%	9.0%	26.4%
Sutton	0.2%	7.7%	7.9%
Tower Hamlets	16.6%	12.4%	29.0%
Waltham Forest	17.9%	21.6%	39.5%
Wandsworth	17.8%	2.6%	20.4%
Westminster	0.0%	6.7%	6.7%

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Table 2.1.39 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	1,199	576	48%	173	14%
Barnet	1,554	727	47%	245	16%
Bexley	919	731	80%	105	11%
Brent	1,957	1050	54%	206	11%
Bromley	162	102	63%	4	2%
Camden	60	46	77%	7	12%
Croydon	1,783	707	40%	99	6%
Ealing	809	610	75%	61	8%
Enfield	537	163	30%	7	1%
Greenwich	766	55	7%	68	9%
Hackney	218	175	80%	8	4%
Hammersmith & Fulham	2,751	1523	55%	184	7%
Haringey	1,283	491	38%	220	17%
Harrow	563	264	47%	29	5%
Havering	864	0	0%	0	0%
Hillingdon	807	625	77%	58	7%
Hounslow	1,049	180	17%	18	2%
Islington	244	106	43%	9	4%
Kensington & Chelsea	11	3	27%	2	18%
Kingston	246	51	21%	1	0%
Lambeth	373	169	45%	31	8%
Lewisham	394	55	14%	8	2%
LLDC	1,570	629	40%	140	9%
Merton	263	34	13%	23	9%
Newham	2,072	763	37%	406	20%
OPDC	1,077	525	49%	14	1%
Redbridge	58	41	71%	0	0%
Richmond	98	61	62%	3	3%
Southwark	882	214	24%	41	5%
Sutton	349	265	76%	21	6%
Tower Hamlets	2,827	2146	76%	399	14%

Planning Authority	Eligible Units	M4(2) Units	M4(2) Units %	M4(3) Units	M4(3) Units %
Waltham Forest	906	649	72%	121	13%
Wandsworth	1,336	180	13%	33	2%
Westminster	383	203	53%	21	5%

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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	-39,266	-172,590	-22,495	-25,253
A2	38,212	59,719	12,922	35,610	-4,802	28,332
A3	85,283	112,963	33,233	33,744	7,084	54,461
A4	9,897	33,964	7,030	174,535	-1,593	44,767
A5	28,295	41,366	6,388	21,335	1,242	19,725
B1	11,802	15,484	-91,529	129,938	63,292	25,798
B1a	369,062	439,949	132,075	555,887	432,750	385,945
B1b	-29,628	20,340	-5,275	288	-985	-3,052
B1c	-8,288	41,834	57,719	30,194	13,549	27,002
B2	-227,634	-124,821	-82,966	-26,634	-24,785	-97,368
B8	-89,804	103,875	58,253	10,211	-8,800	14,747
C1	4,274	346	19,274	163,852	4,601	38,470
C2	32,145	18,705	13,896	-32,551	-26,414	1,156
C2A					-61	-12
D1	-114,881	460,303	242,029	205,144	27,430	164,005
D2	129,893	18,476	108,017	75,190	23,408	70,997
Other / not supplied	-142,847	87,145	121,000	238,239	498,723	160,453

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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 floor space 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	-5,142	-744	23,575
Barnet	-92,304	-4,005	-22,187	-3,956	35,844	-17,322
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	364,552	233,165
Croydon	31,852	6,158	428	-10,916	-24,574	590
Ealing	-33,354	-9,232	-20,443	1,407	32,224	-5,880
Enfield	-83,132	6,647	-1,240	-15,562	35,214	-11,615
Greenwich	24,753	14,219	8,393	-3,502	-11,511	6,470
Hackney	43,067	52,096	16,869	6,860	195,860	62,950
Hammersmith & Fulham	86,290	14,901	137,395	-4,484	-19,792	42,862
Haringey	-29,594	-8,699	-5,668	777	-494	-8,736
Harrow	-115,879	-40,312	15,606	-13,494	9,471	-28,922
Havering	-408,498	-46,340	-94,695	-37,307	5,079	-116,352
Hillingdon	-22,703	34,100	-32,945	65,995	-31,312	2,627
Hounslow	-56,354	127,103	-20,814	-27,974	-2,257	3,941
Islington	24,482	88,427	13,819	24,155	14,126	33,002
Kensington & Chelsea	57,753	17,411	3,696	18,910	10,349	21,624
Kingston	23,342	4,529	19,457	4,082	-1,469	9,988
Lambeth	-9,988	26,594	55,922	173,049	6,493	50,414
Lewisham	-7,645	-11,658	29,433	1,542	15,553	5,445
LLDC	164,149	257,040	88,376	13,530	17,922	108,203
Merton	-60	62,125	-1,817	4,742	-2,721	12,454
Newham	-429	20,535	109,018	10,782	24,739	32,929
OPDC	8,082	5,274	2,300	-555	29,008	8,822
Redbridge	30,531	-13,651	-5,744	-7,579	10,857	2,883
Richmond	-7,769	-12,552	-5,845	6,038	276	-3,970
Southwark	28,344	20,802	9,200	603,493	97,079	151,783
Sutton	7,663	-4,969	38,205	-39,952	-9,487	-1,708

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Tower Hamlets	244,658	27,667	204,295	182,279	313,206	194,421
Waltham Forest	-91,564	-6,458	-6,199	-105	-5,334	-21,932
Wandsworth	171,678	167,358	216,007	176,759	4,165	147,193
Westminster	-95,073	-6,104	-183,116	70,476	108,472	-21,069

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Figure 2.2.3 Non-Residential Approvals (net sqm) trend 2004-05 to 2021-22

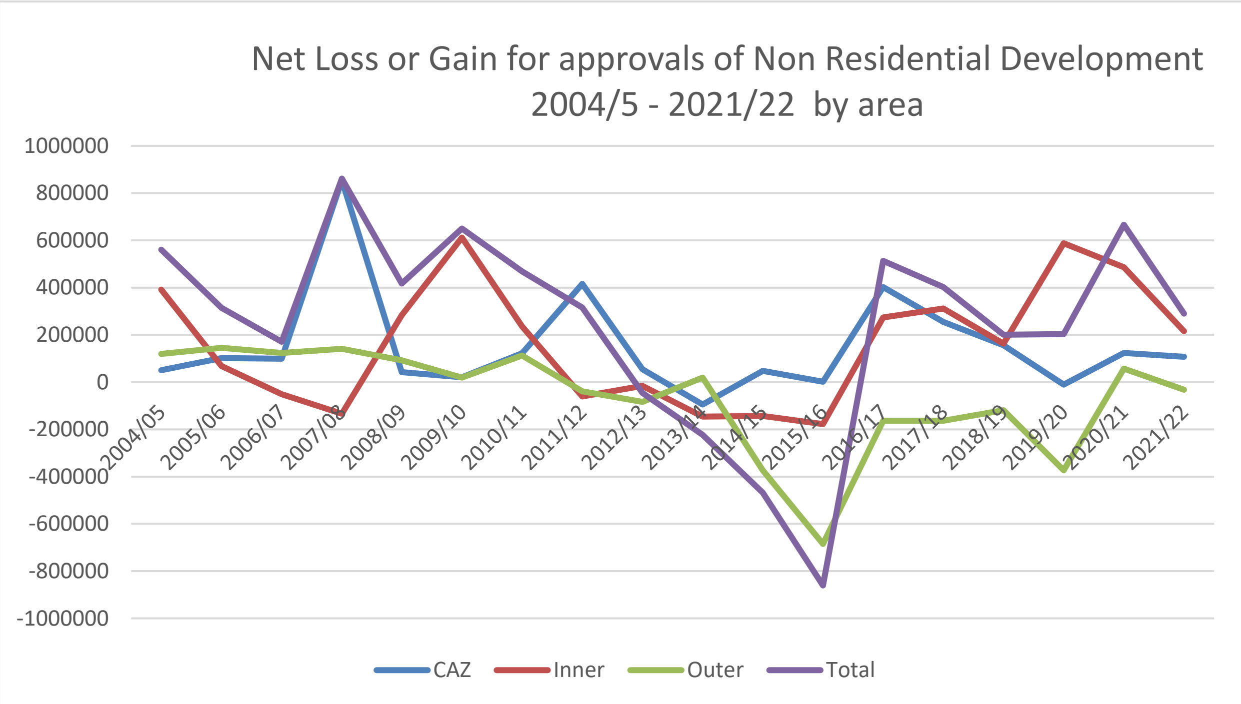

Table 2.2.4 Total net floorspace (sqm) of non-residential approvals by Activity Zone for 2017-18 to 2021-22

Sector	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
CAZ	506,804	501,045	113,821	305,501	273,303	340,095
Inner	603,164	617,934	637,166	1,190,571	860,233	781,814
Outer	-805,129	109,694	-158,4187	-55,248	-91,281	-163,518

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Table 2.2.5 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

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
West End	-26,728	17,511	-37,469	23,562	67,765	8,928

