London Plan Annual Monitoring Report 21 2023-24

January 2026

London Plan AMR 21 2023-24

Greater London Authority

January 2026

Published by:

Greater London Authority

City Hall

Kamal Chunchie Way

London

E16 1ZE

www.london.gov.uk

enquiries 020 7983 4000

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 21 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 considered 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.

Table of contents

Introduction 1
Chapter 1 Key Performance Indicators 4
1.1 Housing 5
1.2 Economy 7
1.3 Environment 9
1.4 Transport 10
1.5 Health 12
1.6 Air quality 13
1.7 Heritage 13
1.8 Culture 14
Chapter 2 Data 16
2.1 Housing 17
Housing Approvals 17
Housing Starts 28
Housing Completions 38
Affordable housing 48
2.2 Non-residential 54
Non-Residential Approvals 54
Non-Residential Starts 64
Non-Residential Completions 73
Employment and jobs 83
Median Household Incomes 93
Business vacancy rates 93
Development plan boundary changes 94
Permitted development 95
2.3 Growth patterns and sustainability 96
Brownfield development 96
Designated open space 97
Transport 98
Design reviews 101

Tall buildings ... 102
Restoration of rivers and streams ... 106
Carbon emissions ... 107
Disabled parking bays ... 107
Class sizes ... 116
Chapter 3 Opportunity Areas ... 119
3.1 Overview ... 120
Progress of OA planning policy mechanisms ... 123
3.2 Residential development ... 124
Residential completions ... 124
Residential approvals ... 133
3.3 Non-Residential development ... 138
Non-residential approvals ... 138
Non-residential completions ... 140
3.4 Social infrastructure ... 142
3.5 Delivery ... 144
Residential Completions against indicative homes capacities ... 144
3.6 Design reviews ... 153
Chapter 4 Referable Applications ... 155
4.1 Number of Referable Applications ... 156
4.2 Affordable Housing Secured in Referable Applications ... 157
4.3 Purpose Built Student Accommodation (PBSA) ... 161
4.4 Purpose Built Shared Living Schemes (PBSL) in referable applications ... 162
Chapter 5 Good Growth Objectives ... 163
5.1 GG1 Building strong and inclusive communities ... 164
5.2 GG2 Making the best use of land ... 165
5.3 GG3 Creating a healthy city ... 166
5.4 GG4 Delivering the homes Londoners need ... 167
5.5 GG5 Growing a good economy ... 170
5.6 GG6 Increasing efficiency and resilience ... 170
Chapter 6 Social, Environmental and Economic Value and Equality Impacts ... 172
6.1 Social value ... 173

6.2 Sustainable environmental performance ... 174

6.3 Inclusive economic growth ... 174

6.4 Significant, unanticipated equality impacts ... 175

Chapter 7 Plan-making ... 176

7.1 Local plan-making ... 177

7.2 Strategic plan-making ... 177

London Plan Guidance (LPG) and GLA Practice Notes ... 177

7.3 GLA planning evidence base and data progress ... 178

Chapter 8 Other Information ... 179

8.1 Useful links ... 180

Introduction

0.1 Scope and purpose of the AMR

0.1.1 This is the 21st London Plan Annual Monitoring Report (AMR 21). It is the third to monitor a whole year of the London Plan 2021, which was 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. It is important for keeping the London Plan under review and as evidence for plan preparation.

0.1.3 The AMR 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 still 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 be possible given 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 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, the inclusion of some additional relevant performance measures and statistics in Chapter 2 helps paint a broader picture of London's performance.

0.2 Digital Planning

0.2.1 Most of the data in this report is from the Planning London DataHub (PLD), a collaborative project between all Planning Authorities in London to build a single open data set of development proposals in the planning process. This is an online platform to manage and update information on planning applications. The PLD Portal seeks to streamline reporting workflows by allowing authorities to update records directly at any time.

0.2.2 The data underpins London-wide monitoring of key indicators such as residential approvals, housing starts and completions, and floorspace changes across non-residential use classes.

0.2.3 Unless specified, all reported data comes from the PLD Residential Database ("Residential Database"), the PLD Non-Residential Database ("Non-Residential Database"), or the Mayoral Referrals Arcus Database ("Arcus Referrals Database"). These data underpin the Power BI dashboard reports available publicly on the London Datastore. The associated "Date of Last Update" represents the most recent point at which the data was refreshed, indicating the cutoff date for its validity. Any data submitted to the PLD or Arcus databases after this date will be reported in the subsequent AMR.

0.2.4 Any other auxiliary dataset, sourced from the PLD or Arcus has been referenced as "Planning London Datahub (PLD)" or "Arcus", respectively.

0.2.5 The data reflects the latest information submitted by individual London Planning Authorities (LPAs). GLA Planning is undertaking an ongoing data quality improvement programme to support boroughs in maintaining timely, complete and consistent records. Live data is continuously reported on data.london.gov.uk and viewable on the Planning London Datahub. Owing to statutory returns and established validation processes, the Residential and Arcus Referrals databases typically benefit from more complete and quality assured data than the Non-Residential Database.

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 the Plan is monitored.

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	52,287	82,501	38,992
2022-23	52,287	60,435	37,235
2023-24	52,287	48,155	33,989

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

* the annual housing target of 52,287 is based on individual borough assessments of land availability as reported in the Strategic Housing and Land Availability Assessment (SHLAA) 2017 and represents the cumulative annualised London Plan 2021 borough housing completion targets.

1.1.1 Housing completions decreased in 2023-24. Net housing approvals figures also fell.

1.1.2 Housing completions were approximately 9 per cent lower than the previous monitoring period, due to a range of factors impacting delivery that have been widely reported. However, housing completions have generally plateaued at approximately 36,000 annual net completions since the 2017-18 financial year.

1.1.3 Net housing approvals were down 20 per cent from the previous financial year.

1.1.4 Therefore, the KPI is not met.

1.1.5 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 from 362,270 to 347,111 housing units.

1.1.6 Whilst permissions categorised as being in a “commenced” status have remained stable at approximately 220,000 units, the number of applications that have either been completed or lapsed have not been replaced by a commensurate increase in new approved permissions.

1.1.7 The reduction in completions and approvals reflects a period of challenging market conditions, where higher interest rates, build cost inflation and additional regulatory requirements have negatively impacted housing delivery throughout the UK. This is particularly felt in London, given the large concentration of high-density developments, a building type which has been particularly constrained by this context.

KPI 2 Supply of affordable homes

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

Table 1.1.2 Supply of affordable homes

Year	Percentage of housing approved as affordable housing*	Percentage of eligible sites approved as affordable housing**
2019-20	25.1%	30.9%
2020-21	26.7%	32.2%
2021-22	27.9%	31.6%
2022-23	25.6%	28.5%
2023-24	24.8%	28.0%

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

* affordable housing delivered through the planning system from 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 from 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)

1.1.8 The five-year rolling average between 2019-20 and 2023-24 was 26 per cent. At 24.8 per cent, affordable housing approvals were lower in 2023-24 as a percentage of total housing approvals, compared to the five-year rolling average.

1.1.9 The KPI is therefore not met.

1.1.10 While there is a slight decrease in the percentage of affordable homes approved, relative to the previous monitoring period, the annualised supply remains relatively stable at approximately 25 per cent of all approved housing.

1.1.11 The slight decrease in the proportion of affordable homes reflects current challenging market conditions, where a period of higher interest rates, build cost inflation and additional regulatory requirements have negatively impacted housing delivery throughout the UK, and particularly the viability of development in London (and, therefore, the ability to deliver affordable housing).

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	1,249,183	6,405,737	5.1
2020-21	1,104,938	6,457,973	5.8
2021-22	881,041	6,816,819	7.7
2022-23	734,272	6,909,198	9.4
2023-24	555,241	7,324,089	13.2

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

1.2.1 The average area of office floorspace construction starts between 2020-21 and 2022-23 was 555,241 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 2023-24 was 7,324,089 sqm, giving a ratio of 13.2 times the average area of office floorspace starts.

1.2.2 This meets the KPI.

KPI 4 Supply of affordable workspace

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

Table 1.2.2 Supply of affordable workspace through referable applications

Year	Percentage of B1 floorspace approved as affordable workspace
2021-22	2.3%
2022-23	5.8%
2023-24	8.8%

Date of Last Update: 30 Oct 2025 (Source: Arcus Referrals Database)

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

1.2.4 A year-on-year increase in the supply of affordable workspace is observed each year from the 2021-22 and 2023-24 monitoring periods.

1.2.5 Therefore, the KPI is met.

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
2019-20	20,826	
2020-21	66,882	
2021-22	4,936	
2022-23	133,697	61,385
2023-24	114,648	68,198

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Note. Government have amended the use classes order which has removed several uses and created a single class E use. 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.

1.2.6 The five-year rolling-average net change to industrial and warehousing floorspace in designated industrial locations between 2019-20 and 2023-24 was 68,198 sqm. This compares to 61,385 sqm for the previous five-year average from 2018-19 to 2022-23.

1.2.7 Therefore, the KPI is 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 Referable applications on Green Belt

Year	Harm identified	Harm not identified	Total referred
2021-22	0	2	2
2022-23	4	3	7
2023-24	4	2	6

Date of Last Update: 30 Oct 2025 (Source: Arcus Referrals Database)

Table 1.3.2 Referable applications on Metropolitan Open Land

Year	Harm identified	Harm not identified	Total referred
2021-22	3	0	3
2022-23	3	3	6
2023-24	2	3	5

Date of Last Update: 30 Oct 2025 (Source: Arcus Referrals Database)

1.3.1 Of the 6 referable applications in 2023-24 in the Green Belt, harm was identified in 4 cases. Of those 4 cases, 2 were referred to Stage 1, with no subsequent Stage 2 required, whilst the respective LPAs (Barnet & Hounslow) were permitted to approve the remaining two.

1.3.2 Of the 5 referable applications in 2023-24 on Metropolitan Open Land, harm was identified in 2 cases. One of the cases, associated with the expansion of the All-England Lawn Tennis Club, was called in by the Mayor. For the remaining case, Bromley LPA was permitted to approve.

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.

Table 1.3.3 Average on-site carbon emission reductions

Year	Average on-site emission reductions
2019-20	31.9%
2020-21	41.2%
2021-22	45.0%
2022-23	53.1%
2023-24	49.0%

Date of Last Update: 30 Oct 2025 (Source: Arcus Referrals Database)

1.3.3 On average, approved referable applications in 2023-24 achieved a 49 per cent carbon emission reduction compared to Building Regulations 2013.

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

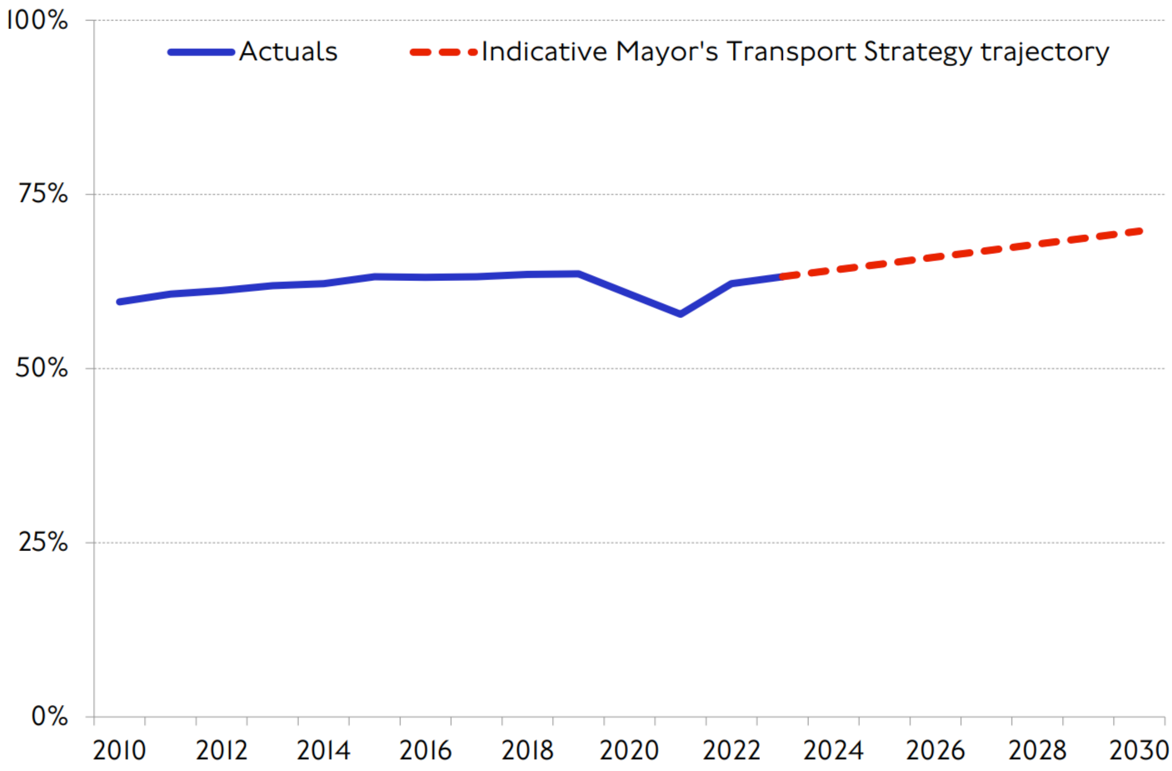
Year	Percentage of trips by walking	Percentage of trips by cycling	Percentage of trips by public transport*	Total percentage mode share
2019-20	25%	2.4%	36%	63%
2020-21	34%	4.2%	22%	60%
2021-22	31%	3.7%	23%	58%
2022-23	27%	4.5%	31%	63%

Year	Percentage of trips by walking	Percentage of trips by cycling	Percentage of trips by public transport*	Total percentage mode share
2023-24	26%	4.5%	33%	64%

Date of Download: Dec 2024 (Source: TfL - Travel in London 2024)

* excluding taxis

Figure 1.4.1 Transport mode share trajectory



Source TfL – Figure 1: Active, efficient and sustainable trip-based mode share in London, [Travel in London 2024 report]

1.4.1 The total transport mode share of walking, cycling and public transport (excluding taxis) for 2023-24 was 64 per cent.

