London Plan Annual Monitoring Report 20 2022-23

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

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

The data tables are available to download from the AMR 20 tables and data page on the London Datastore

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

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

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Introduction

0.1 Scope and purpose of the AMR

0.1.1 This is the 20th London Plan Annual Monitoring Report (AMR 20). It is the second 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 second 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. For many areas, longer timescales will be needed to properly assess implementation. For this reason, in some instances the narrative is limited.

0.1.4 The AMR does not attempt to measure and monitor each Plan policy, as this would not reflect the complexity of planning decisions which are based on a range of different policies. It would also be unduly resource-intensive and would raise considerable challenges in setting meaningful indicators for which reliable data would be available. However, collectively these indicators give a picture of how London is changing, and of the significant contribution the London Plan and planning system are making to delivering Good Growth.

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

0.2 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. For example, during the period of this AMR, the GLA launched a programme for delivery of a new interface for Londoners to engage with the Mayor on planning 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 developed the Opportunity Areas website.

Chapter 1
Key Performance Indicators

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

1.1 Housing

KPI 1 Supply of new homes

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

Table 1.1.1 Supply of new homes over the Plan period

Year	Annual housing target	Net housing approvals	Net housing completions
2021-22[1]	52,287	76,235	38,852
2022-23	52,287	42,766	36,468

1.1.1 Housing completions reduced in 2022-23. There was also a reduction in the net housing approvals figures.

1.1.2 Meanwhile, the "pipeline" (a measure of the number of residential units that have received planning permission, but have not been completed by the end of the financial year) decreased to 364,776 housing units.

1.1.3 A range of factors affect the level of housing delivery in a given year including macro-economic conditions, house prices and rental inflation, sales/ absorption rates, construction costs, regulatory changes, capacity in the private and public sectors, and the level of funding available to deliver affordable housing and infrastructure (which has not matched the levels needed to the annual housing target).

1.1.4 Housing completions were lower over the monitoring period than the previous year but were higher than 2020-21 (32,513) which was affected by lockdowns during the COVID19 pandemic. The invasion of Ukraine took place towards the end of 2021-22 which led to energy and construction cost inflation.

KPI 2 Supply of affordable homes

[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.

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

Table 1.1.2 Supply of affordable homes

Year	Percentage of housing approved as affordable housing*	Percentage of eligible sites approved as affordable housing**
2018-19	22.5%	27.3%
2019-20	24.9%	30.6%
2020-21	27.4%	33.1%
2021-22	27.8%	32.0%
2022-23	29.5%	34.0%

* 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 2018-19 and 2022-23 was 26.4 per cent. At 29.5 per cent, affordable housing approvals were higher in 2022-23 as a percentage of total housing approvals, compared to the five-year rolling average.

1.1.6 The KPI was met.

1.2 Economy

KPI 3 Supply of office capacity

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

Table 1.2.1 Supply of office capacity

Year	Office floorspace starts (sqm GIA)	Office floorspace pipeline (sqm GIA)	Ratio
2019-20	1,132,980	6,008,264	5.3
2020-21	857,056	6,058,116	7.1
2021-22	761,577	6,362,676	8.4
2022-23	611,570	6,502,676	10.6

1.2.1 The average area of office floorspace construction starts between 2019-20 and 2021-22 was 917,204 sqm (GIA), while the pipeline of office floorspace (floorspace that has been approved and has not been completed or lapsed due to inactivity) at the end of 2022-23 was 6,502,676 sqm, giving a ratio of 7.1 times the average area of office floorspace starts.

1.2.2 This meets the KPI.

1.2.3 There is no single reason for the reduction in starts, however uncertainty around the need for office space during the COVID19 pandemic may have contributed to this. It is also noted that the pipeline of permissions is still about 6.5m sqm (GIA) office floorspace.

KPI 4 Supply of affordable workspace

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

Table 1.2.2 Supply of affordable workspace through referrable applications

Year	Percentage of B1 floorspace approved as affordable workspace
2021-22	2.3%
2022-23	5.8%

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

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

1.2.6 However, whilst determining a trend is not possible, an increase in the percentage of affordable B1 workspace approved as a share of total B1 floorspace is observed in 2022-23 compared to the previous year.

KPI 5 Availability of industrial land

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

Table 1.2.3 Availability of industrial land

Year	Net change in B1c, B2 and B8 floorspace in designated industrial locations (sqm)	Rolling average
2017-18	-22,741	
2018-19	80,583	
2019-20	20,826	
2020-21	66,883	
2021-22	3,682	29,847
2022-23	134,015	61,198

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 and, as such, only data on use classes B2 and B8 have been collected over the last two reporting periods.

1.2.7 The five-year rolling-average net change to industrial and warehousing floorspace in designated industrial locations between 2018-19 and 2022-23 was +61,198 sqm. This compares to 29,847 sqm for the five-year average for 2017-18 to 2021-22.

1.2.8 The KPI target has, thus, been met.

1.3 Environment

KPI 6 Protection of Green Belt and Metropolitan Open Land

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

Table 1.3.1 2022-23 referable applications on Green Belt

	Harm identified – refused	Harm identified – approved	Harm not identified	Total
Total	1	4	3	8
Percentage	12.5%	50%	37.5%	

Table 1.3.2 2022-23 referable applications on Metropolitan Open Land

	Harm identified –refused	Harm identified – approved	Harm not identified	Total
Total	1	3	3	7
Percentage	14%	43%	43%	

1.3.1 Of the 8 referable applications in the Green Belt, harm was identified in 5 cases.

1.3.2 Of the 7 referable applications on Metropolitan Open Land, harm was identified in 4 cases.

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 2022-23 achieved a 53 per cent carbon emission reduction.

1.3.4 As such the KPI target was met.

1.4 Transport

KPI 8 Modal share

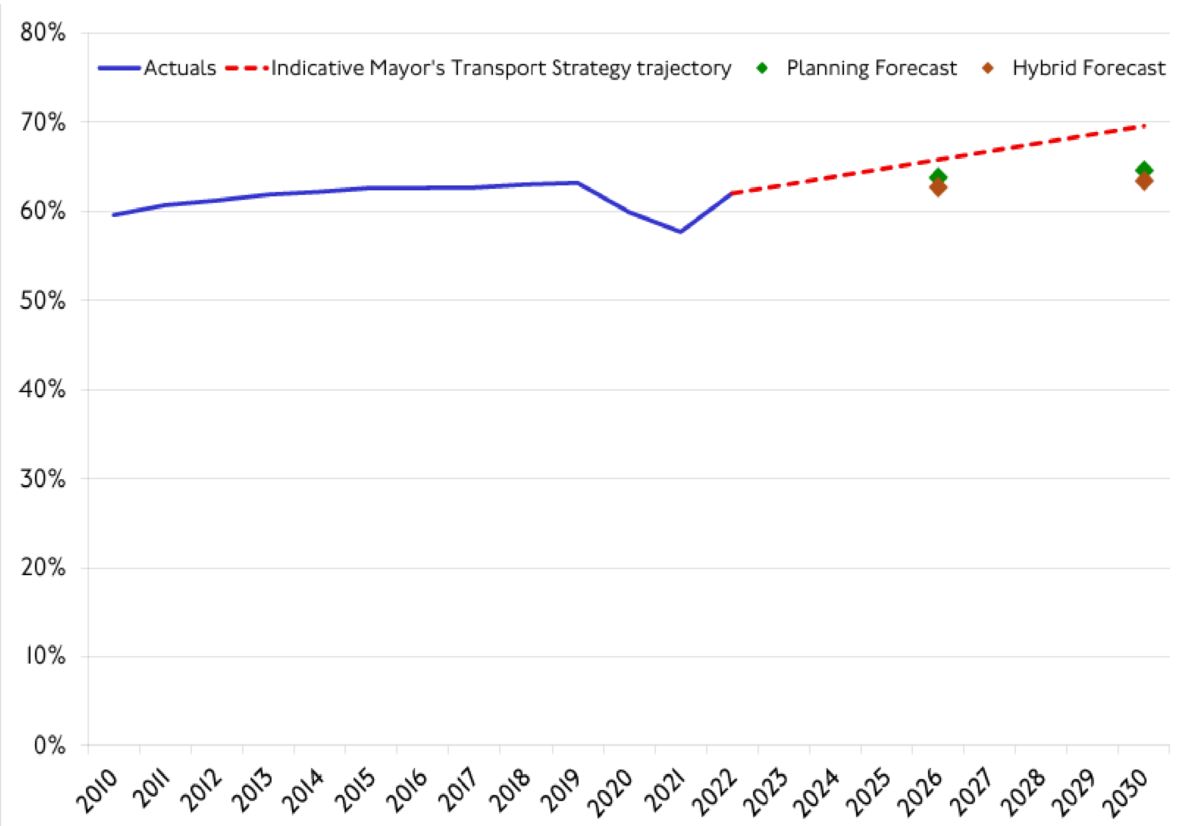
Increasing mode share for walking, cycling and public transport (excluding taxis) towards the target of 80 per cent by 2041.

Table 1.4.1 Transport mode share

Year	Percentage of trips by walking	Percentage of trips by cycling	Percentage of trips by public transport*	Total percentage mode share
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%
2022-23	27%	4.5%	31%	62.5%

* excluding taxis

Figure 1.4.1 Transport mode share trajectory



Source TfL – [Travel in London 2023 annual overview](#) (Figure 3, Active, efficient and sustainable trip-based mode share in London, 2010-2030).

1.4.1 The total transport mode share of walking, cycling and public transport (excluding taxis) for 2022-23 was 62.5 per cent.

1.4.2 This is not on target to achieve 80 per cent modal share by 2041 but represented an increase on the previous two years.

1.4.3 The monitoring period reflects the period when the country was emerging from the COVID19 pandemic, which impacted on the trend and trajectory. Monitoring in subsequent periods (with a stabilised context) will enable a clearer understanding of the impact of the plan.

1.5 Health

KPI 9 Londoners engaging in active travel

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

Table 1.5.1 Provision of cycle parking

Year	Number of cycle parking spaces – residential	Number of cycle parking spaces – non-residential/ Mixed Uses	Other cycle parking spaces*	Total cycle parking spaces
2018-19	93,771	90,967	524	185,262
2019-20	27,241	45,451	1,289	73,981
2020-21	19,966	28,284	6,647	54,897
2021-22	27,199	46,332	13,514	87,045
2022-23	21,821	32,843	15,348	70,012

* for example, through public realm or highway improvement schemes

1.5.1 The average number of cycle parking spaces installed between 2018-19 and 2022-23 was 94,239 compared to an average of 102,004 for the period 2017-18 to 2021-22 so represents a reduction compared to the previous rolling five-year average.

1.5.2 Therefore, the target has not been met.

1.5.3 This target was impacted by economic trends and reduction in construction activity due to the COVID19 shutdowns. We should be able to better determine the impact of policy through future years' monitoring and reporting of this KPI.

1.6 Air quality

KPI 10 Air quality

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

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

Year	Referable applications meeting AQN	Referable applications not meeting AQN	Total referable applications
2021-22	133	37	170
2022-23	127	25	152

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

1.6.2 Whilst the data is limited and no rolling average is available, an increase is observed between 2021-22 and 2022-23 in the percentage of referable development applications complying with the Air Quality Neutral Standards.

1.7 Heritage

KPI 11 Impact of development on London's heritage

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

Table 1.7.1 Referable applications' impact on heritage 2021-22 to 2022-23

Year	Approved referable applications with identified harm to heritage	Approved referable applications with identified benefits to heritage
2021-22	84	5
2022-23	78	7

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.

1.7.2 Of the referable applications, harm to heritage was identified in 78 cases and benefits identified in 7 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 1.8.1 Provision of cultural infrastructure

Year	Net change in approvals for cultural venue and facility floorspace (sqm)	Net change in completions for cultural venue and facility floorspace (sqm)
2018-19	546,119	312,946
2019-20	365,055	102,773
2020-21	444,626	186,122
2021-22	53,705	86,776
2022-23	-43,016	137,572

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 approvals of cultural venues and facilities between 2018-19 and 2022-23 was 273,298 sqm, down from 290,745 sqm over the previous five years. There was a net loss recorded in 2022-23, which relates specifically to D1 and D2 floorspace.

1.8.2 Additionally, the respective rolling average for completions between 2018-19 and 2022-23 was 165,238 sqm, a slight decrease from the previous five-year average of 166,984 sqm. However, a relatively substantial increase in net completions was observed over the 2022-23 monitoring period, relative to the previous year.

1.8.3 Given these reported averages for both approvals and completions, KPI 12 was not met.

Chapter 2
Data

2.1 Housing

2.1.1 The following data is from the Planning Datahub on the date noted at the bottom of the tables. 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 Data provided in the datahub is provided by applicants through the application process. It is noted that the Planning London 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 previously published dashboards.

2.1.3 The GLA has an ongoing data quality improvement programme to continue to improve the robustness of the information.

Housing Approvals

2.1.4 Total housing approvals over the monitoring period were 42,766 housing units, a decrease on the previous year and 36 per cent lower than the five-year average.

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

Table 2.1.1 Housing approvals by location for 2018-19 to 2022-23, including total and five-year average (Net)

2.1.6 The following table reports housing approvals across London by location. These locations are defined by Annex 2.2 of the London Plan.

Location	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Central Activities Zone (CAZ)	7,171	3,650	2,553	2,653	1,515	3,508
Inner London (outside CAZ)	31,600	26,812	20,114	30,138	18,421	25,417
Outer London	46,926	36,141	38,114	43,444	22,829	37,491
Total	85,697	66,603	60,780	76,235	42,766	66,416

Date of download: 24 July 2025

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

2.1.8 Inner London boroughs are Camden, City of London, Greenwich, Hackney, Hammersmith & Fulham, Islington, Kensington & Chelsea, Lambeth, Lewisham, London Legacy Development Corporation, Newham, Old Oak and Park Royal Development Corporation, 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.

2.1.9 Outer London planning authorities are Barking & Dagenham, Barnet, Bexley, Brent, Bromley, Croydon, Ealing, Enfield, Haringey, Harrow, Havering, Hillingdon, Hounslow, Kingston, Merton, Redbridge, Richmond, Sutton, Waltham Forest.

Figure 2.1.1 Housing approvals by location 2004-05 to 2022-23 (Net)

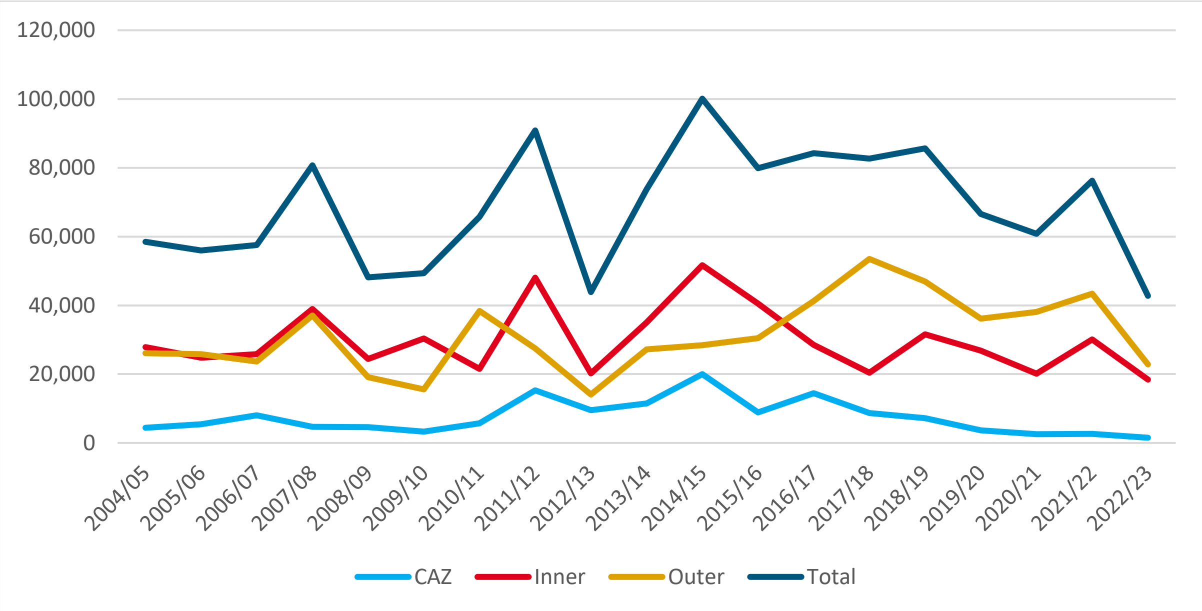


Table 2.1.2 Housing approvals by planning authority for 2018-19 to 2022-23, including five-year average (Net)

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Barking & Dagenham	5,210	3,521	2,087	277	-130	2,193
Barnet	4,003	7,020	4,766	4,247	1,480	4,303

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Bexley	1,175	812	382	738	861	794
Brent	7,460	1,908	3,867	7,695	2,537	4,694
Bromley	712	1,089	1,296	853	576	905
Camden	1,083	244	169	305	298	420
City of London	41	7	1	27	288	73
Croydon	3,925	2,552	3,254	1,082	954	2,353
Ealing	3,234	5,542	5,850	5,507	2,243	4,475
Enfield	775	567	777	6,543	1,994	2,131
Greenwich	1,803	2,512	2,559	4,424	4,927	3,245
Hackney	1,065	429	590	169	553	561
Hammersmith & Fulham	3,406	1,025	244	510	825	1,202
Haringey	5,134	775	1,615	540	3,431	2,299
Harrow	1,858	1,127	1,900	1,024	403	1,262
Havering	3,256	989	1,322	3,635	391	1,919
Hillingdon	2,929	3,577	3,205	1,758	727	2,439
Hounslow	2,218	3,861	1,830	1,920	1,007	2,167
Islington	680	82	243	214	1,762	596
Kensington & Chelsea	455	116	691	91	79	286
Kingston	779	534	1,520	444	2,497	1,155
Lambeth	2,652	3,394	1,108	1,782	469	1,881
Lewisham	2,766	1,874	1,020	2,717	1,080	1,891

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
LLDC	2,921	1,717	265	2,774	722	1,680
Merton	629	499	576	1,908	667	856
Newham	6,008	4,632	3,312	6,623	2,092	4,533
OPDC	105	347	739	746	388	465
Redbridge	973	607	1,442	824	1,255	1,020
Richmond	215	207	333	200	772	345
Southwark	2,610	2,109	4,325	3,627	767	2,688
Sutton	491	244	378	707	294	423
Tower Hamlets	5,397	8,071	2,375	3,930	2,773	4,509
Waltham Forest	1,929	604	975	3,163	869	1,508
Wandsworth	6,287	3,544	5,214	4,229	2,388	4,332
Westminster	1,513	465	551	1,005	524	812
Total	85,697	66,603	60,780	76,235	42,765	2,193

Date of download: 24 July 2025

Table 2.1.3 Housing approvals by housing tenure for 2018-19 to 2022-23 (Net self-contained)

Tenure	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Low-Cost Rent	8,097	7,174	7,233	11,931	8,042	8,495
Intermediate tenures	9,930	7,928	8,127	8,330	4,013	7,666
Market	62,146	47,611	40,993	50,520	24,476	45,149
Tenure not provided	2,831	357	259	2,639	1,470	1,511
Total	83,004	63,070	56,612	73,420	38,001	62,821

Date of download: 24 July 2025

Table 2.1.4 Housing approvals by housing type for 2018-19 to 2022-23 (Net self-contained)

Type of housing	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Studio Bedsit	5,658	3,845	3,426	3,859	1,077	3,573
Flats	71,220	57,728	51,577	67,783	33,380	56,338
Houses	2,939	1,393	1,090	1,328	1,227	1,595
Not known	3,187	104	519	450	2,317	1,315
Total	83,004	63,070	56,612	73,420	38,001	62,821

Date of download: 24 July 2025

Table 2.1.5 Housing approvals by site size for 2018-19 to 2022-23 (Net)

2.1.10 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	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Large site	64,029	47,279	34,876	53,406	29,342	45,787
Small site	20,786	17,386	16,253	15,586	11,807	16,364
Data Not Supplied	881	1,938	9,651	7,243	1,616	4,266
Total	85,697	66,603	60,780	76,235	42,766	66,416

Date of download: 24 July 2025

Table 2.1.6 Housing approvals within town centre boundaries for 2018-19 to 2022-23 (Net)

2.1.11 The following table reports overall housing approvals for the designated town centres as set out in Annex 1 of the London Plan as designated in local plans.

2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
14,709	7,109	9,487	10,554	6,273	48,133	9,626

Date of download: 24 July 2025

Table 2.1.7 Housing approvals by International town centre for 2018-19 to 2022-23, including total and five-year average

2.1.12 The following table 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	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Knightsbridge	0	0	0	3	0	3	1
West End	34	15	16	21	51	137	27

Date of download: 20 June 2025

Table 2.1.8 Housing approvals by Metropolitan town centre for 2018-19 to 2022-23, including total and five-year average (Net)

2.1.13 The following table 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	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Bromley	128	17	75	207	12	439	88
Canary Wharf	4	227	8	2,264	74	2,577	515
Croydon	1,688	567	1,357	-4	235	3,843	769
Ealing	107	254	191	726	71	1,349	270
Harrow	234	244	316	412	14	1,220	244
Hounslow	59	244	26	338	12	680	136
Ilford	332	192	480	259	57	1,320	264
Kingston	62	9	627	164	59	921	184

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Romford	101	45	371	54	42	613	123
Shepherds Bush	6	6	4	2	14	32	6
Stratford	321	160	430	380	574	1,864	373
Sutton	181	11	73	563	199	1,026	205
Uxbridge	109	158	42	197	12	518	104
Wood Green	13	210	5	80	11	319	64

Date of download: 24 July 2025

Table 2.1.9 Housing approvals by Major town centre for 2018-19 to 2022-23, including total and five-year average (Net)

2.1.14 The following table 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	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Angel	14	2	17	3	9	45	9
Barking	4	170	792	198	0	1,164	233
Bexleyheath	526	19	26	20	24	615	123
Brixton	13	10	29	14	2	68	14
Camden Town	581	16	13	5	8	623	125
Canada Water	1	1	276	0	0	278	56
Catford	4	22	11	54	4	95	19
Chiswick	16	34	39	62	3	154	31
Clapham Junction	8	17	18	6	1	51	10
Dalston	6	5	4	1	1	17	3

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
East Ham	438	15	5	9	17	484	97
Edgware	63	19	14	9	5	110	22
Elephant and Castle/ Walworth Road	1,126	209	14	16	14	1,378	276
Eltham	17	11	3	23	42	96	19
Enfield Town	20	8	12	19	5	64	13
Fulham	36	12	5	25	13	91	18
Hackney Central	14	1	0	2	0	17	3
Hammersmith	37	169	10	4	294	515	103
Kensington High Street	0	0	12	108	0	120	24
Kilburn	22	-1	54	9	6	91	18
King's Road (east)	0	0	-2	0	0	-2	0
Lewisham	1,689	378	2	435	18	2,522	504
Nags Head	10	12	3	4	9	38	8
Orpington	25	9	9	85	40	168	34
Peckham	109	30	328	29	16	513	103
Putney	21	144	133	14	15	327	65
Queensway/ Westbourne Grove	1	151	16	3	2	173	35
Richmond	3	3	0	17	3	26	5
Southall	140	31	396	263	60	891	178
Streatham	12	43	8	10	64	137	27

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Tooting	73	37	32	75	1	218	44
Walthamstow	526	200	0	0	8	734	147
Wandsworth	22	14	12	27	13	88	18
Wembley	863	18	565	58	16	1,520	304
Wimbledon	34	4	41	147	10	236	47
Woolwich	209	20	10	1,414	583	2,236	447

Date of download: 24 July 2025

Table 2.1.10 Housing approvals by District town centre for 2018-19 to 2022-23, including total and five-year average (Net)

2.1.15 The following table shows the housing approvals in District town centres where the 5-year average is more than 50 homes per year. The District town centres that saw approvals below this threshold are listed below the table.

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Acton	90	147	26	25	227	515	103
Beckenham	8	4	128	94	20	254	51
Brentford	221	98	22	0	118	459	92
Burnt Oak	141	4	1	3	126	275	55
Canning Town	2	620	4	6	304	936	187
Chrisp Street	714	0	0	0	0	714	143
Deptford	196	29	46	42	5	318	64
Edmonton Green	9	1	0	0	1,440	1,450	290
Feltham High Street	183	121	0	0	0	304	61
Greenwich West	17	2	335	21	3	378	76
Hanwell	38	10	339	0	18	405	81

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
New Malden	143	68	6	66	24	307	61
Wealdstone	2	255	1	24	44	326	65
Wembley Park	425	17	129	255	0	826	165
Whetstone	5	70	3	4	260	342	68
Yiewsley/ West Drayton	115	232	143	1	32	523	105

Date of download: 24 July 2025

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

Table 2.1.11 Housing approvals by CAZ retail cluster town centre for 2018-19 to 2022-23, including total and five-year average (Net)

2.1.16 Below are the approvals for housing in CAZ retail clusters.

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Baker Street (part)	0	0	0	0	3	3	1
Bankside and The Borough	540	7	382	248	168	1,345	269
Covent Garden/ Strand	3	1	3	3	-14	-4	-1
Edgware Road South	12	2	4	0	0	18	4
Euston Road (part)	0	0	0	0	0	0	0
Farringdon	1	0	2	2	0	5	1
Fleet Street	0	0	0	-1	0	-1	0
High Holborn/ Kingsway	14	0	0	0	0	14	3
London Bridge	4	-10	5	0	0	-1	0
Marylebone High Street	4	0	3	5	-2	10	2
Marylebone Road	1	0	0	0	0	1	0
Shoreditch	-3	-5	-29	0	9	-28	-6
Tottenham Court Road (part)	0	1	0	2	0	3	1
Victoria Street	0	0	3	0	0	3	1
Warwick Way/ Tachbrook Street	7	5	0	0	0	12	2
Waterloo	8	23	0	3	3	37	7
Wentworth Street	0	0	1	0	0	1	0

Date of download: 24 July 2025

Housing Starts

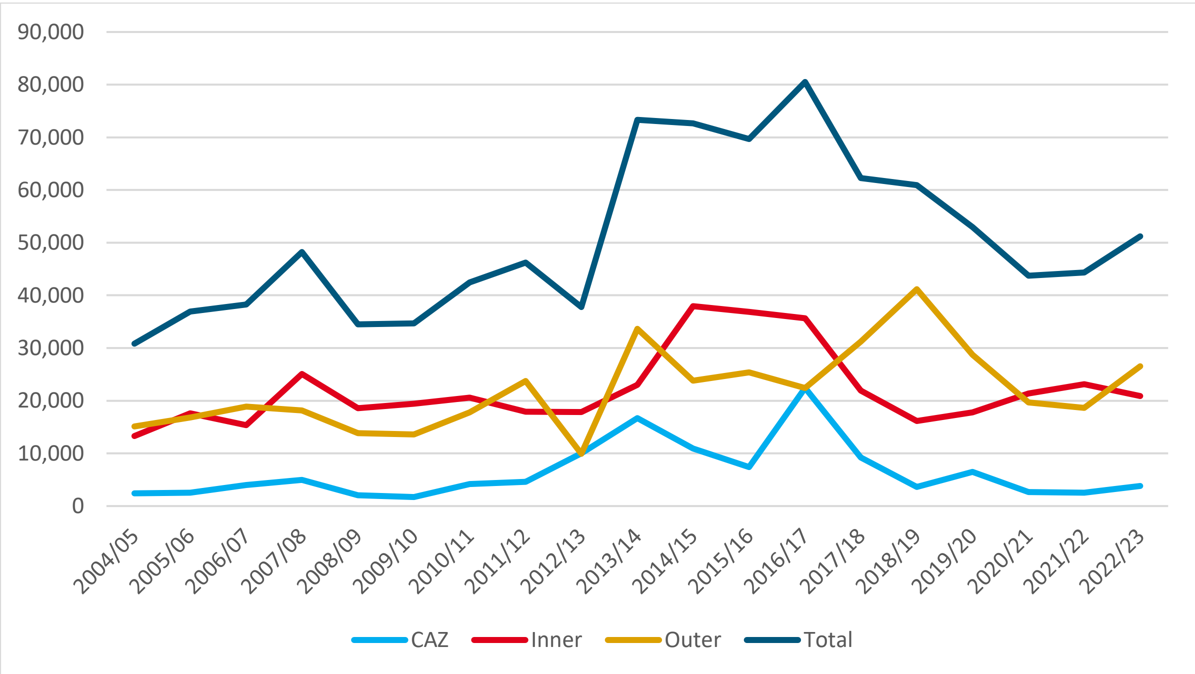
Table 2.1.12 Housing starts by location for 2018-19 to 2022-23, including total and five-year average (Net)

2.1.17 The following table reports housing commencements across London by location. These locations are defined by Annex 2.2 of the London Plan.