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Table 2.2.6 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	15,4421
Croydon	37,368	105,359	168	420	-1,067	28,450
Ealing	26,650	-2,517	-8,823	3,701	28,183	9,439
Harrow	-10,729	518	-6,354	1,278	209	-3,016
Hounslow	-19,490	-1,857	-16,078	-188	241	-7,474
Ilford	20,083	-21,629	-6,256	-6,343	718	-2,685
Kingston	436	467	-792	1,751	1,287	630
Romford	-4,228	-3,885	-4,921	-2,395	-483	-3,182
Shepherds Bush	81,224	-5,025	1,832	0	1,013	15,809
Stratford	149,699	-15,200	2,605		3,707	28,162
Sutton	-579	-405	7	0	-11,044	-2,404
Uxbridge	-18,614	-399	-19,469	-407	-745	-7,927
Wood Green	-150	-227	-3,785		-172	-867

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Table 2.2.7 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	-1,173
Bexleyheath	-4,435	-3,645	0	-924	35	-8,969	-1,794
Brixton	-1,090	329	1,296	47	290	872	174
Camden Town	3,737	19,473	1,866	1,125	779	26,980	5,396
Canada Water	0	0	-116	0	0	-116	-23
Catford	600	168	-297	226	357	1,055	211
Chiswick	-335	-1,047	-1,197	-954	-1,387	-4,920	-984
Clapham Junction	119	4,053	-576	0	1,121	4,717	943
Dalston	184	29	0	13	0	226	45
East Ham	-3,031	3,104	-753	-4	-2,335	-3,019	-604
Edgware	-709	102	-1,236	373	3,102	1,632	326
Elephant and Castle/ Walworth Road	3,588	2,168	989	183	-118	6,810	1,362

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Eltham	-12	0	-266	-102	-2,408	-2,788	-558
Enfield Town	-308	-805	-332	-250	330	-1,366	-273
Fulham	-480	-1,148	0	-4,773	-257	-6,658	-1,332
Hackney Central	1,217	-38	0	148	0	1,327	265
Hammersmith	-800	-2,184	79,166	244	120	76,546	15,309
Kensington High Street	5,082	86	391	335	1,773	7,666	1,533
Kilburn	-692	-311	46	-1,178	756	-1,379	-276
Lewisham	-3,178	14,993	21,393	0	3,429	36,637	7,327
Nags Head	-118	-196	48	0	174	-92	-18
Orpington	65	-919	290	-368	-4,217	-5,149	-1,030
Peckham	7,849	36	-272	-96	-112	7,405	1,481
Putney	-1,836	-486	-1,595	-203	-375	-4,495	-899
Queensway/ Westbourne Grove	3,246	0	3,817	0	1,681	8,744	1,749
Richmond	664	-200	-58	4,359	-788	3,977	795
Southall	534	1,094	7,114	-145	-1,686	6,911	1,382
Streatham	-199	0	-1,648	0	-132	-1,979	-396
Tooting	-460	-4,606	-234	-96	-551	-5,947	-1,189
Walthamstow	-4,625	8,738	-480	0	0	3,633	727
Wandsworth	-2,647	73	163	0	27	-2,384	-477
Wembley	-3,394	-24,905	84	-1,073	-1,066	-30,354	-6,071
Wimbledon	4,692	49	0	5,272	0	10,013	2,003
Woolwich	-2,537	-13,759	0	-3,315	-155	-19,766	-3,953

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Table 2.2.8 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 floor space 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

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Archway	-8,384	714	388	0	0	-7,282	-1,456
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	1,809
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	-961	-1,022	-3,417	-107	-394	-5,901	-1,180
Church End, Finchley	-2,005	-858	-1,420	136	1,233	-2,913	-583
Clapham High Street	-2,782	199	-2,532	-759	-466	-6,340	-1,268
Cricklewood	3,457	-36	56	-727	0	2,750	550
Crouch End	-3,368	-10	0	0	0	-3,378	-676
Deptford	-840	-3,047	83	257	-212	-3,759	-752
Edmonton Green	0	-289	0	-571	-2,270	-3,130	-626
Feltham High Street	-2,025	-2,357	0	0	88	-4,294	-859
Hanwell	139	-4,141	-371	-3,430	56	-7,747	-1,549
Hornchurch	-1,780	0	72	-170	-1,180	-3,058	-612
Leytonstone	0	-2,189	-820	-98	0	-3,107	-621
New Addington	5,424	56	0	0	155	5,635	1,127
New Barnet	-6,036	-4,922	-5,072	-188	301	-15,916	-3,183
New Cross and New Cross Gate	-288	133	3,200	0	-187	2,858	572
New Malden	-492	-6,417	-51	-30	2,497	-4,493	-899
North Finchley	-890	-4,400	-1,417	-316	-592	-7,615	-1,523
Praed Street/ Paddington	46,520	0	-129	14	14	46,419	9,284
Rayners Lane	-9,585	-108	-775	0	0	-10,468	-2,094
Ruislip	-1,638	-954	-34	0	96	-2,530	-506
Southbank	0	7,925	194	0	11,595	19,714	3,943
Stanmore	-1,874	-2,116	-588	0	0	-4,578	-916
Wallington	-223	-2,750	10	-108	-2,473	-5,544	-1,109
Watney Market	-3,530	-440	0	0	40	-3,930	-786
Wealdstone	-2,299	7,784	-3,238	0	-199	2,048	410
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	-453	0	703	-15,856	-3,171
Whitechapel	-564	524	0	1,447	6,142	7,549	1,510

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
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, Black Heath, Brent Street, Bruce Grove / Tottenham High Road, Burnt Oak, Camberwell, Carshalton Village, Chadwell Heath, Cheam Village, Chrisp Street, Colindale / The Hyde, Collier Row, Coulsdon, Crayford, Downham, Dulwich – Lordship Lane, Ealing Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgeware 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/Queensdown 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, Wilesden Green, Wood Street and Worcester Park.

Table 2.2.9 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
Bankside and The Borough	26,667	27,066	7,475	30,531	66,441	158,179	31,636
Covent Garden/ Strand	-2,416	35	-31	-8,738	16	-11,134	-2227
Edgware Road South	-6	-3,428	-150	4	1,089	-2,491	-498
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
London Bridge	1,756	-580	-91	0	32,524	33,609	6,722
Marylebone High Street	-280	631	469	8	-196	632	126
Marylebone Road	2,798	0	454	5,642	1,399	10,293	2,059
Shoreditch	7,890	20,456	14,571	0	0	42,917	8,583

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
Tottenham Court Road (part)	40	-1	12	134	957	1,142	228
Victoria Street	623	-3,245	23,849	25	23,455	44,707	8,941
Warwick Way/ Tachbrook Street	0	0	-49	-32	-412	-493	-99
Waterloo	-3,260	427	-268	110,437	1,491	108,826	21,765
Wentworth Street	0	0	91	-97	0	-6	-1

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Non-Residential Starts

Table 2.2.10 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	-1,754	-6,558	24,728	-20,467	23,165
A2	4,591	1,932	2,710	29,009	-3,243	7,000
A3	41,129	29,485	27,473	42,177	10,188	30,090
A4	-6,548	140	-2,149	6,761	-3,420	-1,043
A5	6,232	5,506	4,664	6,002	2,517	4,984
B1	24,227	33,940	-3,749	-23,156	21,503	10,553
B1a	56,524	93,642	99,289	351,290	218,623	163,874
B1b	-31,992	661	18,106	-10,408	995	-4,528
B1c	-33,384	78,987	-14,171	-637	-64	6,146
B2	-20,154	-178,885	-60,941	-20,977	-43,369	-64,865
B8	-127,466	-11,707	-57,456	58,031	-35,160	-34,752
C1	400	42	-4,388	27,933	-278	4,742
C2	-11,140	32,978	5,267	8,985	-12,726	4,673
D1	203,519	79,920	319,749	90,927	43,849	147,593
D2	102,773	91,491	-62,021	62,332	10,573	41,030
E	0	0	0	89	0	18
Not supplied	0	540	-56	-473	-197	-37
Sui generis/other	74,156	-56,876	-61,983	13,555	25,856	-1,058
Total	**402,557**	**200,155**	**203,874**	**666,572**	**294,478**	353,527

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Table 2.2.11 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	-62,831	-16,421	-12,404	-7,356
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	131,844
Croydon	-50,678	781	-112,794	12,124	36,704	-22,773
Ealing	10,453	-56,385	-30,909	-9,948	2,137	-16,930
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	-8,674	-22,566
Havering	-36,863	53,942	-53,708	-2,308	-26,430	-13,073
Hillingdon	-6,920	-22,761	300	69,476	938	8,207
Hounslow	-4,478	31,260	-27,443	-9,487	-9,512	-3,932
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	-9,505	27,983	4,786	8,819
Lambeth	-9,276	1,895	42,107	10,976	21,886	13,518
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	1,386
Redbridge	-134	9,321	710	-6,430	-5,870	-481
Richmond	-21,543	-6,702	-5,505	2,573	-5,172	-7,270
Southwark	37,945	5,436	40,559	12,629	28,624	25,039
Sutton	2,905	-6,354	21,514	6,604	32	4,940
Tower Hamlets	4,687	-21,607	175,208	52,944	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	25,563	66,089
Westminster	-105,301	-54,833	-189,957	16,024	37,129	-59,388
Total	**402,557**	**200,155**	**203,874**	**666,572**	**294,478**	**353,527**