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

1.4.3 Despite the continued recovery in demand for public transport in 2023, legacy effects from supressed use during the pandemic continue to affect the progress towards the Mayor's aim of 80 per cent modal share by 2041.

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
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
2023-24	23,402	29,147	9,852	62,401

Date of Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

* for example, through public realm or highway improvement schemes

1.5.1 The annual average number of cycle parking spaces installed between 2019-20 and 2023-24 was 69,667, compared with 94,239 for the previous five-year period (2018-19 to 2022-23), indicating a decline.

1.5.2 Therefore, the KPI has not been met.

1.5.3 It is important to note that the 2018-19 monitoring period represents a statistical outlier in recent years, with over 185,000 total cycle parking spaces installed. This is more than twice the total number installed during the subsequent year and disproportionately influences the five-year average between 2018-19 and 2022-23.

1.5.4 Comparing the data from the current reporting period (2023-24) to the previous year (2022-23) indicates an 11 per cent reduction in total installed cycle parking. New "residential" cycle parking spaces increased 7 per cent, but "non-residential/mixed use" and "other" cycle parking categories saw an 11 per cent and 36 per cent decline year-on-year, respectively.

1.5.5 Total installed cycle parking spaces underperformed relative to the 5-year trend (2019-20 to 2023-24) by approximately 10 per cent. The majority of this reduction was seen in the "non-residential/mixed use" category, with 20 per cent fewer new installations. This is attributable to both a decrease in the average installations *per* development and a decline in the total number of developments in this category (relative to the 5-year trend).

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	Total referable applications	Total referable percentage meeting AQN
2021-22	236	303	77.9%
2022-23	259	316	82.0%
2023-24	204	249	82.0%

Date of Last Update: 30 Oct 2025 (Source: Arcus Referrals Database)

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 earlier years.

1.6.2 The percentage of referable development applications complying with the Air Quality Neutral Standards increased between 2021-22 and 2023-24. At 82 per cent, this metric is unchanged between 2022-23 and 2023-24.

1.6.3 Therefore, the KPI is met.

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 2023-24

Year	Approved referable applications with identified harm to heritage	Approved referable applications with identified benefits to heritage
2021-22	180	23
2022-23	159	13
2023-24	140	6

Date of Last Update: 30 Oct 2025 (Source: Arcus Referrals Database)

1.7.1 Prior to 2021-22 data was not collected about heritage impact as part of the referable application process. As such, no data is available for earlier years. Moving forward, this dataset will be produced annually.

1.7.2 Of the referable applications, harm to heritage was identified in 140 cases and benefits identified in 6 cases.

1.7.3 Since 2021-22, there has been a consistent decrease in the number of approved referable applications with identified harm to heritage, although a decrease in the number of approved applications with respective identified benefits has also been observed.

1.7.4 The longer-term 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)
2019-20	364,942	103,387

Year	Net change in approvals for cultural venue and facility floorspace (sqm)	Net change in completions for cultural venue and facility floorspace (sqm)
2020-21	443,301	184,124
2021-22	53,286	93,065
2022-23	38,702*	135,015
2023-24	18,765	5,198

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Note: This data is as supplied by applicants for planning permissions. Following the changes and deregulation of use classes, there are concerns that permissions associated with changes to cultural venue and facility floorspace as defined by the above classes will no longer be reported and may result in an artificial decrease in reported aggregate figures.

* This figure has been revised from the previous report (AMR 20). The original value included a net loss of 81,000 sqm arising from the temporary use of Clapham Common for a community event. However, this does not reflect a permanent loss of cultural floorspace and, therefore, has been revised to reflect this.

1.8.1 The five-year rolling average net change to approvals of cultural venues and facilities between 2019-20 and 2023-24 was 183,799 sqm, down from 273,070 sqm over the previous five years. This represents a 33 per cent decrease. Net approvals in 2023-24 are down 52 per cent from the previous period.

1.8.2 Additionally, the respective rolling average for completions between 2019-20 and 2023-24 was 104,158 sqm, a decrease from the previous five-year average of 167,040 sqm, representing a 38 per cent decrease. As in net approvals, net completions of cultural floorspace in 2023-24 also reflect a decrease compared to the previous year with a 96 per cent decline.

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

1.8.4 The deregulation of use classes has made changes in cultural floorspace more difficult to assess. This is further evidenced by the decrease in permissions associated with the above stated cultural use classes during the 2023-24 monitoring period, with only 132 approved applications (compared with 479 during the previous year). Alterations to reporting and data collection will be considered to more accurately measure this KPI in the future.

Chapter 2
Data

All data tables sourced from the Planning London Datahub (PLD) or Arcus databases include a ‘Date of Last Update’, indicating the most recent date of update of the respective data. Any data submitted after this date will be included in the next AMR. External data sources are associated with a ‘Date of Download’ date. Information provided may be subject to a lag in reporting between LPAs and the GLA. Any negative figures in tables may be due to large regeneration schemes which result in significant demolition in particular years.

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 is provided by applicants through the application process. 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 GLA Planning has an ongoing data quality improvement programme to continue to improve the robustness of the information.

2.1.4 Where figures are negative, residential losses recorded through the planning system during the monitoring period were greater than respective gains.

Housing Approvals

2.1.5 Total housing approvals over the monitoring period were 48,155 housing units, a decrease on the previous year and 25 per cent lower than the five-year average.

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

Table 2.1.1 Housing approvals by location for 2019-20 to 2023-24, including total and five-year average (Net)

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

Location	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Central Activities Zone (CAZ)	3,647	2,555	3,916	1,273	1,956	2,669

Location	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Inner London (outside CAZ)	28,506	20,344	31,584	26,781	22,092	25,861
Outer London	34,232	39,825	47,001	32,382	24,107	35,509
Total	66,384	62,723	82,501	60,435	48,155	64,040

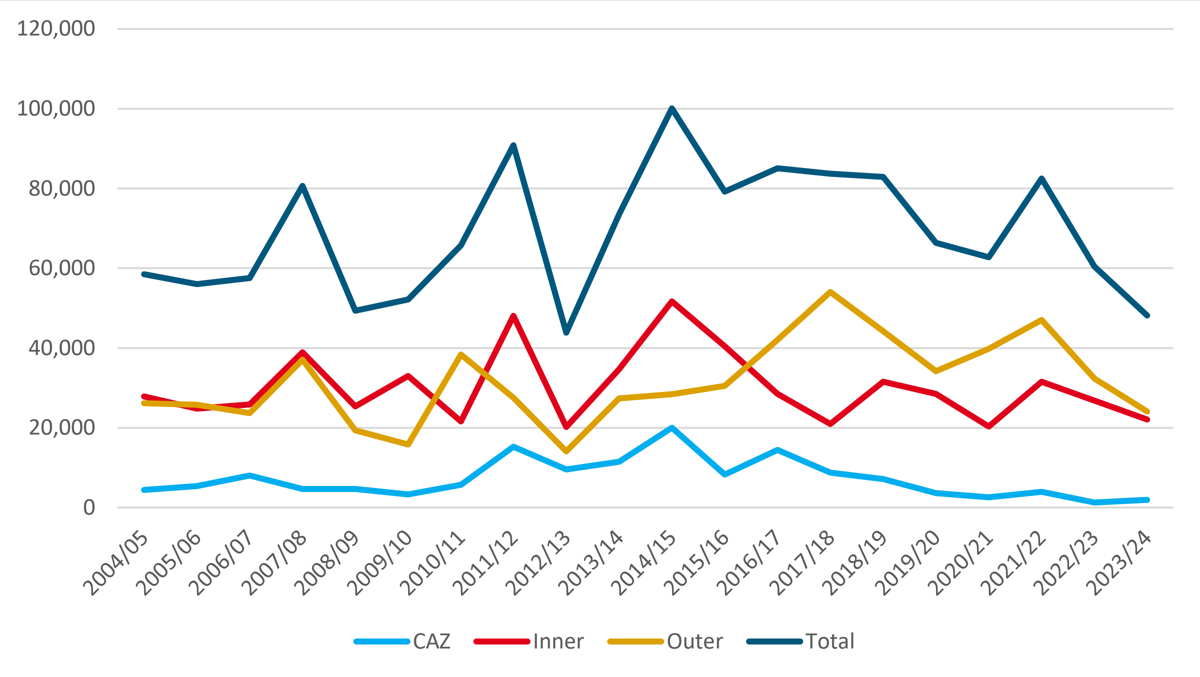
Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

2.1.8 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.

2.1.9 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.

2.1.10 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 2023-24 (Net)



Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.2 Housing approvals by planning authority for 2019-20 to 2023-24, including five-year average (Net)

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Barking & Dagenham	3,705	2,094	902	3,491	373	2,113
Barnet	4,534	5,047	4,247	1,480	2,272	3,516
Bexley	652	388	737	969	900	729
Brent	2,386	3,872	8,458	2,279	2,283	3,856
Bromley	1,081	1,296	853	786	654	934
Camden	243	433	484	332	807	460
City of London	7	1	27	27	584	129
Croydon	2,552	3,257	1,194	1,000	1,021	1,805
Ealing	5,543	5,849	6,248	2,615	2,303	4,511
Enfield	567	768	6,825	2,044	742	2,189

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Greenwich	2,580	2,559	4,807	11,858	2,890	4,939
Hackney	429	590	388	554	159	424
Hammersmith & Fulham	2,880	254	509	1,128	2,197	1,393
Haringey	775	1,615	536	4,302	2,031	1,852
Harrow	1,127	1,900	1,428	402	232	1,018
Havering	970	1,209	3,576	337	1,208	1,460
Hillingdon	3,577	3,203	2,118	840	522	2,052
Hounslow	3,908	2,521	1,817	1,002	4,612	2,772
Islington	82	242	243	1,751	188	501
Kensington & Chelsea	119	674	192	183	148	263
Kingston	534	1,520	444	2,497	788	1,157
LLDC	1,717	265	2,774	722	2,123	1,520
Lambeth	3,382	1,107	1,798	467	1,014	1,554
Lewisham	1,392	929	2,674	866	2,084	1,589
Merton	523	586	1,904	1,516	774	1,061
Newham	4,632	3,314	6,623	2,094	2,822	3,897
OPDC	347	739	746	388	3,101	1,064
Redbridge	632	1,524	828	3,338	431	1,351
Richmond	209	334	200	777	272	358
Southwark	2,287	4,376	4,189	1,977	566	2,679
Sutton	247	379	719	305	1,387	607

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Tower Hamlets	8,153	2,378	4,249	2,773	3,847	4,280
Waltham Forest	604	1,724	3,430	2,403	491	1,731
Wandsworth	3,546	5,218	5,245	2,390	760	3,432
Westminster	462	558	1,091	544	1,570	845
Total	66,384	62,723	82,501	60,435	48,155	64,040

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.3 Housing approvals by housing tenure for 2019-20 to 2023-24 (Net self-contained only)

Tenure	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Low-Cost Rent	7,220	7,398	12,621	9,863	5,635	8,547
Intermediate tenures	8,242	8,251	9,560	4,486	4,806	7,069
Market	45,774	40,663	53,457	31,995	27,909	39,960
Tenure not provided	375	2,260	3,873	9,590	3,796	3,979
Total	61,611	58,572	79,511	55,934	42,146	59,555

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.4 Housing approvals by housing type for 2019-20 to 2023-24 (Net self-contained only)

Type of housing	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Studio Bedsit	3,540	3,424	4,025	1,745	1,547	2,856
Flats	55,956	52,851	73,613	47,480	38,176	53,615
Houses	2,007	1,012	1,315	1,270	1,157	1,352
Not known	108	1,285	558	5,439	1,266	1,731

Type of housing	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Total	61,611	58,572	79,511	55,934	42,146	59,555

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.5 Housing approvals by site size for 2019-20 to 2023-24 (Net)

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

Site size	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Large site	46,457	35,213	58,349	40,821	34,947	43,158
Small site	17,953	17,892	16,979	12,735	12,615	15,635
Data Not Supplied	1,975	9,618	7,173	6,879	593	5,248
Total	66,384	62,723	82,501	60,435	48,155	64,040

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.6 Housing approvals within town centre boundaries for 2019-20 to 2023-24 (Net)

2.1.12 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.