Location	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
CAZ	3,613	6,474	2,651	2,538	3,829	3,821
Inner	16,155	17,763	21,375	23,163	20,861	19,863
Outer	41,175	28,736	19,702	18,643	26,541	26,959
Total	60,943	52,973	43,728	44,343	51,231	50,644

Date of download: 24 July 2025

Figure 2.1.2 Housing starts by location 2004-05 to 2022-23 (Net)



2.1.18 The graph above shows the number of homes started in the CAZ, Inner and Outer London each year since 2004. This data is collected through the annual starts and completions programme each year.

Table 2.1.13 Housing starts by planning authority for 2018-19 to 2022-23, including five-year average (Net)

2.1.19 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	2022-23	5 Year Average
Barking & Dagenham	3,567	918	1,900	598	2,295	1,856
Barnet	5,551	2,770	2,190	3,060	2,149	3,144
Bexley	1,002	1,395	297	425	140	652
Brent	1,724	7,087	1,549	2,317	2,621	3,059
Bromley	829	276	305	315	697	485
Camden	572	236	517	100	236	332
City of London	30	0	0	26	0	11
Croydon	2,688	2,212	2,711	2,412	1,832	2,371
Ealing	4,161	3,322	4,565	931	1,051	2,806
Enfield	2,424	165	380	754	3,549	1,454
Greenwich	324	678	701	4,308	2,591	1,720
Hackney	804	996	541	261	315	583
Hammersmith & Fulham	2,355	2,055	609	1,202	470	1,338
Haringey	2,717	2,468	767	411	401	1,353
Harrow	1,278	1,687	748	1,788	641	1,228
Havering	2,343	679	874	644	1,109	1,130
Hillingdon	5,429	1,259	638	519	2,018	1,972
Hounslow	2,922	1,606	453	178	1,048	1,241
Islington	331	54	224	341	1,377	465
Kensington & Chelsea	466	28	611	22	295	284
Kingston	1,086	490	412	498	2,398	977

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Lambeth	1,327	2,566	1,985	1,055	1,216	1,630
Lewisham	2,350	791	2,197	494	4,956	2,158
LLDC	2,057	2,726	256	1,774	2,568	1,876
Merton	1,170	398	209	738	884	680
Newham	1,337	2,348	6,386	7,915	984	3,794
OPDC	580	106	943	746	0	475
Redbridge	557	502	302	546	1,330	647
Richmond	196	159	157	150	97	152
Southwark	1,261	1,436	2,219	1,101	1,267	1,457
Sutton	374	198	166	186	144	214
Tower Hamlets	2,272	2,048	4,019	2,235	3,118	2,739
Waltham Forest	578	1,038	375	1,794	2,136	1,184
Wandsworth	1,583	7,134	2,815	4,044	4,768	4,069
Westminster	2,700	1,140	706	458	530	1,107
Total	60,943	52,973	43,728	44,344	51,231	50,644

Date of download: 24 July 2025

Table 2.1.14 Housing starts by housing tenure for 2018-19 to 2022-23 (Net self-contained)

2.1.20 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 H6 of the London Plan.

Tenure	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Low-Cost Rent	4,856	5,147	4,989	6,443	9,673	6,222
Intermediate tenures	6,813	6,349	6,341	5,810	5,164	6,095

Tenure	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Market	45,044	38,749	30,084	29,801	33,525	35,441
Data not provided	2,730	447	122	703	446	890
Total	59,443	50,692	41,536	42,757	48,808	48,647

Date of download: 24 July 2025

Table 2.1.15 Housing starts by housing type for 2018-19 to 2022-23 (Net self-contained)

2.1.21 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 case, this is reported separately below rather than assumptions being reached.

Type of housing	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Studio Bedsit	3,238	3,585	2,437	2,102	2,607	2,794
Flats	50,395	45,358	38,213	39,846	45,058	43,774
Houses	2,775	1,148	886	765	983	1,311
Data not provided	3,035	601	0	44	160	768
Total	59,443	50,692	41,536	42,757	48,808	48,647

Date of download: 24 July 2025

Table 2.1.16 Housing starts by site size for 2018-19 to 2022-23 (Net)

2.1.22 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.

2.1.23 Data on site size 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	2022-23	5 Year Average
Large site	47,499	38,844	27,400	31,083	35,521	36,069
Small site	12,933	13,375	10,396	9,011	10,516	11,246
Not supplied by applicants	511	754	5,933	4,250	5,194	3,328
Total	60,943	52,973	43,728	44,343	51,231	50,644

Date of download: 24 July 2025

Table 2.1.17 Housing starts in town centres for 2018-19 to 2022-23 (Net)

2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
9,714	9,001	5,646	5,037	6,568	35,966	7,193

Date of download: 24 July 2025

Table 2.1.18 Housing starts by International town centre for 2018-19 to 2022-23, including total and five-year average (Net)

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Knightsbridge	-1	4	0	0	3	6	1
West End	213	61	20	22	4	320	64

Date of download: 24 July 2025

Table 2.1.19 Housing starts by Metropolitan town centre for 2018-19 to 2022-23, including total and five-year average (Net)

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Bromley	10	16	2	77	61	166	33
Canary Wharf	0	0	0	483	1,313	1,796	359
Croydon	1,137	657	1,499	790	44	4,127	825
Ealing	45	191	65	56	117	474	95

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Harrow	436	16	88	254	270	1,064	213
Hounslow	77	86	66	10	2	241	48
Ilford	325	161	55	90	253	884	177
Kingston	832	39	0	67	39	977	195
Romford	32	58	86	13	798	987	197
Shepherds Bush	0	10	2	3	0	15	3
Stratford	2	1,224	0	0	380	1,606	321
Sutton	175	14	3	52	119	363	73
Uxbridge	209	310	10	72	9	610	122
Wood Green	4	6	13	79	10	112	22

Date of download: 24 July 2025

Table 2.1.20 Housing starts by Major town centre for 2018-19 to 2022-23, including total and five-year average (Net)

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Angel	9	2	4	8	6	29	6
Barking	2	1	170	0	990	1,163	233
Bexleyheath	545	0	5	15	0	565	113
Brixton	11	38	2	25	2	78	16
Camden Town	2	20	0	1	1	24	5
Canada Water	0	1	6	0	265	272	54
Catford	0	3	9	4	0	16	3
Chiswick	34	6	3	4	0	47	9
Clapham Junction	48	9	6	0	9	72	14
Dalston	2	27	5	1	0	35	7

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
East Ham	294	10	0	101	13	418	84
Edgware	11	10	0	84	0	105	21
Elephant and Castle/ Walworth Road	78	15	1,057	5	-3	1,152	230
Eltham	4	3	0	0	40	47	9
Enfield Town	4	3	13	11	20	51	10
Fulham	45	21	3	10	6	85	17
Hackney Central	18	5	-1	2	0	24	5
Hammersmith	2	0	0	169	4	175	35
Kensington High Street	4	14	6	6	106	136	27
Kilburn	11	14	26	4	0	55	11
King's Road (east)	3	0	0	0	-2	1	0
Lewisham	932	617	3	8	15	1,575	315
Nags Head	0	5	11	1	3	20	4
Orpington	2	7	22	0	34	65	13
Peckham	92	52	50	65	318	577	115
Putney	28	4	19	12	2	65	13
Queensway/ Westbourne Grove	-1	281	0	2	7	289	58
Richmond	3	11	1	8	1	24	5
Southall	271	53	4	130	167	625	125
Streatham	13	2	3	8	6	32	6
Tooting	58	38	26	50	12	184	37
Walthamstow	15	65	177	9	7	273	55

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Wandsworth	11	1	53	19	11	95	19
Wembley	3	1,202	310	16	17	1,548	310
Wimbledon	2	-1	-2	167	28	194	39
Woolwich	28	6	0	784	8	826	165

Date of download: 24 July 2025

Table 2.1.21 Housing starts by District town centre for 2018-19 to 2022-23, including total and five-year average (Net)

2.1.24 The following table shows the housing commencements in District town centres where the 5-year average is more than 50 homes per year. The District town centres that saw commencements below this threshold are listed below the table.

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Acton	49	39	4	4	222	318	64
Brentford	879	203	0	18	0	1,100	220
Canning Town	0	620	0	0	0	620	124
Chrisp Street	1	0	0	661	0	662	132
Coulsdon	34	173	9	12	26	254	51
Deptford	4	3	234	10	45	296	59
Hanwell	24	402	3	8	0	437	87
Wealdstone	99	190	13	8	42	352	70
Wembley Park	0	632	157	9	4	802	160
Yiewsley/ West Drayton	325	0	-1	9	0	333	67

Date of download: 24 July 2025

The following District town centres did not record enough commencements to be included in the table above: *Addiscombe, Angel Edmonton, Archway, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Blackheath, Brent Street, Brentford, Brick Lane, Bruce Grove/ Tottenham High Road, Burnt Oak, Camberwell, Canning Town, Chadwell Heath, Cheam*

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

Table 2.1.22 Housing starts by CAZ retail cluster town centre for 2018-19 to 2022-23, including total and five-year average (Net)

2.1.25 The table below shows the breakdown of starts in each of the CAZ retail cluster town centres including the five-year average.

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Baker Street (part)	2	0	0	0	0	2	0
Bankside and The Borough	440	343	374	36	117	1,310	262
Covent Garden/ Strand	0	27	1	0	0	28	6
Edgware Road South	21	4	0	1	0	26	5
Euston Road (part)	0	0	0	0	0	0	0
Farringdon	5	1	0	0	1	7	1
High Holborn/ Kingsway	0	0	0	10	0	10	2
Liverpool Street	5	0	0	0	0	5	1
London Bridge	-35	1	2	9	0	-23	-5

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Marylebone High Street	2	8	0	0	0	10	2
Marylebone Road	1	0	0	0	0	1	0
Shoreditch	3	-9	-1	0	4	-3	-1
Tottenham Court Road (part)	0	1	0	0	0	1	0
Victoria Street	268	0	0	0	0	268	54
Warwick Way/ Tachbrook Street	6	0	4	0	0	10	2
Waterloo	23	3	5	0	0	31	6

Date of download: 24 July 2025

Housing Completions

2.1.26 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 Housing Flows Reconciliation (HFR)report as well as enabling monitoring of delivery across London.

Table 2.1.23 Housing completions by location for 2018-19 to 2022-23, including total and five-year average (Net)

2.1.27 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	2022-23	5 Year Average
CAZ	4,124	4,235	2,387	2,804	3,228	3,356
Inner	15,440	17,003	11,998	14,274	12,941	14,331
Outer	17,550	16,953	18,128	21,774	20,299	18,941
Total	37,114	38,190	32,513	38,852	36,468	36,627

Date of download: 24 July 2025

Figure 2.1.3 Housing completions by location 2004-05 to 2022-23 (Net)

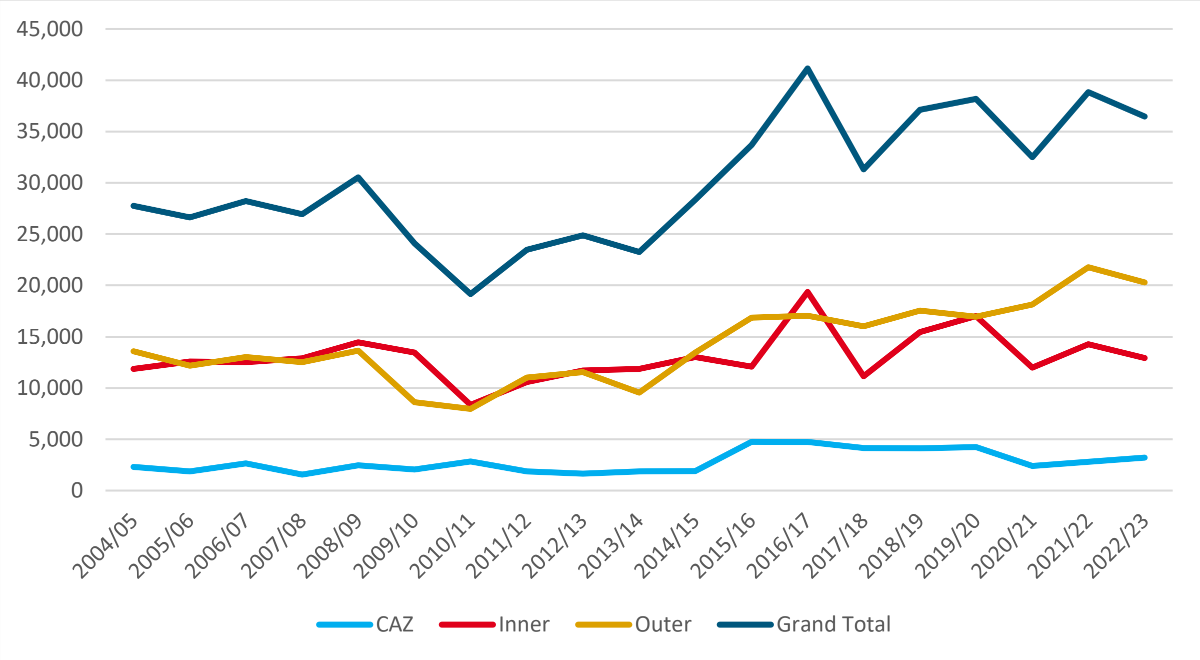


Table 2.1.24 Housing completions by planning authority for 2018-19 to 2022-23, including five-year average (Net)

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Barking & Dagenham	859	914	509	1,228	1,485	999
Barnet	2,198	1,783	1,280	2,629	2,149	2,008
Bexley	830	75	566	731	591	558
Brent	1,785	1,793	2,730	3,497	2,143	2,390
Bromley	784	554	330	210	747	525
Camden	863	1,219	514	542	354	698
City of London	351	100	0	432	9	178
Croydon	1,663	1,621	2,194	2,162	3,145	2,157
Ealing	1,912	531	1,260	1,664	2,196	1,513
Enfield	-390	556	298	790	824	416
Greenwich	1,728	2,387	725	1,264	1,030	1,427

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Hackney	1,636	824	1,093	1,511	807	1,174
Hammersmith & Fulham	958	437	1,219	1,631	1,199	1,089
Haringey	547	733	1,269	1,487	892	986
Harrow	1,238	1,398	450	641	753	896
Havering	428	583	892	1,074	1,054	806
Hillingdon	1,145	1,714	806	1,018	750	1,087
Hounslow	1,457	1,070	1,503	1,386	571	1,197
Islington	874	1,206	335	445	440	660
Kensington & Chelsea	99	997	244	196	210	349
Kingston	631	527	37	391	420	401
Lambeth	1,348	1,443	556	629	265	848
Lewisham	1,740	1,071	398	312	388	782
LLDC	1,284	1,448	1,355	1,549	2,215	1,570
Merton	252	395	1,059	343	405	491
Newham	1,961	2,534	1,845	2,324	576	1,848
OPDC	23	240	361	1,077	210	382
Redbridge	816	682	751	205	251	541
Richmond	431	284	178	285	141	264
Southwark	3,184	1,310	1,479	1,326	2,405	1,941
Sutton	339	557	318	559	368	428
Tower Hamlets	1,051	3,769	2,642	3,272	2,696	2,686

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Waltham Forest	623	942	1,337	1,002	1,204	1,022
Wandsworth	1,611	1,496	1,645	1,143	2,379	1,655
Westminster	855	995	336	-101	1,195	656
Total	37,114	38,190	32,513	38,852	36,468	36,627

Date of download: 24 July 2025

Table 2.1.25 Housing completions by housing tenure for 2018-19 to 2022-23 (Net self-contained)

2.1.28 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 H6 of the London Plan.

Tenure	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Low-Cost Rent	3,791	3,757	1,341	3,579	4,415	3,377
Intermediate tenures	3,114	3,777	3,502	3,945	4,234	3,714
Market	28,759	30,158	25,656	29,586	23,607	27,553
Not supplied by applicant	4	42	117	749	183	219
Total	35,668	37,734	30,616	37,859	32,439	34,863

Date of download: 24 July 2025

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

Table 2.1.26 Housing completions by housing type for 2018-19 to 2022-23 (Net self-contained)

2.1.30 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	2022-23	5 Year Average
Studio / bedsit	1,742	2,460	1,818	2,891	1,969	2,176
Flats	30,955	33,691	26,962	33,346	29,288	30,848
Houses	2,971	1,581	1,829	1,617	1,084	1,816
Not supplied by applicants	0	2	7	5	98	28
Total	35,668	37,734	30,616	37,859	32,439	34,863

Date of download: 24 July 2025

Table 2.1.27 Housing completions by site size for 2018-19 to 2022-23 (Net)

2.1.31 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.

2.1.32 Data on site size 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	2022-23	5 Year Average
Large site	23,769	25,783	22,023	27,046	22,979	24,320
Small site	12,731	12,155	10,122	10,953	11,825	11,557
Not Supplied by Applicant	613	252	369	853	1,664	750
Total	37,114	38,190	32,513	38,852	36,468	36,627

Date of download: 24 July 2025

Table 2.1.28 Housing completions in town centres for 2018-19 to 2022-23 (Net)

2.1.33 The table below shoes the total number of homes completed in designated town centres as defined in Annex 1 of the London Plan.

2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
8,575	8,387	7,435	6,609	8,637	39,643	7,929

Date of download: 24 July 2025

Table 2.1.29 Housing completions by International town centre for 2018-19 to 2022-23, including total and five-year average (Net)

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Knightsbridge	-1	10	0	18	30	57	11
West End	117	99	90	71	64	441	88

Date of download: 24 July 2025

Table 2.1.30 Housing completions by Metropolitan town centre for 2018-19 to 2022-23, including total and five-year average (Net)

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Bromley	216	15	74	6	26	337	67
Canary Wharf	0	0	1,131	654	69	1,854	371
Croydon	539	363	711	512	1,253	3,378	676
Ealing	76	26	27	191	247	567	113
Harrow	537	6	339	-2	25	905	181
Hounslow	238	88	215	13	7	561	112
Ilford	119	141	190	16	77	544	109
Kingston	132	229	1	32	51	445	89
Romford	17	76	115	10	36	254	51

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Shepherds Bush	4	7	40	6	9	66	13
Stratford	429	1	2	158	1,224	1,814	363
Sutton	78	366	-4	176	18	634	127
Uxbridge	138	459	76	78	5	756	151
Wood Green	4	0	15	5	8	32	6

Date of download: 24 July 2025

Table 2.1.31 Housing completions by Major town centre for 2018-19 to 2022-23, including total and five-year average (Net)

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Angel	18	184	7	77	9	295	59
Barking	5	315	72	0	338	730	146
Bexleyheath	74	8	0	283	0	365	73
Brixton	147	3	2	3	5	160	32
Camden Town	8	188	9	22	28	255	51
Canada Water	0	6	234	5	624	869	174
Catford	22	17	8	10	0	57	11
Chiswick	13	4	9	14	12	52	10
Clapham Junction	10	7	33	10	-4	56	11
Dalston	44	17	11	5	2	79	16
East Ham	19	65	4	204	9	301	60
Edgware	46	19	14	7	18	104	21

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Elephant and Castle/ Walworth Road	949	890	21	63	3	1,926	385
Eltham	9	0	0	0	0	9	2
Enfield Town	7	1	0	8	22	38	8
Fulham	12	17	41	18	2	90	18
Hackney Central	7	2	4	1	3	17	3
Hammersmith	53	3	0	-25	4	35	7
Kensington High Street	8	53	0	5	1	67	13
Kilburn	22	4	0	21	8	55	11
King's Road (east)	6	3	0	0	-2	7	1
Lewisham	314	10	373	12	16	725	145
Nags Head	103	11	7	2	8	131	26
Orpington	23	5	15	11	38	92	18
Peckham	6	23	35	76	408	548	110
Putney	94	18	11	1	7	131	26
Queensway/ Westbourne Grove	1	-1	1	-1	6	6	1
Richmond	18	1	10	0	13	42	8
Southall	74	68	142	6	5	295	59
Streatham	16	0	5	5	3	29	6
Tooting	3	-4	16	64	18	97	19
Walthamstow	83	245	7	325	331	991	198

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Wandsworth	214	165	105	0	6	490	98
Wembley	199	1,170	800	378	536	3,083	617
Wimbledon	3	8	-2	12	8	29	6
Woolwich	681	394	36	307	263	1,681	336

Date of download: 24 July 2025

Table 2.1.32 Housing completions by District town centre for 2018-19 to 2022-23, including total and five-year average (Net)

2.1.34 The following table shows the housing completions in District town centres where the 5-year average is more than 50 homes per year. The District town centres that saw completions below this threshold are listed below the table.

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Acton	115	191	6	66	5	383	77
Canning Town	0	0	403	573	2	978	196
Finsbury Park	26	120	206	48	16	416	83
Hanwell	13	9	-1	0	260	281	56
Twickenham	51	27	89	156	10	333	67
Wembley Park	361	3	0	350	407	1,121	224
Yiewsley/ West Drayton	72	203	132	86	0	493	99

Date of download: 24 July 2025

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

Table 2.1.33 Housing completions by CAZ retail cluster town centre for 2018-19 to 2022-23, including total and five-year average (Net)

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

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Baker Street (part)	-2	4	0	0	0	2	0
Bankside and The Borough	695	21	37	103	317	1,173	235
Covent Garden/ Strand	0	0	0	1	0	1	0
Edgware Road South	-8	9	0	30	0	31	6
Euston Road (part)	0	-1	0	1	0	0	0
Farringdon	10	2	5	0	0	17	3
Liverpool Street	0	0	0	328	0	328	66
London Bridge	-100	-3	73	150	2	122	24
Marylebone High Street	-6	-27	1	34	0	2	0

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Marylebone Road	1	1	0	0	0	2	0
Shoreditch	21	208	3	244	423	899	180
Tottenham Court Road (part)	13	81	0	2	0	96	19
Victoria Street	0	0	0	0	268	268	54
Warwick Way/ Tachbrook Street	6	4	0	0	0	10	2
Waterloo	-4	270	541	0	5	812	162

Date of download: 24 July 2025

Affordable housing

Table 2.1.34 Affordable Housing Completions by Planning authority and Tenure in the year 2022-23 (Net self-contained)

Planning Authority	Low-Cost Rent	Intermediate Tenures	Total
Barking & Dagenham	487	422	909
Barnet	112	386	498
Bexley	127	135	262
Brent	293	543	836
Bromley	106	21	127
Camden	0	1	1
City of London	0	0	0
Croydon	241	217	458
Ealing	266	349	615
Enfield	15	58	73

Planning Authority	Low-Cost Rent	Intermediate Tenures	Total
Greenwich	222	74	296
Hackney	-2	34	32
Hammersmith & Fulham	47	170	217
Haringey	86	265	351
Harrow	135	28	163
Havering	167	225	392
Hillingdon	67	67	134
Hounslow	70	109	179
Islington	102	23	125
Kensington & Chelsea	0	1	1
Kingston	3	2	5
Lambeth	-100	39	-61
Lewisham	36	15	51
LLDC	203	10	213
Merton	82	8	90
Newham	33	5	38
OPDC	0	64	64
Redbridge	1	0	1
Richmond	14	0	14
Southwark	422	158	580
Sutton	53	44	97

Planning Authority	Low-Cost Rent	Intermediate Tenures	Total
Tower Hamlets	340	137	477
Waltham Forest	192	207	399
Wandsworth	336	355	691
Westminster	259	62	321
Total	4,415	4,234	8,649

Date of download: 24 July 2025

Table 2.1.35 Percentage of Affordable Housing by Planning Authority and Tenure in the year 2022-23 (Net self-contained)

Planning Authority	Low-Cost Rent	Intermediate Tenures	Total
Barking & Dagenham	33%	28%	61%
Barnet	5%	18%	23%
Bexley	21%	22%	43%
Brent	13%	25%	38%
Bromley	14%	3%	17%
Camden	0%	0%	0%
City of London	0%	0%	0%
Croydon	7%	7%	14%
Ealing	12%	16%	27%
Enfield	2%	7%	9%
Greenwich	22%	7%	29%
Hackney	0%	4%	4%
Hammersmith & Fulham	4%	14%	18%

Planning Authority	Low-Cost Rent	Intermediate Tenures	Total
Haringey	10%	30%	39%
Harrow	17%	4%	21%
Havering	16%	21%	37%
Hillingdon	9%	9%	17%
Hounslow	12%	19%	31%
Islington	23%	5%	28%
Kensington & Chelsea	0%	1%	1%
Kingston	1%	0%	1%
Lambeth	-36%	14%	-22%
Lewisham	9%	4%	13%
LLDC	7%	0%	7%
Merton	20%	2%	22%
Newham	6%	1%	7%
OPDC	0%	30%	30%
Redbridge	0%	0%	0%
Richmond	10%	0%	10%
Southwark	10%	4%	14%
Sutton	14%	12%	26%
Tower Hamlets	10%	4%	15%
Waltham Forest	16%	17%	33%
Wandsworth	13%	14%	27%

Planning Authority	Low-Cost Rent	Intermediate Tenures	Total
Westminster	24%	6%	30%

Date of download: 24 July 2025

Table 2.1.36 Accessible Housing Completions by Planning Authority in the year 2022-23 (Net self-contained new build)

2.1.36 The table below shows the completions of accessible units during 2022-23. Since 1st October 2015, the accessibility 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 Part M Volume 1 of the Building Regulations.