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Figure 2.2.12 Non-Residential Starts by Area 2004-05 to 2021-22

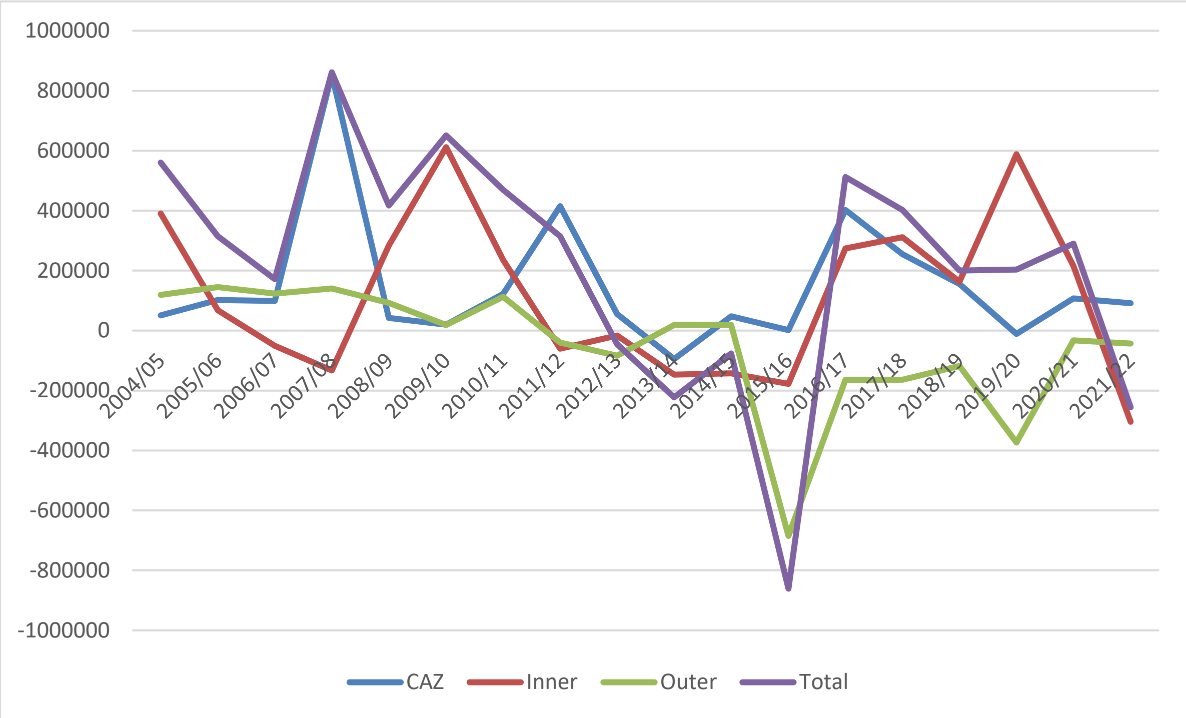

Table 2.2.13 Non-Residential Starts by location for 2017-18 to 2021-22

Sector	2017/18	2018/19	2019/20	2020/21	2021/22	5 Years Average
CAZ	255,265	155,908	-10,851	122,966	110,701	126,798
Inner	311,176	162,770	588,225	485,890	215,394	352,691
Outer	-163,884	-118,523	-373,500	57,726	-31,617	-125,923
Total	**402,557**	**200,155**	**203,874**	**666,572**	**294,478**	**353,527**

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Table 2.2.14 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		-180	0	1,063	213
West End	-33,787	4,625	8,148	-6,173	18,222	-8,965	-1,793

Table 2.2.15 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

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
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 Bush	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 2.2.16 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

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
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
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 2.2.17 Non-Residential Starts by District town centre for 2017-18 to 2021-22, including total and five year average

2.2.4 This table sets outs the square metres of floor space 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, Finchley	-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

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
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
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, Black Heath, 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, Edgeware 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/Queensdown 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 2.2.18 Non-Residential Starts by CAZ retail cluster town centre for 2017-18 to 2021-22, including total and five year average

2.2.5 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

2.2.6 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 2.2.19 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	-10,010	13,991	-14,389	22,798
A2	-2,274	5,089	147	-3,979	774	-49
A3	38,691	29,294	31,372	21,896	12,433	26,737
A4	-6,909	-1,169	3,936	2,875	-779	-409
A5	8,255	6,220	6,298	2,263	-322	4,543

Use class	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
B1	-14,922	-11,426	-58,174	-39,473	18,836	-21,032
B1a	-215,840	167,521	42,439	316,673	146,877	91,534
B1b	-38,838	2,419	2,991	-10,481	6,022	-7,577
B1c	-51,969	17,341	-19,418	-1,781	22,564	-6,653
B2	-5,762	-181,974	-73,074	-10,004	-47,805	-63,724
B8	-100,858	-61,934	-71,076	10,208	10,980	-42,536
C1	400	14	-4,436	-948	207	-953
C2	-9,988	9,071	437	-9,337	20,469	2,130
D1	109,135	158,589	109,320	122,328	66,416	113,158
D2	59,940	164,161	-7,692	30,493	24,830	54,346
Not supplied	0	0	-56	-473	-340	-174
Sui generis/Other	-41,462	-64,126	-208,597	-15,724	-10,092	-63,926
Total	**-170,876**	**261,965**	**-255,593**	**428,528**	**276,865**	**108,178**

Date of download: 07 Feb 2024

Table 2.2.20 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
Bexley	-18,577	40,740	86	-1,109	-3,523	3,524
Brent	-44,771	19,139	-21,405	-13,070	-2,917	-12,605
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	225,209	1,153	117,118
Croydon	-48,633	-13,466	-116,145	16,672	-3,222	-32,959
Ealing	-29,763	-59,713	-37,247	-9,080	17,569	-23,647
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	24,589	28,642
Haringey	-6,529	-32,538	-14,343	14,014	1,327	-7,614
Harrow	-25,636	-35,833	-52,411	-5,244	-28,877	-29,600
Havering	-29,132	65,104	-52,965	-7,317	-24,611	-9,784
Hillingdon	52,870	-49,806	-27,385	46,771	29,250	10,340
Hounslow	-5,890	11,680	-67,767	-24,990	10,609	-15,272
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	16,191	-3,880	371	-3098

Planning Authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Lambeth	2,216	71,647	-27,909	18,981	-7,309	11,525
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	-2,007	-1,791
Richmond	-22,765	4,927	-826	1,209	3,666	-2,758
Southwark	-41,273	55,355	43,699	-20,230	30,911	13,692
Sutton	-13,125	9,472	9,876	3,358	19,460	5,808
Tower Hamlets	10,839	16,442	20,833	-32,239	43,338	11,843
Waltham Forest	-33,836	-6,709	-24,425	-3,392	-9,299	-15,532
Wandsworth	64,817	-43,112	25,087	-10,484	7,213	8,704
Westminster	-93,147	-166,457	-253,394	45,625	54,596	-82,555
Total	**-170,876**	**261,965**	**-255,593**	**428,528**	**276,865**	**108,178**

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Figure 2.2.21 Non-Residential Completions by area 2004-05 to 2021-22