2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
7,059	9,651	11,562	7,042	9,427	44,741	8,948

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.7 Housing approvals by International town centre for 2019-20 to 2023-24, including total and five-year average

2.1.13 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	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Knightsbridge	0	-1	4	0	0	3	1
West End	15	25	21	51	21	133	27

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.8 Housing approvals by Metropolitan town centre for 2019-20 to 2023-24, including total and five-year average (Net)

2.1.14 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	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Bromley	17	75	207	12	143	454	91
Canary Wharf	227	8	2,264	74	0	2,573	515
Croydon	567	1,357	89	235	666	2,914	583
Ealing	254	190	726	71	27	1,268	254
Harrow	244	316	412	14	20	1,006	201
Hounslow	244	614	338	12	20	1,228	246
Ilford	192	480	259	729	43	1,703	341
Kingston	9	627	164	59	479	1,338	268
Romford	45	370	54	23	74	566	113
Shepherds Bush	6	4	2	14	1,760	1,786	357
Stratford	160	430	380	574	986	2,530	506
Sutton	11	73	563	200	1,076	1,922	385
Uxbridge	158	42	491	106	1	798	160
Wood Green	210	5	80	11	5	311	62

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.9 Housing approvals by Major town centre for 2019-20 to 2023-24, including total and five-year average (Net)

2.1.15 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	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Angel	2	17	3	9	12	43	9
Barking	170	396	198	0	0	764	153
Bexleyheath	19	26	20	24	3	92	18
Brixton	10	29	14	2	2	57	11
Camden Town	16	13	4	8	5	46	9
Canada Water	1	276	0	0	391	668	134
Catford	22	11	54	4	9	100	20
Chiswick	34	39	62	3	7	145	29
Clapham Junction	17	18	6	1	13	56	11
Dalston	5	4	1	1	9	20	4
East Ham	15	5	9	17	4	50	10
Edgware	19	14	9	5	5	52	10
Elephant and Castle/ Walworth Road	209	14	16	0	115	354	71
Eltham	11	3	23	42	65	144	29
Enfield Town	8	12	19	5	13	57	11
Fulham	12	15	25	13	7	72	14
Hackney Central	1	0	2	0	-2	1	0
Hammersmith	169	10	4	294	3	480	96

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Kensington High Street	0	12	108	0	0	120	24
Kilburn	-1	54	9	6	12	81	16
King's Road (east)	0	-2	0	1	0	-1	0
Lewisham	378	2	417	18	126	941	188
Nags Head	12	3	4	9	0	28	6
Orpington	9	9	85	40	14	157	31
Peckham	30	328	29	16	-1	403	81
Putney	144	133	14	15	2	308	62
Queensway/ Westbourne Grove	149	16	3	2	3	173	35
Richmond	3	0	17	3	1	24	5
Southall	31	396	908	81	6	1,422	284
Streatham	43	8	10	64	10	135	27
Tooting	37	31	75	1	33	177	35
Walthamstow	200	0	0	11	12	223	45
Wandsworth	14	12	27	13	-2	64	13
Wembley	18	565	58	15	204	860	172
Wimbledon	4	41	147	10	27	229	46
Woolwich	20	10	1,414	583	702	2,729	546

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.10 Housing approvals by District town centre for 2019-20 to 2023-24, including total and five-year average (Net)

2.1.16 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	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Acton	147	26	25	227	12	437	87
Beckenham	4	128	94	20	11	257	51
Brentford	98	22	0	118	184	422	84
Canning Town	620	4	6	304	1	935	187
Edgware Road/Church Street	2	2	2	1	725	732	146
Edmonton Green	1	0	0	1,440	0	1,441	288
Greenwich West	2	335	21	3	3	364	73
Hanwell	10	339	0	17	1	367	73
Swiss Cottage/ Finchley Road	1	0	0	7	608	616	123
Wealdstone	255	1	24	44	6	330	66
Wembley Park	17	129	255	0	0	401	80
Whetstone	70	3	4	260	1	338	68
Yiewsley/ West Drayton	232	143	1	33	6	415	83

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

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, Bethnal Green, Blackheath, Brent Street, Brick Lane, Brompton Cross, Bruce Grove/ Tottenham High Road, Burnt Oak, Camberwell, 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, Dulwich - Lordship Lane, Ealing Road, Earls Court Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Elm Park, Feltham High Street, Finsbury Park, Forest Gate, Forest Hill, Fulham Road, Gants Hill, Golders Green, Green Lane, Green Lanes, Green Street, Greenford, Hampstead, Harlesden,* *Harold Hill, Harrow Road, Hayes, Hendon Central, Herne Hill, Highams Park, Hornchurch, Kentish Town, Kenton, King's Road (west), Kingsbury, Lavender Hill/ Queenstown Road, Lee Green, Leyton, Leytonstone, Mill Hill, Mitcham, Morden, Muswell Hill, Neasden, New Addington, New 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, Stoke Newington, Surbiton, Sydenham, Teddington, Temple Fortune, Thornton Heath, Tolworth, Twickenham, Upminster, Upper Norwood/ Crystal Palace, Wallington, Wanstead, Watney Market, Welling, West Green Road/ Seven Sisters, West Hampstead, West Norwood/ Tulse Hill, West Wickham, Whitechapel, Whitton, Willesden Green, Wood Street, Worcester Park.*

Table 2.1.11 Housing approvals by CAZ retail cluster town centre for 2019-20 to 2023-24, including total and five-year average (Net)

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

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Baker Street (part)	0	0	0	3	2	5	1
Bankside and The Borough	7	382	248	168	10	815	163
Covent Garden/ Strand	1	3	3	-14	6	-1	0
Edgware Road South	2	4	0	0	-8	-2	0
Euston Road (part)	0	6	0	0	0	6	1
Farringdon	0	2	2	0	1	5	1
Fleet Street	0	0	-1	0	0	-1	0
High Holborn/ Kingsway	0	0	0	0	1	1	0
Liverpool Street	0	0	0	0	3	3	1
London Bridge	-10	5	0	0	-30	-35	-7
Marylebone High Street	0	0	5	-2	0	3	1

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Shoreditch	-5	-29	0	9	4	-21	-4
Tottenham Court Road (part)	1	0	2	0	0	3	1
Victoria Street	0	3	0	0	0	3	1
Warwick Way/ Tachbrook Street	5	0	0	0	2	7	1
Waterloo	21	0	3	3	0	27	5
Wentworth Street	0	1	0	0	0	1	0

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Housing Starts

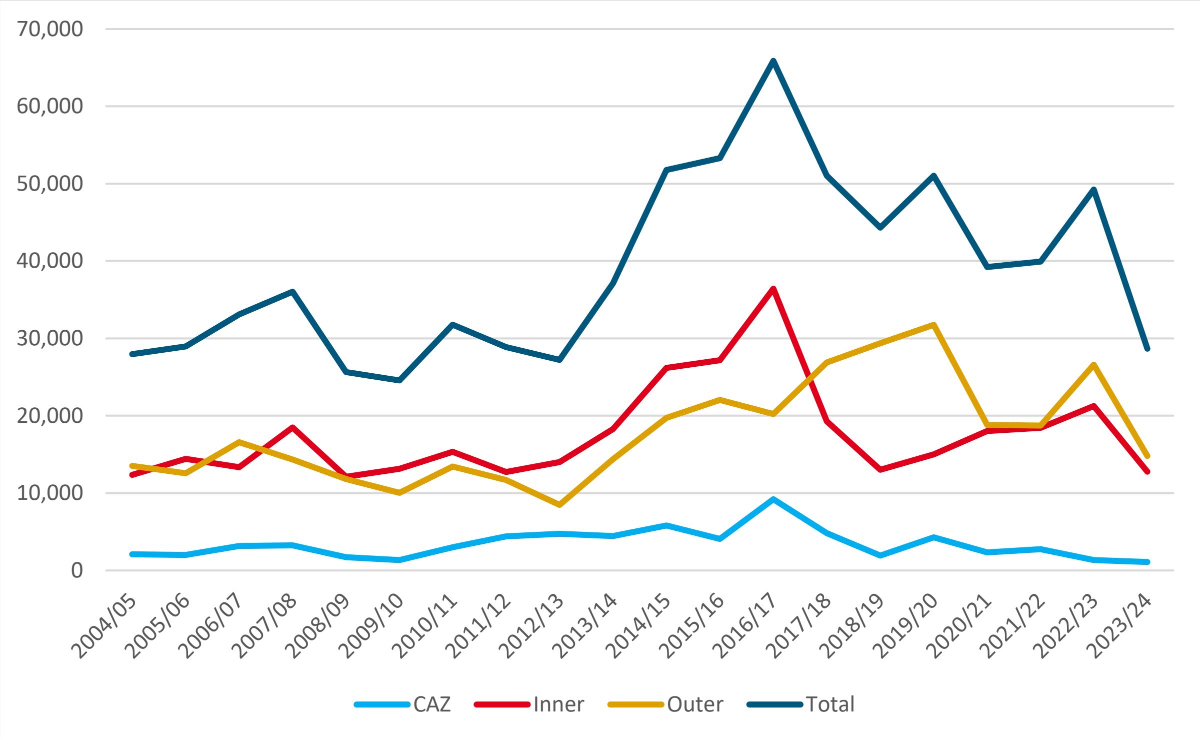
Table 2.1.12 Housing starts by location for 2019-20 to 2023-24, including total and five-year average (Net)

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

Location	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
CAZ	4,293	2,359	2,754	1,357	1,098	2,372
Inner	14,997	18,052	18,448	21,256	12,756	17,102
Outer	31,758	18,806	18,748	26,615	14,805	22,146
Total	51,048	39,217	39,951	49,228	28,658	41,620

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Figure 2.1.2 Housing starts by location 2004-05 to 2023-24 (Net)



Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

2.1.19 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 2019-20 to 2023-24, including five-year average (Net)

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

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Barking & Dagenham	944	1,900	598	1,899	-174	1,033
Barnet	10,077	2,407	3,103	2,147	1,409	3,829
Bexley	1,002	169	142	302	295	382
Brent	4,400	1,401	2,308	1,779	1,115	2,201
Bromley	254	305	488	711	824	516
Camden	226	380	107	256	247	243

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
City of London	0	0	26	0	0	5
Croydon	2,051	2,695	2,403	1,784	347	1,856
Ealing	2,957	3,839	887	2,218	2,388	2,458
Enfield	165	384	749	3,542	214	1,011
Greenwich	683	432	4,630	3,187	2,399	2,266
Hackney	983	536	836	316	327	600
Hammersmith & Fulham	2,046	615	1,722	365	1,666	1,283
Haringey	2,472	767	420	424	154	848
Harrow	1,686	748	2,187	640	582	1,169
Havering	555	771	531	980	399	647
Hillingdon	1,221	620	488	2,052	741	1,024
Hounslow	1,075	440	240	1,125	1,547	886
Islington	47	224	340	1,364	104	416
Kensington & Chelsea	31	613	122	284	38	218
Kingston	492	423	503	2,398	67	777
LLDC	2,538	256	1,774	2,528	1,009	1,621
Lambeth	2,496	1,990	873	1,157	617	1,427
Lewisham	535	1,639	480	4,880	611	1,629
Merton	398	209	684	889	1,149	666
Newham	1,550	4,518	3,577	1,326	1,323	2,459
OPDC	106	943	746	0	462	451
Redbridge	505	328	651	1,481	2,137	1,020

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Richmond	160	156	149	100	558	225
Southwark	1,431	2,214	1,100	1,319	1,622	1,537
Sutton	194	166	234	144	408	229
Tower Hamlets	1,758	3,983	863	3,122	1,978	2,341
Waltham Forest	1,041	375	1,447	2,000	182	1,009
Wandsworth	4,056	2,111	4,045	1,935	1,210	2,671
Westminster	909	659	500	576	701	669
Total	51,048	39,217	39,951	49,228	28,658	41,620

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.14 Housing starts by housing tenure for 2019-20 to 2023-24 (Net self-contained only)

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

Tenure	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Low-Cost Rent	4,947	4,426	6,077	9,718	3,275	5,689
Intermediate tenures	5,900	5,660	4,850	5,354	2,672	4,887
Market	37,502	26,532	24,983	31,284	16,182	27,297
Data not provided	461	425	1,798	572	2,278	1,107
Total	48,810	37,043	37,708	46,928	24,407	38,979

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.15 Housing starts by housing type for 2019-20 to 2023-24 (Net self-contained only)

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

Type of housing	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Studio Bedsit	2,523	2,022	1,529	2,399	1,114	1,917
Flats	45,335	34,143	34,577	43,367	21,978	35,880
Houses	825	874	1,215	976	820	942
Data not provided	127	4	387	186	495	240
Total	48,810	37,043	37,708	46,928	24,407	38,979

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.16 Housing starts by site size for 2019-20 to 2023-24 (Net)

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

2.1.24 Data on site 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	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Large site	37,616	26,612	26,291	34,988	20,289	29,159
Small site	12,814	10,353	9,721	10,863	7,468	10,244
Not supplied by applicants	618	2,253	3,939	3,377	901	2,218
Total	51,048	39,217	39,951	49,228	28,658	41,620

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.17 Housing starts in town centres for 2019-20 to 2023-24 (Net)

2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
7,670	5,695	4,501	6,793	3,889	28,548	5,710

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.18 Housing starts by International town centre for 2019-20 to 2023-24, including total and five-year average (Net)

Town centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Knightsbridge	4	-1	1	3	0	7	1
West End	27	16	22	4	36	105	21

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.19 Housing starts by Metropolitan town centre for 2019-20 to 2023-24, including total and five-year average (Net)

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Bromley	16	2	77	61	87	243	49
Canary Wharf	0	0	0	1,313	0	1,313	263
Croydon	498	1,508	790	27	15	2,838	568
Ealing	181	52	56	116	3	408	82
Harrow	16	88	254	270	18	645	129
Hounslow	86	66	19	2	5	178	36
Ilford	161	55	90	253	395	954	191
Kingston	40	11	67	39	10	167	33
Romford	58	84	16	795	53	1,006	201
Shepherds Bush	10	2	3	0	0	15	3

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Stratford	1,224	0	0	380	286	1,890	378
Sutton	14	3	52	119	278	466	93
Uxbridge	314	10	72	9	299	704	141
Wood Green	6	13	79	10	1	109	22

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.20 Housing starts by Major town centre for 2019-20 to 2023-24, including total and five-year average (Net)

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Angel	2	4	8	6	1	21	4
Barking	1	170	0	594	0	765	153
Bexleyheath	0	1	15	0	23	39	8
Brixton	38	2	25	2	0	67	13
Camden Town	20	1	1	6	4	32	6
Canada Water	1	6	0	265	0	272	54
Catford	3	9	4	0	19	35	7
Chiswick	6	3	4	0	57	70	14
Clapham Junction	9	6	0	9	0	24	5
Dalston	27	5	1	0	0	33	7
East Ham	10	0	101	13	3	127	25
Edgware	10	0	84	0	1	95	19
Elephant and Castle/ Walworth Road	15	1,057	6	-10	7	1,075	215

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Eltham	3	0	0	40	2	45	9
Enfield Town	3	13	11	20	5	52	10
Fulham	12	3	10	6	0	31	6
Hackney Central	5	-1	2	0	-2	4	1
Hammersmith	0	0	166	4	1	171	34
Kensington High Street	14	6	6	106	0	132	26
Kilburn	5	25	5	0	0	35	7
King's Road (east)	0	0	0	-1	0	-1	0
Lewisham	375	3	8	15	397	798	160
Nags Head	5	11	1	3	0	20	4
Orpington	7	22	0	34	109	172	34
Peckham	52	45	65	318	1	481	96
Putney	4	19	12	2	0	37	7
Queensway/ Westbourne Grove	150	0	2	7	-1	158	32
Richmond	11	1	8	1	0	21	4
Southall	45	4	130	768	149	1,096	219
Streatham	2	3	8	6	5	24	5
Tooting	38	26	50	12	31	157	31
Walthamstow	65	177	9	7	0	258	52
Wandsworth	0	53	19	11	2	85	17
Wembley	551	310	16	20	55	952	190

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Wimbledon	-1	-2	167	28	26	218	44
Woolwich	7	0	784	8	119	918	184

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.21 Housing starts by District town centre for 2019-20 to 2023-24, including total and five-year average (Net)

2.1.25 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	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Acton	23	120	4	222	6	375	75
Canning Town	620	0	0	0	302	922	184
Chrisp Street	0	0	661	0	0	661	132
Deptford	1	234	10	20	4	269	54
Hanwell	397	3	5	0	9	414	83
Wealdstone	190	13	8	42	19	272	54
Wembley Park	632	148	9	4	0	793	159
Whetstone	66	0	0	0	260	326	65

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

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, Brompton Cross, Bruce Grove/ Tottenham High Road, Burnt Oak, Camberwell, Chadwell Heath, Cheam Village, Chipping Barnet, Church End, Finchley, Clapham High Street, Colindale/ The Hyde, Collier Row, Coulsdon, Crayford, Cricklewood, Crouch End, Dagenham Heathway, Downham, Dulwich - Lordship Lane, Ealing Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgware Road/Church Street, 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, 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, Welling, West Green Road/ Seven Sisters, West Hampstead, West Norwood/ Tulse Hill, West Wickham, Whitechapel, Whitton, Willesden Green, Wood Street, Worcester Park, Yiewsley/ West Drayton.