2.1.37) According to London Plan Policy D7, at least 10% of dwellings must meet Building Regulation requirement M4(3) ‘wheelchair user dwellings’ 2) all other dwellings meet Building Regulation requirement M4(2) ‘accessible and adaptable dwellings. This data is collected both at the point of submission, but also 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	1,481	176	12%	0	0%
Barnet	2,098	516	25%	64	3%
Bexley	571	411	72%	45	8%
Brent	2,089	897	43%	161	8%
Bromley	678	428	63%	2	0%
Camden	344	273	79%	18	5%
City of London	9	0	0%	0	0%
Croydon	2,067	599	29%	67	3%
Ealing	1,800	350	19%	43	2%
Enfield	810	85	10%	15	2%

Planning Authority	Eligible Units	M4(2) Units	M4(2) Units %	M4(3) Units	M4(3) Units %
Greenwich	1,179	861	73%	60	5%
Hackney	806	531	66%	101	13%
Hammersmith & Fulham	1,187	217	18%	47	4%
Haringey	885	568	64%	154	17%
Harrow	622	259	42%	13	2%
Havering	1,111	44	4%	41	4%
Hillingdon	727	353	49%	38	5%
Hounslow	557	238	43%	47	8%
Islington	428	99	23%	9	2%
Kensington & Chelsea	264	26	10%	5	2%
Kingston	317	48	15%	5	2%
Lambeth	272	240	88%	13	5%
Lewisham	328	9	3%	4	1%
LLDC	1,664	1,115	67%	146	9%
Merton	396	13	3%	29	7%
Newham	549	132	24%	5	1%
OPDC	210	170	81%	33	16%
Redbridge	219	19	9%	2	1%
Richmond	137	15	11%	1	1%
Southwark	1,259	381	30%	86	7%

Planning Authority	Eligible Units	M4(2) Units	M4(2) Units %	M4(3) Units	M4(3) Units %
Sutton	466	229	49%	22	5%
Tower Hamlets	2,329	1,200	52%	72	3%
Waltham Forest	1,204	887	74%	64	5%
Wandsworth	2,134	540	25%	36	2%
Westminster	1,242	481	39%	52	4%

Date of download: 24 July 2025

2.2 Non-residential

2.2.1 Non-residential net floorspace figures, reported in this section, refer to both industrial *and* non-industrial designated land. This is in contrast with the figures reported in Table 1.2.3, related to the assessment of KPI 5, which only focuses on industrial designated land. Thus, it is important to highlight that any discrepancies between the total net B2 and B8 floorspace figures in Table 2.2.1 and those reported in Table 1.2.3 is to be expected.

Non-Residential Approvals

2.2.2 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 2018-19 to 2022-23, including total and five-year average (Net)

Use class	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
A1	-104,769	-48,961	-173,756	-26,893	-45,409	-79,958
A2	60,127	13,439	35,978	-2,549	-6,084	20,182
A3	112,494	33,189	32,466	6,161	12,099	39,282
A4	33,267	6,132	174,444	-2,028	-458	42,271
A5	41,551	6,275	21,335	1,188	1,959	14,462
B1	14,753	-89,313	130,383	61,772	12,511	26,021
B1a	429,767	130,921	515,748	373,216	14,493	292,829

Use class	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
B1b	20,340	-6,175	728	-985	1,574	3,096
B1c	42,963	55,209	30,536	16,354	-8,944	27,224
B2	-115,610	-83,741	-35,123	-28,017	-37,923	-60,083
B8	113,210	-4,922	3,125	7,147	222,810	68,274
C1	348	26,599	160,127	14,239	117,390	63,741
C2	18,705	13,146	-61,050	3,604	25,579	-3
C2a	0	0	0	722	-315,330	-62,922
D1	457,020	245,921	209,490	4,491	21,253	187,635
D2	19,501	97,372	77,148	20,960	-69,914	29,013
E	0	0	6,030	52,396	16,642	15,014
F1	0	0	0	3,746	524	854
F2	0	0	32	234	678	189
Not Specified	0	-2,927	142	-985	435	-667
Other	-95	91,171	112,718	597,805	478,323	255,984
SG	88,256	27,150	113,216	159,368	175,818	112,762
Total	1,231,828	510,485	1,353,717	1,261,946	618,026	995,200

Date of download: 08 August 2025

2.2.3 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.

2.2.4 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.

2.2.5 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 and, as such, no record of these changes of use takes place.

Table 2.2.2 Total net floorspace (sqm) of non-residential approvals by planning authority for 2018-19 to 2022-23, including five-year average (Net)

2.2.6 This table sets out the square metres of floorspace lost or gained for all non-residential uses should all of the approved schemes be implemented, broken down by planning authority.

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Barking & Dagenham	50,327	-1,578	-10,814	-744	8,619	9,162
Barnet	-1,638	-22,187	-4,191	35,575	36,177	8,747
Bexley	36,928	6,896	-1,668	2,375	7,762	10,459
Brent	-61,612	-9,971	25,824	8,750	43,797	1,358
Bromley	-15,478	-30,193	-13,198	-6,170	11,193	-10,769
Camden	64,410	42,546	41,736	-1,955	122,172	53,782
City of London	364,952	996	194,757	364,552	118,926	208,837
Croydon	6,158	428	-16,329	-16,998	-21,842	-9,717
Ealing	-9,013	-23,389	-133	31,053	69,272	13,558
Enfield	6,647	-1,240	-15,532	33,682	29,789	10,669
Greenwich	14,219	8,393	-3,502	-41,619	19,212	-659
Hackney	52,096	17,089	8,878	195,588	1,075	54,945
Hammersmith & Fulham	14,901	137,816	-4,493	-22,817	59,013	36,884
Haringey	-7,771	-6,582	767	-492	-11,939	-5,203
Harrow	-40,278	15,606	-19,562	7,433	-4,751	-8,310
Havering	-56,209	-99,397	-66,948	-1,029	22,771	-40,162
Hillingdon	34,100	-32,945	64,903	-8,617	-1,837	11,121
Hounslow	127,069	-17,757	-52,655	5,999	4,546	13,440

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Islington	89,719	11,740	18,898	16,224	-292,359	-31,156
Kensington & Chelsea	17,411	3,696	18,910	10,065	18,249	13,666
Kingston	4,529	19,457	4,082	-497	22,068	9,928
Lambeth	26,596	65,438	173,761	3,254	-51,231	43,564
Lewisham	-10,598	22,011	193	42,831	12,344	13,356
LLDC	267,207	88,313	13,456	17,568	24,658	82,240
Merton	62,125	-1,961	1,721	-2,795	229	11,864
Newham	20,535	110,428	10,818	23,545	53,131	43,691
OPDC	3,942	1,782	4,445	30,408	41,473	16,410
Redbridge	-13,994	-5,811	-7,150	3,933	-4,076	-5,420
Richmond	-12,552	-5,865	6,038	133	9,204	-608
Southwark	20,802	9,260	603,647	122,550	67,983	164,848
Sutton	-4,969	38,205	-39,952	-9,221	-4,807	-4,149
Tower Hamlets	27,764	143,964	178,994	313,206	90,393	150,864
Waltham Forest	-6,458	-7,457	-211	-5,155	-556	-3,967
Wandsworth	166,065	216,070	170,476	-2,677	16,235	113,234
Westminster	-6,104	-183,316	67,748	114,010	101,132	18,694
Total	1,231,828	510,485	1,353,714	1,261,948	618,025	995,200

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Figure 2.2.1 Non-Residential Approvals by location (net sqm) trend 2004-05 to 2022-23

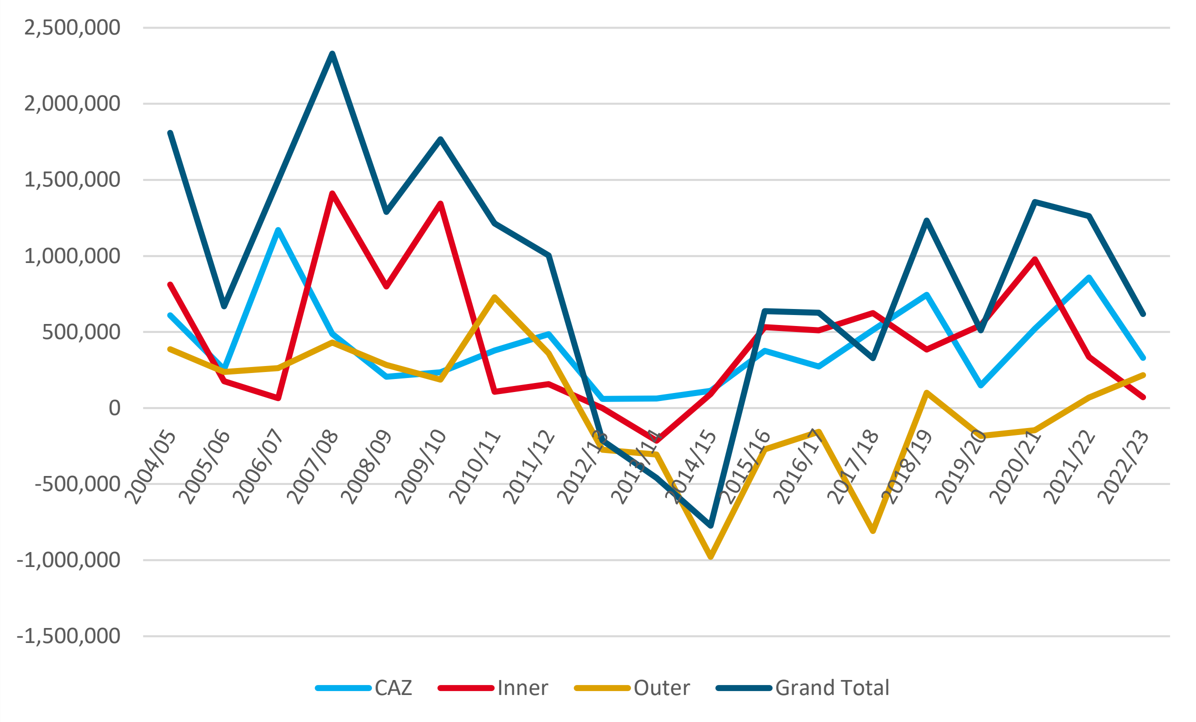

Table 2.2.3 Total net floorspace (sqm) of non-residential approvals by location for 2018-19 to 2022-23

Location	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
CAZ	744,601	148,845	520,633	858,097	330,836	520,602
Inner	385,563	545,080	978,088	335,267	71,571	463,114
Outer	101,664	-183,440	-145,007	68,583	215,618	11,484
Total	1,231,828	510,485	1,353,714	1,261,947	618,025	995,200

Date of download: 08 August 2025

Table 2.2.4 Total net floorspace (sqm) of non-residential approvals by International town centre for 2018-19 to 2022-23

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Knightsbridge	771	330	0	230	130	1,461	292

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
West End	17,311	-38,923	26,969	65,412	41,867	112,636	22,527

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Table 2.2.5 Total net floorspace (sqm) of non-residential approvals by Metropolitan town centre for 2018-19 to 2022-23

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Bromley	-6,740	-919	3,481	-1,615	-444	-6,237	-1,247
Canary Wharf	42,980	28,448	130,605	324,652	27,747	554,432	110,886
Croydon	104,698	1,098	-1,975	-15,336	-13,204	75,281	15,056
Ealing	-2,517	-7,138	1,915	30,046	10,081	32,387	6,477
Harrow	552	-6,354	-4,629	-11	-415	-10,857	-2,171
Hounslow	-1,857	-14,711	-180	6	-536	-17,278	-3,456
Ilford	-21,629	-6,256	-6,393	499	-10,822	-44,601	-8,920
Kingston	467	-1,059	1,751	1,287	10,652	13,098	2,620
Romford	-6,717	-5,912	-4,477	-966	-969	-19,041	-3,808
Shepherds Bush	-5,025	1,832	0	734	2,718	259	52
Stratford	-15,200	2,605	731	-715	50,510	37,931	7,586
Sutton	-405	-353	1,308	-11,441	-504	-11,395	-2,279
Uxbridge	-399	-2,710	-210	15,452	-363	11,770	2,354
Wood Green	-227	-4,191	0	-172	-140	-4,730	-946

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Table 2.2.6 Total net floorspace (sqm) of non-residential approvals by Major town centre for 2018-19 to 2022-23

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Angel	4,025	370	-34	367	7,544	12,272	2,454
Barking	-987	0	-11,264	-121	0	-12,372	-2,474
Bexleyheath	-3,645	0	-924	35	575	-3,959	-792
Brixton	329	1,035	47	-356	13	1,068	214
Camden Town	19,333	2,006	1,125	779	285	23,528	4,706
Canada Water	0	-116	522,996	0	48,882	571,762	114,352
Catford	168	-239	212	357	-1,811	-1,313	-263
Chiswick	-958	-1,570	-954	-1,387	1,706	-3,163	-633
Clapham Junction	4,053	-576	43	1,121	462	5,103	1,021
Dalston	78	25	301	1,095	-16	1,483	297
East Ham	3,104	-928	-4	-2,374	-147	-349	-70
Edgware	102	-1,236	373	3,131	-178	2,192	438
Elephant and Castle/ Walworth Road	1,958	989	183	701	-877	2,954	591
Eltham	0	-266	-102	-2,408	-2,975	-5,751	-1,150
Enfield Town	-805	-280	-250	-697	-374	-2,406	-481
Fulham	-1,148	0	-4,773	-264	-491	-6,676	-1,335
Hackney Central	-38	49	-42	-30	-49	-110	-22
Hammersmith	-2,184	79,298	244	391	37,087	114,836	22,967

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Kensington High Street	86	391	335	1,773	345	2,930	586
Kilburn	-311	46	-1,178	756	316	-371	-74
King's Road (east)	40	0	1,170	-1	240	1,449	290
Lewisham	14,993	20,388	0	3,117	-1,962	36,536	7,307
Nags Head	-196	48	0	312	0	164	33
Orpington	-919	268	-368	-4,156	-1,777	-6,952	-1,390
Peckham	36	-257	-301	-112	85	-549	-110
Putney	-486	-1,595	-2,424	-375	-447	-5,327	-1,065
Queensway/ Westbourne Grove	0	3,817	-724	-216	91	2,968	594
Richmond	-200	-58	4,785	-923	5,522	9,126	1,825
Southall	1,094	7,114	-145	-1,686	95	6,472	1,294
Streatham	0	-1,648	0	-132	-3,514	-5,294	-1,059
Tooting	-4,606	-347	102	-551	51	-5,351	-1,070
Walthamstow	8,867	-1,443	0	114	-162	7,376	1,475
Wandsworth	73	163	2,282	27	-230	2,315	463
Wembley	-24,905	84	-1,073	-1,066	1,284	-25,676	-5,135
Wimbledon	49	0	7,236	0	-146	7,139	1,428
Woolwich	-13,759	0	-3,315	-30,263	-3,653	-50,990	-10,198

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Table 2.2.7 Total net floorspace (sqm) of non-residential approvals by District town centre for 2018-19 to 2022-23

2.2.7 This table sets out the square metres of floorspace lost or gained in approvals in District town centres for the last 5 years, including a 5-year average. Only those where the 5-year average has resulted in a loss or gain of 500 square metres are included. The District town centres that are not shown are listed after the table.

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Acton	-1,918	-5,916	-355	-325	-330	-8,844	-1,769
Bakers Arms	-210	-44	0	-117	-3,460	-3,831	-766
Beckenham	0	-186	-1,703	-4,811	-1,620	-8,320	-1,664
Brent Street	203	-136	0	140	3,091	3,298	660
Brentford	1,372	1,116	-245	30	4,187	6,460	1,292
Brick Lane	-230	387	33	9,086	0	9,276	1,855
Brompton Cross	-1,082	-16	9,204	-17	15,142	23,231	4,646
Canning Town	1,439	13,096	0	-122	11,927	26,340	5,268
Chipping Barnet	-2,438	-3,484	-297	-80	-375	-6,674	-1,335
Clapham High Street	199	-2,551	-759	-449	-96	-3,656	-731
Cricklewood	-36	56	-727	-1,822	2	-2,527	-505
Deptford	-3,047	-240	337	-276	-77	-3,303	-661
Feltham High Street	-3,723	0	0	88	25	-3,610	-722
Forest Gate	-1	-134	926	-528	-3,995	-3,732	-746
Hanwell	-907	-371	-3,430	56	-149	-4,801	-960
Harold Hill	0	0	0	0	10,184	10,184	2,037
Leytonstone	-2,935	-820	-98	0	-27	-3,880	-776

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
New Barnet	-4,922	-5,072	-282	301	73	-9,902	-1,980
New Cross and New Cross Gate	208	8,006	0	-187	345	8,372	1,674
New Malden	-6,303	-361	-30	3,759	-1,245	-4,180	-836
North Finchley	-4,400	-1,417	-217	-508	-186	-6,728	-1,346
Stanmore	-2,116	-588	0	-547	0	-3,251	-650
Sydenham	1,267	-11,214	18	-2,364	76	-12,217	-2,443
Thornton Heath	0	-97	-5,398	36	44	-5,415	-1,083
Wallington	-2,032	10	-109	-2,473	96	-4,508	-902
Wealdstone	7,784	-3,238	0	-59	-1,024	3,463	693
Whitechapel	524	31	1,447	317	7,155	9,474	1,895
Yiewsley/ West Drayton	-2,389	-4,549	-1,615	-4	-212	-8,769	-1,754

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The following District town centres aren't shown in the table above: *Addiscombe, Angel Edmonton, Archway, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Blackheath, Brent Street, Brentford, Brick Lane, Brompton Cross, Bruce Grove/ Tottenham High Road, Burnt Oak, Camberwell, Canning Town, Chadwell Heath, Cheam Village, Chipping Barnet, Chrisp Street, Church End, Finchley, Clapham High Street, Colindale/ The Hyde, Collier Row, Coulsdon, Crayford, Cricklewood, Crouch End, Dagenham Heathway, Deptford, Downham, Dulwich - Lordship Lane, Ealing Road, Earls Court Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgware Road/Church Street, Edmonton Green, Elm Park, Erith, Feltham High Street, Finsbury Park, Forest Gate, Forest Hill, Fulham Road, Gants Hill, Golders Green, Green Lane, Green Lanes, Green Street, Greenford, Greenwich West, Hampstead, Hanwell, Harlesden, Harold Hill, Harrow Road, Hayes, Hendon Central, Herne Hill, Highams Park, Hornchurch, Kentish Town, Kenton, King's Road (west), Kingsbury, Lavender Hill/ Queenstown Road, Lee Green, Leyton, Leytonstone, Mill Hill, Mitcham, Morden, Muswell Hill, Neasden, New Addington, New Barnet, New Cross and New Cross Gate, New Malden, Norbury, North Cheam, North Chingford, North Finchley, North Harrow, Northwood, Notting Hill Gate, Palmers Green, Penge, Petts Wood, Pinner, Plumstead, Portobello, Praed Street/ Paddington, Preston Road, Purley, Rainham, Rayners Lane, Roman Road (east), Roman Road (west), Rosehill, Ruislip, Selsdon, Sidcup, South Chingford, South Harrow, South Kensington, South Norwood, South Woodford, Southgate, St John's Wood, Stamford Hill, Stanmore, Stockwell, Stoke Newington, Surbiton, Swiss Cottage/ Finchley Road, Sydenham, Teddington, Temple*

Fortune, Thornton Heath, Tolworth, Twickenham, Upminster, Upper Norwood/ Crystal Palace, Wallington, Wanstead, Watney Market, Wealdstone, Welling, Wembley Park, West Green Road/ Seven Sisters, West Hampstead, West Norwood/ Tulse Hill, West Wickham, Whetstone, Whitechapel, Whitton, Willesden Green, Wood Street, Worcester Park.

Total net floorspace (sqm) of non-residential approvals by CAZ retail cluster town centre for 2018-19 to 2022-23

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Baker Street (part)	-2	0	-487	0	-119	-608	-122
Bankside and The Borough	27,066	7,317	30,890	90,362	27,179	182,814	36,563
Cheapside	0	0	0	0	0	0	0
Covent Garden/ Strand	35	-31	-9,363	15	6,275	-3,069	-614
Edgware Road South	-3,428	-150	4	1,089	30	-2,455	-491
Euston Road (part)	34	0	0	0	0	34	7
Farringdon	2,185	3,860	436	0	1,551	8,032	1,606
Fleet Street	0	0	0	0	0	0	0
High Holborn/ Kingsway	396	1,432	0	7,209	113	9,150	1,830
King's Cross/ St Pancras	0	0	0	0	0	0	0
Leadenhall Market	49,065	0	1,255	140	604	51,064	10,213
Liverpool Street	0	0	0	0	2,358	2,358	472
London Bridge	-497	-122	0	32,524	643	32,548	6,510
Marylebone High Street	631	469	8	-156	115	1,067	213
Marylebone Road	0	-2,714	15	1,399	-2,726	-4,026	-805

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Moorgate	0	0	1,748	18,377	378	20,503	4,101
Shoreditch	28,936	16,083	1,863	193,696	-524	240,054	48,011
Tottenham Court Road (part)	-1	12	-1	957	14,070	15,037	3,007
Victoria Street	-3,245	23,849	25	21,886	2,635	45,150	9,030
Warwick Way/ Tachbrook Street	0	-49	-32	-412	0	-493	-99
Waterloo	427	246	110,437	-29	8,561	119,642	23,928
Wentworth Street	0	91	-97	37	0	31	6

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Non-Residential Starts

Table 2.2.8 Non-Residential Starts by Use Class for 2018-19 to 2022-23, including total and five-year average

Use class	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
A1	-4,481	-8,591	10,606	-26,945	7,247	-4,433
A2	-1,464	2,859	9,122	-4,775	20,230	5,194
A3	28,854	26,012	36,488	14,865	26,927	26,629
A4	-1,253	-3,215	1,105	-3,691	19,220	2,433
A5	4,153	4,686	3,443	2,786	18,485	6,711
B1	35,604	-2,757	-23,118	19,501	-3,664	5,113
B1a	95,376	70,312	293,844	186,499	265,412	182,289
B1b	1,066	18,106	-8,500	995	13,031	4,940
B1c	77,196	-12,781	-7,849	-1,008	17,973	14,706

Use class	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
B2	-184,885	-61,707	-21,627	-44,698	21,842	-58,215
B8	7,524	-50,475	64,547	-29,533	-106,955	-22,978
C1	42	-2,045	28,130	2,953	57,018	17,220
C2	32,048	5,336	8,985	-38,429	23,241	6,236
C2a	0	0	0	0	-315,673	-63,135
D1	80,943	285,114	74,644	50,852	57,421	109,795
D2	90,946	-62,578	50,234	15,400	49,091	28,619
E	0	0	1,003	3,675	-440	848
F1	0	0	0	0	875	175
F2	0	0	0	0	13	3
Not Specified	0	-556	-473	3	0	-205
Other	-1,214	948	736	74,650	78,969	30,818
SG	-83,188	-62,615	-4,390	24,731	93,788	-6,335
Total	177,267	146,053	516,930	247,831	344,051	286,426

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Table 2.2.9 Non-Residential Starts by planning authority for 2018-19 to 2022-23, including five-year average

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Barking & Dagenham	11,961	-224	-7,066	-1,201	-11,944	-1,695
Barnet	-22,450	-15,074	-12,611	6,604	-82	-8,723
Bexley	32,188	-2,089	-1,139	3,450	-1,276	6,227
Brent	-2,642	-77,378	-16,978	-9,030	5,805	-20,045

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Bromley	-4,851	-4,314	-5,177	-7,696	-24,593	-9,326
Camden	90,552	6,570	21,209	-7,322	37,730	29,748
City of London	158,161	28,668	192,152	6,900	0	77,176
Croydon	120	-112,201	12,466	37,917	-25,796	-17,499
Ealing	-56,362	-32,577	-9,850	4,631	3,951	-18,041
Enfield	-79,551	-1,135	-6,416	-1,772	21,343	-13,506
Greenwich	-21,303	-4,874	347	9,797	-157	-3,238
Hackney	16,155	29,089	32,042	1,063	6,348	16,939
Hammersmith & Fulham	20,645	-4,012	-412	91,633	278	21,626
Haringey	-6,034	-1,203	722	-10,767	-8,472	-5,151
Harrow	-55,807	-39,864	12,799	-8,642	-1,402	-18,583
Havering	41,693	-52,830	-8,996	-56,051	-6,612	-16,559
Hillingdon	-20,688	300	70,742	941	-34,742	3,311
Hounslow	31,260	-20,558	-2,985	6,252	-2,651	2,264
Islington	36,232	57,475	23,526	12,672	-306,758	-35,371
Kensington & Chelsea	23,913	988	14,616	110	54,036	18,733
Kingston	26,704	-9,200	27,715	4,182	4,597	10,800
Lambeth	731	42,112	11,027	18,033	-609	14,259
Lewisham	-16,577	14,292	-19,060	-11,795	40,014	1,375
LLDC	26,847	296,280	2,531	3,962	25,858	71,096
Merton	-6,280	-7,649	-1,775	-3,482	-4,151	-4,667

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Newham	6,279	35,338	18,802	45,359	-15,163	18,123
OPDC	-1,617	287	357	-1,493	0	-493
Redbridge	9,426	710	-6,430	-5,066	-139	-300
Richmond	-6,741	-5,505	2,653	-4,970	625	-2,788
Southwark	5,436	40,219	15,843	27,795	519,156	121,690
Sutton	-6,354	21,514	6,506	-446	-748	4,094
Tower Hamlets	-21,749	173,411	32,609	50,405	-15,276	43,880
Waltham Forest	-9,560	-24,863	-3,529	-8,276	-1,042	-9,454
Wandsworth	33,691	15,912	108,405	23,133	-362	36,156
Westminster	-56,160	-201,563	12,286	30,999	86,286	-25,630
Total	177,268	146,052	516,931	247,829	344,052	286,426

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Figure 2.2.2 Non-Residential Starts by Area 2004-05 to 2022-23