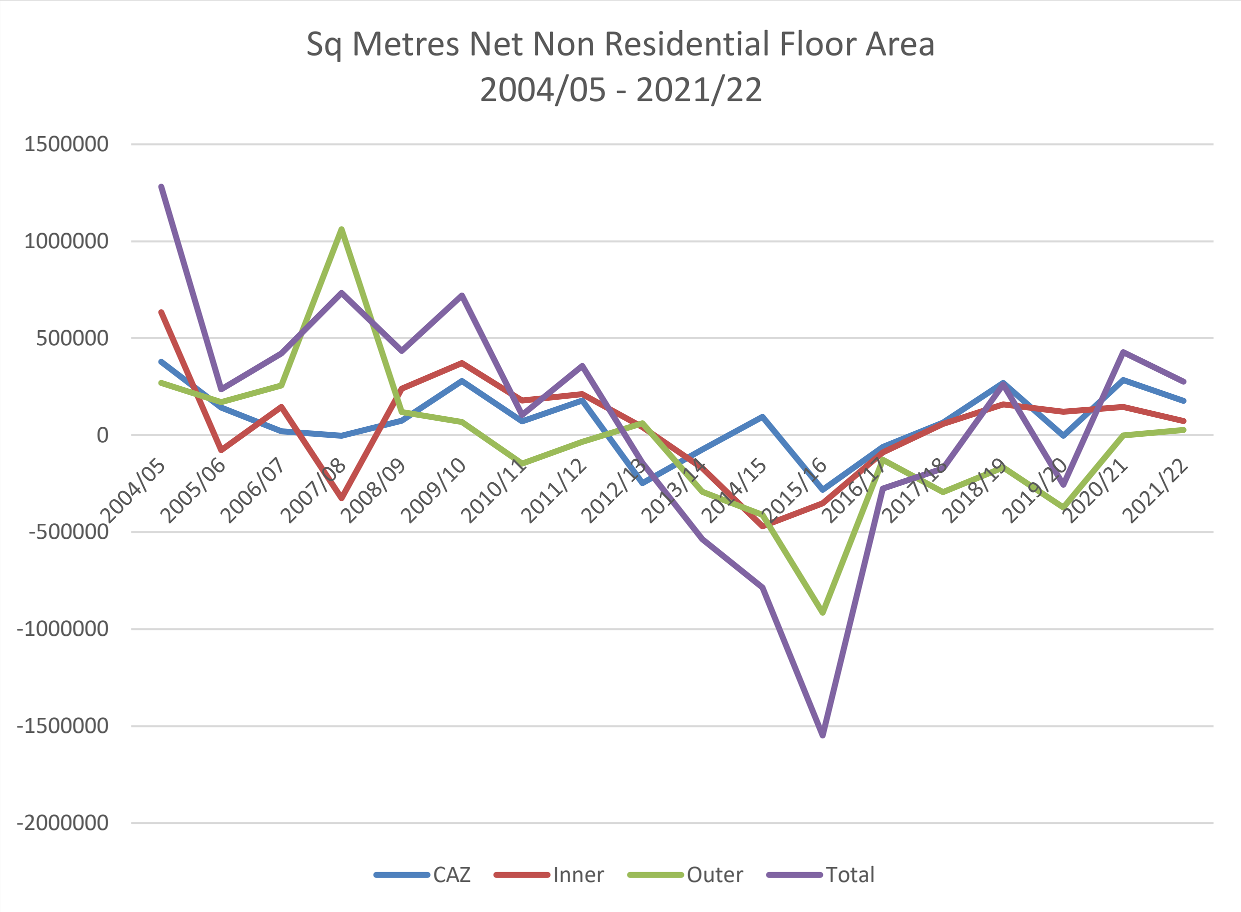

Table 2.2.22 Non-Residential Completions by location for 2017-18 to 2021-22

2.2.7 The section sets out the data on non-residential completions by borough. Where floor space 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	-3,474	284,384	177,059	158,628
Inner	58,244	159,086	121,272	145,597	72,583	111,356
Outer	-294,178	-167,232	-373,391	-1,453	27,223	-161,768
Total	**-170,876**	**261,965**	**-255,593**	**428,528**	**276,865**	108,178

Date of download: 07 Feb 2024

Table 2.2.23 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

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Table 2.2.24 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	835
Canary Wharf	14,036	0	13,007	0	0	27,043	5,409
Croydon	-46,639	2,236	-16,139	704	-857	-60,695	-12,139
Ealing	-1,770	8,973	-128	-1,990	5,729	10,814	2,163
Harrow	-129	-7,197	4,224	-488	472	-3,118	-624
Hounslow	-108	16,194	-15,333	-4,975	-369	-4,591	-918
Ilford	1,077	2,576	-232	-6,737	-3,945	-7,261	-1,452
Kingston	4,625	-13,215	5,423	-32	0	-3,199	-640
Romford	6,004	-2,604	-80	-3,928	-2,987	-3,595	-719
Shepherds Bush	67,577	41	-3,327	88	-308	64,071	12,814
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	-106

Date of download: 07 Feb 2024

Table 2.2.25 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

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
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
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 2.2.26 Non-Residential Completions by District town centre for 2017-18 to 2021-22, including total and five year average

2.2.8 This table sets outs the square metres of floor space 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
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, Black Heath, 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, Edgeware 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/Queensdown 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, South bank, 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 2.2.27 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
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

Town centre	2017/18	2018/19	2019/20	2020/21	2021/22	Total	5 Year Average
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 2.2.28 Employment by Borough for 2021 and 2022

2.2.9 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.

2.2.10 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 Fulham	144	148
Haringey	74	76
Harrow	74	78
Havering	87	88
Hillingdon	183	197
Hounslow	150	164
Islington	247	264
Kensington and Chelsea	139	140

Borough	2021	2022
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 2.2.29 Employment by Ethnicity for 2021 and 2022

2.2.11 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

	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 2.2.30 Employment for men for 2021 and 2022

2.2.12 This tables set out the employment by gender 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 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

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
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 2.2.31 Employment for women for 2021 and 2022

2.2.13 This tables set out the employment by gender 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 Employment Rates - London Datastore

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
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 2.2.32 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 2.2.33 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 2.2.34 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
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

Borough/ Area	2017	2018	2019	2020	2021	5 Year Average
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

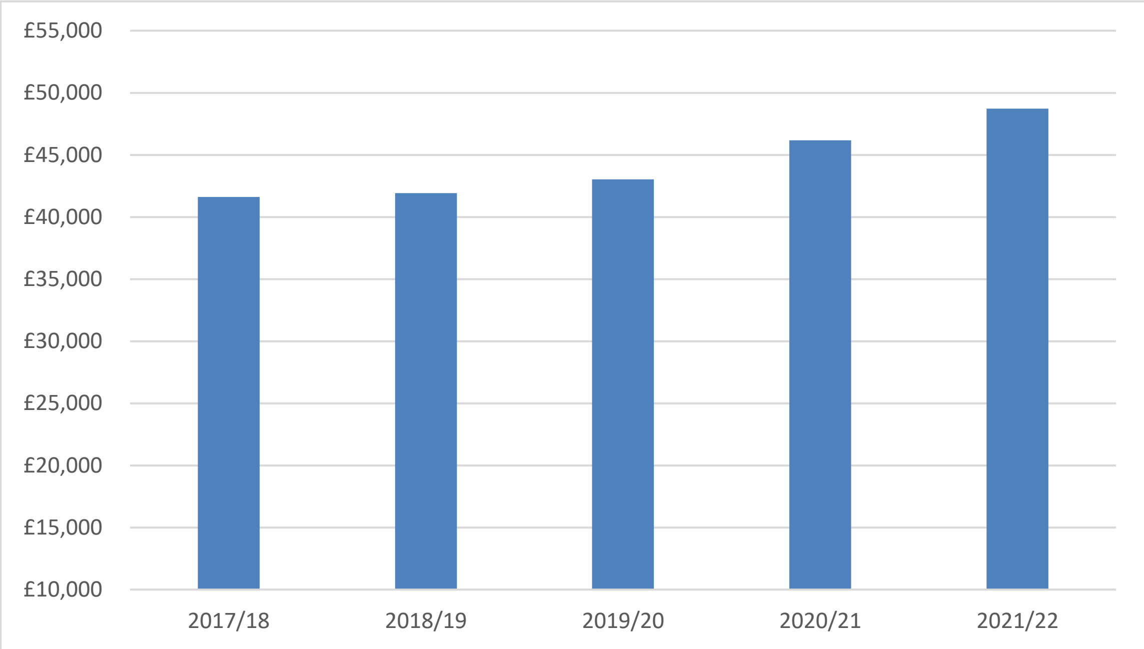
Table 2.2.35 Job Density by Borough between 2017 - 2021, including five year average

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
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

2.2.36 Medium household incomes in London

2.2.15 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.

Table 2.2.37 Vacancy Rate in Sq.ft along with percentage for 2017-18 to 2021-22

	Q1 2022		Q1 2021		Q1 2020		Q1 2019		Q1 2018	
Type	Sq.m	%	Sq.m	%	Sq.m	%	Sq.m	%	Sq.m	%
Office	66,528	18.4	63,647	17.6	43,881	12.8	28,112	8.3	22,212	6.6
Industrial	1,366	3	1,115	2.4	1,115	2.4	1,366	3	0	0
Retail	6,545	7.5	4,193	4.9	4,348	5.2	5,437	6.5	1,965	2.7
Light Industrial	520	5.3	520	5.3	0	0	914	10.4	0	0

Table 2.2.38 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

Borough	Net Gain or Loss
LLDC	10.077 ha

Table 2.2.39 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 2.2.40 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

Table 2.2.41 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 changed to residential	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)
Retail/takeaway	5,056 (115)	5,444 (128)	3,922 (77)	2,964 (56)	1,957 (53)	3,869 (86)
Storage	4,739 (91)	6,631 (111)	5,122 (78)	5,609 (109)	1,468 (20)	4,714 (82)
Retail/service/ takeaway/etc				257 (4)	294 (8)	110 (2)
Amusements/casinos		31 (1)			97 (3)	26 (1)
Agriculture		0 (1)	140 (1)			28 (0)
Light industrial					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

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%**
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%**

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	Total
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
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

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

Planning Authority	Net Gain or Loss
None	None

Table 2.3.7 Mayoral Community Infrastructure Levy Receipts

Borough	Total 21-22	CumulativeTotal
Barking & Dagenham	826,458	**6,876,218**

Borough	Total 21-22	CumulativeTotal
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**
H & F	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**
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**