Table 2.1.22 Housing starts by CAZ retail cluster town centre for 2019-20 to 2023-24, including total and five-year average (Net)

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

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Bankside and The Borough	343	374	36	117	6	876	175
Covent Garden/ Strand	1	1	0	0	0	2	0
Edgware Road South	4	0	1	0	-8	-3	-1
Euston Road (part)	0	6	0	0	0	6	1
Farringdon	1	0	0	1	0	2	0
High Holborn/ Kingsway	0	0	10	0	1	11	2
London Bridge	1	2	9	0	0	12	2
Marylebone High Street	8	0	0	0	0	8	2
Shoreditch	-9	-6	0	4	4	-7	-1
Tottenham Court Road (part)	1	0	0	0	0	1	0
Warwick Way/ Tachbrook Street	0	4	0	0	0	4	1

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Waterloo	3	5	0	0	0	8	2

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Housing Completions

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

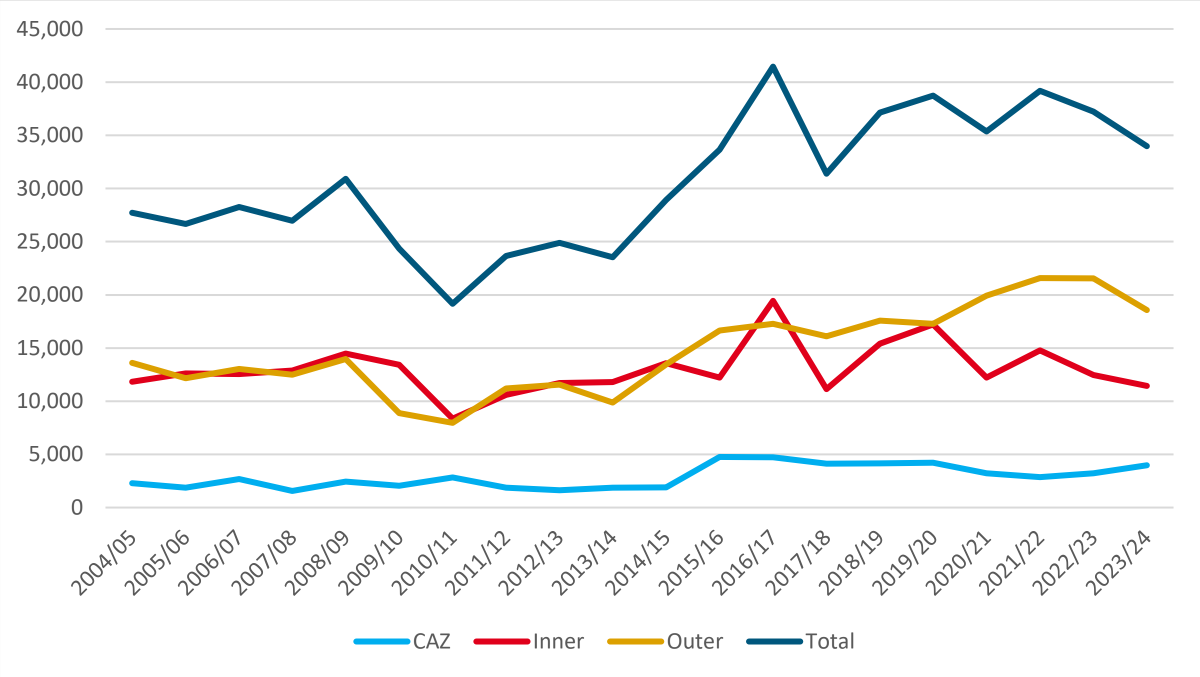
Table 2.1.23 Housing completions by location for 2019-20 to 2023-24, including total and five-year average (Net)

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

Location	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
CAZ	4,225	3,219	2,848	3,234	3,961	3,497
Inner	17,219	12,229	14,765	12,462	11,453	13,626
Outer	17,136	19,928	21,380	21,539	18,575	19,711
Total	38,580	35,376	38,992	37,235	33,989	36,834

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Figure 2.1.3 Housing completions by location 2004-05 to 2023-24 (Net)



Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.24 Housing completions by planning authority for 2019-20 to 2023-24, including five-year average (Net)

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Barking & Dagenham	1,335	962	631	1,875	977	1,156
Barnet	1,574	1,856	2,503	2,172	2,622	2,145
Bexley	165	567	728	588	717	553
Brent	1,799	2,823	3,149	2,205	637	2,123
Bromley	556	339	220	747	449	462
Camden	1,206	529	531	339	491	619
City of London	100	106	432	10	-3	129
Croydon	1,621	2,195	2,161	3,160	2,096	2,247
Ealing	390	1,561	1,949	2,163	1,900	1,593
Enfield	556	298	902	830	891	695

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Greenwich	2,388	725	1,648	877	987	1,325
Hackney	811	1,041	1,489	781	431	911
Hammersmith & Fulham	438	1,442	1,214	1,262	1,561	1,183
Haringey	733	1,272	1,484	904	1,193	1,117
Harrow	1,398	473	655	757	901	837
Havering	584	894	1,085	1,066	438	813
Hillingdon	1,718	814	1,021	757	613	985
Hounslow	1,070	1,549	1,588	1,165	1,186	1,312
Islington	1,208	335	444	429	922	668
Kensington & Chelsea	1,000	246	217	209	274	389
Kingston	527	38	394	353	1,037	470
LLDC	1,652	1,355	1,549	2,215	3	1,355
Lambeth	1,441	559	617	268	642	705
Lewisham	1,091	437	343	422	525	564
Merton	401	1,060	341	420	378	520
Newham	2,544	1,846	2,324	548	3,198	2,092
OPDC	240	557	1,077	210	761	569
Redbridge	685	806	207	288	332	463
Richmond	284	185	285	152	151	211
Southwark	1,310	2,200	1,323	2,076	1,642	1,710
Sutton	560	308	606	368	378	444

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Tower Hamlets	3,769	2,642	3,788	2,684	1,007	2,778
Waltham Forest	939	1,371	999	1,359	917	1,117
Wandsworth	1,500	1,645	1,144	2,378	2,874	1,908
Westminster	984	341	-55	1,197	860	665
Total	38,580	35,376	38,992	37,235	33,989	36,834

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.25 Housing completions by housing tenure for 2019-20 to 2023-24 (Net self-contained only)

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

Tenure	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Low-Cost Rent	3,790	1,900	3,721	4,417	4,459	3,657
Intermediate tenures	3,750	3,679	3,973	4,407	4,361	4,034
Market	29,887	27,178	28,784	24,085	23,052	26,597
Not supplied by applicant	483	592	1,503	694	651	785
Total	37,910	33,349	37,981	33,603	32,523	35,073

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

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

Table 2.1.26 Housing completions by housing type for 2019-20 to 2023-24 (Net self-contained only)

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

Type of housing	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Studio / bedsit	2,445	1,893	2,417	1,996	1,661	2,082
Flats	33,639	29,089	33,978	29,958	29,123	31,157
Houses	1,402	1,908	1,581	1,116	1,103	1,422
Not supplied by applicants	424	459	5	533	636	411
Total	37,910	33,349	37,981	33,603	32,523	35,073

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.27 Housing completions by site size for 2019-20 to 2023-24 (Net)

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

2.1.33 Data on site 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	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Large site	26,131	24,317	26,905	23,206	20,554	24,222
Small site	12,262	10,722	11,005	12,571	10,898	11,491
Not Supplied by Applicant	187	337	1,083	1,458	2,537	1,121
Total	38,580	35,376	38,992	37,235	33,989	36,834

Date of Last Update: 23 Sept 2025

Table 2.1.28 Housing completions in town centres for 2019-20 to 2023-24 (Net)

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

2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
8,262	8,255	6,970	8,476	5,772	37,735	7,547

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.29 Housing completions by International town centre for 2019-20 to 2023-24, including total and five-year average (Net)

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Knightsbridge	10	-1	19	27	4	59	12
West End	99	90	73	64	102	428	86

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.30 Housing completions by Metropolitan town centre for 2019-20 to 2023-24 including total and five-year average (Net)

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Bromley	15	76	6	26	0	123	25
Canary Wharf	0	1,131	654	69	0	1,854	371
Croydon	363	711	512	1,253	694	3,533	707
Ealing	25	27	191	214	110	567	113
Harrow	6	338	-2	25	234	602	120
Hounslow	88	253	217	353	10	921	184
Ilford	141	230	16	96	82	566	113
Kingston	229	1	32	-12	323	573	115
Romford	76	115	10	36	58	295	59

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Shepherds Bush	7	40	6	9	0	62	12
Stratford	1	2	158	1,224	8	1,393	279
Sutton	366	-4	176	18	14	570	114
Uxbridge	459	76	78	5	105	723	145
Wood Green	0	15	5	8	81	109	22

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.31 Housing completions by Major town centre for 2019-20 to 2023-24, including total and five-year average (Net)

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Angel	184	7	77	9	8	285	57
Barking	315	72	0	196	0	583	117
Bexleyheath	8	0	283	0	267	558	112
Brixton	3	2	3	5	23	36	7
Camden Town	187	9	22	27	4	249	50
Canada Water	6	234	5	316	298	859	172
Catford	17	8	10	0	9	44	9
Chiswick	4	11	14	12	5	46	9
Clapham Junction	7	33	10	-4	11	57	11
Dalston	17	5	5	2	9	38	8
East Ham	65	4	204	9	184	466	93
Edgware	19	14	7	18	2	60	12

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Elephant and Castle/ Walworth Road	890	850	63	-6	22	1,819	364
Eltham	0	0	0	0	1	1	0
Enfield Town	1	0	8	22	15	46	9
Fulham	17	41	18	0	10	86	17
Hackney Central	2	4	3	3	-1	11	2
Hammersmith	3	0	-25	4	202	184	37
Kensington High Street	53	0	5	1	0	59	12
Kilburn	-5	0	21	8	1	25	5
King's Road (east)	3	0	0	-1	0	2	0
Lewisham	10	373	12	16	28	439	88
Nags Head	11	7	2	8	0	28	6
Orpington	5	15	14	38	42	114	23
Peckham	23	35	76	408	17	559	112
Putney	18	11	1	7	18	55	11
Queensway/ Westbourne Grove	-1	1	-1	6	2	7	1
Richmond	1	10	0	13	6	30	6
Southall	68	146	484	7	84	789	158
Streatham	0	5	5	3	12	25	5
Tooting	-4	16	64	18	20	114	23
Walthamstow	245	7	325	331	99	1,007	201

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Wandsworth	165	105	0	6	12	288	58
Wembley	1,170	800	32	536	2	2,540	508
Wimbledon	8	-2	12	8	7	33	7
Woolwich	393	36	307	263	276	1,275	255

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.32 Housing completions by District town centre for 2019-20 to 2023-24, including total and five-year average (Net)

2.1.35 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	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Canning Town	0	403	573	2	627	1,605	321
Coulsdon	31	17	26	26	157	257	51
Finsbury Park	120	206	48	16	1	391	78
Hanwell	9	-1	0	260	9	277	55
Twickenham	27	89	156	10	2	284	57
Wembley Park	3	0	350	407	29	789	158
Whetstone	200	5	41	0	66	312	62
Yiewsley/ West Drayton	203	132	86	0	1	422	84

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

The following District town centres did not record enough completions to be included in the table above: *Acton, 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, Chadwell Heath, Cheam Village, Chipping Barnet, Chrisp Street, Church End, Finchley, Clapham High Street, Colindale/ The Hyde, Collier Row, 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, Forest Gate, Forest Hill, Fulham Road, Gants Hill, Golders Green, Green Lane, Green Lanes, Green Street, Greenford, Greenwich West, Hampstead, Harlesden, Harold Hill, Harrow Road, Hayes, Hendon Central, Herne Hill, Highams Park, Hornchurch, Kentish Town, Kenton, King's Road (west), 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, Stamford Hill, Stanmore, Stockwell, Stoke Newington, Surbiton, Swiss Cottage/ Finchley Road, Sydenham, Teddington, Temple Fortune, Thornton Heath, Tolworth, Upminster, Upper Norwood/ Crystal Palace, Wallington, Wanstead, Watney Market, Wealdstone, Welling, West Green Road/ Seven Sisters, West Hampstead, West Norwood/ Tulse Hill, West Wickham, Whitechapel, Whitton, Willesden Green, Wood Street, Worcester Park.*

Table 2.1.33 Housing completions by CAZ retail cluster town centre for 2019-20 to 2023-24, including total and five-year average (Net)

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

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Baker Street (part)	4	0	0	0	0	4	1
Bankside and The Borough	21	37	103	317	169	647	129
Covent Garden/ Strand	0	0	1	0	0	1	0
Edgware Road South	9	0	30	0	-8	31	6
Euston Road (part)	-1	6	1	0	0	6	1
Farringdon	2	5	0	0	1	8	2
Liverpool Street	0	0	328	0	0	328	66
London Bridge	-3	-33	150	2	2	118	24