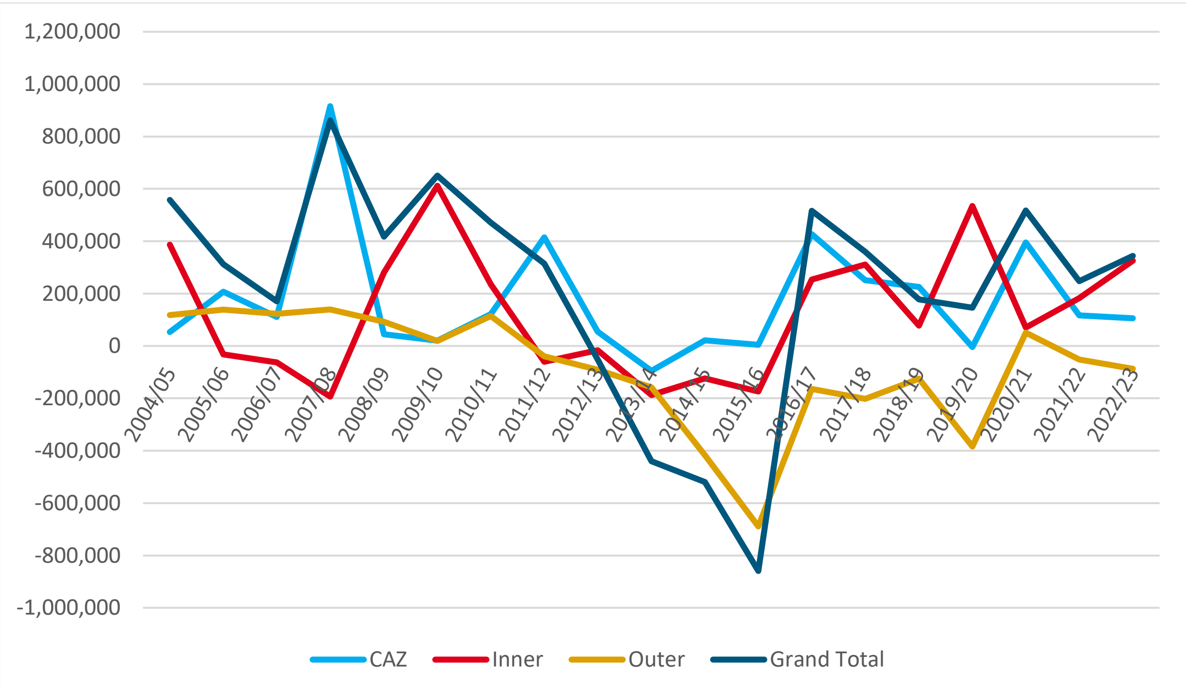

Table 2.2.10 Non-Residential Starts by area for 2018-19 to 2022-23

Location	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
CAZ	225,053	-4,229	395,445	117,068	106,049	167,877
Inner	77,800	534,134	70,477	182,783	325,332	238,105
Outer	-125,586	-383,854	51,008	-52,021	-87,330	-119,557
Total	177,267	146,051	516,930	247,830	344,051	286,426

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Table 2.2.11 Non-Residential Starts by International town centre for 2018-19 to 2022-23, including total and five-year average

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Knightsbridge	1,900	0	182	0	99	2,181	436
West End	5,129	6,232	-5,559	21,053	24,323	51,178	10,236

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Table 2.2.12 Non-Residential Starts by Metropolitan town centre for 2018-19 to 2022-23, including total and five-year average

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Bromley	-559	-647	-10	-5,444	253	-6,407	-1,281
Canary Wharf	0	132,665	42,980	0	5,874	181,519	36,304
Croydon	1,250	-15,930	1,891	37,583	350	25,144	5,029
Ealing	-1,080	313	-991	2,848	-730	360	72
Harrow	-6,418	250	-678	-5,968	-304	-13,118	-2,624
Hounslow	16,181	-15,150	-936	-193	-147	-245	-49
Ilford	901	-1,622	-3,976	-17	-23	-4,737	-947

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Kingston	427	642	-673	-351	-150	-105	-21
Romford	-2,500	-991	-1,534	-2,868	82	-7,811	-1,562
Shepherds Bush	-4,994	-3,108	0	-308	0	-8,410	-1,682
Stratford	2,410	869	0	0	2,197	5,476	1,095
Sutton	-1,093	-703	110	503	-127	-1,310	-262
Uxbridge	-3,908	-7,745	-4	0	-342	-11,999	-2,400
Wood Green	0	-227	-50	-156	-200	-633	-127

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Table 2.2.13 Non-Residential Starts by Major town centre for 2018-19 to 2022-23, including total and five-year average

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Angel	-308	3,967	1,005	-52	7,598	12,210	2,442
Barking	-133	-112	0	0	-11,183	-11,428	-2,286
Bexleyheath	-3,467	0	0	0	0	-3,467	-693
Brixton	461	1,985	-50	-207	54	2,243	449
Camden Town	220	3,877	0	-86	0	4,011	802
Canada Water	0	0	-116	0	522,996	522,880	104,576
Catford	422	168	-355	-70	0	165	33
Chiswick	-663	-291	0	-178	0	-1,132	-226
Clapham Junction	-1,617	-256	-11	1,172	-51	-763	-153
Dalston	1	218	77	1,095	0	1,391	278
East Ham	-871	-235	0	3,881	-111	2,664	533

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Edgware	0	325	0	-954	0	-629	-126
Elephant and Castle/ Walworth Road	-370	618	3,617	0	-50	3,815	763
Eltham	0	-150	0	0	125	-25	-5
Enfield Town	0	-111	-406	-573	-809	-1,899	-380
Fulham	2,607	3,387	-195	-269	0	5,530	1,106
Hackney Central	-60	-390	74	-55	0	-431	-86
Hammersmith	3,034	0	0	82,456	271	85,761	17,152
Kensington High Street	-131	-124	5,294	110	1,766	6,915	1,383
Kilburn	-43	-173	-1,245	-119	0	-1,580	-316
King's Road (east)	-70	0	0	0	1,170	1,100	220
Lewisham	9,013	20,462	173	-456	-102	29,090	5,818
Nags Head	-35	20	1	0	0	-14	-3
Orpington	0	-284	-27	0	-1,955	-2,266	-453
Peckham	5,679	1,399	-1,958	-292	0	4,828	966
Putney	3,257	1,458	-166	-95	0	4,454	891
Queensway/ Westbourne Grove	0	3,817	0	449	-78	4,188	838
Richmond	995	-579	-5	-1,123	1,868	1,156	231
Southall	400	477	0	-1,934	0	-1,057	-211
Streatham	0	-180	0	-101	-34	-315	-63
Tooting	-3,201	-1,417	-255	0	-177	-5,050	-1,010

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Walthamstow	120	-3,380	-963	0	42	-4,181	-836
Wandsworth	-64	0	873	-691	-88	30	6
Wembley	0	-41,501	-1,665	0	-228	-43,394	-8,679
Wimbledon	1,881	184	392	-383	-150	1,924	385
Woolwich	-2,004	107	0	602	-359	-1,654	-331

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Table 2.2.14 Non-Residential Starts by District town centre for 2018-19 to 2022-23, including total and five-year average

2.2.8 This table sets out the square metres of floorspace lost or gained in commencements in District town centres for the last 5 years, including a 5-year average. Only those where the 5-year average has resulted in a loss or gain of 500 square metres are included. The District town centres that are not shown are listed after the table.

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Acton	-708	-790	-909	-325	78	-2,654	-531
Brompton Cross	0	0	0	0	8,107	8,107	1,621
Canning Town	1,573	13,096	0	0	-141	14,528	2,906
Chipping Barnet	-606	-4,313	-3,182	0	0	-8,101	-1,620
Church End, Finchley	-1,328	-1,154	8	-924	-151	-3,549	-710
Clapham High Street	115	0	0	0	-3,746	-3,631	-726
Coulsdon	-1,199	-420	-100	-300	-670	-2,689	-538
Crouch End	-3,083	0	-69	0	0	-3,152	-630
Deptford	-228	0	-2,862	864	-468	-2,694	-539

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Hanwell	-500	-3,645	-687	-65	0	-4,897	-979
Hornchurch	-898	-3,200	0	0	0	-4,098	-820
Leytonstone	-2,003	-820	-98	-386	0	-3,307	-661
New Addington	5,361	0	0	0	56	5,417	1,083
New Barnet	0	0	-4,922	0	0	-4,922	-984
North Finchley	-2,607	0	-54	-1,567	0	-4,228	-846
Notting Hill Gate	0	86	-53	0	3,792	3,825	765
Praed Street/ Paddington	35,558	0	-120	0	-9	35,429	7,086
Stanmore	-2,396	0	0	-547	0	-2,943	-589
Sydenham	0	-35	-132	-11,048	150	-11,065	-2,213
Upminster	-2,366	-218	-647	-145	-1,020	-4,396	-879
Wealdstone	-37	-1,023	-559	-332	-1,262	-3,213	-643
Wembley Park	-2	-7,214	-534	0	0	-7,750	-1,550
Whetstone	-9,945	-84	-57	0	0	-10,086	-2,017
Whitechapel	-9,658	10,528	-45	3,516	0	4,341	868
Yiewsley/ West Drayton	-5,093	56	82	-361	0	-5,316	-1,063

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

Table 2.2.15 Non-Residential Starts by CAZ retail cluster town centre for 2018-19 to 2022-23, including total and five-year average

2.2.9 Below are the non-residential starts in CAZ retail clusters.

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Baker Street (part)	869	0	0	0	0	869	174
Bankside and The Borough	7,318	30,841	17,377	19,753	499	75,788	15,158
Covent Garden/ Strand	0	-11,076	-38	0	0	-11,114	-2,223
Edgware Road South	812	0	0	0	0	812	162
Farringdon	2,783	0	0	254	-5,546	-2,509	-502
High Holborn/ Kingsway	0	0	0	666	0	666	133
King's Cross/ St Pancras	0	0	0	0	0	0	0
Leadenhall Market	0	0	49,065	0	0	49,065	9,813
Liverpool Street	-133	0	0	0	0	-133	-27
London Bridge	988	28	0	-258	0	758	152

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Marylebone High Street	678	-12	0	663	55	1,384	277
Marylebone Road	0	0	-4,986	1,395	0	-3,591	-718
Shoreditch	15,805	21,855	11,794	868	5,347	55,669	11,134
Tottenham Court Road (part)	0	0	0	0	0	0	0
Victoria Street	0	0	11,632	-3,245	12,217	20,604	4,121
Warwick Way/ Tachbrook Street	0	0	-8	0	0	-8	-2
Waterloo	-2,083	-9,910	-147	554	0	-11,586	-2,317

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Non-Residential Completions

2.2.10 This 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 2.2.16 Non-Residential Completions by Use Class for 2018-19 to 2022-23, including total and five-year average (Net)

Use class	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
A1	-2,144	-24,464	11,601	-20,741	-2,055	-7,561
A2	2,758	935	-4,084	-749	5,068	786
A3	29,339	31,350	21,611	13,620	4,499	20,084
A4	-3,031	2,278	2,291	-2,038	1,496	199
A5	6,491	6,298	2,304	-363	2,316	3,409
B1	-15,724	-68,739	-45,774	4,050	-3,025	-25,842
B1a	127,660	-25,013	309,376	79,137	-62,304	85,771

Use class	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
B1b	2,419	2,556	-7,673	6,022	1,527	970
B1c	10,571	-12,209	-7,523	28,471	-1,470	3,568
B2	-260,297	-63,088	-11,020	-43,669	-12,207	-78,056
B8	-84,642	-73,462	12,826	6,687	-116,255	-50,969
C1	14	-4,436	-948	-246	14,513	1,780
C2	3,308	437	-9,268	-7,031	15,837	657
C2a	0	0	0	0	-315,735	-63,147
D1	153,343	109,744	152,033	64,281	30,658	102,012
D2	162,634	-9,249	31,798	24,533	105,417	63,027
E	0	0	-111	-535	-2,589	-647
F1	0	0	0	0	0	0
F2	0	0	0	0	32	6
SG	-99,548	-229,388	-17,985	-31,215	25,362	-70,555
Other	-1,327	0	-2,384	14,466	-13,972	-644
Not specified	0	-556	-473	0	0	-206
Total	31,824	-357,005	436,596	134,682	-322,888	-15,358

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Table 2.2.17 Non-Residential Completions by planning authority for 2018-19 to 2022-23, including five-year average (Net)

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Barking & Dagenham	2,628	3,057	-5,336	-832	-12,714	-2,639
Barnet	-24,653	7,250	-6,953	3,087	707	-4,112

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Bexley	42,815	625	-1,031	-5,438	8,710	9,136
Brent	19,139	-35,952	-15,515	-2,238	2,390	-6,435
Bromley	-2,164	10,361	-1,583	-7,155	-28,354	-5,779
Camden	46,223	108,213	83,555	-3,575	-15,106	43,862
City of London	319,212	-612	225,768	351	0	108,944
Croydon	-13,736	-114,082	32,431	-288	-16,012	-22,337
Ealing	-62,403	-38,823	-11,067	10,702	13,336	-17,651
Enfield	-79,246	-6,786	-7,740	5,787	-27,016	-23,000
Greenwich	58,733	25,048	-434	-1,156	-5,350	15,368
Hackney	8,194	107,010	25,967	37,410	47,611	45,238
Hammersmith & Fulham	-18,480	2,400	15,190	20,593	45	3,950
Haringey	-32,538	-14,343	14,114	1,136	80,653	9,804
Harrow	-35,833	-52,411	-5,244	-35,694	11,433	-23,550
Havering	52,855	-52,087	-14,005	-54,611	-13,126	-16,195
Hillingdon	-47,745	-27,231	47,150	29,250	-22,780	-4,271
Hounslow	11,680	-46,278	-18,743	36,223	-4,347	-4,293
Islington	9,476	39,939	28,051	66,168	-275,667	-26,407
Kensington & Chelsea	-2,206	11,144	-5,275	2,847	8,724	3,047
Kingston	-19,450	15,796	-4,596	-2,360	26,133	3,105
Lambeth	71,647	-27,909	20,842	-8,789	10,383	13,235
Lewisham	-29,397	-4,038	-4,831	-15,020	-64,809	-23,619

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
LLDC	24,418	336	12,453	8,684	9,957	11,170
Merton	-6,701	-7,998	7,932	-899	-4,490	-2,431
Newham	74,491	14,935	57,253	-23,589	-16,319	21,354
OPDC	-2,575	9,361	0	1,387	1,354	1,905
Redbridge	11,985	-1,964	-6,870	-3,960	-9,964	-2,155
Richmond	4,888	-826	1,351	3,666	-2,268	1,362
Southwark	55,355	43,699	-21,275	30,679	9,813	23,654
Sutton	9,472	9,876	3,260	18,982	-731	8,172
Tower Hamlets	16,300	20,720	-32,209	36,875	8,870	10,111
Waltham Forest	-6,709	-24,525	-2,093	-9,376	6,727	-7,195
Wandsworth	-15,074	30,802	-5,926	13,609	-28,335	-985
Westminster	-167,784	-265,296	38,389	18,322	-18,965	-79,067
Total	272,817	-260,589	442,980	170,778	-319,507	61,296

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Figure 2.2.3 Non-Residential Completions by area 2004-05 to 2022-23

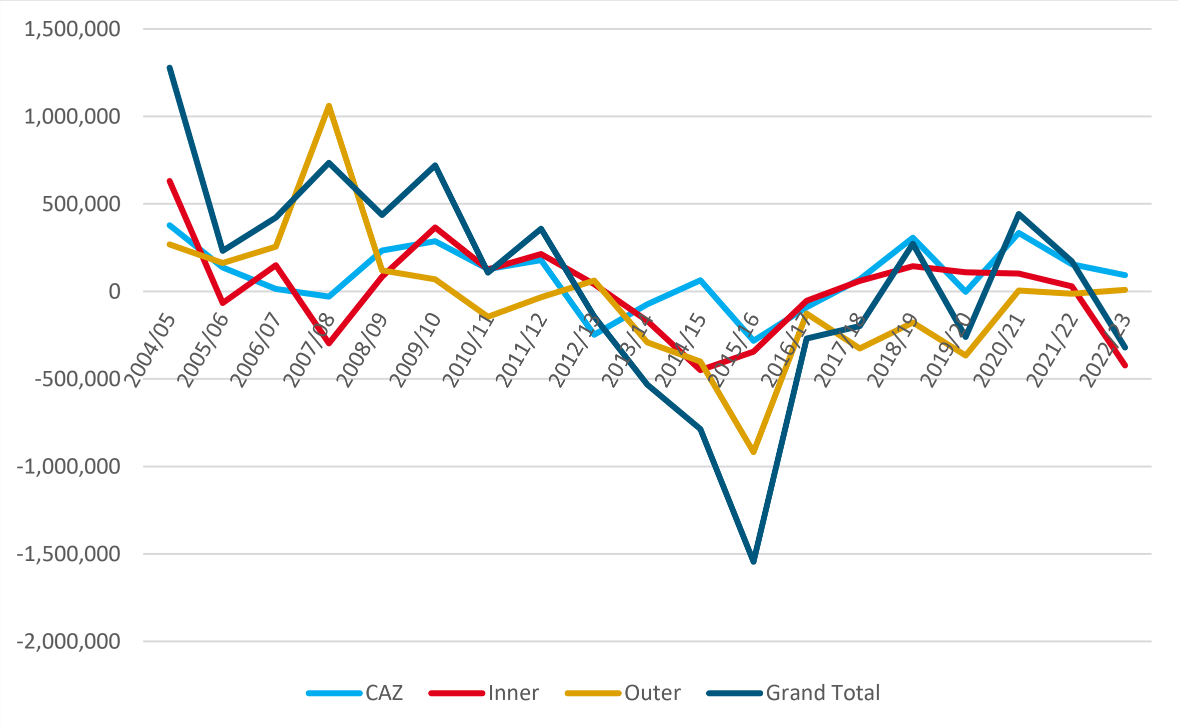

Table 2.2.18 Non-Residential Completions by area for 2018-19 to 2022-23

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

Location	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
CAZ	306,208	-2,962	334,924	154,679	92,828	177,135
Inner	144,900	109,353	102,594	29,830	-421,976	-7,060
Outer	-178,291	-366,980	5,463	-13,730	9,637	-108,780
Total	272,817	-260,589	442,981	170,779	-319,511	61,295

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Table 2.2.19 Non-Residential Completions by International town centre for 2018-19 to 2022-23, including total and five-year average

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Knightsbridge	151	-179	-323	380	2,359	2,388	478

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
West End	-6,620	3,836	-7,582	-12,815	-28,125	-51,306	-10,261

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Table 2.2.20 Non-Residential Completions by Metropolitan town centre for 2018-19 to 2022-23, including total and five-year average

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Bromley	4,778	-1,431	2,642	-5,716	0	273	55
Canary Wharf	0	13,007	0	0	0	13,007	2,601
Croydon	736	-15,731	-269	691	1,088	-13,485	-2,697
Ealing	8,973	-88	-1,286	6,240	1,424	15,263	3,053
Harrow	-7,197	3,867	-488	-5,477	-590	-9,885	-1,977
Hounslow	16,194	-15,333	-668	-193	-147	-147	-29
Ilford	2,761	-1,147	-6,737	-4,003	-2,152	-11,278	-2,256
Kingston	-13,215	5,028	-299	-524	-150	-9,160	-1,832
Romford	-2,500	-80	-5,275	-2,868	-3,820	-14,543	-2,909
Shepherds Bush	41	-3,327	88	-308	0	-3,506	-701
Stratford	715	-2,751	0	0	3,480	1,444	289
Sutton	524	1,273	2,188	-1,686	-127	2,172	434
Uxbridge	-4,105	-7,716	-15	0	-145	-11,981	-2,396
Wood Green	0	-227	-50	-156	-200	-633	-127

Date of download: 08 August 2025

Table 2.2.21 Non-Residential Completions by Major town centre for 2018-19 to 2022-23, including total and five-year average

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Angel	-1,871	4,569	966	11,054	11,126	25,844	5,169
Barking	-133	527	0	0	-11,264	-10,870	-2,174
Bexleyheath	-3,564	0	0	0	0	-3,564	-713
Brixton	3,077	331	-490	573	109	3,600	720
Camden Town	-790	16,469	22	1,858	204	17,763	3,553
Canada Water	12,117	53,167	-83	0	0	65,201	13,040
Catford	-2,044	0	1,883	98	0	-63	-13
Chiswick	-618	-437	0	-32	0	-1,087	-217
Clapham Junction	-1,450	24	-145	134	-58	-1,495	-299
Dalston	1,108	1,906	-548	49	0	2,515	503
East Ham	-2,063	435	0	868	-111	-871	-174
Edgware	625	-300	147	-1,319	0	-847	-169
Elephant and Castle/ Walworth Road	4,021	1,749	-12,903	83	-50	-7,100	-1,420
Eltham	3,631	-150	0	0	0	3,481	696
Enfield Town	15	-6,663	-406	5,979	-809	-1,884	-377
Fulham	601	2,459	3,597	-119	0	6,538	1,308
Hackney Central	2,373	-390	0	19	0	2,002	400
Hammersmith	1,151	4,183	0	0	0	5,334	1,067

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Kensington High Street	2,528	194	-2,833	0	-1,667	-1,778	-356
Kilburn	-75	-209	-1,245	-51	0	-1,580	-316
King's Road (east)	400	0	-547	0	-4,969	-5,116	-1,023
Lewisham	-758	-2,492	21,918	-456	-95	18,117	3,623
Nags Head	-32	268	50	174	192	652	130
Orpington	0	-284	-249	222	-1,955	-2,266	-453
Peckham	-3,247	8,341	-585	-1,817	90	2,782	556
Putney	362	-18	1,313	-95	0	1,562	312
Queensway/ Westbourne Grove	1,250	-14,669	0	-403	-80	-13,902	-2,780
Richmond	-3,303	3,819	85	-1,123	-48	-570	-114
Southall	35	-402	930	-1,697	0	-1,134	-227
Streatham	1,124	-180	0	-101	-34	809	162
Tooting	-6,608	-1,417	-238	1,892	1,156	-5,215	-1,043
Walthamstow	1,050	-2,362	-3,901	0	1,688	-3,525	-705
Wandsworth	-336	124	-2,408	3,225	-88	517	103
Wembley	4,070	-27,345	-1,591	533	-280	-24,613	-4,923
Wimbledon	132	0	576	-498	-362	-152	-30
Woolwich	-1,104	308	160	0	2,856	2,220	444

Date of download: 08 August 2025

Table 2.2.22 Non-Residential Completions by District town centre for 2018-19 to 2022-23, including total and five-year average

2.2.12 This table sets out the square metres of floorspace lost or gained in completions in District town centres for the last 5 years, including a 5-year average. Only those where the 5-year average has resulted in a loss or gain of 500 square metres are included. The District town centres that are not shown are listed after the table.

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Acton	-1,451	6,709	-1,066	82	90	4,364	873
Canning Town	623	0	2,064	2,972	-141	5,518	1,104
Chipping Barnet	-632	-5,323	-3,302	120	789	-8,348	-1,670
Chrisp Street	0	0	0	-5,265	0	-5,265	-1,053
Church End, Finchley	-1,328	-1,154	-109	-1,004	-151	-3,746	-749
Clapham High Street	-169	154	0	0	-4,027	-4,042	-808
Coulsdon	-1,356	-263	-384	-16	-670	-2,689	-538
Deptford	-228	0	-2,862	-432	-1,709	-5,231	-1,046
Finsbury Park	-383	-445	469	9,779	71	9,491	1,898
Hanwell	-500	-4,163	-687	-121	574	-4,897	-979
Leytonstone	-2,003	-820	-98	-386	0	-3,307	-661
New Addington	133	5,361	0	0	2,899	8,393	1,679
New Barnet	96	0	-4,922	0	0	-4,826	-965
New Malden	-253	-705	-495	0	-1,512	-2,965	-593
North Finchley	-2,906	299	121	-1,567	0	-4,053	-811
Praed Street/ Paddington	-14,118	0	-120	0	-9	-14,247	-2,849

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Stanmore	-2,396	0	0	-191	0	-2,587	-517
Sydenham	225	152	-132	-11,048	0	-10,803	-2,161
Upminster	-2,366	-218	-647	-145	-1,020	-4,396	-879
Wealdstone	-37	-2,385	-771	-332	-1,566	-5,091	-1,018
Wembley Park	3,576	-9,683	-1,293	950	0	-6,450	-1,290
Whetstone	-9,945	-79	-749	783	0	-9,990	-1,998
Whitechapel	-7,707	10,528	-45	3,696	0	6,472	1,294
Yiewsley/ West Drayton	-5,274	237	56	-98	0	-5,079	-1,016

Date of download: 08 August 2025

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

Table 2.2.23 Non-Residential Completions by CAZ retail cluster town centre for 2018-19 to 2022-23, including total and five-year average

Town centre	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Baker Street (part)	-823	975	0	717	0	869	174
Bankside and The Borough	9,893	3,152	-4,698	13,770	13,108	35,225	7,045
Covent Garden/ Strand	2,318	-10,199	-38	69	0	-7,850	-1,570
Edgware Road South	-4,091	78	0	4,825	0	812	162
Euston Road (part)	130	1,390	0	0	0	1,520	304
Farringdon	43	9,772	838	692	-9,532	1,813	363
Fleet Street	0	0	0	0	0	0	0
High Holborn/ Kingsway	3,935	0	666	0	0	4,601	920
King's Cross/ St Pancras	20,915	1,340	0	0	0	22,255	4,451
Liverpool Street	-133	0	20,646	71	0	20,584	4,117
London Bridge	23,561	-260	1,028	-363	0	23,966	4,793
Marylebone High Street	-1,527	-12	2,205	0	55	721	144
Marylebone Road	12,499	0	-4,986	-7,855	0	-342	-68
Shoreditch	2,995	94,468	2,229	26,924	41,650	168,266	33,653
Tottenham Court Road (part)	0	4,077	0	0	0	4,077	815
Victoria Street	-284	1,422	-4,749	-3,404	-1,331	-8,346	-1,669
Warwick Way/ Tachbrook Street	0	80	-8	0	0	72	14
Waterloo	74,617	-20,584	2,752	554	12,486	69,825	13,965

Date of download: 08 August 2025

Employment and jobs

Table 2.2.24 Employment by Borough for 2021 to 2023

2.2.13 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.

2.2.14 This table sets out the employment by borough based on ONS published data for 2021 to 2023 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	2023
City of London	586	614	599
Barking and Dagenham	58	61	60
Barnet	137	145	142
Bexley	74	77	75
Brent	122	124	122
Bromley	108	110	108
Camden	390	415	402
Croydon	124	126	124
Ealing	130	131	129
Enfield	110	112	110
Greenwich	88	89	88
Hackney	147	171	167
Hammersmith and Fulham	144	148	146
Haringey	74	76	74
Harrow	74	78	76

Borough	2021	2022	2023
Havering	87	88	87
Hillingdon	183	197	195
Hounslow	150	164	162
Islington	247	264	260
Kensington and Chelsea	139	140	138
Kingston upon Thames	72	77	76
Lambeth	149	154	152
Lewisham	69	72	70
Merton	82	77	76
Newham	129	133	132
Redbridge	83	84	82
Richmond upon Thames	81	82	80
Southwark	255	296	291
Sutton	83	92	91
Tower Hamlets	295	316	312
Waltham Forest	73	80	78
Wandsworth	123	128	126
Westminster	767	807	789

Table 2.2.25 Employment by Ethnicity for 2021 to 2023

2.2.15 This table sets out the employment by ethnicity based on ONS published data for 2021to 2023. The full data sets and more information on the data can be found by visiting Employment Rates by Ethnicity - London Datastore.