Table 2.3.8 Use of Design Review Panels

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

Tall buildings

Table 2.3.9 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
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
Total	**295**	**266**	**182**	**32**	**92**	**867**	**173**

Table 2.3.10 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
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 2.3.11 River restoration in London

	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 2.3.12 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
After 'be green' (renewable energy)	40,294	16,358	38,145	48.6

Disabled parking bays

Table 2.3.13 Disabled Parking Bay aprovals by Borough for 2017-18 to 2021-22, including five year average showing gross / net figures

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Barking & Dagenham	57 / 8	29 / 29	110 / 107	27 / 23	11 / 6	47 / 35
Barnet	70 / 60	71 / 71	2 / 2	140 / 104	138 / 120	84 / 71
Bexley	30 / 4	19 / 9	16 / -	21 / 15	48 / 48	27 / 15
Brent	74 / 71	329 / 316	60 / 24	153 / 116	133 / 99	150 / 125
Bromley	22 / -	7 / -	1 / 0	15 / 15	27 / 26	14 / 8
Camden	32 / 20	33 / 1	5 / 2	2 / 2	19 / 15	18 / 8
City of London	0 / 0	1 / 1	- / 7	7 / 6	4 / 4	2 / 2
Croydon	237 / 91	87 / 2	60 / 14	5 / 3	4 / 4	79 / 23

Planning authority	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Average
Ealing	108 / -	32 / 0	46 / 8	169 / 150	171 / 99	105 / 51
Enfield	55 / 7	112 / 38	4 / 2	13 / 13	15 / 9	40 / 14
Greenwich	175 / 171	39 / 33	32 / 24	38 / 33	273 / 191	111 / 90
Hackney	38 / 4	29 / 5	16 / -3	11 / 9	33 / 5	25 / 4
Hammersmith & Fulham	12 / 12	94 / 19	64 / 27	- / -	- / -	34 / 12
Haringey	72 / 47	294 / 273	16 / 8	4 / 0	8 / 5	79 / 67
Harrow	145 / -	102 / 17	50 / 3	38 / 38	15 / 3	70 / 12
Havering	29 / -5	108 / 1	147 / 2	38 / 11	104 / 70	85 / 16
Hillingdon	82 / 54	77 / 35	236 / 81	65 / 25	63 / 39	105 / 47
Hounslow	92 / 44	78 / 58	188 / 7	44 / 40	145 / 104	109 / 51
Islington	- / -	13 / 2	0 / 0	4 / 2	12 / 12	6 / 3
Kensington & Chelsea	6 / -	23 / 21	- / -	50 / 37	22 / 7	20 / 13
Kingston	53 / 2	29 / 5	12 / -	- / -	- / -	19 / 1
Lambeth	105 / 5	245 / 54	102 / 19	44 / 13	36 / 20	106 / 22
Lewisham	12 / 12	87 / 77	238 / 116	27 / 2	75 / 34	88 / 48
LLDC	256 / 5	77 / -	14 / -	- / -	- / -	69 / 1
Merton	49 / 36	6 / 3	3 / 3	21 / 15	1 / 1	16 / 12
Newham	122 / 80	142 / 134	101 / 94	90 / 63	53 / 34	102 / 81
OPDC	114 / 110	8 / -	2 / 2		- / -	25 / 22
Redbridge	73 / 42	38 / 38	7 / 7	7 / 5	36 / 5	32 / 19
Richmond	9 / 2	13 / 2	19 / 9	8 / 7	7 / 1	11 / 4
Southwark	44 / -3	27 / 5	28 / 1	8 / 5	90 / 91	39 / 20
Sutton	15 / 11	4 / 3	3 / 3	4 / 4	19 / 18	9 / 8
Tower Hamlets	125 / 2	90 / 8	206 / 198	70 / 44	125 / 116	123 / 74
Waltham Forest	133 / 99	58 / 21	21 / 1	- / -	107 / 46	64 / 33
Wandsworth	76 / 42	165 / 99	49 / 42	- / -	78 / 78	74 / 52
Westminster	73 / 72	20 / 3	- / 1	1 / 1	2 / 2	19 / 16
Total	**2,595 / 1,105**	**2,586 / 1,383**	**1,858 / 801**	**1,124 / 801**	**1,874 / 1,312**	**2,007 / 1,080**

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

Type	17/18 Gross	17/18 Net	18/19 Gross	18/19 Net	19/20 Gross	19/20 Net	20/21 Gross	20/21 Net	21/22 Gross	21/22 Net	5 Years Average Gross	5 Years Average Net
Mixed use	1,270	471	1,134	699	553	349	388	312	541	528	777	472

Type	17/18 Gross	17/18 Net	18/19 Gross	18/19 Net	19/20 Gross	19/20 Net	20/21 Gross	20/21 Net	21/22 Gross	21/22 Net	5 Years Average Gross	5 Years Average Net
Non-residentail	318	143	187	61	447	153	214	166	281	94	289	123
Other	89	44	37	10	55	20	153	64	512	203	169	68
Residential	918	447	1,228	613	803	279	369	259	540	487	772	417
Total	**2,595**	**1,105**	**2,586**	**1,383**	**1,858**	**801**	**1,124**	**801**	**1,874**	**1,312**	2007	1080

Table 2.3.15 Disabled Parking Bay completions by Borough for 2017-18 to 2021-22, Including five year average

Planning authority	17/18 Gross	17/18 Net	18/19 Gross	18/19 Net	19/20 Gross	19/20 Net	20/21 Gross	20/21 Net	21/22 Gross	21/22 Net	5 Year Average Gross	5 Year Average Net
Barking & Dagenham	30	3	130	65	11	11	21	17	62	62	51	32
Barnet	48	41	23	22	80	80	79	68	26	26	51	47
Bexley	21	0	46	1	18	8	14	2	10		22	2
Brent	36	2	131	33	69	23	56	37	261	235	111	66
Bromley	19	7	21	3	32	24	14	0			17	7
Camden	33	8	17	15	40	10	24	9	6		24	8
City of London	14	9	20	9			12	12			9	6
Croydon	66	50	104	28	72	47	107	30	71	42	84	39
Ealing	17		19		32		41		10		24	0
Enfield	39	36	18	13	10	5	15	3	70	44	30	20
Greenwich	53	50	216	80	175	100	4	4	34	34	96	54
Hackney	27	1	39	4	28	7	48	15	2	-18	29	2
Hammersmith & Fulham	6	0	88	0	4	0	31		50	0	36	0
Haringey	9	4	22	2	41	17	73	45			29	14
Harrow	38		35		128	0	47	19	53	5	60	5
Havering	39	0	27	5	24	0	11	1	14	1	23	1
Hillingdon	153	51	111	19	75	54	76	31	21	13	87	34
Hounslow	67	1	88	43	63	20	47	18	50	22	63	21
Islington	4				31		29	1	0	0	13	0
Kensington & Chelsea	15	1			31	31	1	1	1		10	7

Planning authority	17/18 Gross	17/18 Net	18/19 Gross	18/19 Net	19/20 Gross	19/20 Net	20/21 Gross	20/21 Net	21/22 Gross	21/22 Net	5 Year Average Gross	5 Year Average Net
Kingston	14	0	7		40	-1	1	1	9	3	14	1
Lambeth	18	-3	27	11	54	0	35				27	2
Lewisham	67	64	102	24	36	35	4	4	13	13	44	28
LLDC	55	14	6		127	56	132		61	5	76	15
Merton	24	3	8	2	19	5	37	32	4	0	18	8
Newham	18	4	29	2	155	86	94	6	48	23	69	24
OPDC	48	-5	1	1	2				35	35	17	6
Redbridge	6	1	30	7	20	5	31	13	5	4	18	6
Richmond	13		23	2	5		1		10	7	10	2
Southwark	39	1	291	0	139	7	40	0	27	1	107	2
Sutton	52	45	12	10	47	46	24	13	1	1	27	23
Tower Hamlets	74	3	15		200	2	31	14	56	2	75	4
Waltham Forest	53	52	11	7	16	15	70	54			30	26
Wandsworth	88	55	51	42	116	113	41	41	43	43	68	59
Westminster	10	5	35		20	8	68		1		27	3
Total	**1,313**	**503**	**1,803**	**450**	**1,960**	**814**	**1,359**	**491**	**1,054**	**603**	1498	572

Table 2.3.16 Disabled Parking Bay completions by Development Type for 2017-18 to 2021-22, Including five year average

Type	17/18 Gross	17/18 Net	18/19 Gross	18/19 Net	19/20 Gross	19/20 Net	20/21 Gross	20/21 Net	21/22 Gross	21/22 Net	5 Year Average Gross	5 Year Average Net
Mixed use	375	209	517	77	662	316	509	173	318	132	476	181
Non-residentail	413	155	366	97	202	35	134	35	33	5	230	65
Other	49	13	33	3	17	0	64	21	7	7	34	9
Residential	476	126	887	273	1,079	463	652	262	696	459	758	317
Total	**1,313**	**503**	**1,803**	**450**	**1,960**	**814**	**1,359**	**491**	**1,054**	**603**	1498	572