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Marylebone High Street	-27	1	34	0	1	9	2
Marylebone Road	1	0	0	0	0	1	0
Shoreditch	209	-2	243	423	4	877	175
Tottenham Court Road (part)	81	0	2	0	0	83	17
Victoria Street	0	0	0	268	0	268	54
Warwick Way/ Tachbrook Street	4	0	0	0	0	4	1
Waterloo	268	541	0	5	0	814	163

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Affordable housing

Table 2.1.34 Affordable Housing Completions by Planning authority and Tenure during the 2023-24 monitoring period (Net self-contained only)

Planning authority	Low-Cost Rent	Intermediate Tenure	Total
Barking & Dagenham	208	168	376
Barnet	136	151	287
Bexley	51	5	56
Brent	64	52	116
Bromley	46	44	90
Camden	67	101	168
City of London	0	0	0
Croydon	179	240	419

Planning authority	Low-Cost Rent	Intermediate Tenure	Total
Ealing	-202	484	282
Enfield	106	19	125
Greenwich	195	114	309
Hackney	0	0	0
Hammersmith & Fulham	233	155	388
Haringey	244	163	407
Harrow	233	175	408
Havering	0	0	0
Hillingdon	-158	119	-39
Hounslow	309	211	520
Islington	138	128	266
Kensington & Chelsea	33	20	53
Kingston	100	61	161
LLDC	0	0	0
Lambeth	142	22	164
Lewisham	121	35	156
Merton	0	0	0
Newham	741	523	1,264
OPDC	0	237	237
Redbridge	0	0	0
Richmond	21	19	40

Planning authority	Low-Cost Rent	Intermediate Tenure	Total
Southwark	366	70	436
Sutton	-13	72	59
Tower Hamlets	280	115	395
Waltham Forest	174	342	516
Wandsworth	396	458	854
Westminster	178	58	236
Total	4,388	4,361	8,749

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.35 Percentage of Affordable Housing by Planning Authority and Tenure during the 2023-24 monitoring period (Net self-contained only)

Planning authority	Low-Cost Rent	Intermediate Tenure	Total
Barking & Dagenham	21%	17%	38%
Barnet	5%	6%	11%
Bexley	7%	1%	8%
Brent	11%	9%	19%
Bromley	10%	10%	20%
Camden	13%	20%	33%
City of London	0%	0%	0%
Croydon	9%	12%	20%
Ealing	-14%	32%	19%
Enfield	14%	2%	16%
Greenwich	20%	12%	31%

Planning authority	Low-Cost Rent	Intermediate Tenure	Total
Hackney	2%	0%	2%
Hammersmith & Fulham	15%	10%	25%
Haringey	21%	14%	34%
Harrow	31%	23%	55%
Havering	7%	0%	7%
Hillingdon	-30%	23%	-7%
Hounslow	26%	18%	44%
Islington	15%	14%	29%
Kensington & Chelsea	12%	7%	19%
Kingston	10%	6%	16%
LLDC	0%	0%	0%
Lambeth	23%	4%	27%
Lewisham	23%	7%	30%
Merton	0%	0%	0%
Newham	24%	17%	41%
OPDC	0%	31%	31%
Redbridge	10%	0%	10%
Richmond	15%	13%	28%
Southwark	28%	5%	33%
Sutton	-4%	20%	17%
Tower Hamlets	28%	11%	39%

Planning authority	Low-Cost Rent	Intermediate Tenure	Total
Waltham Forest	19%	37%	56%
Wandsworth	15%	17%	31%
Westminster	20%	6%	26%

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 2.1.36 Accessible Housing Completions by Planning Authority during the 2023-24 monitoring period (Net self-contained new build)

2.1.37 The table below shows the completions of accessible units during 2023-24. 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.

2.1.38 According to London Plan Policy D7, at least 10% of dwellings must meet Building Regulation requirement M4(3) 'wheelchair user dwellings.' All other dwellings should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings.'

2.1.39 It is recognised, as the data in the table below illustrates, that aggregate figures on new self-contained dwellings are not currently in line with the above policy prescription. The data related to the accessible characteristics of units should be collected at the point of approval. Further work is currently underway to improve both the monitoring of Policy D7 and collection of the respective data.

Planning authority	Eligible Units	M4(2) Units	M4(2) Units %	M4(3) Units	M4(3) Units %
Barking & Dagenham	977	26	3%	2	0%
Barnet	2,615	1,010	39%	41	2%
Bexley	704	293	42%	7	1%
Brent	605	80	13%	3	0%
Bromley	445	102	23%	0	0%
Camden	511	246	48%	7	1%

Planning authority	Eligible Units	M4(2) Units	M4(2) Units %	M4(3) Units	M4(3) Units %
City of London	-3	0	0%	0	0%
Croydon	2,073	898	43%	93	4%
Ealing	1,492	0	0%	12	1%
Enfield	785	10	1%	12	2%
Greenwich	987	329	33%	1	0%
Hackney	391	102	26%	17	4%
Hammersmith & Fulham	1,555	373	24%	356	23%
Haringey	1,189	399	34%	23	2%
Harrow	748	41	5%	4	1%
Havering	455	101	22%	7	2%
Hillingdon	528	377	71%	36	7%
Hounslow	1,176	654	56%	52	4%
Islington	912	163	18%	27	3%
Kensington & Chelsea	282	44	16%	12	4%
Kingston	1,037	439	42%	112	11%
LLDC	3	0	0%	0	0%
Lambeth	607	309	51%	46	8%
Lewisham	521	137	26%	42	8%
Merton	359	32	9%	2	1%
Newham	3,118	1,290	41%	291	9%

Planning authority	Eligible Units	M4(2) Units	M4(2) Units %	M4(3) Units	M4(3) Units %
OPDC	761	0	0%	0	0%
Redbridge	325	31	10%	45	14%
Richmond	142	16	11%	26	18%
Southwark	1,320	288	22%	42	3%
Sutton	356	206	58%	47	13%
Tower Hamlets	1,007	321	32%	57	6%
Waltham Forest	917	29	3%	82	9%
Wandsworth	2,721	864	32%	509	19%
Westminster	902	297	33%	36	4%

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

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 includes industrial designated land. Discrepancies between the total net B2 and B8 floorspace figures in Table 2.2.1 and those reported in Table 1.2.3 is 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 2019-20 to 2023-24, including total and five-year average (Net)

Use class	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
A1	-37,850	-173,720	-29,068	-40,632	-2,249	-56,704
A2	13,630	35,830	-2,232	-5,846	29	8,282

Use class	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
A3	33,262	32,330	6,815	11,799	4,565	17,754
A4	5,672	174,632	-3,356	900	-787	35,412
A5	6,274	21,335	1,188	1,960	409	6,233
B1	-61,418	131,582	60,729	11,216	-366	28,349
B1a	110,648	530,626	348,262	16,974	29,597	207,221
B1b	-6,175	728	-985	1,574	0	-972
B1c	55,807	30,760	16,435	-1,476	-5,660	19,173
B2	-84,796	-34,067	-30,838	-35,641	1,127	-36,843
B8	2,772	3,800	-4,951	259,820	160,280	84,344
C1	33,499	160,128	17,804	122,758	132,465	93,331
C2	13,146	-56,340	5,473	26,247	215,029	40,711
C2a	0	0	722	-315,329	-2,546	-63,431
D1	260,320	194,201	4,958	21,612	553	96,329
D2	97,371	77,150	20,793	-69,536	-2,063	24,743
E	0	6,030	54,829	13,268	-24,761	9,873
F1	0	0	3,746	719	40,689	9,031
F2	0	32	234	917	-507,193	-101,202
Not Specified	-2,927	0	-988	435	542	-588
Other	91,171	112,971	596,458	524,912	943,839	453,870
SG	23,978	112,250	161,063	194,551	181,130	134,594
Total	554,384	1,360,258	1,227,091	741,202	1,164,629	1,009,513

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

2.2.3 Government changed the use classes to introduce a class E use in 2020, and subsequently additional subclasses, to replace many classes 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, many developments are not recorded as falling within any particular use class.

2.2.5 Where this is the case, the application is counted in the 'other' category. 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 2019-20 to 2023-24, 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 the approved schemes be implemented, broken down by planning authority.

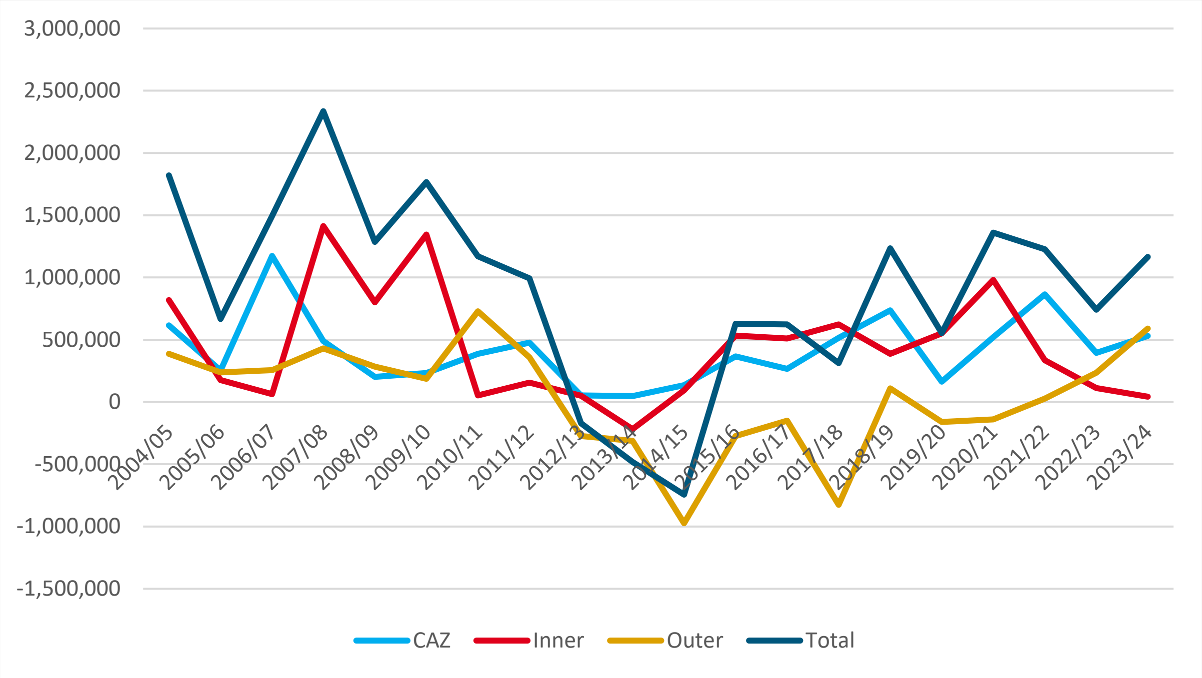
Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Barking & Dagenham	-1,578	-10,814	-743	8,621	4,689	35
Barnet	-22,187	1,192	30,065	35,899	31,496	15,293
Bexley	6,896	-1,668	1,965	8,426	62,478	15,619
Brent	-10,006	27,255	7,484	43,854	97,693	33,256
Bromley	-14,547	-13,249	-6,164	11,925	6,933	-3,020
Camden	42,546	41,737	-1,950	122,172	15,446	43,990
City of London	996	194,757	364,551	118,927	88,408	153,528
Croydon	429	-16,375	-17,429	-20,140	4,115	-9,880
Ealing	-23,089	-73	31,575	67,492	51,874	25,556
Enfield	-1,253	-2,221	15,488	32,678	-17,391	5,460
Greenwich	8,207	-3,315	-43,589	21,146	8,456	-1,819
Hackney	16,837	9,164	195,482	1,243	7,004	45,946

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Hammersmith & Fulham	137,816	-4,493	-20,353	56,548	34,212	40,746
Haringey	-6,582	767	-494	-11,938	140,637	24,478
Harrow	15,717	-19,562	7,145	-3,655	4,171	763
Havering	-97,490	-70,147	1,107	26,047	77,072	-12,682
Hillingdon	-32,703	64,689	-21,198	11,401	-6,275	3,183
Hounslow	-22,630	-51,897	377	6,489	61,999	-1,132
Islington	11,899	25,252	18,183	-290,294	8,862	-45,220
Kensington & Chelsea	3,695	18,729	9,964	18,426	17,730	13,709
Kingston	19,457	4,082	-871	22,447	26,452	14,313
LLDC	88,312	13,456	17,568	26,745	77,994	44,815
Lambeth	81,016	173,764	4,919	-47,289	-285,447	-14,607
Lewisham	22,252	-51	42,827	10,807	19,651	19,097
Merton	-2,219	3,016	-852	-2,755	18,652	3,168
Newham	110,469	10,719	23,525	53,248	100,121	59,616
OPDC	6,782	-555	30,407	41,473	26,118	20,845
Redbridge	-9,807	-7,149	3,008	-4,076	1,263	-3,352
Richmond	-5,845	5,833	-103	9,691	11,894	4,294
Southwark	9,260	603,608	123,028	131,201	221,785	217,776
Sutton	51,692	-53,959	-9,439	-6,034	-12,250	-5,998
Tower Hamlets	143,964	181,154	311,184	123,421	111,892	174,323
Waltham Forest	-7,457	-211	-5,158	-554	28,215	2,967

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Wandsworth	216,850	170,540	1,550	16,240	14,860	84,008
Westminster	-183,315	66,425	114,035	101,370	103,820	40,467
Total	554,384	1,360,400	1,227,094	741,202	1,164,629	1,009,542

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Figure 2.2.1 Non-Residential Approvals by location (net sqm) trend 2004-05 to 2023-24



Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.3 Total net floorspace (sqm) of non-residential approvals by location for 2019-20 to 2023-24

Sector	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
CAZ	164,423	520,399	864,962	394,233	532,042	495,212
Inner	550,863	980,492	335,002	111,151	41,871	403,876
Outer	-160,902	-140,491	27,130	235,818	590,716	110,454
Total	554,384	1,360,400	1,227,094	741,202	1,164,629	1,009,542