Period	White	BAME	Mixed ethnic group	Indian	Pakistani / Bangladeshi	Black or black British	Other ethnic group
Jan 2021-Dec 2021	78.9	68.8	64.0	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
Jan 2023-Dec 2023	79.3	77.0	68.2	69.4	67.7	71.0	78.5

Table 2.2.26 Employment for men, March/May 2021 to Feb/April 2023

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

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
Mar-May 2021	2,918	2,245	76.9	673	23.1
Apr-Jun 2021	2,916	2,268	77.8	648	22.2
May-Jul 2021	2,914	2,271	77.9	643	22.1
Jun-Aug 2021	2,916	2,264	77.6	652	22.4
Jul-Sep 2021	2,918	2,275	78.0	643	22.0
Aug-Oct 2021	2,920	2,282	78.2	638	21.8
Sep-Nov 2021	2,922	2,296	78.6	626	21.4
Oct-Dec 2021	2,924	2,321	79.4	603	20.6
Nov-Jan 2022	2,926	2,325	79.5	601	20.5
Dec-Feb 2022	2,927	2,337	79.8	590	20.2

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
Jan-Mar 2022	2,929	2,327	79.5	602	20.5
Feb-Apr 2022	2,931	2,322	79.2	609	20.8
Mar-May 2022	2,933	2,328	79.4	605	20.6
Apr-Jun 2022	2,935	2,313	78.8	622	21.2
May-Jul 2022	2,937	2,316	78.8	621	21.2
Jun-Aug 2022	2,940	2,331	79.3	609	20.7
Jul-Sep 2022	2,944	2,334	79.3	609	20.7
Aug-Oct 2022	2,947	2,326	78.9	620	21.1
Sep-Nov 2022	2,950	2,297	77.8	654	22.2
Oct-Dec 2022	2,954	2,289	77.5	664	22.5
Nov-Jan 2023	2,957	2,276	77.0	681	23.0
Dec-Feb 2023	2,960	2,283	77.1	677	22.9
Jan-Mar 2023	2,964	2,332	78.7	631	21.3
Feb-Apr 2023	2,967	2,329	78.5	638	21.5

Table 2.2.27 Employment for women, March/May 2021 to Feb/April 2023

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
Mar-May 2021	3,114	2,210	71.0	905	29.0
Apr-Jun 2021	3,113	2,202	70.7	911	29.3
May-Jul 2021	3,112	2,204	70.8	908	29.2

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
Jun-Aug 2021	3,114	2,226	71.5	888	28.5
Jul-Sep 2021	3,115	2,215	71.1	900	28.9
Aug-Oct 2021	3,117	2,204	70.7	912	29.3
Sep-Nov 2021	3,118	2,201	70.6	917	29.4
Oct-Dec 2021	3,119	2,194	70.3	926	29.7
Nov-Jan 2022	3,121	2,178	69.8	943	30.2
Dec-Feb 2022	3,122	2,163	69.3	959	30.7
Jan-Mar 2022	3,124	2,157	69.0	967	31.0
Feb-Apr 2022	3,125	2,164	69.2	962	30.8
Mar-May 2022	3,127	2,190	70.0	936	30.0
Apr-Jun 2022	3,128	2,180	69.7	948	30.3
May-Jul 2022	3,130	2,169	69.3	961	30.7
Jun-Aug 2022	3,133	2,180	69.6	953	30.4
Jul-Sep 2022	3,136	2,180	69.5	956	30.5
Aug-Oct 2022	3,139	2,205	70.3	933	29.7
Sep-Nov 2022	3,142	2,204	70.2	937	29.8
Oct-Dec 2022	3,145	2,216	70.5	928	29.5
Nov-Jan 2023	3,148	2,198	69.8	949	30.2
Dec-Feb 2023	3,151	2,225	70.6	926	29.4
Jan-Mar 2023	3,154	2,223	70.5	931	29.5
Feb-Apr 2023	3,157	2,251	71.3	906	28.7

Table 2.2.28 Unemployment by Borough

2.2.17 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 2.2.29 Unemployment by Ethnicity

2.2.18 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 2.2.30 Jobs by Borough between 2018 - 2022, including five-year average

Borough/ Area	2018	2019	2020	2021	2022	5 Year Average
Barking and Dagenham	66,000	67,000	71,000	72,000	75,000	70,200
Barnet	169,000	166,000	163,000	176,000	166,000	168,000
Bexley	87,000	91,000	85,000	85,000	91,000	87,800
Brent	157,000	155,000	149,000	146,000	147,000	150,800
Bromley	127,000	133,000	129,000	124,000	137,000	130,000
Camden	403,000	402,000	391,000	418,000	432,000	409,200
City of London	638,000	674,000	630,000	672,000	702,000	663,200
Croydon	149,000	144,000	144,000	142,000	151,000	146,000
Ealing	148,000	158,000	160,000	158,000	159,000	156,600
Enfield	133,000	135,000	126,000	123,000	129,000	129,200
Greenwich	106,000	107,000	102,000	102,000	106,000	104,600
Hackney	151,000	156,000	152,000	175,000	182,000	163,200
Hammersmith and Fulham	155,000	159,000	165,000	152,000	160,000	158,200
Haringey	91,000	89,000	94,000	93,000	108,000	95,000
Harrow	91,000	90,000	90,000	85,000	91,000	89,400

Borough/ Area	2018	2019	2020	2021	2022	5 Year Average
Havering	104,000	98,000	95,000	105,000	110,000	102,400
Hillingdon	209,000	206,000	206,000	203,000	218,000	208,400
Hounslow	178,000	185,000	169,000	168,000	179,000	175,800
Islington	255,000	263,000	247,000	267,000	278,000	262,000
Kensington and Chelsea	164,000	161,000	149,000	158,000	160,000	158,400
Kingston upon Thames	96,000	91,000	89,000	89,000	92,000	91,400
Lambeth	177,000	184,000	175,000	176,000	194,000	181,200
Lewisham	84,000	86,000	84,000	89,000	95,000	87,600
Merton	106,000	100,000	97,000	92,000	91,000	97,200
Newham	139,000	130,000	136,000	145,000	159,000	141,800
Redbridge	92,000	96,000	90,000	93,000	96,000	93,400
Richmond upon Thames	111,000	103,000	100,000	97,000	100,000	102,200
Southwark	329,000	320,000	310,000	303,000	337,000	319,800
Sutton	78,000	84,000	82,000	95,000	105,000	88,800
Tower Hamlets	333,000	342,000	321,000	310,000	333,000	327,800
Waltham Forest	88,000	92,000	85,000	83,000	95,000	88,600
Wandsworth	147,000	153,000	147,000	149,000	153,000	149,800
Westminster	777,000	803,000	747,000	805,000	836,000	793,600

Table 2.2.31 Job Density by Borough between 2017 - 2022, including five-year average

2.2.19 Job density is defined as the number of jobs per resident of working age (male and female: 16-64).

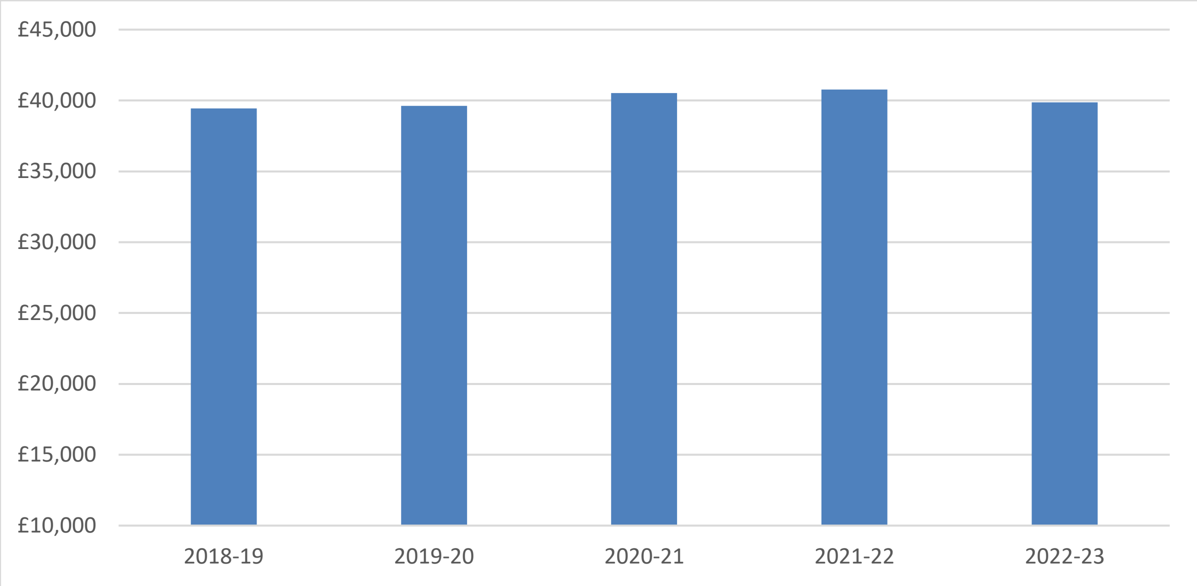
Borough/ Area	2018	2019	2020	2021	2022	5 Year Average
Barking and Dagenham	0.47	0.50	0.50	0.52	0.46	0.49
Barnet	0.65	0.64	0.70	0.66	0.63	0.66
Bexley	0.59	0.55	0.55	0.59	0.57	0.57
Brent	0.64	0.63	0.62	0.62	0.64	0.63
Bromley	0.64	0.62	0.60	0.66	0.63	0.63
Camden	2.55	2.50	2.72	2.71	2.71	2.64
City of London	97.63	96.86	97.90	74.62	66.02	86.61
Croydon	0.56	0.56	0.55	0.59	0.57	0.57
Ealing	0.63	0.64	0.63	0.63	0.65	0.64
Enfield	0.63	0.59	0.58	0.61	0.63	0.61
Greenwich	0.54	0.51	0.51	0.53	0.51	0.52
Hackney	0.81	0.79	0.92	0.95	1.03	0.90
Hammersmith and Fulham	1.14	1.19	1.12	1.16	1.17	1.16
Haringey	0.45	0.49	0.49	0.58	0.52	0.51
Harrow	0.53	0.53	0.50	0.54	0.58	0.54
Havering	0.60	0.59	0.64	0.67	0.63	0.63
Hillingdon	1.03	1.03	1.01	1.07	0.98	1.02
Hounslow	0.95	0.86	0.86	0.91	0.90	0.90
Islington	1.56	1.48	1.63	1.67	1.67	1.60
Kensington and Chelsea	1.55	1.44	1.53	1.53	1.45	1.50

Borough/ Area	2018	2019	2020	2021	2022	5 Year Average
Kingston upon Thames	0.81	0.79	0.80	0.82	0.82	0.81
Lambeth	0.73	0.71	0.73	0.80	0.75	0.74
Lewisham	0.40	0.39	0.42	0.45	0.43	0.42
Merton	0.68	0.66	0.63	0.63	0.73	0.67
Newham	0.53	0.55	0.58	0.62	0.60	0.58
Redbridge	0.47	0.44	0.46	0.47	0.48	0.46
Richmond upon Thames	0.81	0.79	0.78	0.81	0.75	0.79
Southwark	1.37	1.33	1.32	1.44	1.53	1.40
Sutton	0.63	0.61	0.71	0.79	0.63	0.67
Tower Hamlets	1.48	1.39	1.31	1.34	1.46	1.40
Waltham Forest	0.47	0.44	0.43	0.50	0.59	0.49
Wandsworth	0.62	0.59	0.61	0.63	0.61	0.61
Westminster	5.21	4.90	5.23	5.31	5.33	5.20

Median Household Incomes

Figure 2.2.4 Median household incomes in London

2.2.20 The graph below shows median household incomes in London over the previous five years. This is a factor to consider 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.

Business vacancy rates

Table 2.2.32 Vacancy Rate in sqm for 2018-19 to 2022-23

Type	Q1 2018	Q1 2019	Q1 2020	Q1 2021	Q1 2022	Q1 2023
Office	2,029,276	1,778,845	2,001,648	2,838,164	3,318,456	3,499,694
Industrial	748,597	520,237	426,798	667,002	648,284	717,500
Retail	247,450	327,479	289,819	489,062	560,684	552,210
Light Industrial	39,077	28,762	41,666	52,440	90,969	112,216

Source: CoStar (August 2025)

Table 2.2.33 Vacancy Rate as a percentage for 2018-19 to 2022-23

Type	Q1 2018	Q1 2019	Q1 2020	Q1 2021	Q1 2022	Q1 2023
Office	5.4%	4.7%	5.3%	7.4%	8.7%	9.2%
Industrial	4.3%	3.0%	2.5%	3.9%	3.8%	4.2%
Retail	1.1%	1.5%	1.3%	2.2%	2.5%	2.5%
Light Industrial	1.2%	0.9%	1.3%	1.6%	2.8%	3.5%

Source: CoStar (August 2025)

Development plan boundary changes

2.2.21 The following changes in area were recorded as a result of development plans adopted during 2022-23.

Table 2.2.34 Loss or gain of Land Designated as Town Centre through Local Plan or other Development Plan Documents (hectares)

Planning Authority	Net Gain or Loss
Brent	11.76
Havering	6.975
Lambeth	-10.339
Southwark	80.407
Westminster	22.551

Date of download: 04 August 2025

Table 2.2.35 Loss or gain of Land Designated for industrial Land through Local Plan or other Development Plan Documents (hectares)

Planning Authority	Net Gain or Loss
Brent	-43.207
Havering	23.21
Lambeth	-0.059
Southwark	-65.768
Westminster	0

Date of download: 04 August 2025

Table 2.2.36 Loss or gain of sites designated for waste management capacity through Local Plan or other Development Plan Documents

Planning Authority	Net Gain or Loss
Brent	-7
Havering	Not known

Planning Authority	Net Gain or Loss
Lambeth	1
Southwark	-4
Westminster	Not known

Date of download: 04 August 2025

Permitted development

Table 2.2.37 Non-residential floorspace lost (sqm) through Permitted Development by Class (prior approval: changes of use to residential) for 2018-19 to 2022-23

Original use changed to residential	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Office	306,512	177,147	174,785	196,707	99,593	190,949
Storage	6,150	4,902	5,775	1,568	1,100	3,899
Retail/takeaway	4,999	3,729	2,464	1,826	1,013	2,806
Class E	0	0	0	0	275	55
Retail/service/takeaway/etc	0	0	26	452	860	268
Light industrial	0	0	0	82	273	71
Agriculture	0	140	0	0	0	28
Amusements/casinos	31	0	35	97	60	45
Total	317,692	185,918	183,085	200,732	103,175	198,120

Date of download: 23 June 2025

Table 2.2.38 Residential units gained through Permitted Development by Class (prior approval: changes of use to residential) for 2018-19 to 2022-23

Original use changed to residential	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Office	2,701	1,892	1,754	2,245	1,332	1,985

Original use changed to residential	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Storage	98	73	113	21	19	65
Retail/takeaway	118	71	52	53	29	65
Class E	0	0	0	0	25	5
Retail/service/takeaway/etc	0	0	1	9	20	6
Light industrial	0	0	0	2	8	2
Agriculture	1	1	0	0	0	0
Amusements/casinos	1	0	1	3	1	1
Total	2,919	2,037	1,921	2,333	1,440	2,130

Date of download: 23 June 2025

2.3 Growth patterns and sustainability

Brownfield development

2.3.1 The table below includes a figure where this is below 100 per cent. All cells with a dash (-) represent 100 per cent brownfield development for that borough for that year.

2.3.2 The following boroughs have 100 per cent brownfield land delivery for every year across the monitored period and are therefore not shown: Barking & Dagenham, Camden, City of London, Croydon, Enfield, Hackney, Hammersmith & Fulham, Haringey, Harrow, Havering, Hounslow, Islington, Kensington & Chelsea, Kingston, Lambeth, Lewisham, LLDC, Merton, Newham, OPDC, Redbridge, Richmond, Southwark, Sutton, Tower Hamlets, Waltham Forest, Wandsworth, Westminster.

Table 2.3.1 Percentage of development on brownfield land by Borough for 2018/19 to 2022/23 where this is below 100 per cent

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23
Barnet	99.80%	92.70%	-	-	-
Bexley	-	96.83%	-	-	-

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23
Brent	-	99.62%	-	-	-
Bromley	-	98.35%	-	-	-
Ealing	99.98%	-	-	-	-
Greenwich	-	99.93%	-	-	-
Hillingdon	-	94.87%	-	-	-

Date of download: 23 June 2025

Designated open space

2.3.3 This section reports on changes to designated open space arising from recently adopted Local Plans or other Development Plan Documents. For this monitoring period (2022–23), only five boroughs adopted or updated relevant plans following the publication of AMR19, and therefore only these boroughs are reported here. Future AMRs will continue to capture changes as further borough plans are adopted.

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
Havering	-6.601

Date of download: 04 August 2025

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
Brent	0
Havering	0
Lambeth	0
Southwark	84.827
Westminster	0

Date of download: 04 August 2025

Table 2.3.4 Gains and losses of land designated any other open space designation through Local Plan or other Development Plan Documents

Planning Authority	Net Gain or Loss
Brent	139.573
Havering	1392.767
Lambeth	-110.814
Southwark	-245.598
Westminster	-14.937

Date of download: 04 August 2025

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
Brent	10.879
Havering	0.004
Lambeth	5.417
Southwark	0.009
Westminster	0

Date of download: 04 August 2025

Transport

Table 2.3.6 Mayoral Community Infrastructure Levy Receipts

2.3.4 The Mayoral Community Infrastructure Levy (MCIL1, 2012) and the Mayoral Crossrail Funding Planning Obligations SPG (2016) were introduced to help finance the Elizabeth Line (Crossrail), the rail link that connects central London to Reading and Heathrow in the West and Shenfield and Abbey Wood in the East. In February 2019, the Mayor adopted a new charging schedule (MCIL2) that superseded MCIL1 and the Crossrail Planning Obligations s106 SPG. This applies to all CIL liable planning permissions granted from 1 April 2019 and may also apply to some phased planning permissions granted before 1 April 2019. The Elizabeth Line opened in May

2022, and MCIL is being used to repay borrowing that financed the construction of the line.

Borough	2021-22	2022-23	Cumulative Total
Barking & Dagenham	826,458	2,041,863	8,918,081
Barnet	7,074,911	7,539,090	45,721,224
Bexley	1,266,821	1,199,255	10,719,975
Brent	4,510,413	6,832,117	49,573,512
Bromley	2,283,462	1,589,219	18,664,185
Camden	3,943,441	6,325,604	38,265,640
City of London	10,019,927	27,198,935	83,787,266
Croydon	1,448,391	964,774	16,886,377
Ealing	4,471,616	5,366,722	33,721,270
Enfield	2,324,552	1,934,613	13,133,835
Greenwich	3,056,502	3,001,146	34,590,708
Hackney	2,795,907	4,494,231	36,436,888
Hammersmith & Fulham	7,280,379	4,885,646	58,915,500
Haringey	3,706,647	1,800,153	25,020,843
Harrow	1,266,432	3,814,411	17,024,695
Havering	789,907	684,462	8,219,189
Hillingdon	7,951,143	2,672,319	31,691,900
Hounslow	2,470,163	3,804,180	38,102,961
Islington	3,739,131	1,381,996	31,896,539
Kensington & Chelsea	2,891,980	1,209,846	19,924,901

Borough	2021-22	2022-23	Cumulative Total
Kingston	1,786,372	2,360,542	16,033,085
Lambeth	2,295,750	6,363,413	41,479,109
Lewisham	2,697,472	3,872,120	19,670,793
LLDC	546,889	2,764,272	26,479,539
Merton	1,810,513	2,540,163	16,044,594
Newham	4,677,280	2,790,479	25,147,335
OPDC	1,458,983	1,766,589	10,913,037
Redbridge	956,840	810,648	5,154,165
Richmond	745,615	730,436	8,722,057
Southwark	12,985,082	20,606,091	75,342,040
Sutton	431,206	465,648	5,783,213
Tower Hamlets	12,166,815	7,848,033	110,509,058
Waltham Forest	3,553,025	4,930,936	17,261,109
Wandsworth	11,098,609	10,228,841	67,521,315
Westminster	11,815,041	11,414,675	109,390,975
Total	143,143,675	168,233,465	1,176,666,913

2.3.5 The London boroughs, City of London and Mayoral Development Corporations collect MCIL on the Mayor's behalf. Table 2.3.8shows funding secured to the end of the 2022-23 financial year from MCIL1, MCIL2 and the s106 SPG, with cumulative receipts from both sources raising just under £1.34bn toward the cost of the project.

2.3.6 The CIL Regulations 2010 (as amended) require the Mayor to report on various aspects of how CIL receipts are being spent, and this is set out for 2022-23 in Table 2.3.9

2.3.7 The latest information on MCIL receipts can be found on our MCIL web page.

Table 2.3.7 Developer contributions towards funding Crossrail (£Million)

Year	S106(£M)	MCIL(£M)
2010-11	0.24	0
2011-12	1.43	0
2012-13	17.2	6.09
2013-14	13.31	46.69
2014-15	13.69	73.19
2015-16	30.24	118.64
2016-17	24.9	136.86
2017-18	7.87	108.99
2018-19	9.05	117.02
2019-20	6.84	135.85
2020-21	25.35	121.93
2021-22	11.23	143.14
2022-23	0	168.72
Total	161.34*	1,176.67**

* Total Crossrail Funding Planning Obligations SPG receipts to end 2022-23 financial year

**Total figure based on actual receipts received since 2012-13 financial year

Table 2.3.8 Use of MCIL receipts (2022-23)

Category	£
Total MCIL Expenditure (2022-23)	168,717,072
Amount used to repay borrowing	0
Amount spent (2022-23) on administration by TfL/ GLA (up to 1%)	437,919

Category	£
Amount spent (2022-23) on administration by collecting authorities (up to 4%)	7,009,564

Source: Transport for London

Design reviews

Table 2.3.9 Use of Design Review Panels

2.3.8 Data collection on the use of Design Reviews as part of the referable application process began on 1st April 2022. As such no data is available prior to 2022-23. These figures relate to Stage 1 referrals only.

Planning Authority	2022-23
Barking and Dagenham	1
Brent	2
Bromley	3
Camden	2
City of London	2
Croydon	2
Ealing	9
Enfield	1
Hackney	2
Haringey	2
Havering	1
Hillingdon	1
Hounslow	1
Islington	1
Kingston upon Thames	1

Planning Authority	2022-23
Lambeth	4
Lewisham	2
Merton	1
OPDC	2
Southwark	4
Sutton	1
Waltham Forest	2
Wandsworth	4
Total	51

Date of download: 04 August 2025

Tall buildings

Table 2.3.10 Tall Buildings approvals by Borough for year 2017-18 to 2022-23

2.3.9 For the purpose of this data table a tall building is anything which has more than 6 storeys or 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	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Barking & Dagenham	4	5	2	1	1	13	3
Barnet	1	3	7	18	3	32	6
Bexley	1	4	0	0	0	5	1
Brent	10	9	1	1	0	21	4
Bromley	0	0	1	3	3	7	1
Camden	5	7	1	0	0	13	3
City of London	4	0	0	1	0	5	1

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Croydon	14	3	0	1	3	21	4
Ealing	6	7	1	10	11	35	7
Enfield	1	0	0	7	3	11	2
Greenwich	7	2	1	2	5	17	3
Hackney	12	6	5	1	5	29	6
Hammersmith & Fulham	4	0	0	3	2	9	2
Haringey	9	0	1	2	5	17	3
Harrow	5	1	0	0	2	8	2
Havering	2	0	0	0	2	4	1
Hillingdon	2	3	2	19	6	32	6
Hounslow	7	7	0	3	0	17	3
Islington	11	0	0	3	18	32	6
Kensington & Chelsea	3	0	1	0	0	4	1
Kingston	3	2	2	1	2	10	2
Lambeth	5	8	3	2	1	19	4
Lewisham	11	6	2	8	0	27	5
LLDC	4	2	0	0	2	8	2
Merton	4	0	1	2	2	9	2
Newham	13	10	4	2	10	39	8
OPDC	1	1	1	0	0	3	1
Redbridge	3	0	1	3	1	8	2

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Richmond	0	0	0	0	6	6	1
Southwark	21	7	6	8	2	44	9
Sutton	1	1	0	4	5	11	2
Tower Hamlets	24	18	2	1	1	46	9
Waltham Forest	1	0	0	2	4	7	1
Wandsworth	9	6	0	1	1	17	3
Westminster	24	28	0	6	4	62	12
Total	232	146	45	115	110	648	130

Date of download: 23 June 2025

Table 2.3.11 Tall Buildings Completions by Borough for year 2018-19 to 2022-23

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Barking & Dagenham	2	2	3	1	1	9	2
Barnet	2	5	2	2	2	13	3
Bexley	1	1	0	1	2	5	1
Brent	7	9	7	10	4	37	7
Bromley	1	1	1	0	0	3	1
Camden	5	8	6	2	2	23	5
City of London	8	0	5	2	0	15	3
Croydon	1	5	3	8	3	20	4
Ealing	6	3	3	3	5	20	4
Enfield	0	0	0	3	0	3	1

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Greenwich	2	8	0	1	3	14	3
Hackney	11	16	15	1	5	48	10
Hammersmith & Fulham	4	1	4	2	2	13	3
Haringey	0	2	5	2	2	11	2
Harrow	0	4	3	2	0	9	2
Havering	1	0	0	0	0	1	0
Hillingdon	1	2	1	0	0	4	1
Hounslow	4	3	4	1	1	13	3
Islington	1	2	6	7	5	21	4
Kensington & Chelsea	0	4	0	1	3	8	2
Kingston	3	2	0	0	0	5	1
Lambeth	6	8	9	1	0	24	5
Lewisham	8	5	1	0	2	16	3
LLDC	9	8	6	4	3	30	6
Merton	1	1	1	1	2	6	1
Newham	5	9	6	9	1	30	6
OPDC	0	1	0	2	1	4	1
Redbridge	1	2	2	0	0	5	1
Southwark	17	10	3	10	8	48	10
Sutton	0	1	0	1	0	2	0
Tower Hamlets	6	11	6	11	9	43	9

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	Total	5 Year Average
Waltham Forest	0	3	4	0	5	12	2
Wandsworth	8	9	8	4	1	30	6
Westminster	10	9	8	12	14	53	11
Total	131	155	122	104	86	598	120

Date of download: 23 June 2025

Restoration of rivers and streams

Table 2.3.12 River restoration in London

2.3.10 In line with SI 17 of the London Plan, river restoration enhances biodiversity, water quality and amenity. The table below summarises recent delivery across London, based on LRRG monitoring.