Class sizes

Table 2.3.17 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	31	31	31	31	31	31
Barnet	33	33	33	32	32	32
Bexley	31	32	33	32	32	32
Brent	32	33	31	31	33	32
Bromley	31	31	33	31	31	31
Camden	31	30	31	31	31	31
City of London	26	27	20	19	31	25
Croydon	31	31	32	31	31	31
Ealing	33	34	35	33	35	34
Enfield	32	32	31	31	32	32
Greenwich	33	32	33	32	32	32
Hackney	31	30	28	29	27	29
Hammersmith and Fulham	31	31	32	31	30	31
Haringey	33	33	32	32	31	32
Harrow	29	29	29	29	33	30
Havering	34	35	35	35	32	34
Hillingdon	33	32	32	31	31	32
Hounslow	32	33	31	32	31	32
Islington	31	31	31	31	30	31
Kensington and Chelsea	28	27	30	27	27	28
Kingston upon Thames	33	36	29	31	34	33
Lambeth	30	31	31	29	30	30
Lewisham	28	32	32	31	31	31
Merton	32	31	32	30	30	31
Newham	32	31	32	32	30	31
Redbridge	32	33	34	32	33	33
Richmond upon Thames	29	29	29	32	34	31
Southwark	31	30	31	30	30	30
Sutton	29	29	32	31	31	31
Tower Hamlets	32	31	32	32	31	32
Waltham Forest	32	33	32	31	31	32
Wandsworth	30	30	30	30	30	30
Westminster	27	30	29	26	29	28
(blank)	32	32	32	31	31	32

Chapter 3

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 stage. 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 document 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
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

Opportunity Area	Borough	Boundary status	Planning policy instrument
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
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)
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.

Residential development

Residential completions

3.1.9 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 3.2.1 Net residential completions in OAs with adopted boundaries for 2021/2022 (all types of supply)

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

Opportunity Area	2021/2022
Brent Cross/Cricklewood	21
Canada Water	20
City Fringe/Tech City	630
Colindale/Burnt Oak	702
Croydon	540
Deptford Creek/Greenwich Riverside	204
Elephant and Castle	64
Euston	1
Greenwich Peninsula	2
Harrow and Wealdstone	367
Ilford	11
Isle of Dogs	2,612
Lee Valley	2,043
London Bridge/Bankside	252
London Riverside	307
New Cross/Lewisham/Catford	145
Old Kent Road	540
Old Oak/Park Royal	1,078
Olympic Legacy	1,505
Paddington	7
Royal Docks and Beckton Riverside	1,122
Southall	15
Thamesmead and Abbey Wood	222
Tottenham Court Road	1
Vauxhall Nine Elms Battersea	1,128
Waterloo	-70
Wembley	2,087
White City	796
Woolwich	307
Total	**16,659**

Date of download: 26 Feb 2024

Table 3.2.2 Net residential completions in OAs with adopted boundaries for 2021/2022 (self-contained)

Opportunity Area	2021/2022
Brent Cross/Cricklewood	21.0
Canada Water	21.0
Charlton Riverside	
City Fringe/Tech City	630.0

Opportunity Area	2021/2022
Colindale/Burnt Oak	702.0
Croydon	607.0
Deptford Creek/Greenwich Riverside	194.0
Earl's Court/West Kensington	
Elephant and Castle	64.0
Euston	1.0
Greenwich Peninsula	2.0
Harrow and Wealdstone	143.0
Ilford	15.0
Isle of Dogs	2,612.0
King's Cross	0
Lee Valley	2,040.0
London Bridge/Bankside	252.0
London Riverside	294.0
New Cross/Lewisham/Catford	140.0
Old Kent Road	540.0
Old Oak/Park Royal	1,078.0
Olympic Legacy	1,505.0
Paddington	7.0
Royal Docks and Beckton Riverside	1,122.0
Southall	7.0
Thamesmead and Abbey Wood	222.0
Tottenham Court Road	1.0
Vauxhall Nine Elms Battersea	1,128.0
Victoria	0
Waterloo	-70.0
Wembley	1,847.0
White City	796.0
Woolwich	307.0
Total	**16,228.0**

Date of download: 23 Feb 2024

Table 3.2.3 Net residential completions in OAs with adopted boundaries for 2021/2022 (non-self-contained)

Opportunity Area	2021/2022
Canada Water	-1
Croydon	-67
Deptford Creek/Greenwich Riverside	10
Harrow and Wealdstone	224
Ilford	-4
Lee Valley	3
London Riverside	13
New Cross/Lewisham/Catford	5
Old Kent Road	0
Southall	8

Opportunity Area	2021/2022
Wembley	240
Total	**431**

Date of download: 20 Feb 2024

Table 3.2.4 Percentage of total housing per LPA completed within designated OA(s) with an adopted boundary from 2018-2019 to 2021-22

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

3.1.12 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	75.31%	0.84%	58.92%	3.18%
Barnet	17.99%	17.36%	33.38%	36.10%
Bexley	0.17%	**1184.21%**	0.18%	29.95%
Brent	34.35%	84.22%	63.63%	59.40%
Camden	13.18%	12.77%	14.50%	0.40%
Croydon	35.93%	26.51%	36.08%	24.36%
Ealing	16.22%	22.26%	26.66%	1.35%
Enfield	126.55%	48.02%	31.23%	37.21%
Greenwich	63.33%	84.37%	50.28%	33.40%
Hackney	87.93%	73.62%	74.93%	94.31%
Hammersmith & Fulham	16.19%	51.20%	52.48%	24.24%
Haringey	14.92%	9.84%	58.62%	43.47%
Harrow	59.63%	29.14%	**106.50%**	49.86%
Havering	3.42%	2.64%	21.71%	28.35%
Islington	-0.12%	-0.17%	0.00%	0.00%
Lambeth	62.77%	55.90%	**169.08%**	50.39%
Lewisham	79.90%	67.44%	**104.09%**	41.84%
LLDC	99.39%	99.65%	91.51%	65.33%
Newham	83.68%	85.37%	60.62%	57.83%
OPDC	100.00%	100.00%	100.00%	100.00%
Redbridge	18.10%	70.57%	29.35%	5.38%
Southwark	71.80%	76.76%	24.34%	52.05%
Tower Hamlets	59.20%	75.53%	91.27%	87.24%
Waltham Forest	15.58%	43.02%	20.94%	32.40%
Wandsworth	25.18%	52.18%	32.49%	52.45%
Westminster	48.62%	22.46%	69.18%	1.31%
Total	47.06%	53.32%	54.53%	45.97%

Date of download: 26 Feb 2024

Table 3.2.5 Net residential completions by tenure in OAs with adopted boundaries in 2021/2022 (self-contained)

Opportunity Areas	Affordable Rented	Intermediate tenures	Market	Other	Total
Brent Cross/Cricklewood			21		**21**
Canada Water		5	16		**21**
City Fringe/Tech City	16	1	613		**630**
Colindale/Burnt Oak			701	1	**702**
Croydon	93	93	421		**607**
Deptford Creek/Greenwich Riverside	39	7	148		**194**
Elephant and Castle		18	46		**64**
Euston			1		**1**
Greenwich Peninsula			2		**2**
Harrow and Wealdstone	110	14	19		**143**
Ilford			15		**15**
Isle of Dogs	385	368	1,859		**2,612**
Lee Valley	87	314	1,639		**2,040**
London Bridge/Bankside	16	9	227		**252**
London Riverside	4	29	261		**294**
New Cross/Lewisham/Catford		4	136		**140**
Old Kent Road	97	64	379		**540**
Old Oak/Park Royal	160	262	656		**1,078**
Olympic Legacy	71	121	1,245	68	**1,505**
Paddington			7		**7**
Royal Docks and Beckton Riverside	189	195	738		**1,122**
Southall			7		**7**

Opportunity Areas	Affordable Rented	Intermediate tenures	Market	Other	Total
Thamesmead and Abbey Wood	75	11	136		**222**
Tottenham Court Road			1		**1**
Vauxhall Nine Elms Battersea	251	18	859		**1,128**
Waterloo			-70		**-70**
Wembley	128	358	1,361		**1,847**
White City	162	265	369		**796**
Woolwich			307		**307**
Total	**1,883**	**2,156**	**12,120**	**69**	**16,228**

Date of download: 26 Feb 2024

Residential approvals

Table 3.2.6 Net residential approvals in OAs with adopted boundaries by year since 2017/18 (all types of supply)

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

Opportunity Area	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	Total
Brent Cross/Cricklewood	960	765	64	40	108	**1,937**
Canada Water	86	25	21	332	84	**547**
Charlton Riverside	-4	1		2		**-1**
City Fringe/Tech City	1,418	451	1,951	933	1,032	**5,786**
Colindale/Burnt Oak	-4	1,227	1,251	317	1,241	**4,032**
Croydon	2,189	1,557	823	55	16	**4,640**
Deptford Creek/Greenwich Riverside	31	436	52	250	50	**819**
Earl's Court/West Kensington	-2	0	35		-11	**22**
Elephant and Castle	826	1,123	13	12	18	**1,992**
Euston	102		1	7	5	**115**
Greenwich Peninsula	1,078	262	122	119	489	**2,070**
Harrow and Wealdstone	1,525	910	415	1,429	326	**4,605**
Ilford	742	332	205	481	283	**2,043**