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.4 Total net floorspace (sqm) of non-residential approvals by International town centre for 2019-20 to 2023-24

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Knightsbridge	330	0	230	131	6,564	7,255	1,451
West End	-38,922	26,971	65,418	41,872	37,602	132,941	26,588

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.5 Total net floorspace (sqm) of non-residential approvals by Metropolitan town centre for 2019-20 to 2023-24

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Bromley	-919	3,481	-1,615	-444	5,618	6,121	1,224
Canary Wharf	28,448	130,605	324,652	27,746	83,996	595,447	119,089
Croydon	1,098	-1,976	-15,336	-13,203	-234	-29,651	-5,930
Ealing	-7,139	1,973	30,047	10,080	32,747	67,708	13,542
Harrow	-6,354	-4,629	-11	-415	1,587	-9,822	-1,964
Hounslow	-14,711	-180	6	-536	176	-15,245	-3,049
Ilford	-10,319	-6,393	499	-10,821	80	-26,954	-5,391
Kingston	-1,059	1,752	1,287	10,655	9,522	22,157	4,431
Romford	-4,380	-6,009	-966	-362	-1,340	-13,057	-2,611
Shepherds Bush	1,832	0	734	2,717	2,983	8,266	1,653
Stratford	2,604	731	-714	50,510	26,927	80,058	16,012
Sutton	-353	1,625	-11,758	-504	-11,816	-22,806	-4,561
Uxbridge	-2,710	-210	15,920	-665	0	12,335	2,467

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Wood Green	-4,191	0	-172	-140	-145	-4,648	-930

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.6 Total net floorspace (sqm) of non-residential approvals by Major town centre for 2019-20 to 2023-24

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Angel	371	-34	368	7,544	-1,283	6,966	1,393
Barking	0	-11,264	-121	0	109	-11,276	-2,255
Bexleyheath	0	-924	35	575	-2	-316	-63
Brixton	1,035	46	85	13	2,042	3,221	644
Camden Town	2,006	1,125	779	285	1,944	6,139	1,228
Canada Water	-116	522,996	0	48,882	129,334	701,096	140,219
Catford	2	-30	357	-1,811	1,871	389	78
Chiswick	-1,570	-954	-1,388	995	-276	-3,193	-639
Clapham Junction	-576	43	1,121	462	75	1,125	225
Dalston	25	301	1,095	-16	-541	864	173
East Ham	-928	-43	-2,336	-147	2,089	-1,365	-273
Edgware	-1,236	373	3,014	-61	544	2,634	527
Elephant and Castle/ Walworth Road	989	183	701	62,721	13,807	78,401	15,680
Eltham	-266	-102	-2,408	-2,975	-410	-6,161	-1,232
Enfield Town	-280	-250	-697	-375	8	-1,594	-319

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Fulham	0	-4,773	-264	-491	114	-5,414	-1,083
Hackney Central	49	-42	-30	-49	0	-72	-14
Hammersmith	79,298	244	2,853	34,625	16,494	133,514	26,703
Kensington High Street	390	335	1,775	345	3,429	6,274	1,255
Kilburn	46	-1,178	756	333	-545	-588	-118
King's Road (east)	0	1,170	-1	240	31	1,440	288
Lewisham	20,388	0	3,116	-1,962	97	21,639	4,328
Nags Head	48	0	312	0	0	360	72
Orpington	268	-369	-4,156	-1,777	356	-5,678	-1,136
Peckham	-257	-301	-112	-32	305	-397	-79
Putney	626	-2,424	-376	-447	629	-1,992	-398
Queensway/ Westbourne Grove	3,817	-723	-216	91	0	2,969	594
Richmond	-58	4,785	-923	5,521	57	9,382	1,876
Southall	7,114	-145	-1,686	96	385	5,764	1,153
Streatham	-1,648	0	-132	-3,514	3,542	-1,752	-350
Tooting	-347	102	-551	51	-3,121	-3,866	-773
Walthamstow	-1,443	0	114	-162	6,788	5,297	1,059
Wandsworth	163	2,282	27	-230	118	2,360	472
Wembley	84	-1,073	-1,066	1,284	12,074	11,303	2,261
Wimbledon	0	7,236	0	-146	232	7,322	1,464

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Woolwich	0	-3,315	-30,263	-3,653	769	-36,462	-7,292

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.7 Total net floorspace (sqm) of non-residential approvals by District town centre for 2019-20 to 2023-24

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	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Brent Street	-136	0	140	3,091	574	3,669	734
Brentford	1,116	-245	30	4,187	1,341	6,429	1,286
Brick Lane	387	33	9,086	0	88	9,594	1,919
Brompton Cross	-16	9,204	-75	15,200	0	24,313	4,863
Canning Town	13,096	0	-121	11,926	692	25,593	5,119
Harold Hill	0	0	0	10,184	0	10,184	2,037
New Cross and New Cross Gate	8,006	0	-187	345	0	8,164	1,633
Wembley Park	-205	750	480	41	6,509	7,575	1,515
Whitechapel	31	1,447	317	7,155	0	8,950	1,790

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

The following District town centres aren't shown in the table above: *Acton, Addiscombe, Angel Edmonton, Archway, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Blackheath, Bruce Grove/ Tottenham High Road, Burnt Oak, Camberwell, 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, 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 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, Stoke Newington, Surbiton, Swiss Cottage/ Finchley Road, Sydenham, Teddington, Temple Fortune, Thornton Heath, Tolworth, Twickenham, Upminster, Upper Norwood/ Crystal Palace, Wallington, Wanstead, Watney Market, Wealdstone, Welling, West Green Road/ Seven Sisters, West Hampstead, West Norwood/ Tulse Hill, West Wickham, Whetstone, Whitton, Willesden Green, Wood Street, Worcester Park, Yiewsley/ West Drayton.*

Table 2.2.8 Total net floorspace (sqm) of non-residential approvals by CAZ retail cluster town centre for 2019-20 to 2023-24

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Baker Street (part)	0	-488	0	-119	3	-604	-121
Bankside and The Borough	7,317	30,890	90,624	26,915	19,196	174,942	34,988
Cheapside	0	0	0	0	25	25	5
Covent Garden/ Strand	-31	-9,362	15	6,351	-414	-3,441	-688
Edgware Road South	-150	4	1,089	30	0	973	195
Euston Road (part)	0	0	0	0	0	0	0
Farringdon	3,860	436	0	1,551	599	6,446	1,289
Fleet Street	0	0	0	0	-461	-461	-92
High Holborn/ Kingsway	1,432	0	7,209	113	-319	8,435	1,687
Leadenhall Market	0	1,255	140	604	29,457	31,456	6,291
Liverpool Street	0	0	0	2,358	-147	2,211	442

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
London Bridge	-122	0	32,524	643	9,029	42,074	8,415
Marylebone High Street	469	8	-156	115	842	1,278	256
Marylebone Road	-2,714	15	1,399	-2,726	927	-3,099	-620
Moorgate	0	1,748	18,377	378	-41	20,462	4,092
Shoreditch	16,083	1,863	193,698	-523	-198	210,923	42,185
Tottenham Court Road (part)	12	-1	957	14,070	116	15,154	3,031
Victoria Street	23,849	25	21,886	2,635	0	48,395	9,679
Warwick Way/ Tachbrook Street	-49	-32	-412	0	-1	-494	-99
Waterloo	246	110,437	-29	8,559	-285	118,928	23,786
Wentworth Street	91	-97	38	0	0	32	6

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Non-Residential Starts

Table 2.2.9 Non-Residential Starts by Use Class for 2019-20 to 2023-24, including total and five-year average

Use class	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
A1	24,562	10,867	-24,257	7,073	-8,746	1,900
A2	35,522	10,474	-4,814	19,880	863	12,385
A3	44,577	37,240	14,869	26,800	6,194	25,936
A4	13,748	2,410	-4,151	19,058	2,355	6,684
A5	21,832	4,486	2,786	18,315	-434	9,397

Use class	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
B1	19,211	-30,902	19,392	-4,660	11,011	2,810
B1a	488,936	293,938	185,906	254,432	27,219	250,086
B1b	18,106	-8,500	995	13,031	-2,271	4,272
B1c	-12,781	-7,195	-1,385	17,014	1,137	-642
B2	-28,858	-21,578	-44,698	21,842	-27,533	-20,165
B8	-14,509	68,207	-29,924	-105,242	45,077	-7,278
C1	4,855	28,130	2,954	61,918	28,962	25,364
C2	50,057	22,619	-38,151	18,995	66	10,717
C2a	0	0	0	-315,672	0	-63,134
D1	275,262	121,043	43,185	56,478	13,256	101,845
D2	-28,358	50,171	15,401	48,536	-8,994	15,351
E	0	1,003	3,675	-1,157	2,794	1,263
F1	0	0	0	875	3,853	946
F2	0	0	0	13	275	58
Not Specified	-556	-473	0	269	0	-152
Other	878	1,051	74,513	95,978	99,105	54,305
SG	-103,371	16,296	44,295	115,613	8,838	16,334
Total	809,113	599,287	260,591	369,389	203,027	448,281

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

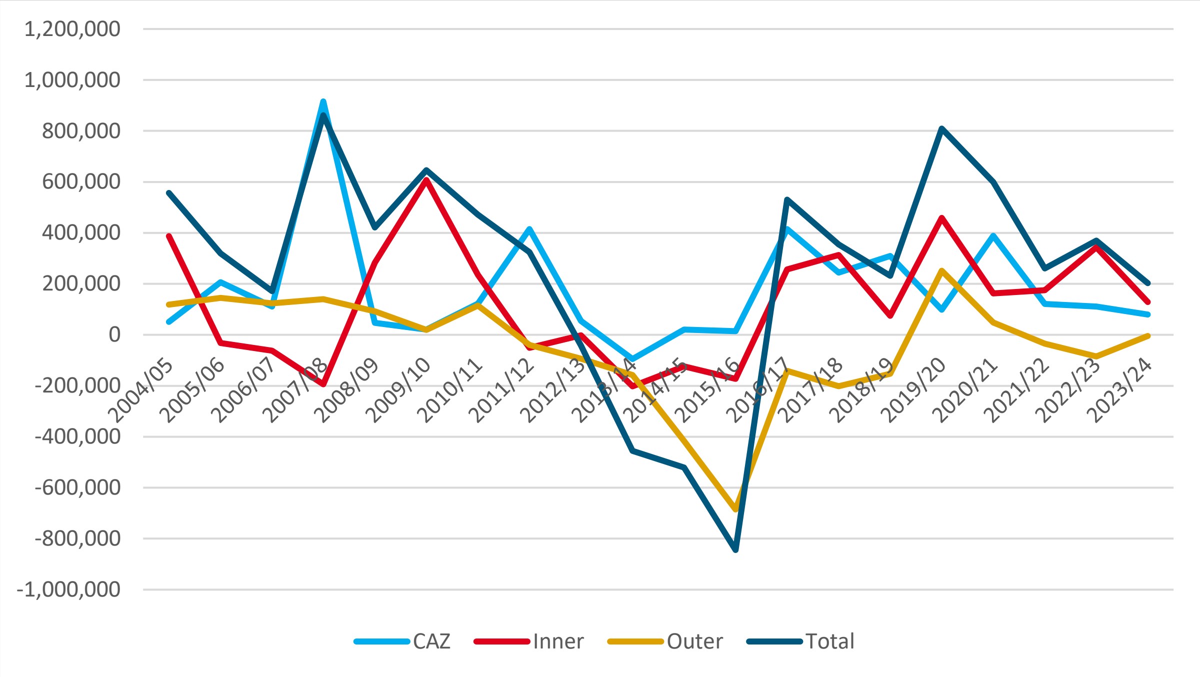
Table 2.2.10 Non-Residential Starts by planning authority for 2019-20 to 2023-24, including five-year average

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Barking & Dagenham	-224	-7,066	-1,201	-11,945	59	-4,075
Barnet	622,933	-14,666	28,572	-81	593	127,470
Bexley	-4,948	-1,140	3,450	5,192	-3,546	-198
Brent	-75,912	-14,436	-8,240	2,261	19,283	-15,409
Bromley	-4,314	-5,320	-7,697	-24,630	-7,886	-9,969
Camden	6,470	21,509	-7,602	38,179	15,613	14,834
City of London	28,668	192,152	6,900	0	328	45,610
Croydon	-112,423	12,465	38,138	-21,242	2,521	-16,108
Ealing	-29,341	-14,981	4,658	3,742	8,985	-5,387
Enfield	-1,135	-6,556	-1,772	21,431	-525	2,289
Greenwich	-4,874	349	9,797	-457	-11,721	-1,381
Hackney	30,268	31,548	1,076	6,523	1,387	14,160
Hammersmith & Fulham	-4,012	-412	91,345	-1,215	-1,066	16,928
Haringey	-1,203	722	-10,851	-7,873	-1,696	-4,180
Harrow	-39,695	12,799	-8,642	-2,091	-7,143	-8,954
Havering	-52,830	-8,856	-55,603	-6,545	8,625	-23,042
Hillingdon	12	70,409	209	-37,072	1,708	7,053
Hounslow	-24,778	-2,985	5,376	-3,135	-10,106	-7,126
Islington	57,631	22,736	12,673	-301,859	1,896	-41,385
Kensington & Chelsea	988	14,616	110	49,564	-866	12,882

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Kingston	-9,258	30,093	4,121	4,261	-3,499	5,144
LLDC	223,399	77,628	3,962	37,414	63,544	81,189
Lambeth	62,700	11,027	9,370	-3,102	26,727	21,344
Lewisham	18,968	-9,827	-11,796	30,677	3,190	6,242
Merton	-7,650	-1,776	-4,082	-4,500	-5,478	-4,697
Newham	26,540	18,316	45,572	8,870	51,987	30,257
OPDC	287	357	-1,493	0	14,023	2,635
Redbridge	710	-6,429	-5,067	-70	-5,256	-3,222
Richmond	-5,505	2,653	-4,971	642	2,867	-863
Southwark	40,219	15,600	28,430	518,941	23,877	125,413
Sutton	21,586	6,701	-3,721	-2,197	-4,277	3,618
Tower Hamlets	173,411	32,680	50,405	-15,276	-16,109	45,022
Waltham Forest	-24,863	-3,529	-9,179	-1,042	-176	-7,758
Wandsworth	128,125	110,620	27,335	-393	-848	52,968
Westminster	-230,837	12,286	31,012	86,417	36,154	-12,994
Total	809,113	599,287	260,594	369,389	203,169	448,310