River Restoration	2018	2019	2020	2021	2022	5 Year average
Amount restored (m)	530	5,840	5,805	5,742	3,010	4,185
Number of schemes	6	10	12	7	12	9

Source: LRRG Monitoring Report

Carbon emissions

Table 2.3.13 Cumulative carbon emissions and savings (tCO2/year) broken down by the relevant stage of the energy hierarchy for year 2022

2.3.11 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	113,167	n/a	n/a	n/a
After 'be lean' (energy efficiency)	93,180	19,988	19,988	17.7
After 'be clean' (heat network connections)	78,331	14,844	34,836	30.8
After 'be green' (renewable energy)	53,347	24,984	59,820	52.9

Disabled parking bays

Table 2.3.14 Gross Disabled Parking Bay approvals by planning authority for 2018-19 to 2022-23, including five-year average

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year average
Barking & Dagenham	29	110	27	11	30	41
Barnet	66	2	84	41	20	43
Bexley	19	4	19	32	34	22
Brent	329	60	153	138	171	170
Bromley	7	1	44	22	13	17
Camden	33	5	2	19	32	18
City of London	1	0	0	0	0	0

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year average
Croydon	87	60	10	4	1	32
Ealing	45	59	157	170	91	104
Enfield	112	4	17	13	79	45
Greenwich	39	32	38	233	124	93
Hackney	29	16	11	33	13	20
Hammersmith & Fulham	94	64	0	0	7	33
Haringey	294	19	4	8	24	70
Harrow	102	46	76	15	27	53
Havering	107	147	38	104	39	87
Hillingdon	77	235	65	63	65	101
Hounslow	80	77	18	108	67	70
Islington	13	2	2	11	64	18
Kensington & Chelsea	23	0	50	22	53	30
Kingston	29	12	0	0	0	8
Lambeth	244	94	60	43	15	91
Lewisham	87	238	27	75	9	87
LLDC	89	14	5	24	30	32
Merton	6	3	24	8	6	9
Newham	142	51	25	8	13	48
OPDC	8	13	0	0	0	4
Redbridge	40	15	26	52	47	36

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year average
Richmond	13	19	6	6	19	13
Southwark	27	28	6	90	0	30
Sutton	4	3	4	22	3	7
Tower Hamlets	90	165	34	125	136	110
Waltham Forest	58	27	6	107	40	48
Wandsworth	174	49	40	81	35	76
Westminster	20	0	2	2	0	5
Total	2,617	1,674	1,080	1,690	1,307	1,674

Date of download: 23 June 2025

Table 2.3.15 Net Disabled Parking Bay approvals by planning authority for 2018-19 to 2022-23, including five-year average

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year average
Barking & Dagenham	29	107	23	6	14	36
Barnet	66	2	48	26	19	32
Bexley	9	0	17	32	2	12
Brent	316	24	116	104	34	119
Bromley	0	0	44	21	11	15
Camden	1	0	2	15	14	6
City of London	1	0	0	0	0	0
Croydon	2	14	8	4	1	6
Ealing	11	8	150	98	72	68
Enfield	38	2	17	7	16	16

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year average
Greenwich	33	24	33	151	92	67
Hackney	5	-3	9	5	9	5
Hammersmith & Fulham	19	27	0	0	7	11
Haringey	273	11	0	5	20	62
Harrow	17	3	76	3	20	24
Havering	1	2	11	70	27	22
Hillingdon	35	81	25	39	32	42
Hounslow	59	0	16	67	34	35
Islington	2	2	0	11	54	14
Kensington & Chelsea	21	0	37	7	50	23
Kingston	5	0	0	0	0	1
Lambeth	54	11	21	30	11	25
Lewisham	77	116	2	34	5	47
LLDC	0	0	0	24	30	11
Merton	3	3	17	8	5	7
Newham	134	44	23	7	12	44
OPDC	0	13	0	0	0	3
Redbridge	40	7	24	21	44	27
Richmond	2	9	5	0	19	7
Southwark	5	1	4	90	0	20
Sutton	3	3	4	21	0	6

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year average
Tower Hamlets	8	159	8	116	116	81
Waltham Forest	21	1	6	46	31	21
Wandsworth	108	42	-18	72	25	46
Westminster	3	0	1	2	0	1
Total	1,401	713	729	1,142	826	962

Date of download: 23 June 2025

Table 2.3.16 Gross Disabled Parking Bay approvals by Development Type for 2018-19 to 2022-23, Including five-year average

Type of scheme	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Residential	1,237	719	364	393	300	603
Mixed use	1,158	520	421	568	254	584
Non-residential	186	381	173	226	364	266
Other	36	54	122	503	389	221
Total	2,617	1,674	1,080	1,690	1,307	1,674

Date of download: 23 June 2025

Table 2.3.17 Net Disabled Parking Bay approvals by Development Type for 2018-19 to 2022-23, Including five-year average

Type of scheme	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Residential	611	279	272	335	280	355
Mixed use	719	260	287	532	242	408
Non-residential	61	154	140	81	194	126
Other	10	20	30	194	110	73

Type of scheme	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Total	1,401	713	729	1,142	826	962

Date of download: 23 June 2025

Table 2.3.18 Gross Disabled Parking Bay completions by planning authority for 2018-19 to 2022-23, Including five-year average

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Barking & Dagenham	47	11	21	62	0	28
Barnet	23	78	79	26	2	42
Bexley	40	18	14	0	42	23
Brent	131	69	36	281	36	111
Bromley	21	32	14	0	8	15
Camden	15	40	22	6	3	17
City of London	18	0	1	0	0	4
Croydon	104	72	107	72	27	76
Ealing	19	32	41	10	27	26
Enfield	18	10	15	70	8	24
Greenwich	216	175	4	34	34	93
Hackney	39	25	48	2	58	34
Hammersmith & Fulham	88	4	31	50	87	52
Haringey	22	41	73	16	20	34
Harrow	35	128	47	17	35	52
Havering	27	24	11	14	41	23

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Hillingdon	110	75	76	21	12	59
Hounslow	58	62	33	29	22	41
Islington	0	31	29	0	2	12
Kensington & Chelsea	0	31	1	1	29	12
Kingston	7	40	1	9	5	12
Lambeth	27	81	139	16	9	54
Lewisham	102	36	4	13	1	31
LLDC	6	127	132	36	150	90
Merton	4	19	37	4	8	14
Newham	29	155	94	45	0	65
OPDC	1	2	0	35	81	24
Redbridge	30	20	26	5	4	17
Richmond	23	5	1	10	5	9
Southwark	286	139	40	27	68	112
Sutton	12	47	24	1	0	17
Tower Hamlets	15	200	31	56	57	72
Waltham Forest	11	16	70	0	53	30
Wandsworth	51	116	41	41	13	52
Westminster	35	20	68	1	90	43
Total	1,670	1,981	1,411	1,010	1,037	1,422

Date of download: 23 June 2025

Table 2.3.19 Net Disabled Parking Bay completions by planning authority for 2018-19 to 2022-23, Including five-year average

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Barking & Dagenham	9	11	17	62	0	20
Barnet	22	78	68	26	2	39
Bexley	1	8	2	0	40	10
Brent	33	23	17	255	4	66
Bromley	3	24	0	0	6	7
Camden	13	10	9	0	1	7
City of London	9	0	1	0	0	2
Croydon	28	47	30	43	8	31
Ealing	0	0	0	0	6	1
Enfield	13	5	3	44	5	14
Greenwich	80	100	4	34	30	50
Hackney	4	4	15	-18	0	1
Hammersmith & Fulham	0	0	0	0	42	8
Haringey	2	17	45	16	0	16
Harrow	0	0	19	6	14	8
Havering	5	0	1	-3	2	1
Hillingdon	18	54	31	13	8	25
Hounslow	26	19	6	22	10	17
Islington	0	0	1	0	0	0
Kensington & Chelsea	0	31	1	0	27	12

Planning Authority	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Kingston	0	-1	1	3	4	1
Lambeth	11	0	0	0	0	2
Lewisham	24	35	4	13	1	15
LLDC	0	56	0	5	0	12
Merton	2	5	32	0	8	9
Newham	2	86	6	28	0	24
OPDC	1	0	0	35	81	23
Redbridge	7	5	13	4	3	6
Richmond	2	0	0	7	5	3
Southwark	0	7	0	1	0	2
Sutton	10	46	13	1	0	14
Tower Hamlets	0	2	14	2	4	4
Waltham Forest	7	15	54	0	20	19
Wandsworth	42	113	41	41	13	50
Westminster	0	8	0	0	90	20
Total	374	808	448	640	434	541

Date of download: 23 June 2025

Table 2.3.20 Gross Disabled Parking Bay completions by Development Type for 2018-19 to 2022-23, Including five-year average

Type of Scheme	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Residential	780	1,100	643	683	376	716
Mixed use	510	662	575	291	577	523

Type of Scheme	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Non-residential	349	202	129	28	69	155
Other	31	17	64	8	15	27
Total	1,670	1,981	1,411	1,010	1,037	1,422

Date of download: 23 June 2025

Table 2.3.21 Net Disabled Parking Bay completions by Development Type for 2018-19 to 2022-23, Including five-year average

Type of Scheme	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Residential	212	457	230	492	148	308
Mixed use	76	316	162	130	265	190
Non-residential	83	35	35	10	18	36
Other	3	0	21	8	3	7
Total	374	808	448	640	434	541

Date of download: 23 June 2025

Class sizes

Table 2.3.22 Average Classroom size in primary school by Borough for 2018-19 to 2022-23

Borough	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Barking and Dagenham	27.5	27.2	26.6	26.6	27.0	27.0
Barnet	27.9	27.9	27.1	27.4	27.9	27.6
Bexley	28.2	28.1	27.7	27.5	27.4	27.8
Brent	27.3	27.4	27.0	27.2	27.5	27.3
Bromley	27.9	27.8	27.5	27.2	27.5	27.6

Borough	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Camden	26.7	26.9	25.9	26.2	25.9	26.3
City of London	26.2	20.0	18.5	30.3	29.4	24.9
Croydon	27.2	26.9	26.8	27.0	27.3	27.0
Ealing	27.5	27.7	26.9	26.9	27.1	27.2
Enfield	27.8	27.7	26.7	26.7	26.7	27.1
Greenwich	27.3	27.4	26.6	26.2	26.1	26.7
Hackney	25.6	25.7	24.6	24.0	24.3	24.8
Hammersmith and Fulham	26.3	26.4	25.6	25.3	24.9	25.7
Haringey	27.6	27.1	26.3	26.0	26.2	26.7
Harrow	28.5	28.2	27.8	28.0	28.4	28.2
Havering	27.9	28.3	27.8	28.1	28.5	28.1
Hillingdon	27.4	27.3	26.5	26.5	26.9	26.9
Hounslow	28.0	27.9	27.2	27.1	27.6	27.5
Islington	26.3	26.1	25.9	25.4	24.7	25.7
Kensington and Chelsea	25.4	25.7	24.8	24.7	24.7	25.1
Kingston upon Thames	27.3	27.3	27.4	27.8	27.5	27.4
Lambeth	25.6	25.2	24.6	24.1	24.1	24.7
Lewisham	27.4	27.2	26.4	26.4	25.9	26.6
Merton	26.1	25.7	24.8	24.6	24.5	25.1
Newham	27.3	26.9	26.1	26.0	26.3	26.6
Redbridge	28.8	28.7	28.2	28.0	28.2	28.4

Borough	2018-19	2019-20	2020-21	2021-22	2022-23	5 Year Average
Richmond upon Thames	27.9	27.8	26.8	27.0	27.5	27.4
Southwark	25.1	25.6	24.8	24.6	24.6	25.0
Sutton	28.1	28.1	27.7	28.0	28.0	28.0
Tower Hamlets	26.7	26.8	26.4	26.7	26.5	26.6
Waltham Forest	26.5	26.6	26.0	26.0	26.7	26.4
Wandsworth	25.4	25.2	24.4	23.9	23.9	24.6
Westminster	24.3	23.9	22.8	23.1	22.7	23.3
Total	27.2	27.1	26.4	26.4	26.5	26.7

Date of download: 23 June 2025

Chapter 3
Opportunity Areas

3.1 Overview

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.

3.1.2 An up-to-date webmap on Opportunity Areas can be found on the OA locations web page. 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 Opportunity Area Planning Frameworks (OAPFs), Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPGs) are material considerations in the planning system. They are non-statutory documents that are used to supplement policies and strategies.

3.1.5 Opportunity Areas with:

3.1.6 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.

3.1.7 An 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).

3.1.8 A boundary to be defined are those where a defined boundary is yet to be published.

3.1.9 Opportunity Areas often transcend borough boundaries, where the respective 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 2022-23

Opportunity Area	Borough	Boundary status	Planning policy instrument
Bexley Riverside	Bexley	Boundary to be defined	Others

Opportunity Area	Borough	Boundary status	Planning policy instrument
Brent Cross/Cricklewood	Barnet, Brent	Adopted boundary	SPG / OAPF
Bromley	Bromley	Emerging boundary	SPD
Canada Water	Southwark	Adopted boundary	Local Plan
Charlton Riverside	Greenwich	Adopted boundary	SPD
City Fringe/Tech City	Hackney, Islington, Tower Hamlets	Adopted boundary	OAPF
Clapham Junction	Wandsworth	Emerging boundary	Local Plan
Colindale/Burnt Oak	Barnet, Brent	Adopted boundary	AAP (Barnet), Others (Brent)
Croydon	Croydon	Adopted boundary	OAPF
Deptford Creek/Greenwich Riverside	Lewisham, Greenwich	Adopted boundary	Local Plan
Earl's Court/West Kensington	Hammersmith and Fulham, Kensington and Chelsea	Adopted boundary	Local Plan
Elephant and Castle	Southwark	Adopted boundary	SPD / OAPF
Euston	Camden	Adopted boundary	Local Plan
Great West Corridor	Hounslow	Emerging boundary	Local Plan
Greenwich Peninsula	Greenwich	Adopted boundary	SPD

Opportunity Area	Borough	Boundary status	Planning policy instrument
Harrow and Wealdstone	Harrow	Adopted boundary	AAP
Hayes	Hillingdon	Boundary to be defined	n/a
Heathrow	Hounslow, Hillingdon	Emerging boundary	Local Plan (Hounslow)
Ilford	Redbridge	Adopted boundary	Local Plan
Isle of Dogs	Tower Hamlets	Adopted boundary	OAPF, SPD
Kensal Canalside	Kensington and Chelsea	Adopted boundary	SPD
King's Cross	Camden, Islington	Adopted boundary	SPD
Kingston	Kingston Upon Thames	Boundary to be defined	Local Plan
Lee Valley	Hackney, Waltham Forest, Haringey, Enfield	Adopted boundary	OAPF
London Bridge/Bankside	Southwark	Adopted boundary	Others
London Riverside	Barking and Dagenham, Havering	Adopted boundary	OAPF
New Cross/Lewisham/Catford	Lewisham	Adopted boundary	Local Plan, SPD, Others
New Southgate	Enfield, Barnet, Haringey	Boundary to be defined	n/a
Old Kent Road	Southwark	Adopted boundary	AAP

Opportunity Area	Borough	Boundary status	Planning policy instrument
Old Oak/Park Royal	Brent, Ealing, Hammersmith and Fulham	Adopted boundary	Local Plan, OAPF
Olympic Legacy	Hackney, Newham, Tower Hamlets, Waltham Forest	Adopted boundary	Local Plan, SPG
Paddington	Westminster	Adopted boundary	Local Plan
Poplar Riverside	Tower Hamlets, Newham	Emerging boundary	AAP
Romford	Havering	Emerging boundary	Local Plan, SPD
Royal Docks and Beckton Riverside	Newham	Adopted boundary	Local Plan, OAPF
Southall	Ealing	Adopted boundary	OAPF
Sutton	Sutton	Boundary to be defined	n/a
Thamesmead and Abbey Wood	Greenwich, Bexley	Adopted boundary	OAPF
Tottenham Court Road	Westminster, Camden	Adopted boundary	Local Plan
Vauxhall Nine Elms Battersea	Lambeth, Wandsworth	Adopted boundary	Local Plan, OAPF
Victoria	Westminster	Adopted boundary	Local Plan
Waterloo	Lambeth	Adopted boundary	OAPF, SPD
Wembley	Brent	Adopted boundary	AAP, Local Plan

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

Date of download: 03 July 2025

Progress of OA planning policy mechanisms

3.1.10 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 2022-23

Borough(s)	Opportunity Area	OA planning instrument	OAPF name	Process during 2022-23
Bexley	Bexley Riverside	Local Plan	None	Bexley Local Plan adopted (April 2023)
Newham	Royal Docks and Beckton Riverside	OAPF	Royal Docks and Beckton Riverside OAPF	Royal Docks and Beckton Riverside OAPF adopted (May 2023)

Date of download: 04 August 2025

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

3.2 Residential development

Residential completions

3.2.1 OAs (with adopted boundaries) account for over 38 per cent of homes delivered across London in 2022-23. The tables below show the progress in delivering residential development in the OAs with adopted boundaries.

3.2.2 Note that the ratios for counting non-self-contained units towards residential completions as detailed in Policy H1 of the London Plan 2021 are not used in this section, meaning all non-self-contained rooms are counted as a single unit. This is to keep the numbers in line with the methodology used to calculate the OA capacity figures.

Table 3.2.1 Net residential completions in OAs with adopted boundaries for 2021-22 to 2022-23 (all types of supply)

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

Opportunity Area	2021-22	2022-23
Brent Cross/Cricklewood	-39	47
Canada Water	21	643
Charlton Riverside	146	0
City Fringe/Tech City	677	1,337
Colindale/Burnt Oak	1,421	963
Croydon	535	1,382
Deptford Creek/Greenwich Riverside	195	128
Earl's Court/West Kensington	0	-11
Elephant and Castle	63	8
Euston	1	-2
Greenwich Peninsula	2	157
Harrow and Wealdstone	378	461
Ilford	16	77

Opportunity Area	2021-22	2022-23
Isle of Dogs	2,612	1,380
King's Cross	0	0
Lee Valley	2,142	1,181
London Bridge/Bankside	253	322
London Riverside	1,440	2,132
New Cross/Lewisham/Catford	134	45
Old Kent Road	549	128
Old Oak/Park Royal	1,078	253
Olympic Legacy	1,946	2,349
Paddington	7	0
Royal Docks and Beckton Riverside	1,122	268
Southall	22	401
Thamesmead and Abbey Wood	222	409
Tottenham Court Road	1	0
Vauxhall Nine Elms Battersea	1,751	1,144
Victoria	0	268
Waterloo	-70	5
Wembley	2,058	1,223
White City	796	577
Wimbledon/Colliers Wood/South Wimbledon	145	99
Woolwich	307	263
Total	19,931	17,638

Date of download: 24 July 2025

Table 3.2.2 Net residential completions in OAs with adopted boundaries for 2021-22 to 2022-23 (self-contained)

Opportunity Area	2021-22	2022-23
Brent Cross/Cricklewood	-39	47
Canada Water	21	28
Charlton Riverside	146	0
City Fringe/Tech City	677	972
Colindale/Burnt Oak	1,421	963
Croydon	602	565
Deptford Creek/Greenwich Riverside	195	128
Earl's Court/West Kensington	0	-11
Elephant and Castle	63	8
Euston	1	-2
Greenwich Peninsula	2	157
Harrow and Wealdstone	154	461
Ilford	15	77
Isle of Dogs	2,612	1,380
King's Cross	0	0
Lee Valley	2,147	1,163
London Bridge/Bankside	253	223
London Riverside	1,433	2,128
New Cross/Lewisham/Catford	134	37
Old Kent Road	542	132

Opportunity Area	2021-22	2022-23
Old Oak/Park Royal	1,078	253
Olympic Legacy	1,940	1,789
Paddington	7	0
Royal Docks and Beckton Riverside	1,122	265
Southall	14	401
Thamesmead and Abbey Wood	222	559
Tottenham Court Road	1	0
Vauxhall Nine Elms Battersea	1,415	1,144
Victoria	0	268
Waterloo	-70	5
Wembley	1,818	1,183
White City	796	577
Wimbledon/Colliers Wood/South Wimbledon	145	95
Woolwich	307	263
Total	19,174	15,258

Date of download: 24 July 2025

3.2.4 Net residential completions in OAs with adopted boundaries for 2021-22 to 2022-23 (non-self-contained)

Opportunity Area	2021-22	2022-23
Canada Water	0	615
City Fringe/Tech City	0	365
Croydon	-67	817
Harrow and Wealdstone	224	0

Opportunity Area	2021-22	2022-23
Ilford	1	0
Isle of Dogs	0	0
Lee Valley	-5	17
London Bridge/Bankside	0	99
London Riverside	7	4
New Cross/Lewisham/Catford	0	8
Old Kent Road	7	-4
Old Oak/Park Royal	0	0
Olympic Legacy	6	560
Royal Docks and Beckton Riverside	0	3
Southall	8	0
Thamesmead and Abbey Wood	0	-150
Vauxhall Nine Elms Battersea	336	0
Wembley	240	40
White City	0	0
Wimbledon/Colliers Wood/South Wimbledon	0	4
Total	757	2,379

Date of download: 24 July 2025

Table 3.2.3 Percentage of total housing per LPA completed within designated OA(s) with an adopted boundary from 2018-19 to 2022-23

3.2.5 The table considers all types of supply: self-contained, non-self-contained and non-permanent units. The figures used are net (losses are subtracted from gains) and non-self-contained units are counted at one unit per room. Percentages are only calculated for planning authorities containing OAs that have recorded residential completions during the period.

3.2.6 Where the figures exceed 100% this is due to net losses outside of the OA boundaries, for example where homes have been demolished but the replacement homes have not been completed in the same year. Where figures are negative, the OAs has experienced losses within the boundaries.

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23
Barking & Dagenham	73%	96%	56%	92%	98%
Barnet	25%	17%	10%	53%	47%
Bexley	0%	-204%	1%	30%	53%
Brent	45%	88%	100%	69%	60%
Camden	12%	10%	19%	0%	-1%
Croydon	35%	27%	35%	22%	44%
Ealing	16%	47%	43%	2%	20%
Enfield	145%	67%	52%	35%	14%
Greenwich	64%	84%	49%	44%	53%
Hackney	85%	98%	80%	88%	86%
Hammersmith & Fulham	17%	46%	50%	49%	47%
Haringey	15%	9%	61%	47%	45%
Harrow	60%	31%	79%	59%	61%
Havering	3%	3%	23%	28%	65%
Islington	8%	0%	1%	6%	0%
Lambeth	110%	47%	201%	153%	-32%
Lewisham	80%	67%	226%	74%	36%
LLDC	121%	100%	100%	96%	137%
Merton	6%	5%	11%	49%	25%
Newham	83%	86%	52%	58%	53%

Planning authority	2018-19	2019-20	2020-21	2021-22	2022-23
OPDC	100%	100%	154%	100%	100%
Redbridge	15%	19%	28%	8%	31%
Southwark	72%	80%	24%	67%	87%
Tower Hamlets	65%	74%	94%	90%	104%
Waltham Forest	16%	48%	93%	34%	44%
Wandsworth	25%	51%	33%	107%	52%
Westminster	47%	20%	30%	-7%	22%

Date of download: 24 July 2025

Table 3.2.4 Net residential completions by tenure in OAs with adopted boundaries in 2022-23 (self-contained)

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied	Total
Brent Cross/Cricklewood	0	0	47	0	47
Canada Water	0	0	28	0	28
Charlton Riverside	0	0	0	0	0
City Fringe/Tech City	5	10	957	0	972
Colindale/Burnt Oak	205	-49	807	0	963
Croydon	172	69	324	0	565
Deptford Creek/Greenwich Riverside	35	11	82	0	128

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied	Total
Earl's Court/West Kensington	0	0	-11	0	-11
Elephant and Castle	0	0	8	0	8
Euston	0	0	-2	0	-2
Greenwich Peninsula	9	22	126	0	157
Harrow and Wealdstone	26	131	304	0	461
Ilford	0	0	67	10	77
Isle of Dogs	68	210	1,102	0	1,380
Lee Valley	292	86	785	0	1,163
London Bridge/Bankside	0	0	223	0	223
London Riverside	647	641	839	1	2,128
New Cross/Lewisham/Catford	0	2	36	-1	37
Old Kent Road	70	26	36	0	132
Old Oak/Park Royal	69	6	178	0	253
Olympic Legacy	29	235	1,525	0	1,789

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied	Total
Royal Docks and Beckton Riverside	5	30	230	0	265
Southall	148	32	221	0	401
Thamesmead and Abbey Wood	100	130	330	-1	559
Vauxhall Nine Elms Battersea	192	-8	960	0	1,144
Victoria	10	0	258	0	268
Waterloo	0	0	5	0	5
Wembley	240	105	838	0	1,183
White City	42	0	535	0	577
Wimbledon/Colliers Wood/South Wimbledon	0	80	15	0	95
Woolwich	0	0	263	0	263
Total	2,364	1,769	11,116	9	15,258

Date of download: 24 July 2025

Residential approvals

Table 3.2.5 Net residential approvals in OAs with adopted boundaries by year since 2018-19 (all types of supply)

3.2.7 The residential approvals below include self-contained, non-self-contained and non-permanent units.

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Brent Cross/Cricklewood	767	64	43	251	16	1,141
Canada Water	25	21	298	70	3	417
Charlton Riverside	1	0	148	1	1,469	1,619
City Fringe/Tech City	934	1,959	917	1,082	642	5,535
Colindale/Burnt Oak	1,647	3,712	1,637	2,601	138	9,734
Croydon	1,738	875	1,425	3	239	4,280
Deptford Creek/Greenwich Riverside	436	56	449	316	311	1,568
Earl's Court/West Kensington	0	38	0	-11	1	28
Elephant and Castle	1,129	212	14	15	14	1,384
Euston	0	1	7	24	3	35
Greenwich Peninsula	262	122	119	490	1,482	2,475
Harrow and Wealdstone	909	549	1,547	560	188	3,753
Ilford	332	192	480	259	57	1,320
Isle of Dogs	2,821	2,343	307	2,464	2,023	9,958
King's Cross	381	0	0	0	0	381
Lee Valley	3,855	264	1,114	1,427	4,530	11,190
London Bridge/Bankside	549	27	387	254	169	1,386
London Riverside	6,187	3,557	2,000	739	60	12,543

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
New Cross/Lewisham/Catford	1,983	1,531	433	2,094	478	6,519
Old Kent Road	228	1,412	1,137	2,499	169	5,445
Old Oak/Park Royal	107	352	825	1,832	390	3,506
Olympic Legacy	7,473	2,261	733	3,576	2,017	16,059
Paddington	335	7	0	0	0	342
Royal Docks and Beckton Riverside	244	3,780	1,649	5,172	758	11,603
Southall	485	2,957	2,559	1,967	721	8,690
Thamesmead and Abbey Wood	252	5	318	1,946	652	3,173
Tottenham Court Road	1	0	5	2	0	8
Vauxhall Nine Elms Battersea	4,153	2,709	2,017	1,606	704	11,189
Victoria	1	2	1	0	98	102
Waterloo	215	167	0	-1	12	393
Wembley	2,420	278	732	2,200	1,233	6,863
White City	499	533	2	374	14	1,422
Wimbledon/Colliers Wood/South Wimbledon	190	234	197	179	285	1,085
Woolwich	217	20	9	1,412	583	2,241
Total	40,776	30,240	21,510	35,403	19,459	147,387

Date of download: 24 July 2025

Table 3.2.6 Net residential approvals by tenure in OAs with adopted boundaries in 2022-23 (net self-contained)

3.2.8 Residential approvals below include self-contained units only.

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied	Total
Brent Cross/Cricklewood	0	0	16	0	16
Canada Water	0	0	3	0	3
Charlton Riverside	149	370	456	494	1,469
City Fringe/Tech City	30	72	402	138	642
Colindale/Burnt Oak	0	0	127	0	127
Croydon	3	43	193	0	239
Deptford Creek/Greenwich Riverside	0	248	63	0	311
Earl's Court/West Kensington	0	0	1	0	1
Elephant and Castle	0	0	7	0	7
Euston	0	0	3	0	3
Greenwich Peninsula	150	314	1,018	0	1,482
Harrow and Wealdstone	17	32	137	2	188
Ilford	0	0	57	0	57

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied	Total
Isle of Dogs	113	295	945	0	1,353
Lee Valley	771	642	3,081	1	4,495
London Bridge/Bankside	0	67	3	0	70
London Riverside	1	0	53	4	58
New Cross/Lewisham/Catford	36	41	61	0	138
Old Kent Road	39	37	93	0	169
Old Oak/Park Royal	107	5	278	0	390
Olympic Legacy	176	154	1,063	0	1,393
Royal Docks and Beckton Riverside	72	270	114	0	456
Southall	113	175	412	0	700
Thamesmead and Abbey Wood	78	351	223	0	652
Vauxhall Nine Elms Battersea	0	0	704	0	704
Victoria	0	0	98	0	98
Waterloo	0	0	12	0	12
Wembley	60	0	557	0	617

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied	Total
White City	0	0	14	0	14
Wimbledon/Colliers Wood/South Wimbledon	24	30	232	-1	285
Woolwich	45	99	317	3	464
Total	1,984	3,245	10,743	641	16,613

Date of download: 24 July 2025

3.3 Non-Residential development

3.3.1 This section reports on the total amount of non-residential floorspace in adopted OAs. Only non-residential uses are recorded and all floorspace figures are net, so losses are subtracted from the gains.