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Opportunity Area	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	Total
Isle of Dogs	1,973	2,815	2,334	297	3,976	**11,395**
King's Cross		381				**381**
Lee Valley	3,508	3,370	178	718	4,042	**11,817**
London Bridge/Bankside	88	549	45	750	260	**1,692**
London Riverside	11,356	4,062	474	759	457	**17,109**
New Cross/Lewisham/Catford	181	1,983	1,029	308	1,198	**4,699**
Old Kent Road	148	228	1,357	2,168	2,104	**6,006**
Old Oak/Park Royal	2,328	107	895	825	1,453	**5,608**
Olympic Legacy	4,038	4,638	1,526	638	2,888	**13,728**
Paddington	337	335	7			**679**
Royal Docks and Beckton Riverside	1,601	244	8,780	1,411	172	**12,208**
Southall	750	485	2,570	2,562	1,412	**7,779**
Thamesmead and Abbey Wood	72	497	5	41	1,955	**2,570**
Tottenham Court Road	15	1		5	2	**23**
Vauxhall Nine Elms Battersea	5,278	4,153	2,715	1,488	1,383	**15,018**
Victoria	1	1	2	1		**5**
Waterloo	2	216	162	5	8	**393**
Wembley	3,023	2,420	285	984	1,954	**8,666**
White City	54	474	532	2	379	**1,441**
Woolwich	194	217	20	5	1,001	**1,437**
Total	**43,895**	**34,266**	**27,869**	**16,945**	**28,286**	**151,260**

Date of download: 23 Feb 2024

Table 3.2.7 Net residential approvals by tenure in OAs with adopted boundaries in 2021/2022 (all types of supply)

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

Opportunity Area	Affordable Rented	Intermediate tenures	Market	Other	Total
Brent Cross/Cricklewood			108		**108**
Canada Water	14	19	52	- 1	**84**
City Fringe/Tech City	155	113	752	12	**1,032**

Opportunity Area	Affordable Rented	Intermediate tenures	Market	Other	Total
Colindale/Burnt Oak	223	199	819		**1,241**
Croydon	1	3	12		**16**
Deptford Creek/Greenwich Riverside			47	3	**50**
Earl's Court/West Kensington			- 11		**- 11**
Elephant and Castle	9	2	7		**18**
Euston			- 10	15	**5**
Greenwich Peninsula	73	26	390		**489**
Harrow and Wealdstone	12	27	285	2	**326**
Ilford	2	77	204		**283**
Isle of Dogs	675	207	3,087	7	**3,976**
Lee Valley	1,029	571	2,436	6	**4,042**
London Bridge/Bankside			55	205	**260**
London Riverside	1	123	333		**457**
New Cross/Lewisham/Catford	111	184	627	275	**1,198**
Old Kent Road	404	147	1,453	100	**2,104**
Old Oak/Park Royal	211	374	867	1	**1,453**
Olympic Legacy	571	453	1,860	4	**2,888**
Royal Docks and Beckton Riverside	34	23	112	3	**172**
Southall	206	349	843	14	**1,412**
Thamesmead and Abbey Wood	546	271	1,276	- 138	**1,955**
Tottenham Court Road			2		**2**
Vauxhall Nine Elms Battersea	153	211	1,019		**1,383**
Waterloo			8		**8**
Wembley	311	211	1,432	0	**1,954**

Opportunity Area	Affordable Rented	Intermediate tenures	Market	Other	Total
White City	131		247	1	**379**
Woolwich	112	46	843		**1,001**
Total	**4,984**	**3,636**	**19,156**	**510**	**28,286**

Non - Residential development

Non - residential approvals

Table 3.4.1 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		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		149		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			23	**31,171**
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**

Opportunity Area	2018/19	2019/20	2020/21	2021/22	Total
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

3.1.15 Table 3.4.2 shows the net floorspace completed across OAs with adopted boundaries since 2018/2019.

Table 3.4.2 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		-31	-285	**-812**
Canada Water	13,910	53,234	-1,729	-1,145	**64,270**
Charlton Riverside	3,306				**3,306**
City Fringe/Tech City	25,264	133,919	15,249	79,778	**254,210**
Colindale/Burnt Oak		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		864		**864**
Elephant and Castle	4,084	1,749	-12,877	83	**-6,961**
Euston	-1,072	-59	13,807		**12,676**
Greenwich Peninsula	65,845	29,064			**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		**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		-2,893	**3,893**
Olympic Legacy	25,822	-408	12,138	12,403	**49,955**
Paddington	-8,552	1,246	41,993		**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		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**

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Opportunity Area	2018/19	2019/20	2020/21	2021/22	Total
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		**-636**
Total	**204,134**	**193,405**	**188,982**	**86,686**	**673,208**

Date of download: 20 Feb 2024

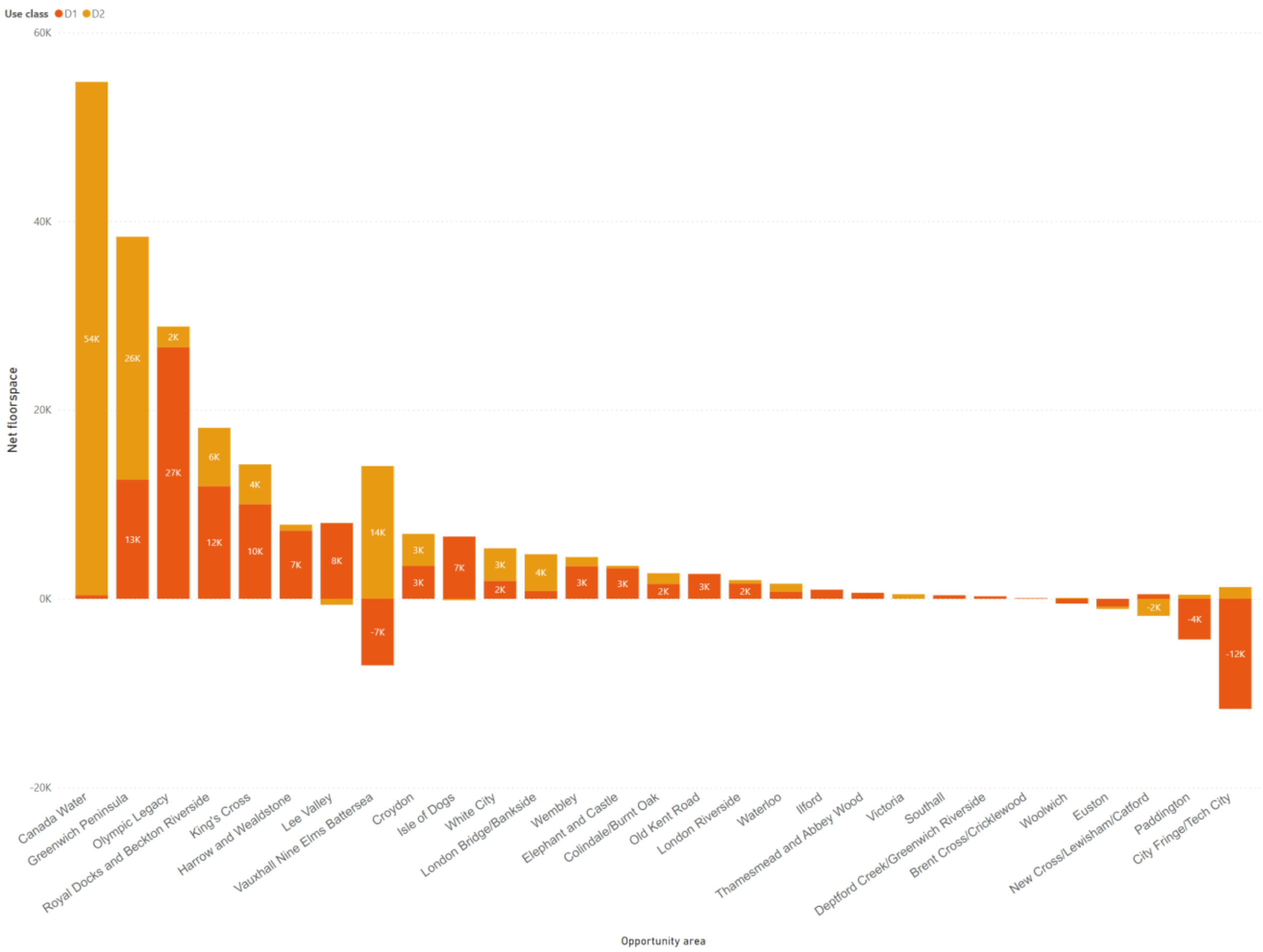
Social infrastructure

3.1.16 As a proxy to social infrastructure completed in OAs with adopted boundaries Figure 3.5.1 shows the floorspace completed as ‘D1: Non-residential institutions’ and ‘D2: Assembly and Leisure’ between 2018/2019 and 2021/2022 per use class.