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Figure 2.2.2 Non-Residential Starts by Area 2004-05 to 2023-24



Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.11 Non-Residential Starts by area for 2019-20 to 2023-24

Location	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
CAZ	98,313	388,937	121,215	110,953	79,373	159,758
Inner	459,351	161,891	174,481	343,330	128,743	253,559
Outer	251,449	48,459	-35,102	-84,894	-4,947	34,993
Total	809,113	599,287	260,594	369,389	203,169	448,310

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.12 Non-Residential Starts by International town centre for 2019-20 to 2023-24, including total and five-year average

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Knightsbridge	0	182	0	99	0	281	56
West End	-16,267	-5,559	21,055	24,324	35,004	58,557	11,711

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.13 Non-Residential Starts by Metropolitan town centre for 2019-20 to 2023-24, including total and five-year average

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Bromley	-647	-10	-5,443	253	-2,776	-8,623	-1,725
Canary Wharf	132,665	42,980	0	5,874	0	181,519	36,304
Croydon	-15,930	1,891	37,582	350	0	23,893	4,779
Ealing	313	-991	2,848	-731	4,701	6,140	1,228
Harrow	250	-678	-5,968	-304	-78	-6,778	-1,356
Hounslow	-15,150	-936	-390	-147	-65	-16,688	-3,338
Ilford	-1,622	-3,976	-17	-23	-14,847	-20,485	-4,097
Kingston	584	-673	-350	-150	129	-460	-92
Romford	-991	-1,534	-2,868	82	-1,026	-6,337	-1,267
Shepherds Bush	-3,108	0	-308	0	0	-3,416	-683
Stratford	869	0	0	27,387	25,190	53,446	10,689
Sutton	-703	110	503	-127	-357	-574	-115
Uxbridge	-8,033	-4	0	-342	135	-8,244	-1,649
Wood Green	-227	-50	-156	-200	-40	-673	-135

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.14 Non-Residential Starts by Major town centre for 2019-20 to 2023-24, including total and five-year average

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Angel	3,967	1,005	-52	7,598	0	12,518	2,504
Barking	-112	0	0	-11,183	0	-11,295	-2,259

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Bexleyheath	0	0	0	0	-924	-924	-185
Brixton	1,985	-50	-207	495	0	2,223	445
Camden Town	3,877	0	-86	443	-225	4,009	802
Canada Water	0	-116	0	522,996	0	522,880	104,576
Catford	168	-355	-70	0	0	-257	-51
Chiswick	-291	0	-178	0	-397	-866	-173
Clapham Junction	-256	-11	1,172	-51	-332	522	104
Dalston	205	77	1,108	0	0	1,390	278
East Ham	-235	-678	3,881	-111	-66	2,791	558
Edgware	325	0	-954	0	0	-629	-126
Elephant and Castle/ Walworth Road	618	3,617	0	-50	0	4,185	837
Eltham	-150	0	0	125	0	-25	-5
Enfield Town	-111	-406	-573	-810	-135	-2,035	-407
Fulham	3,387	-195	-269	0	0	2,923	585
Hackney Central	-390	74	-55	0	0	-371	-74
Hammersmith	0	0	82,168	271	0	82,439	16,488
Kensington High Street	-124	5,294	110	1,766	0	7,046	1,409
Kilburn	-173	-1,245	-119	0	0	-1,537	-307
King's Road (east)	0	0	0	1,170	0	1,170	234
Lewisham	25,138	173	-456	-102	327	25,080	5,016

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Nags Head	20	1	0	0	0	21	4
Orpington	-284	-27	0	-1,955	-4,862	-7,128	-1,426
Peckham	1,399	-1,958	-91	-201	0	-851	-170
Putney	1,458	-166	-95	0	36	1,233	247
Queensway/ Westbourne Grove	3,817	0	449	-78	0	4,188	838
Richmond	-579	-5	-1,123	1,868	-163	-2	0
Southall	477	0	-1,934	0	-145	-1,602	-320
Streatham	-180	0	-101	-34	-155	-470	-94
Tooting	-1,417	-255	0	-177	-551	-2,400	-480
Walthamstow	-3,380	-963	0	42	0	-4,301	-860
Wandsworth	0	3,128	-691	-88	-2,255	94	19
Wembley	-41,501	-1,648	0	-488	3,240	-40,397	-8,079
Wimbledon	184	392	-383	-150	0	43	9
Woolwich	107	0	602	-359	-2,023	-1,673	-335

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.15 Non-Residential Starts by District town centre for 2019-20 to 2023-24, 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	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Brentford	1,314	0	0	0	3,527	4,841	968

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Brompton Cross	0	0	0	8,106	0	8,106	1,621
Canning Town	13,096	0	0	-141	12,103	25,058	5,012
Cricklewood	174	0	56	0	3,457	3,687	737
Harold Hill	0	0	0	0	10,184	10,184	2,037
Notting Hill Gate	86	-53	0	3,792	0	3,825	765
Whitechapel	10,528	-45	3,516	0	0	13,999	2,800

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

The following District town centres aren't shown in the table above: *Acton, Addiscombe, Angel Edmonton, Archway, Bakers Arms, Balham, Barkingside, Beckenham, Bethnal Green, Blackheath, Brent Street, Brick Lane, Bruce Grove/ Tottenham High Road, Burnt Oak, Camberwell, Chadwell Heath, Cheam Village, Chipping Barnet, Chrisp Street, Church End, Finchley, Clapham High Street, Collier Row, Coulsdon, Crayford, Crouch End, Deptford, Downham, Dulwich - Lordship Lane, Ealing 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, Palmers Green, Penge, Petts Wood, Pinner, Plumstead, Portobello, Praed Street/ Paddington, Preston Road, Purley, Rainham, Rayners Lane, Roman Road (east), Roman Road (west), Rosehill, 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, Wealdstone, Welling, Wembley Park, West Green Road/ Seven Sisters, West Norwood/ Tulse Hill, West Wickham, Whetstone, Willesden Green, Wood Street, Worcester Park, Yiewsley/ West Drayton.*

Table 2.2.16 Non-Residential Starts by CAZ retail cluster town centre 2023-24 to 2019-20, including total and five-year average

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

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Bankside and The Borough	30,841	17,377	19,753	499	-237	68,233	13,647
Covent Garden/ Strand	-11,736	-38	0	0	0	-11,774	-2,355
Edgware Road South	0	0	0	0	0	0	0
Farringdon	0	0	254	-647	1,581	1,188	238
High Holborn/ Kingsway	0	0	666	0	0	666	133
Leadenhall Market	0	49,065	0	0	0	49,065	9,813
London Bridge	28	0	-258	0	0	-230	-46
Marylebone High Street	-12	0	663	55	0	706	141
Marylebone Road	0	-4,986	1,395	0	2,272	-1,319	-264
Shoreditch	21,855	12,157	868	5,347	0	40,227	8,045
Tottenham Court Road (part)	0	0	0	0	0	0	0
Victoria Street	0	11,632	-3,245	12,217	2,584	23,188	4,638
Warwick Way/ Tachbrook Street	0	-8	0	0	0	-8	-2
Waterloo	-9,910	-147	554	0	0	-9,503	-1,901

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Non-Residential Completions

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

Table 2.2.17 Non-Residential Completions by Use Class for 2019-20 to 2023-24, including total and five-year average (Net)

Use class	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
A1	-11,582	18,739	-8,250	-4,675	10,394	925
A2	1,603	-2,637	159	4,680	1,045	970
A3	31,712	21,685	15,312	4,359	5,645	15,743
A4	3,419	3,636	-1,912	1,496	298	1,387
A5	6,408	3,175	-363	2,146	231	2,319
B1	-68,169	-45,735	5,260	-11,029	646	-23,805
B1a	-921	313,085	107,179	-64,714	117,116	94,349
B1b	2,991	-7,673	6,022	1,697	-1,098	388
B1c	-9,852	-6,820	28,094	-2,307	-4,960	831
B2	-60,953	-10,835	-35,106	-11,205	-28,778	-29,375
B8	-64,130	18,273	6,311	-120,839	-180	-32,113
C1	-4,436	-948	-246	15,190	5,929	3,098
C2	437	-4,490	-3,817	9,107	7,156	1,679
C2a	0	0	0	-315,735	0	-63,147
D1	109,632	140,286	69,491	28,840	12,090	72,068
D2	-9,190	32,071	26,749	104,863	-7,190	29,461
E	0	-111	-461	-4,545	-7,663	-2,556
F1	0	0	0	0	3,596	719
F2	0	0	0	32	912	189
Not Specified	-556	-473	0	0	0	-206
Other	-70	-2,314	14,214	-9,762	-35,812	-6,749

Use class	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
SG	-228,516	-18,193	-30,884	22,484	-13,435	-53,709
Total	-302,173	450,721	197,752	-349,917	65,942	12,465

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

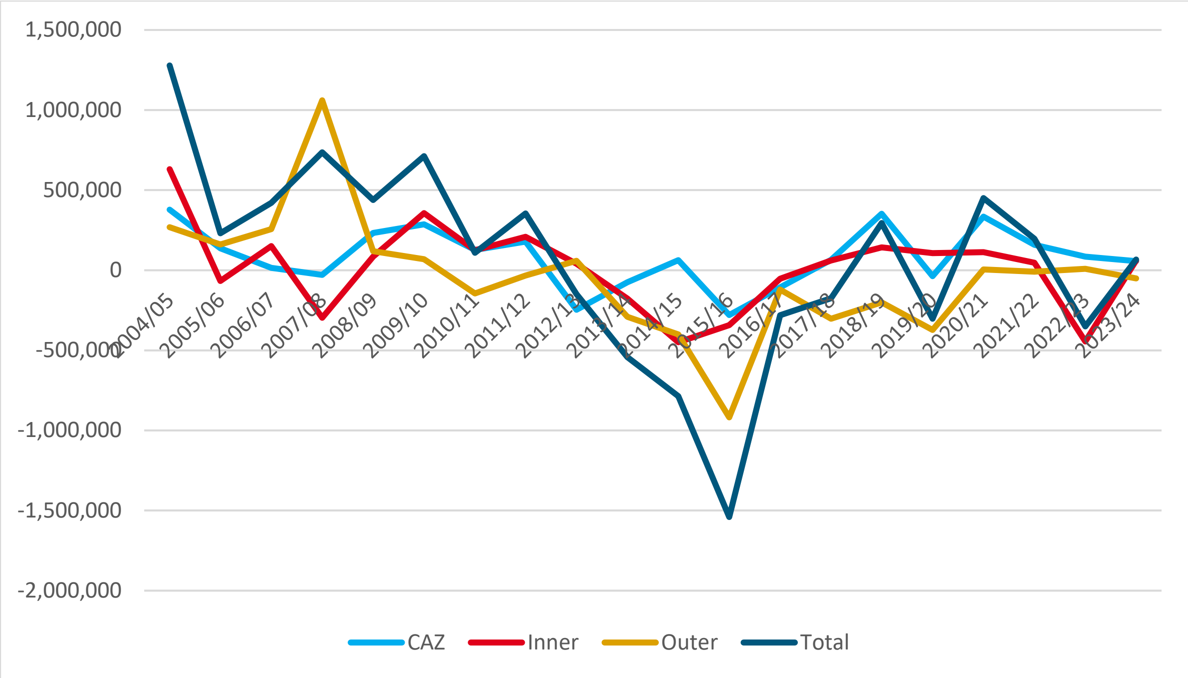
Table 2.2.18 Non-Residential Completions by planning authority 2019-20 to 2023-24, including five-year average (Net)

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Barking & Dagenham	3,057	-5,336	-832	-12,715	-1,836	-3,532
Barnet	1,961	-9,041	3,087	707	-944	-846
Bexley	-179	-1,031	-5,438	8,709	-1,234	165
Brent	-34,116	-12,157	-1,448	5,253	957	-8,302
Bromley	10,361	-1,725	-7,156	-28,391	-2,902	-5,963
Camden	108,186	83,326	-3,855	-15,657	922	34,584
City of London	-612	225,768	351	0	328	56,459
Croydon	-114,304	32,574	1,040	-11,704	2,046	-18,070
Ealing	-35,451	-16,136	10,702	13,080	1,953	-5,170
Enfield	-6,786	-7,880	5,673	-27,018	492	-7,104
Greenwich	25,048	-434	-1,156	-5,649	-11,880	1,186
Hackney	108,202	24,265	37,340	47,785	18,048	47,128
Hammersmith & Fulham	2,400	15,190	31,704	-1,367	97,957	29,177
Haringey	-14,343	14,114	1,052	80,159	-2,254	15,746
Harrow	-52,522	-5,244	-35,694	10,744	6,809	-15,181

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Havering	-52,087	-13,865	-54,163	-13,405	-5,303	-27,765
Hillingdon	-27,673	46,817	28,517	-25,325	1,538	4,775
Hounslow	-50,498	-18,743	42,613	-5,270	-20,657	-10,511
Islington	40,044	22,728	65,573	-283,501	22,954	-26,440
Kensington & Chelsea	11,144	-5,275	2,847	8,379	-871	3,245
Kingston	15,738	-4,596	-2,421	25,500	-494	6,745
LLDC	6,118	12,453	8,684	9,894	-7,570	5,916
Lambeth	-27,909	20,843	-4,857	10,360	17,630	3,213
Lewisham	-4,162	4,403	-15,020	-74,146	-1,975	-18,180
Merton	-7,999	7,931	-1,499	-4,839	-6,860	-2,653
Newham	6,137	57,231	-23,517	-25,369	-13,575	181
OPDC	9,361	2,726	1,387	1,354	0	3,707
Redbridge	-1,661	-6,870	-3,961	-9,965	-20,049	-8,501
Richmond	-826	1,351	3,665	-2,251	-3,465	-305
Southwark	43,699	-17,463	31,375	8,408	9,436	15,091
Sutton	9,948	3,455	16,359	-1,516	-1,552	5,339
Tower Hamlets	20,720	-32,209	38,175	5,394	-18,283	2,759
Waltham Forest	-24,106	-2,093	-9,376	6,727	2,358	-5,298
Wandsworth	30,789	-2,745	18,202	-28,366	-341	3,508
Westminster	-299,852	38,389	19,799	-15,916	4,704	-50,575
Total	-302,173	450,721	197,752	-349,917	66,087	24,527