Non-residential approvals

3.3.2 Table 3.3.1 shows the net floorspace approved across OAs with adopted boundaries since 2018-19.

Table 3.3.1 Non-residential floorspace (net sqm) approved in OAs with adopted boundaries by year since 2018-19.

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Brent Cross/Cricklewood	-621	-1,264	-7,152	-2,861	25,999	14,101
Canada Water	-1,507	106	522,996	55	48,824	570,474
Charlton Riverside	1,512	0	0	479	-5,123	-3,132
City Fringe/Tech City	134,250	153,209	16,392	206,028	3,552	513,431
Colindale/Burnt Oak	1,404	623	-4,807	1,138	270	-1,372
Croydon	104,067	378	-1,975	-15,336	-13,174	73,960

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Deptford Creek/Greenwich Riverside	-6,544	-515	2,247	-3,088	6,853	-1,047
Earl's Court/West Kensington	0	149	0	1,171	3,629	4,949
Elephant and Castle	1,736	738	183	744	-877	2,524
Euston	460	-99	-582	7,286	98	7,163
Greenwich Peninsula	2,402	8,067	0	543	26,811	37,823
Harrow and Wealdstone	-30,801	5,857	-18,545	-4,611	-6,210	-54,310
Ilford	-21,629	-6,256	-6,393	499	-10,822	-44,601
Isle of Dogs	4,034	12,278	172,109	311,267	91,832	591,520
King's Cross	31,148	1,350	0	23	0	32,521
Lee Valley	12,516	5,157	-12,178	7,000	-9,467	3,028
London Bridge/Bankside	26,569	7,195	30,890	123,015	27,509	215,178
London Riverside	-26,379	-71,663	-10,904	3,780	11,127	-94,039
New Cross/Lewisham/Catford	6,083	41,287	-3,000	43,011	6,705	94,086
Old Kent Road	800	304	27,181	1,095	-250	29,130
Old Oak/Park Royal	3,942	1,782	5,442	28,136	42,218	81,520
Olympic Legacy	278,853	80,402	15,305	11,108	48,232	433,900
Paddington	7,039	-5,338	65,575	97	111	67,484
Royal Docks and Beckton Riverside	10,934	90,343	-3,081	20,339	31,974	150,509

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Southall	-4,893	-4,267	-498	-2,682	6,481	-5,859
Thamesmead and Abbey Wood	9,611	523	31	1,851	3,727	15,743
Tottenham Court Road	24,807	60	189	1,062	57	26,175
Vauxhall Nine Elms Battersea	174,816	230,418	176,236	577	1,964	584,011
Victoria	-15,767	26,024	0	20,839	-6,998	24,098
Waterloo	8,247	5,163	110,437	15,659	10,079	149,585
Wembley	-22,336	-121	137	3,716	21,404	2,800
White City	14,812	1,832	0	-24,433	4,218	-3,571
Wimbledon/Colliers Wood/South Wimbledon	0	0	1,964	-117	8,451	10,298
Woolwich	-13,750	-260	-3,315	-30,130	-3,653	-51,108
Total	715,815	583,462	1,074,884	727,260	375,551	3,476,972

Date of download: 08 August 2025

Non-residential completions

3.3.3 Table 3.3.2 shows the net floorspace completed across OAs with adopted boundaries since 2018-19.

Table 3.3.2 Non-residential floorspace (sqm net) completed in OAs with adopted boundaries by year since 2018-19.

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Brent Cross/Cricklewood	1,249	0	-31	-285	0	933
Canada Water	15,038	53,564	-299	-275	77	68,105
Charlton Riverside	3,306	0	0	0	0	3,306

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
City Fringe/Tech City	36,252	137,870	31,659	63,823	43,692	313,296
Colindale/Burnt Oak	256	38,892	3,212	0	351	42,711
Croydon	4,547	5,923	4,684	730	1,463	17,347
Deptford Creek/Greenwich Riverside	626	850	-1,785	0	1,476	1,167
Earl's Court/West Kensington	135	0	864	0	1,144	2,143
Elephant and Castle	4,043	1,962	5,482	36	-7	11,516
Euston	-1,072	-59	17,220	0	0	16,089
Greenwich Peninsula	65,845	29,064	0	0	0	94,909
Harrow and Wealdstone	-35,414	1,742	-1,249	-34,702	11,729	-57,894
Ilford	2,761	-915	-6,312	-1,005	-87	-5,558
Isle of Dogs	-34	14,207	-10,919	635	-4,130	-241
King's Cross	44,770	23,640	76,449	0	0	144,859
Lee Valley	23,297	-24,760	20,565	-6,700	89,144	101,546
London Bridge/Bankside	36,747	3,896	-3,757	27,130	13,108	77,124
London Riverside	6,894	6,405	-758	9,082	143	21,766
New Cross/Lewisham/Catford	-1,134	-634	17,773	-2,783	7	13,229
Old Kent Road	4,460	-2,339	-1,001	8,648	40	9,808
Old Oak/Park Royal	5,240	8,607	0	3,874	1,712	19,433
Olympic Legacy	30,727	-549	12,524	6,787	18,886	68,375

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Paddington	5,566	8,688	42,820	0	12	57,086
Royal Docks and Beckton Riverside	89,061	23,106	35,320	7,777	-141	155,123
Southall	471	515	1,056	-1,590	1,456	1,908
Thamesmead and Abbey Wood	311	1,505	345	0	882	3,043
Tottenham Court Road	100	4,077	0	-50	0	4,127
Vauxhall Nine Elms Battersea	-1,332	31,085	14,203	-13,041	-21,645	9,270
Victoria	284	4,137	0	0	0	4,421
Waterloo	76,830	-22,310	461	-178	8,866	63,669
Wembley	12,448	-1,742	-1,330	5,757	-60	15,073
White City	2,348	1,849	8,358	25,178	0	37,733
Wimbledon/Colliers Wood/South Wimbledon	-1,318	-4,280	0	-352	0	-5,950
Woolwich	-1,104	527	160	0	3,215	2,798
Total	432,204	344,523	265,714	98,496	171,333	1,312,270

Date of download: 08 August 2025

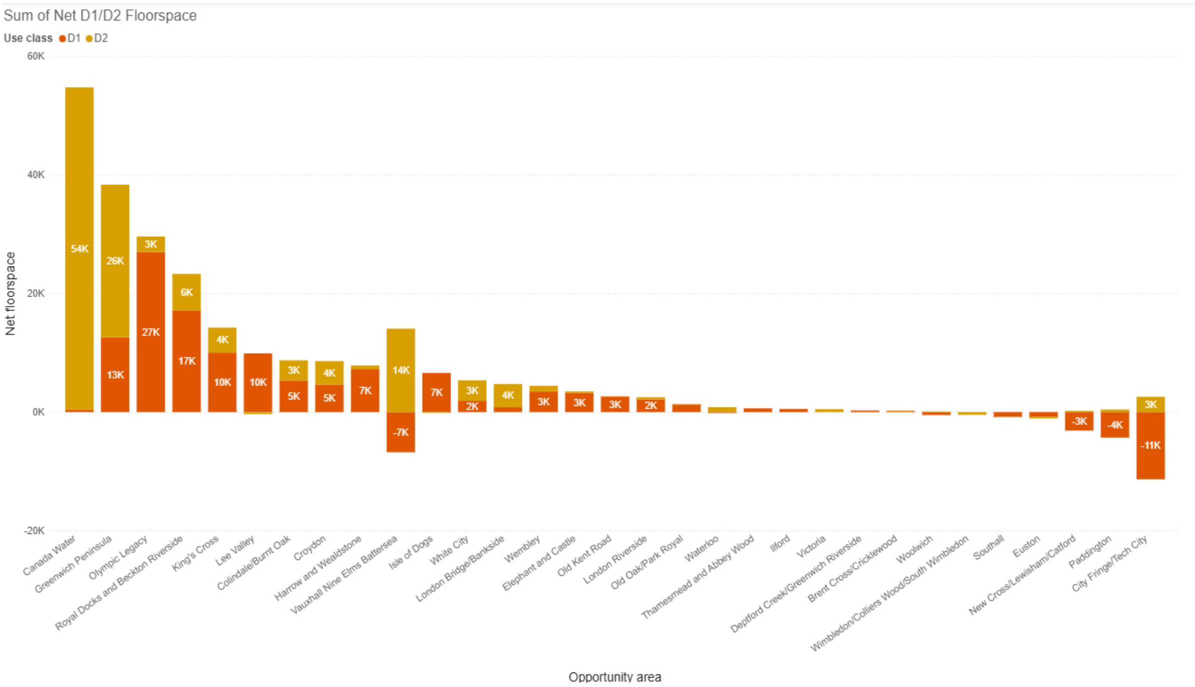
3.4 Social infrastructure

3.4.1 As a proxy for social infrastructure completed in OAs with adopted boundaries, Figure 3.4.1 shows the floorspace completed as 'D1: Non-residential institutions' and 'D2: Assembly and Leisure' between 2018-19 and 2022-23 per use class.

3.4.2 OAs with adopted boundaries account for almost 30 per cent of the non - residential floorspace delivered as D1 and D2 across London since 2018-19.

Figure 3.4.1 D1 and D2 non-residential floorspace completed in OAs with adopted boundaries by year from 2018-19 to 2022-23

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



Date of download: 08 August 2025

Table 3.4.1 Non-residential floorspace (sqm net) in use class D1 and D2 completed in OAs with adopted boundaries by year since 2018-19

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Brent Cross/Cricklewood	191	0	0	69	0	260
Canada Water	1,834	53,200	0	-275	0	54,759
City Fringe/Tech City	-914	-11,467	3,302	329	734	-8,016
Colindale/Burnt Oak	0	8,729	0	0	0	8,729
Croydon	4,235	2,352	1,583	421	27	8,618
Deptford Creek/Greenwich Riverside	3	267	0	0	-59	211

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Earl's Court/West Kensington	0	0	0	0	1,144	1,144
Elephant and Castle	1,091	310	330	1,764	0	3,495
Euston	-1,072	0	0	0	0	-1,072
Greenwich Peninsula	25,394	12,962	0	0	0	38,356
Harrow and Wealdstone	5,445	1,885	-111	639	-174	7,684
Ilford	790	-439	0	183	0	534
Isle of Dogs	0	6,528	-72	0	0	6,456
King's Cross	8,780	0	5,461	0	0	14,241
Lee Valley	4,745	-4,810	10,972	-1,348	82,375	91,934
London Bridge/Bankside	4,128	67	532	0	12,133	16,860
London Riverside	860	-328	1,616	363	0	2,511
New Cross/Lewisham/Catford	-2,914	0	0	0	0	-2,914
Old Kent Road	6,050	-3,481	0	68	40	2,677
Old Oak/Park Royal	0	0	0	1,370	377	1,747
Olympic Legacy	22,759	1,468	2,109	3,277	6,843	36,456
Paddington	-11,086	7,215	0	0	0	-3,871
Royal Docks and Beckton Riverside	2,335	8,143	6,979	5,847	0	23,304
Southall	0	0	378	-1,192	200	-614
Thamesmead and Abbey Wood	311	240	87	0	112	750

Opportunity Area	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Vauxhall Nine Elms Battersea	2,426	10,879	9,233	-15,238	10,520	17,820
Victoria	0	490	0	0	0	490
Waterloo	1,144	0	0	-467	3,808	4,485
Wembley	960	2,634	0	830	0	4,424
White City	1,532	0	3,820	0	0	5,352
Wimbledon/Colliers Wood/South Wimbledon	0	-452	0	0	0	-452
Woolwich	-404	0	0	0	918	514
Total	78,623	96,392	46,219	-3,360	118,998	336,872

Date of download: 08 August 2025

3.5 Delivery

Residential Completions against indicative homes capacities

3.5.1 This section provides information about the delivery performance across OAs with adopted boundaries, including delivery against Table 2.1 of the London Plan.

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

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

3.5.4 It is noted that 2019-20 is the start of the monitoring period for the London Plan 2021, and the start for measuring residential completions against indicative homes capacities as identified Table 2.1 of the London Plan.

3.5.5 For the purposes of this section the adopted boundaries as they stand in 2022-23 (refer to Table 3.1.1) are used to retrospectively extract data since OA designation, including completions prior to 2019-20. Please note that this may result in some discrepancies. The boundary at designation and at different years may have been different to what it is during the monitoring period 2022-23.

3.5.6 The section provides the indicative capacities at designation, and throughout the consecutive London Plans.

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

3.5.8 The indicative homes capacity in the London Plan 2004 is identified under chapter 5 the sub-regions. This provides minimum guidelines for new homes to 2016.

3.5.9 The indicative homes capacity in the London Plan 2008 is identified under chapter 5 The sub-regions, Central Activities Zone and government growth areas. This provides minimum guidelines for new homes to 2026.

3.5.10 The indicative homes capacity in the London Plan 2011 is identified under Annex One: Opportunity and Intensification Areas. This provides minimum guidelines for new homes to 2031.

3.5.11 The indicative homes capacity in the London Plan 2016 is identified under Annex One: Opportunity and Intensification Areas. This provides minimum guidelines for new homes to 2031.

3.5.12 The indicative homes capacity in the London Plan 2021 is identified under Table 2.1. This provides indicative homes capacities for new homes to 2041.

3.5.13 The names and geographies of Opportunity Areas identified in the London Plan 2021 do not exactly match the Opportunity Areas in the previous plans. We have sought to correlate the Opportunity Areas in 2021 with their respective geographies and indicative homes capacities in 2004 when they were designated. The assumptions used are outlined below.

3.5.14 The indicative capacity for Lee Valley OA in the London Plan 2004 is the indicative capacity for Upper Lee Valley OA (700 homes) and Tottenham Hale OA (200 homes).

3.5.15 The indicative capacity for London Riverside OA in the London Plan 2004 is the indicative capacity for Barking Reach OA (10,000 homes) and London Riverside OA (3,000 homes).

3.5.16 The indicative capacity for Royal Docks and Beckton Riverside OA in the London Plan 2004 is the indicative capacity for Beckton Area of Intensification (500 homes) and Royal Docks OA (5,500 homes).

3.5.17 The indicative capacity for Olympic Legacy OA is in the London Plan 2008 is the indicative capacity for Stratford OA (4,500 homes) and Lower Lee Valley OA (6,000 homes).

3.5.18 The indicative capacity for Old Oak/ Park Royal OA in the London Plan 2016 is the indicative capacity for Old Oak OA (24,000 homes), Park Royal OA (1,500 homes).

Table 3.5.1 Performance prior to 2019 and post-2019 against London Plan indicative capacities. (OAs identified in the London Plan 2004)

Opportunity Area	Homes capacity (London Plan 2004)	Homes capacity (London Plan 2008)	Homes capacity (London Plan 2011)	Homes capacity (London Plan 2016)	Completions since OA designation and until 2018-19	Homes capacity (London Plan 2021)	Completions from 2019-20 to 2022-23
Brent Cross/ Cricklewood	5,000	10,000	10,000	10,000	1,142	9,500	40
City Fringe/ Tech City	1,500	5,000	7,000	8,700	19,010	15,500	4,605
Croydon	2,000	2,700	10,000	7,300	5,706	14,500	3,107
Deptford Creek/ Greenwich Peninsula	1,000	8,000	5,000	5,000	5,105	5,500	698
Elephant and Castle	4,200	6,000	4,000	5,000	2,951	5,000	986
Greenwich Peninsula	7,500	15,000 Refers to Woolwich Thamesmead & Charlton Riverside East	13,500	13,500	4,362	17,000	1,637
Ilford	5,500	6,000	5,000	5,000	1,362	6,000	425

Opportunity Area	Homes capacity (London Plan 2004)	Homes capacity (London Plan 2008)	Homes capacity (London Plan 2011)	Homes capacity (London Plan 2016)	Completions since OA designation and until 2018-19	Homes capacity (London Plan 2021)	Completions from 2019-20 to 2022-23
Isle of Dogs	3,500	10,000	10,000	10,000	11,416	29,000	7,848
King's Cross	1,250	2,250	1,900	1,900	1,419	1,000	61
Lee Valley	900	7,000	9,000	20,100	10,006	21,000	5,695
London Bridge/ Bankside	500	2,500	1,900	1,900	4,655	4,000	686
London Riverside	13,000	20,000	25,000	26,500	1,774	44,000	4,959
Old Oak/ Park Royal	-	500	1,500	25,500	2,056	25,500	1,940
Olympic Legacy	10,500	32,000	32,000	32,000	18,413	39,000	7,908
Paddington	3,000	3,000	1,000	1,000	1,337	1,000	304
Royal Docks and Beckton Riverside	6,000	14,000	11,000	11,000	7,814	30,000	4,477
Vauxhall, Nine Elms, Battersea	1,500	3,500	10,000	20,000	8,951	18,500	5,215

Opportunity Area	Homes capacity (London Plan 2004)	Homes capacity (London Plan 2008)	Homes capacity (London Plan 2011)	Homes capacity (London Plan 2016)	Completions since OA designation and until 2018-19	Homes capacity (London Plan 2021)	Completions from 2019-20 to 2022-23
Waterloo	500	1,500	1,900	2,500	913	1,500	744
Wembley	400	5,000	11,500	11,500	5,100	14,000	6,586
White City	1,200	1,200	5,000	6,000	628	7,000	2,077
Woolwich	1,000	15,000 Refers to Woolwich Thamesmead & Charlton Riverside East)	5,000	5,000	2,874	5,000	1,000

Date of download: 30 June 2025

3.5.19 It is noted that some OAs/ parts of OAs have been introduced prior to their OA designation as ‘Areas of Intensification’. Table 3.5.2 presents the respective data for all these areas. Where a column’s cell shows “N/A”, the area was not identified as either an OA or an Area of Intensification within the respective column’s London Plan.

3.5.20 In London Plan 2008, Charlton Riverside, Thamesmead and Abbey Wood, and New Cross/ Lewisham/ Catford were identified as OAs and Canada Water was identified as an Area of Intensification.

3.5.21 In London plan 2011, Kensal Canalside, Earl’s Court/ West Kensington, Southall and Canada Water were identified as OAs and Harrow and Wealdstone was identified as an Area of Intensification.

3.5.22 In London Plan 2016, Harrow and Wealdstone, and Old Kent Road were identified as OAs.

Table 3.5.2 Performance prior to 2019 and post-2019 against London Plan indicative capacities.

Name	Homes capacity (London Plan 2004)	Homes capacity (London Plan 2008)	Homes capacity (London Plan 2011)	Homes capacity (London Plan 2016)	Completions since OA designation and until 2018-19	Homes capacity (London Plan 2021)	Completions from 2019-20 to 2022-23
Euston	200	1,000	1,000	2,800 – 3,800 depending on station design and constraints	547	2,800 – 3,800 depending on station design and constraints	58
Colindale/ Burnt Oak	2,000	10,000	12,500	12,500	5,374	7,000	3,221
Tottenham Court Road	200	1,000	420	500	363	300	104
Victoria	200	1,000	1,000	1,000	703	1,000	268
Charlton Riverside	N/A	15,000 Refers to Woolwich Thamesmead & Charlton Riverside East	3,500	3,500	13	8,000	146

Name	Homes capacity (London Plan 2004)	Homes capacity (London Plan 2008)	Homes capacity (London Plan 2011)	Homes capacity (London Plan 2016)	Completions since OA designation and until 2018-19	Homes capacity (London Plan 2021)	Completions from 2019-20 to 2022-23
Thamesmead and Abbey Wood	N/A	15,000 Refers to Woolwich Thamesmead & Charlton Riverside East	3,000	3,000	385	8,000	549
New Cross/ Lewisham/ Catford	N/A	815	8,000	8,000	8,670	13,500	1,340
Canada Water	N/A	2,000	2,500	3,300	2,373	5,000	980
Kensal Canalside	N/A	N/A	2,000	3,500	0	3,500	0
Earl's Court/ West Kensington	N/A	N/A	4,000	7,500	255	6,500	95
Southall	N/A	N/A	4,000	6,000	916	9,000	1,196
Harrow and Wealdstone	N/A	N/A	1,500	2,800	1,500	5,000	1,621

Name	Homes capacity (London Plan 2004)	Homes capacity (London Plan 2008)	Homes capacity (London Plan 2011)	Homes capacity (London Plan 2016)	Completions since OA designation and until 2018-19	Homes capacity (London Plan 2021)	Completions from 2019-20 to 2022-23
Old Kent Road	N/A	N/A	N/A	2,500	519	12,000	732

Date of download: 30 June 2025

3.6 Design reviews

3.6.1 Data collection on the use of Design Reviews as part of the referable application process began on 1st April 2022. As such no data is available prior to 2022-23. These figures relate to Stage 1 referrals only.

Table 3.6.1 Use of design reviews in Opportunity Areas

Opportunity area	2022-23
City Fringe/Tech City	3
Croydon	2
Elephant and Castle	1
London Bridge/Bankside	2
London Riverside	1
Old Oak and Park Royal	3
Olympic Legacy	1
Southall	2
Lee Valley	2
Vauxhall, Nine Elms, Battersea	2
Waterloo	1
Wembley	1
Total	21

Date of download: 04 August 2025

Chapter 4
Referable Applications

4.1 Number of Referable Applications

4.1.1 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 2022. All monitoring of referable applications is by calendar year.