3.1.17 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 3.5.1: D1 and D2 non-residential floorspace completed in OAs with adopted boundaries by year from 2018-19 to 2021-22

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



Date of download: 20 Feb 2024

Table 3.5.1 Non-residential floorspace (sqm net) in use class 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		-275	**54,759**
Greenwich Peninsula	25,394	12,962			**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		5,461		**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		**6,882**
Isle of Dogs		6,528	-72		**6,456**
White City	1,532		3,820		**5,352**
London Bridge/Bankside	4,128	67	532		**4,727**
Wembley	960	2,634		830	**4,424**
Elephant and Castle	1,091	310	330	1,764	**3,495**
Colindale/Burnt Oak		2,708			**2,708**
Old Kent Road	6,050	-3,481		68	**2,637**
London Riverside	860	-490	1,616		**1,986**
Waterloo	1,144		194	265	**1,603**
Ilford	790			183	**973**
Thamesmead and Abbey Wood	311	240	87		**638**
Victoria		490			**490**
Southall			378		**378**
Deptford Creek/Greenwich Riverside	3	267			**270**
Brent Cross/Cricklewood				69	**69**
Woolwich	-404				**-404**
Euston	-1,072				**-1,072**
New Cross/Lewisham/Catford	696	-2,010			**-1,314**
Paddington	-11,086	7,215			**-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

Delivery

Residential Completions against indicative homes capacities

3.1.19 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.

3.1.20 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.

3.1.21 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'.

3.1.22 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.

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

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

Table 3.7.1 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

3.1.25 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.

3.1.26 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.

3.1.27 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.

3.1.28 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.

3.1.29 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.

3.1.30 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.

3.1.31 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.

3.1.32 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.

3.1.33 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 2019/2020 - 2021/2022	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%
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	1,684	25,500	7%

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
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%

Date of download: 26/02/2024

Table 3.7.2 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%	-	1,000	N/A
Colindale/Brent Oak	5,368	2,000	269%	1,421	7,000	20%

Date of download: 26 Feb 2024

Table 3.7.3 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

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

3.1.35 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.

3.1.36 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.

3.1.37 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%	-	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%

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
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%	-	1,000	N/A

Date of download: 26 Feb 2024

Table 3.7.4 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

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

3.1.39 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	-	2,000	N/A	-	3,500	N/A
Southall	894	4,000	22%	638	9,000	7%

Date of download: 26 Feb 2024

Table 3.7.5 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 3.7.6 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

3.1.40 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

Design reviews

3.1.41 Prior to 1st 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

4.1.1 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.

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

4.1.3 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

4.1.3 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

4.1.4 Further information is available in Affordable Housing in Planning Applications referred to the Mayor Monitoring the London Plan | London City Hall.

Table 4.1.3: Total numbers of residential (market and affordable) units per year in referable applications (gross)

4.1.5 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%
2020	14,337	38,865	37%
2021	11,763	31,859	37%

Figure 4.1.1: Percentage of affordable units as a proportion of total residential units per year (self-contained C3 residential)

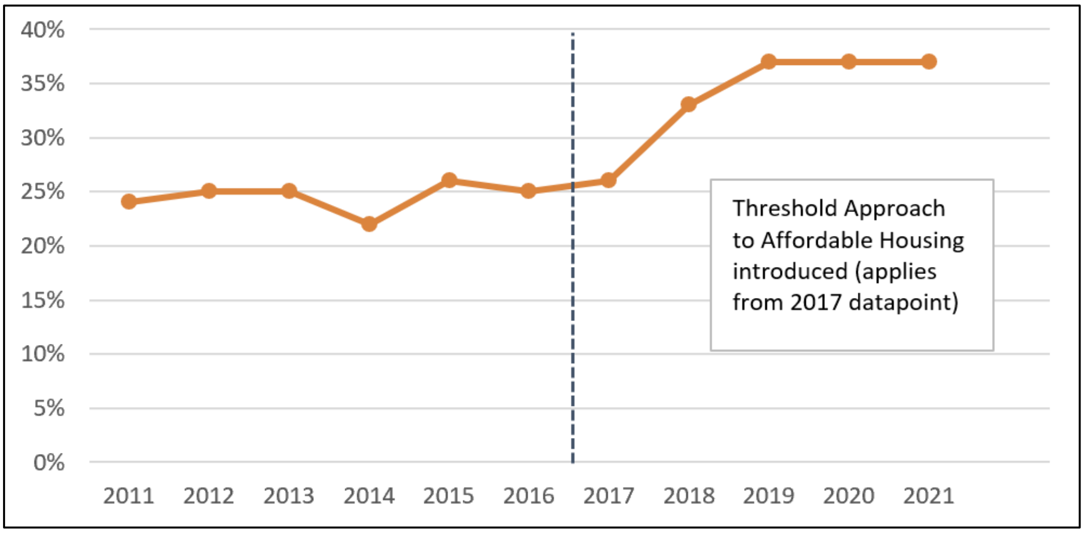


Table 4.1.4: Average affordable housing percentage per scheme approved by the Mayor

Calendar Year	By unit	By habitable room
2012	24%	-
2013	26%	-
2014	23%	-
2015	26%	-
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 4.1.5: 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 4.1.1: Percentage of eligible referable schemes following the Fast Track Route

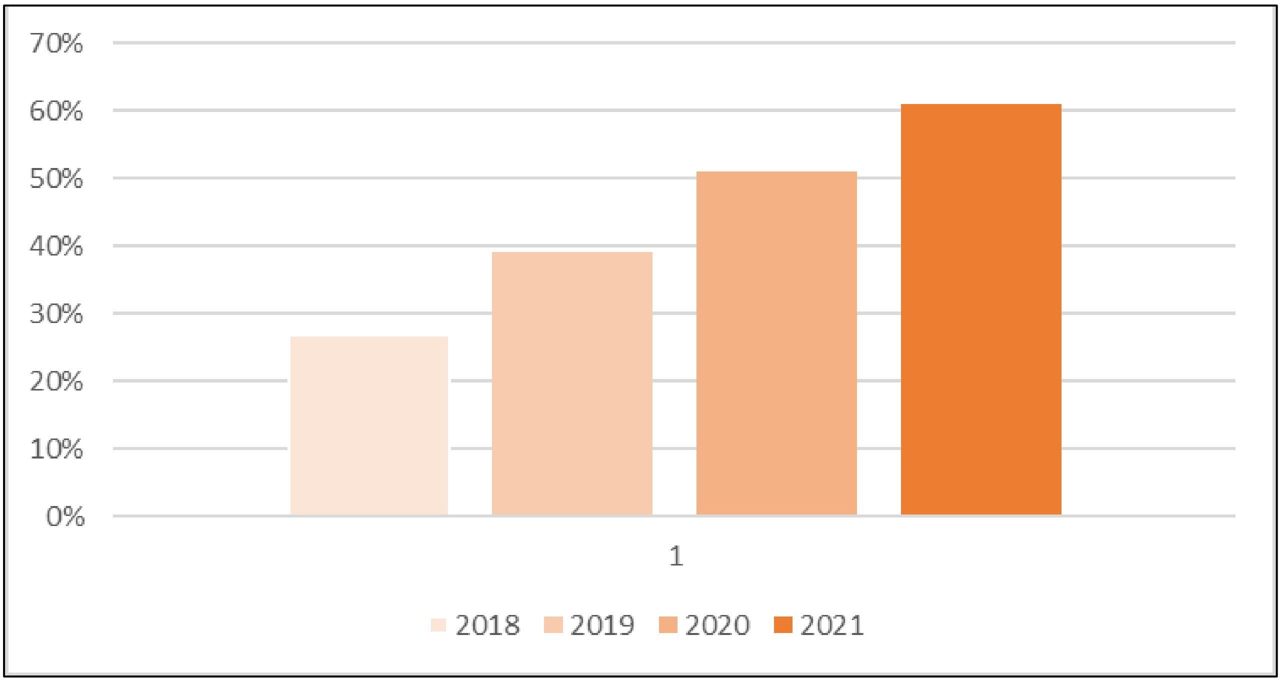


Table 4.1.6: Affordable Housing Units by Tenure in Referable applications

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 4.1.7: 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 4.1.8: 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

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 here www.london.gov.uk/sites/default/files/ggbd_recovery_roundtables_calls_to_action.pdf.

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 Wembly, 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.

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 .

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.

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 outlne 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 millenium 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.

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.

5.5.6 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.

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 pubic spaces to adhere to, 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 NO_2 has plateaued since 2016 and the persistent downward trend in concentrations of PM_{10} and $PM_{2.5}$ also seemed to slow in 2021 and risen in Q4 2021-22 to levels seen in ealy 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 mornitoring 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 period[2] 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 deprivation, similar to the

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

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 England[3].

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

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 Clerkenwwell 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 Ation 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
- Lambeth Local Plan draft Site Allocations Regulation 18

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

- Wandsworth Local Plan Rgulation 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

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 make on other evidence and date 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