Table 4.1.1 Planning applications referred to the Mayor 2012 to 2022

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

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

4.1.4 Call-ins shows the total number based on the date the case was called-in. Two of the three cases called in during 2021 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
2022	282	160	0

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

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

Calendar Year	Applications approved at Stage 2 or call-in - All Uses	Applications approved at Stage 2 or call-in – self-contained residential (C3) units
2012	169	107
2013	177	109
2014	162	110
2015	150	95
2016	155	105
2017	138	81
2018	148	97
2019	108	62
2020	159	94
2021	134	86
2022	136	82

4.2 Affordable Housing Secured in Referable Applications

4.2.1 All data and further information is available in (May 2022).

Table 4.2.1 Total numbers of residential (market and affordable) units per year in referable applications (gross)

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

Calendar Year	Affordable Units	Total Units	Affordable Housing Provision by Unit
2017	6,188	23,784	26%

Calendar Year	Affordable Units	Total Units	Affordable Housing Provision by Unit
2018	14,141	42,762	33%
2019	10,935	29,631	37%
2020	14,337	38,865	37%
2021	11,763	31,859	37%
2022	18,043	46,875	38%

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

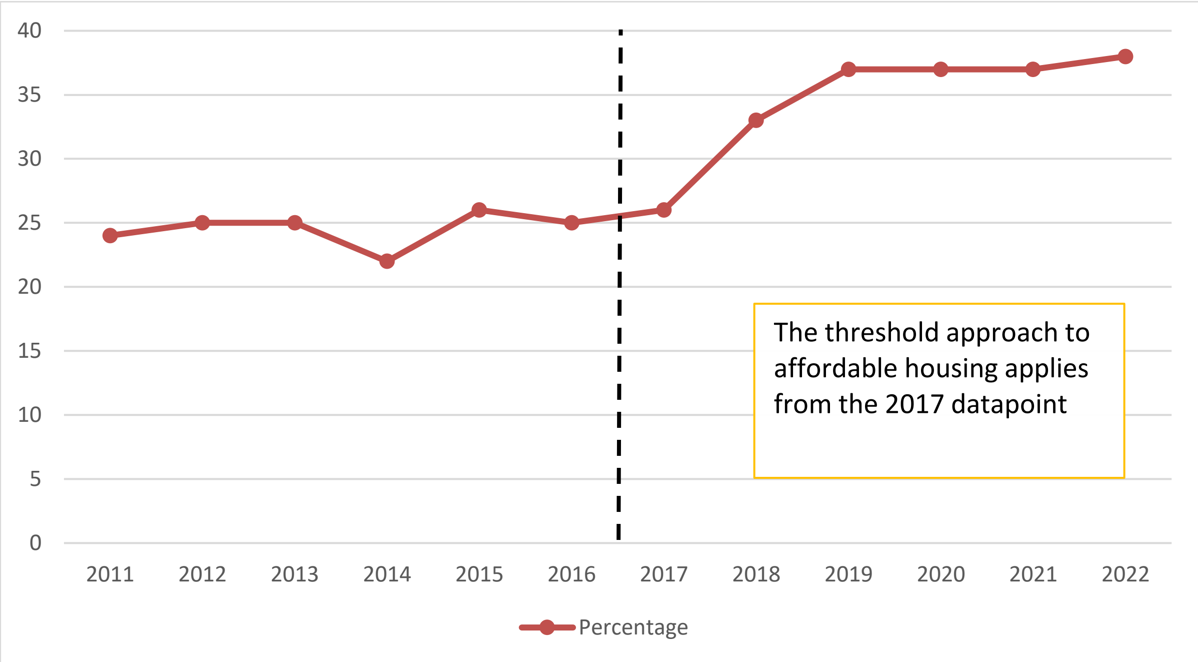


Table 4.2.2 Average affordable housing percentage per scheme approved by the Mayor

Calendar Year	By unit	By habitable room
2012	24%	-
2013	26%	-
2014	23%	-
2015	26%	-

Calendar Year	By unit	By habitable room
2016	22%	20%
2017	31%	32%
2018	34%	36%
2019	38%	40%
2020	40%	43%
2021	43%	45%
2022	41%	45%

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

Table 4.2.3 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	41	49%
2021	86	72	84%	79	48	61%
2022	82	69	84%	65	43	66%

Figure 4.2.2 Percentage of eligible referable schemes following the Fast Track Route

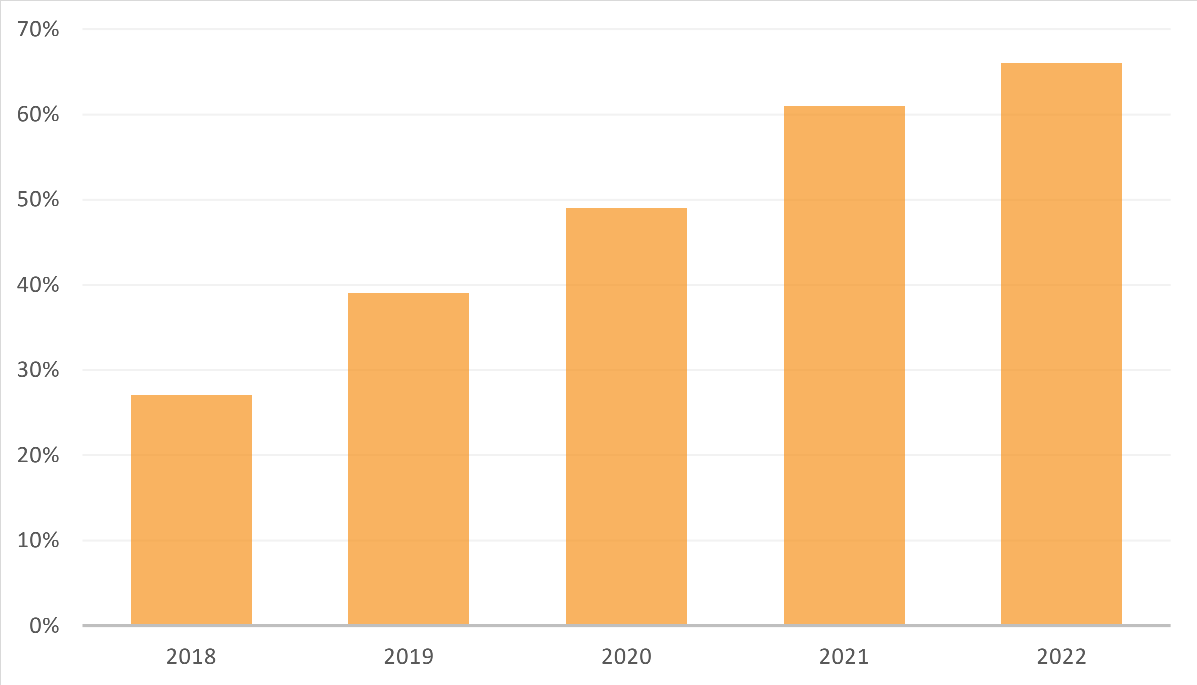


Table 4.2.4 Affordable Housing Units by Tenure in Referable applications

Year	Low-Cost Rent units	Low-Cost Rent as a per cent of total affordable units	Intermediate units	Intermediate units as a per cent 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%

Year	Low-Cost Rent units	Low-Cost Rent as a per cent of total affordable units	Intermediate units	Intermediate units as a per cent of total affordable units
2021	6,490	55%	5,207	45%
2022	10,963	61%	7,080	39%

4.3 Purpose Built Student Accommodation (PBSA)

Table 4.3.1 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%
2022	9	8,482	2,219	26%

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

Table 4.4.1 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	0*
2022	1	213	£6,250,000

*100% C3 Affordable Housing on-site (no Payment in Lieu secured)

Chapter 5
Good Growth Objectives

5.1 GG1 Building strong and inclusive communities

5.1.1 The Planning for London Programme was established to inform the next London Plan, commencing just before the monitoring period with a call for evidence. Over the monitoring period, inclusive approaches to engagement designed around giving effect to GG1 commenced. This included four deliberative events, where 160 Londoners were brought together to explore the challenges facing London. Each of the four events were attended by 40 participants, recruited to be a representative sample of London's diverse communities. The purpose was to understand the breadth of views not to reach consensus or talk specifically about the London Plan. These events explored a green and fair economy; sustainable transport and public spaces; housing; and places and communities. All information relating to these events is in the public domain, and the insights and discussions form a representative baseline of London's views. The link to the engagement is in section 8 of this AMR.

5.1.2 The Planning for London Programme also held a Talk London campaign, asking the online community of over 60,000 Londoners their views on the opportunities and challenges affecting London and its future.

5.1.3 Many of the LPG documents that were prepared and consulted on during this period aimed to support inclusion in terms of the application of London Plan policies, through for example, consultation on housing design standards, further engagement on fire safety and consultation on affordable housing. It also informed guidance on air quality (which disproportionately impacts some communities) and sustainable transport, walking and cycling which were adopted over the monitoring period.

5.1.4 The introduction of more inclusive approaches to design informed the development of LPGs including the requirement for evacuation lifts in draft fire safety LPG and consideration of public realm in the adoption of the Public London Charter.

5.1.5 The Royal Docks and Beckton Riverside Opportunity Area Planning Framework Public, adopted during the plan period, benefited from wide and varied engagement reflecting the emphasis of this Good Growth Objective. This included significant work to reach young people who make up a larger than average proportion of the community.

5.1.6 This monitoring period also saw the creation of Opportunity Area (OA) dashboards. This reflects concerns that historically OAs have not always benefited the host communities, and at worst have seen people displaced. The monitoring dashboards were created to support a more inclusive approach to OAs. Opportunity Areas have been in place since 2004 but there has been limited assessment of the impact on existing communities, who benefits from the development and those who do not benefit or are adversely impacted. Concerns about these impacts has been expressed at various plan-making stages. The monitoring, published in the public domain through live dashboards seeks to promote greater transparency and scrutiny, and therefore better plan-making.

5.1.7 This monitoring period was the second year of the Design Future London programme, aimed at bringing more children and young people into the built environment sector. The wider programme includes industry mentoring, classroom lessons and participation in the design challenge itself. Feedback has been this is very successful in making students aware of built environment careers, getting children and young people engaged in the built environment.

5.2 GG2 Making the best use of land

5.2.1 Practically all development over this monitoring period was on brownfield land.

5.2.2 Opportunity Areas (OAs) make the most significant contribution to housing delivery, with over 48 per cent of completions over the monitoring period (i.e. 17,638 homes out of a total for the whole of London of 36,468 homes).

5.2.3 Housing completed in designated town centres was slightly greater than the long-term average at 8,637 homes, or 25 per cent of the London total. Stratford and Croydon Metropolitan town centres accounted for over a quarter of that total.

5.2.4 The relative proportion of housing bought forward in CAZ, Inner and Outer London remains broadly consistent with longer term trends. Similarly, the high proportion of housing provided as flats was also reflected in this monitoring period.

5.2.5 Non-residential development completions in the CAZ were significantly down on the long-term average. Very significant losses were reflected in completions in Inner London over the monitoring period. As these are the most accessible locations outside CAZ, this will need to be monitored closely to determine whether this represents volatile year-to-year changes rather than a longer-term trend. Conversely, Outer London which has a long-term average of net losses, showed net gains during this monitoring period.

5.2.6 The biggest gains in non-residential completions in town centres was in the Shoreditch CAZ retail cluster, while the largest net losses were from the West End International town centre. There were gains in designated town centres, most notably in Southwark, but a more mixed picture for designated industrial land, with significant losses in Brent and Southwark. These town centre and industrial designations provide the best policy mechanisms for securing strategic protection and intensification in areas with good accessibility (to the strategic road network and/or safeguarded wharves in the case of industrial areas). This seeks to ensure London has an appropriate supply of business workspace (including for industrial, from the new policy approaches of intensification, co-location and substitution). Planned boundary changes will need to be monitored carefully to ensure all policies are delivering the best use of land.

5.2.7 Meanwhile, there were negligible changes in green belt boundaries and a significant gain in designated Metropolitan Open Land in Southwark (converted from other open space designation) and designated Sites of Importance to Nature Conservation in Brent. Changes in land designated for other open space was more mixed with significant gains in Havering and Brent, but losses in Lambeth.

5.2.8 In terms of employment, there has been an overall increase of 5 per cent. Westminster has almost as much employment as the City and Tower Hamlets (including Canary Wharf) combined. However, the City of London has a very high job density at 102 jobs per sqm land area, with Westminster the next densest at just 5.5 jobs per sqm. A large number of town centres saw net losses in non-residential floorspace over the monitoring period. It is noted that these only record where losses have required planning permission, so there may have been further unrecorded losses through permitted development rights.

5.2.9 The plan is not on track to deliver against the KPI of the mode share for walking, cycling and public transport although the mode share is recovering towards pre-pandemic levels.

5.2.10 Residential completions in OAs (with adopted boundaries) slightly dropped over the monitoring period compared to the previous year. The largest gains were at Olympic Legacy and London Riverside. Non-self-contained housing made up a significant proportion of completions in Canada Water, City Fringe/Tech City and Croydon. Lee Valley saw the most significant completions of non-residential floorspace, bucking the trend for this to be typically concentrated in CAZ or Inner London locations.

5.2.11 The proportion of housing completions from small sites at 32 per cent is slightly higher than the longer-term average. 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 B (2)(a).

5.2.12 Consultation on LPGs to support the policy approach to characterisation and growth strategies, optimising site capacity and small sites design codes all contribute towards GG2. In particular, additional guidance relating to the identification of tangible and intangible assets that are valued by communities and enhancing these assets as part of place-based strategies gives effect to both GG1 and GG2.

5.3 GG3 Creating a healthy city

5.3.1 This was the first monitoring period not significantly impacted by the COVID19 pandemic. This can be seen in increased ridership on public transport for example. However, inflation and an associated fall in real incomes has emerged since late 2021, following factors such as Brexit and Russia's invasion of Ukraine. This cost-of-living crisis impacts on the health and well-being of Londoners. This can be seen in an increase in Londoners who are struggling financially. However, since the peak in 2015, the relative unaffordability index has fallen, primarily because earnings have increased to catch up with rents[2].

5.3.2 A range of guidance seeks to ensure that the quality of homes is considered in detail at every stage of the design process.

5.3.3 Adoption of air quality positive and neutral LPGs as well as sustainable transport, walking and cycling and urban greening all contributed towards creating a healthy city.

5.3.4 New buildings in London demonstrate high levels of energy efficiency (and therefore are well-insulated) with a 17.7 per cent improvement over the 2013 Building Regulation baseline achieved by energy efficiency alone. Overall emissions savings through the hierarchy delivered a 53 per cent improvement on Part L 2013, or savings of an additional 60,000 tCO2/year over the monitoring period.

5.3.5 Completions of hot food takeaways increased again after a net loss in the previous monitoring period and approvals also increased although were much lower than the long-term average. However, it is difficult to draw detailed conclusions from this high-level data regarding the 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. It should be noted that, going forward, it will be difficult to disaggregate the provision of healthcare facilities due to the change in use class.

5.4 GG4 Delivering the homes Londoners need

5.4.1 Compared to the previous year, overall housing completions dropped slightly, but were in-line with the long-term average. The number of homes completed in the CAZ, Inner and Outer London all broadly reflect the long-term completion numbers in each location.

5.4.2 Completed homes for low-cost rent and intermediate tenures show increases year-on-year and against the long-term average, with notable drops (year-on-year and against the long-term average) in market homes. A total of 8,649 self-contained affordable homes were completed over the monitoring period.

5.4.3 For approvals, net housing approvals almost halved year-on-year, though the drop was modest compared to the long-term average. This owes in part to a decline in incoming applications, which were down approximately 30 per cent for the monitoring period compared to the long-term average.

[2] Housing in London 2023 Self-reported financial situation of Londoners by housing tenure on page 13, Whether Londoners expect to struggle to meet housing payments by tenure on page 30 and the Index of cumulative change in private rents on page 40

5.4.4 Total housing approvals were 42,766 homes down from the peak of approx. 94,000 in 2018-19. The largest number of approvals by borough were Greenwich at 4,927 homes followed by Ealing and Tower Hamlets. The lowest approvals were Barking & Dagenham with a loss of 130 homes and Kensington and Chelsea at 79 homes.

5.4.5 Where the tenure is known, approvals of low-cost rent were at 95 per cent of the long-term average, while both intermediate and market housing dropped to 52 per cent and 54 per cent of the long-term average, respectively. There was an increase in affordable student accommodation with approvals of 2,219 homes in referable schemes, although this is a lower proportion of the total number of student accommodation compared to the previous year.

5.4.6 The proportion of total homes approved as affordable housing through the planning process was 29.5 per cent, an increase on the previous monitoring period.

5.4.7 For referable application approvals, the monitoring period continued to see an increase in schemes following the fast-track route to 66 per cent, securing 41 per cent of housing as affordable housing by unit or 45 per cent by habitable room. This is broadly in line with schemes since 2020, which showed significant increases alongside the introduction of the fast-track route.

5.4.8 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.

5.4.9 The Elizabeth Line opened in May 2022, with Bond Street station opening later in the monitoring period. A new step-free station opened at Barking Riverside and an upgraded Bank station was completed.

5.4.10 In summary, more needs to be done to deliver more homes, particularly affordable homes, including ensuring build out of permissions and continued pipeline of approvals.

5.5 GG5 Growing a good economy

5.5.1 London recovered strongly from the pandemic, and growth continued to outpace the national average. However, it was evident at the end of the monitoring period that inflationary drag on incomes and spending would start to dampen this growth.

5.5.2 Vacancy rates show a slight jump in Q1 2023 across office, industrial, retail and light industrial (all measured sectors). This needs to be monitored to understand the longer-term picture.

5.5.3 Capital expenditure from foreign direct investment recovered to pre-pandemic levels at the start of 2022, but the combination of a weak growth outlook and rising interest rates again signalled a weakening forecast beyond the monitoring period on levels of investment.

5.5.4 In the year to Q1 2023, London saw on average over 2,500 more businesses close than open per quarter. Nationally, the sector with the largest net closure of businesses was professional and technical services, though the sector where net closures rose the most in 2022 was retail.

5.5.5 Ridership and footfall in the CAZ continued to recover, but still lagged behind pre-pandemic levels.

5.5.6 Ensuring the right land in the right locations for business is key to this objective. Publication of the industrial land supply study over this monitoring period will assist in plan-making and decision-making in relation to London's reservoir of industrial capacity as well as providing a clear understanding of the pressures on the relevant sectors and supply challenges. The study highlights a contraction of 18 per cent between 2001 and 2020 in industrial land supply, including a 5 per cent loss since 2015.

5.5.7 Whilst some external research looked at wider business floorspace provision such as offices and retail, it was too soon after the pandemic and significant shift in workplace patterns to draw firm conclusions about business needs.

5.5.8 The largest net gain of business floorspace over the monitoring period was for D2 Assembly, leisure and entertainment associated with Tottenham Hotspur's grounds in Haringey. The largest loss was for C2A Secure residential accommodation relating to the redevelopment of Holloway Prison.

5.5.9 Haringey saw the largest amount of net floorspace completed at just over 80,000 sqm, while the largest loss was Islington at almost 275,000 sqm. Eighteen of the 35 local planning authorities recorded net losses or no change. City of London, Camden and Westminster approved the most non-residential floorspace, all exceeding 100,000 sqm.

5.6 GG6 Increasing efficiency and resilience

5.6.1 The on-site carbon reduction percentages over 2013 Building Regulations increased to 52.9 per cent compared to 48.6 per cent the previous year, with cumulative savings of 59,820 tCO2/year. Be Seen energy monitoring was embedded for relevant planning applications to enable monitoring of progress.

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

5.6.3 Additional consultation was undertaken on LPGs to support fire safety. However, this work is highly interdependent on the changing context at a national level with Planning Gateway One requirements coming into effect in mid-2021 and an extended ban on the use of combustible materials coming into force in December 2022.

5.6.4 In terms of air quality, despite progress towards World Health Organisation interim air quality targets, all of London exceeds WHO annual average guidelines.

5.6.5 Record-breaking heatwaves in the summer of 2022 resulted in 387 heat-related deaths in London. They caused failure of green infrastructure such as street trees and a number of fires, and impacted other infrastructure including melted road surfaces, damage to rail infrastructure and pressure on water supplies and infrastructure (which also impacted fire-fighting).

5.6.6 Flooding is also a significant issue. Provision in the London Plan to ensure new development addresses over-heating and measures such as urban greening and Sustainable Urban Drainage has been promoted in LPGs such as the Urban Greening Factor. It is also noted that Building Regulations Approved Document Part O came into effect in mid-2022 providing overheating mitigation requirements for new residential buildings at a national level.

5.6.7 The effectiveness of the London Plan in relation to resilience will need to continue to be monitored particularly in the context of an increase in the incidence and severity of extreme weather events.

5.6.8 Community resilience shows a mixed picture over the monitoring period. Neighbourhood cohesion remains strong at above 90 per cent. Neighbourhood belonging is lower than England as a whole, but Londoners have a higher rate of belonging to London as a whole rather than their local neighbourhood. Trust in the Metropolitan Police declined significantly in the period 2020 and 2021 (from 77% to 64%). Whilst the rate was lower throughout 2022 (at 61-62%), it is thought to have stabilised. It is important to highlight that a change in the interview methodology, introduced in 2020, may have partly attributed to the observed decline[3].

[3] State of London - June 2023 (pg. 61)

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.

6.1.2 Approximately 8,500 net self-contained affordable homes were completed over the monitoring period, evenly split between low-cost rent and intermediate products. This is greater than the previous monitoring period which reported completion of approximately 7,500 respective homes. This is the second monitoring period to report accessible housing. Only about a third of the eligible homes identify as providing M4(2) Accessible and adaptable dwellings and just 1,500 homes met M4(3) Wheelchair user dwellings standards. Hackney, Haringey, Brent and the LLDC all had completions of over 100 M4(3) homes, whilst Barking & Dagenham, Bromley, City of London, Islington, Kensington & Chelsea, Kingston, Lewisham, Newham, Redbridge and Richmond all reported single digit or no M4(3) homes over the monitoring period. Monitoring information will help build an understanding of the significant discrepancies in performance to look at how we can help improve overall delivery.

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. 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 Completions over the monitoring period record gains for both D1 Non-residential institutions and D2 Assembly and leisure, although gains for D1 are only a third of the long-term average, whilst those for D2 exceed the long-term average. It is noted however that there is significant year-to-year variation. In terms of Opportunity Areas, the Lee Valley saw a significant increase in D2 floorspace completions, followed by London Bridge/Bankside. Other notable D1 and D2 completions were in the Greenwich Peninsula and Olympic Legacy OAs.

6.1.5 Monitoring of affordable workspace as part of the referable process commenced over the monitoring period and shows a positive trend.

6.1.6 Data suggests that the proportion of Londoners achieving 20 minutes of active travel per day decreased to 35 per cent during the pandemic from the previous long-standing 40 per cent. Data suggests it improved over the monitoring period but, at 38 per cent did not yet recover to pre-pandemic levels.

6.1.7 Adoption of the Sustainable transport, walking and cycling guidance should facilitate improvements, while recognising that this is set against a complex national picture and the relatively limited impacts of individual planning applications on the road network *overall*.

6.1.8 The Characterisation and growth strategies guidance consulted on over the monitoring period emphasises work with local communities to understand

and build on both tangible and intangible characteristics that are valued by the community. The guidance specifically sets out social value assessment criteria for boroughs and neighbourhood planning groups to use in their plan-making process.

6.1.9 Collaborative work on the joint Royal Docks and Beckton Riverside Opportunity Area Planning Framework supports strong place stewardship, building social value designed around the community.

6.2 Sustainable environmental performance

6.2.1 London's air quality continues to improve overall but additional action would be required to bring within WHO guidelines particularly in relation to the background urban NO2 levels.

6.2.2 Energy Performance Certificates issued for dwellings continued to improve over the monitoring period. Requirements in the London Plan are likely to be a significant contributor to this, noting the higher requirements compared to the rest of the country.

6.2.3 London's renewable generation grew significantly since 2014 but peaked in 2020, although this is due to a decrease in sewage gas. Over 80 per cent of the increase in installed capacity and 30 per cent of the generation between 2016 and 2022 was from solar PV.

6.2.4 The London Plan policy has secured regulated emissions savings of almost 60 per cent improvement over 2013 Building Regulations, an increase of a further 10 per cent improvement compared to the previous monitoring period.

6.2.5 Adoption of the Be seen energy monitoring guidance in the previous monitoring period has enabled the collection of better data on energy performance from new development. It will take time to build up the data stream on post-construction data but this will be reported in due course.

6.3 Inclusive economic growth

6.3.1 During this period, things started to normalise after the pandemic. Notwithstanding this, the impact of the mini-budget in September 2022 and wider economic impacts of the global pandemic, including the Omicron variant during this monitoring period, make analysis of economic growth as it relates to the London Plan particularly difficult.

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

6.3.3 A survey on poverty taken in Q4 of the monitoring period[4] 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 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 consistent 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 Income inequality slightly improved in most recent data 2019-20-2021-22 at 9.7x difference between the top and bottom 10 per cent (compared to 10.6 difference for 2017-18-2019-20). However, it is noted that this data pre-dates the cost-of-living crisis. Income inequality will be important to monitor as new data becomes available covering the monitoring period. For example, in August 2022, 90% of Londoners say their household costs had risen over the last six months. Around a quarter (26%) of Londoners say they are buying less in food and essentials. This rises to around two-thirds (65%) among Londoners who are struggling financially.

6.4.2 Additionally, if the fall in housing completions highlighted in this AMR were to become a longer-term trend, this would contribute to a further undersupply of homes, with impacts on equality as identified in the IIA which accompanied the London Plan.

6.4.3 People from deprived backgrounds are twice as likely to be injured in a road traffic collision as those from the least deprived areas, and Black people are 2.3 times more likely to be killed or seriously injured on London's roads than White people. The risk of being killed or seriously injured for children aged 4-15 living in deprived areas is nearly three times higher than for their peers

[4] YouGov survey Jan-Oct 2022, as reported in The State of London Report 2023

in the least deprived areas. Moreover, ethnic minority Londoners and those living in more deprived neighbourhoods are more likely to have poor access to high quality local green spaces. These considerations need to inform place-making, public realm design and the design of new development.

Chapter 7 Plan-making

7.1 Local plan-making

7.1.1 During the monitoring period, formal responses from the Mayor were sent for the following local plans and other documents[5] set out in date order:

- Hackney Stamford Hill Area Action Plan
- Merton Local Plan
- Richmond Affordable Housing Supplementary Planning Document
- Islington Local Plan and Bunhill and Clerkenwell Area Action Plan Main Modifications
- Hackney Article 4 Direction for change of use class E to residential for designated industrial areas
- Barking & Dagenham Planning Obligations Supplementary Planning Document
- Hounslow Local Plan Great Western Corridor local plan review submission version
- Hounslow Local Plan West of the Borough local plan review submission version
- Hounslow Local Plan Site Allocations local plan review submission version
- Hounslow Local Plan Focussed issues Regulation 18
- Westminster Local Plan Regulation 18
- Kensington & Chelsea Local Plan Regulation 19
- Ealing Local Plan Regulation 18
- Newham Local Plan Regulation 18
- Kingston Local Plan Regulation 18
- Camden Euston Area Action Plan Regulation 18
- Wandsworth Local Plan Main Modifications

7.2 Strategic plan-making

London Plan Guidance (LPG)

7.2.1 The following progress was made on LPGs during the monitoring period.

7.2.2 Consultation:

- Characterisation and Growth Strategies
- Optimising site capacity: a design-led approach
- Small sites design codes

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

- Housing design standards
- Fire safety (second engagement round)
- Affordable housing
- Development viability

7.2.3 Adoption:

- Royal Docks and Beckton Riverside Opportunity Area Planning Framework
- Urban Greening Factor
- Air Quality Neutral
- Air Quality Positive
- Sustainable transport, walking and cycling

7.3 GLA planning evidence base and data progress

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

- Opportunity Area dashboards
- London Industrial Land Supply Study
- London Employment Sites Database

Chapter 8
Other Information

8.1 Useful links

8.1.1 Information relating to the Planning for London Programme, the engagement programme that will inform the next London Plan, can be viewed at https://consult.london.gov.uk/hub-page/planning-for-london-programme. This includes all the materials used for the engagement and summaries of the discussions.

8.1.2 The programme was made up of ten programmes as follows (including links which can also be accessed from the main page link above):

- Deliberative events
- Stakeholder events
- Talk London
- Planning for London online
- Call for evidence
- Design Future London
- London Housing Panel
- New London Architecture
- London Sustainable Development Commission
- Borough engagement (no link)

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

- The State of London June 2023 Greater London Authority
- The State of London January 2024 Greater London Authority
- Survey of Londoners 2021-22 headline findings report Greater London Authority
- Opportunity Area residential dashboards Greater London Authority
- Opportunity Area non-residential dashboards Greater London Authority
- London Industrial Land Supply Study Greater London Authority and separate Executive Summary
- Housing in London 2024 Greater London Authority
- Regional Statistics 2003-2023: Installed Capacity Department for Energy Security and Net Zero
- Regional Statistics 2003-2023: Generation Department for Energy Security and Net Zero
- Snapshot of Health Inequalities in London Greater London Authority
- Annual Report and Statement of Accounts 2022-23 Transport for London