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Figure 2.2.3 Non-Residential Completions by area 2004-05 to 2023-24



Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.19 Non-Residential Completions by area for 2019-20 to 2023-24

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	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
CAZ	-37,218	333,801	159,979	84,985	56,372	119,584
Inner	107,170	112,669	46,766	-444,736	61,112	-23,404
Outer	-372,125	4,251	-8,993	9,834	-51,397	-83,686
Total	-302,173	450,721	197,752	-349,917	66,087	12,494

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.20 Non-Residential Completions by International town centre for 2019-20 to 2023-24, including total and five-year average

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Knightsbridge	-179	-323	380	2,359	0	2,237	447
West End	-22,409	-7,582	-11,338	-28,124	19,353	-50,100	-10,020

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.21 Non-Residential Completions by Metropolitan town centre for 2019-20 to 2023-24, including total and five-year average

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Bromley	-1,431	2,642	-5,716	0	-3,228	-7,733	-1,547
Canary Wharf	13,007	0	0	0	0	13,007	2,601
Croydon	-15,731	-125	1,697	1,088	2,290	-10,781	-2,156
Ealing	-88	-1,286	6,240	1,423	2,434	8,723	1,745
Harrow	3,867	-488	-5,477	-590	-78	-2,766	-553
Hounslow	-15,333	-668	-390	-147	-65	-16,603	-3,321
Ilford	-1,147	-6,737	-4,004	-2,152	-20,499	-34,539	-6,908
Kingston	4,970	-299	-524	-150	-306	3,691	738
Romford	-80	-5,275	-2,868	-3,820	-1,168	-13,211	-2,642
Shepherds Bush	-3,327	88	-308	0	0	-3,547	-709
Stratford	-2,751	0	0	-4,090	-7,570	-14,411	-2,882
Sutton	1,273	2,188	-1,686	-127	-1,798	-150	-30
Uxbridge	-8,004	-15	0	-145	-334	-8,498	-1,700
Wood Green	-227	-50	-156	-200	-40	-673	-135

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.22 Non-Residential Completions by Major town centre for 2019-20 to 2023-24, including total and five-year average

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Angel	4,694	966	11,055	11,126	80	27,921	5,584
Barking	527	0	0	-11,264	0	-10,737	-2,147
Bexleyheath	0	0	0	0	-924	-924	-185
Brixton	331	-490	573	-19	1,437	1,832	366
Camden Town	16,469	22	1,858	204	2,118	20,671	4,134
Canada Water	53,167	-83	0	0	5,506	58,590	11,718
Catford	0	1,883	98	0	0	1,981	396
Chiswick	-437	0	-32	0	-397	-866	-173
Clapham Junction	24	-145	134	-58	-332	-377	-75
Dalston	1,942	-548	13	0	99	1,506	301
East Ham	435	-678	868	-111	-66	448	90
Edgware	-300	147	-1,319	0	0	-1,472	-294
Elephant and Castle/ Walworth Road	1,749	-8,847	83	-50	0	-7,065	-1,413
Eltham	-150	0	0	0	0	-150	-30
Enfield Town	-6,663	-406	5,979	-810	-135	-2,035	-407
Fulham	2,459	3,597	-119	0	0	5,937	1,187
Hackney Central	-390	0	19	0	0	-371	-74
Hammersmith	4,183	0	-288	0	82,456	86,351	17,270

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Kensington High Street	194	-2,833	0	-1,668	0	-4,307	-861
Kilburn	-209	-1,245	-51	0	0	-1,505	-301
King's Road (east)	0	-547	0	-4,969	0	-5,516	-1,103
Lewisham	-2,616	21,918	-456	-95	0	18,751	3,750
Nags Head	268	50	174	192	0	684	137
Orpington	-284	-249	222	-1,955	-4,862	-7,128	-1,426
Peckham	8,341	-585	-1,540	-187	0	6,029	1,206
Putney	-18	1,313	-95	0	-148	1,052	210
Queensway/ Westbourne Grove	-14,669	0	-403	-80	0	-15,152	-3,030
Richmond	3,819	85	-1,123	-48	-163	2,570	514
Southall	-402	930	-1,697	0	-145	-1,314	-263
Streatham	-180	0	-101	-34	-155	-470	-94
Tooting	-1,417	-238	1,892	1,156	-551	842	168
Walthamstow	-1,943	-3,901	0	1,688	1,426	-2,730	-546
Wandsworth	124	170	3,225	-88	-2,578	853	171
Wembley	-27,345	-1,574	533	-540	1,240	-27,686	-5,537
Wimbledon	0	576	-498	-362	0	-284	-57
Woolwich	308	160	0	2,856	-2,107	1,217	243

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.23 Non-Residential Completions by District town centre for 2019-20 to 2023-24, 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	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Canning Town	0	2,064	2,972	-141	0	4,895	979
Cricklewood	-21	0	56	0	3,457	3,492	698
Crouch End	640	-69	0	4,307	0	4,878	976
Finsbury Park	-465	469	9,799	71	-10	9,864	1,973
New Addington	5,361	0	0	2,899	0	8,260	1,652
Whitechapel	10,528	-45	3,696	0	0	14,179	2,836

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

The following District town centres are not included in the table above: *Acton, 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, Chadwell Heath, Cheam Village, Chipping Barnet, Chrisp Street, Church End, Finchley, Clapham High Street, Collier Row, Coulsdon, Crayford, Deptford, Downham, Dulwich - Lordship Lane, Ealing Road, Earlsfield, East Finchley, East Greenwich, East Sheen, Eastcote, Edgware Road/Church Street, Edmonton Green, Elm Park, Erith, Feltham High Street, Forest Gate, Forest Hill, Fulham Road, Gants Hill, Golders Green, Green Lane, Green Lanes, Green Street, Greenford, Greenwich West, Hampstead, Hanwell, Harlesden, 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, Leytonstone, Mill Hill, Morden, Muswell Hill, 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, 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, Willesden Green, Worcester Park, Yiewsley/ West Drayton.*

Table 2.2.24 Non-Residential Completions by CAZ retail cluster town centre for 2019-20 to 2023-24, including total and five-year average

Town Centre	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Baker Street (part)	975	0	717	0	0	1,692	338
Bankside and The Borough	3,152	-4,698	13,770	13,108	2,081	27,413	5,483
Covent Garden/ Strand	-11,283	-38	69	0	0	-11,252	-2,250
Edgware Road South	78	0	4,825	0	0	4,903	981
Euston Road (part)	1,390	0	0	0	0	1,390	278
Farringdon	9,772	753	692	-9,532	8,953	10,638	2,128
Fleet Street	0	0	0	0	0	0	0
High Holborn/ Kingsway	0	666	0	0	0	666	133
King's Cross/ St Pancras	1,340	0	0	0	0	1,340	268
Liverpool Street	0	20,646	71	0	0	20,717	4,143
London Bridge	-260	1,028	-363	0	153	558	112
Marylebone High Street	-12	2,205	0	55	0	2,248	450
Marylebone Road	0	-4,986	-7,855	0	0	-12,841	-2,568
Shoreditch	94,502	2,229	26,890	41,650	34	165,305	33,061
Tottenham Court Road (part)	4,077	0	0	0	0	4,077	815
Victoria Street	1,422	-4,749	-3,404	-1,331	0	-8,062	-1,612
Warwick Way/ Tachbrook Street	80	-8	0	0	0	72	14
Waterloo	-20,584	2,753	554	12,486	0	-4,791	-958

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Employment and jobs

Table 2.2.25 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 - 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. More information on the data can be found at 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	678
Barking and Dagenham	58	61	59
Barnet	137	145	138
Bexley	74	77	76
Brent	122	124	124
Bromley	108	110	107
Camden	390	415	421
Croydon	124	126	128
Ealing	130	131	132
Enfield	110	112	109
Greenwich	88	89	92
Hackney	147	171	179
Hammersmith and Fulham	144	148	145
Haringey	74	76	76
Harrow	74	78	74

Borough	2021	2022	2023
Havering	87	88	92
Hillingdon	183	197	196
Hounslow	150	164	166
Islington	247	264	261
Kensington and Chelsea	139	140	130
Kingston upon Thames	72	77	75
Lambeth	149	154	154
Lewisham	69	72	69
Merton	82	77	83
Newham	129	133	135
Redbridge	83	84	83
Richmond upon Thames	81	82	82
Southwark	255	296	294
Sutton	83	92	72
Tower Hamlets	295	316	339
Waltham Forest	73	80	93
Wandsworth	123	128	128
Westminster	767	807	813

Table 2.2.26 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	79	69	64	80	61	67	69
Jan 2022-Dec 2022	80	71	71	79	63	70	71
Jan 2023-Dec 2023	79	68	68	79	61	63	71

Table 2.2.27 Employment for men, March/May 2021 to Feb/April 2024

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
Mar-May 2023	2,970	2,301	77.5	669	22.5
Apr-Jun 2023	2,974	2,285	76.8	688	23.2
May-Jul 2023	2,977	2,237	75.1	740	24.9
Jun-Aug 2023	2,980	2,218	74.4	761	25.6
Jul-Sep 2023	2,983	2,240	75.1	743	24.9
Aug-Oct 2023	2,986	2,282	76.4	704	23.6
Sep-Nov 2023	2,989	2,310	77.3	679	22.7

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
Oct-Dec 2023	2,992	2,367	79.1	626	20.9
Nov-Jan 2024	2,996	2,360	78.8	635	21.2
Dec-Feb 2024	2,999	2,346	78.2	653	21.8
Jan-Mar 2024	3,002	2,317	77.2	684	22.8
Feb-Apr 2024	3,005	2,316	77.1	688	22.9

Table 2.2.28 Employment for women, March/May 2021 to Feb/April 2024

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
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

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
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
Mar-May 2023	3,160	2,212	70.0	947	30.0
Apr-Jun 2023	3,163	2,215	70.0	948	30.0
May-Jul 2023	3,166	2,221	70.2	944	29.8
Jun-Aug 2023	3,168	2,220	70.1	948	29.9
Jul-Sep 2023	3,171	2,244	70.8	927	29.2
Aug-Oct 2023	3,174	2,231	70.3	942	29.7
Sep-Nov 2023	3,177	2,261	71.2	916	28.8
Oct-Dec 2023	3,179	2,326	73.2	854	26.8
Nov-Jan 2024	3,182	2,335	73.4	847	26.6

Quarter	All aged 16 to 64	Total in employment	Employment rate (%)	Total not in employment	Not in employment rate (%)
Dec-Feb 2024	3,185	2,310	72.5	875	27.5
Jan-Mar 2024	3,188	2,299	72.1	889	27.9
Feb-Apr 2024	3,190	2,263	70.9	928	29.1

Table 2.2.29 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 2.2.30 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 2.2.31 Jobs by Borough between 2019 – 2023, including five-year average

2.2.19 The following table set out the number of jobs by borough 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 Jobs, Borough – London Datastore.

Borough/ Area	2019	2020	2021	2022	2023	5 Year Average
Barking and Dagenham	67.0	71.0	72.0	75.0	68.0	70.6
Barnet	166.0	163.0	176.0	166.0	159.0	166.0
Bexley	91.0	85.0	85.0	91.0	89.0	88.2
Brent	155.0	149.0	146.0	147.0	153.0	150.0
Bromley	133.0	129.0	124.0	137.0	130.0	130.6
Camden	402.0	391.0	418.0	432.0	442.0	417.0
City of London	674.0	630.0	672.0	702.0	759.0	687.4
Croydon	144.0	144.0	142.0	151.0	149.0	146.0

Borough/ Area	2019	2020	2021	2022	2023	5 Year Average
Ealing	158.0	160.0	158.0	159.0	168.0	160.6
Enfield	135.0	126.0	123.0	129.0	133.0	129.2
Greenwich	107.0	102.0	102.0	106.0	105.0	104.4
Hackney	156.0	152.0	175.0	182.0	198.0	172.6
Hammersmith and Fulham	159.0	165.0	152.0	160.0	161.0	159.4
Haringey	89.0	94.0	93.0	108.0	96.0	96.0
Harrow	90.0	90.0	85.0	91.0	98.0	90.8
Havering	98.0	95.0	105.0	110.0	105.0	102.6
Hillingdon	206.0	206.0	203.0	218.0	206.0	207.8
Hounslow	185.0	169.0	168.0	179.0	180.0	176.2
Islington	263.0	247.0	267.0	278.0	280.0	267.0
Kensington and Chelsea	161.0	149.0	158.0	160.0	153.0	156.2
Kingston upon Thames	91.0	89.0	89.0	92.0	92.0	90.6
Lambeth	184.0	175.0	176.0	194.0	180.0	181.8
Lewisham	86.0	84.0	89.0	95.0	91.0	89.0
Merton	100.0	97.0	92.0	91.0	105.0	97.0
Newham	130.0	136.0	145.0	159.0	156.0	145.2
Redbridge	96.0	90.0	93.0	96.0	98.0	94.6
Richmond upon Thames	103.0	100.0	97.0	100.0	93.0	98.6
Southwark	320.0	310.0	303.0	337.0	363.0	326.6

Borough/ Area	2019	2020	2021	2022	2023	5 Year Average
Sutton	84.0	82.0	95.0	105.0	84.0	90.0
Tower Hamlets	342.0	321.0	310.0	333.0	370.0	335.2
Waltham Forest	92.0	85.0	83.0	95.0	112.0	93.4
Wandsworth	153.0	147.0	149.0	153.0	151.0	150.6
Westminster	803.0	747.0	805.0	836.0	846.0	807.4

Table 2.2.32 Job Density by Borough between 2019 – 2023, including five-year average

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

Borough/ Area	2019	2020	2021	2022	2023	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

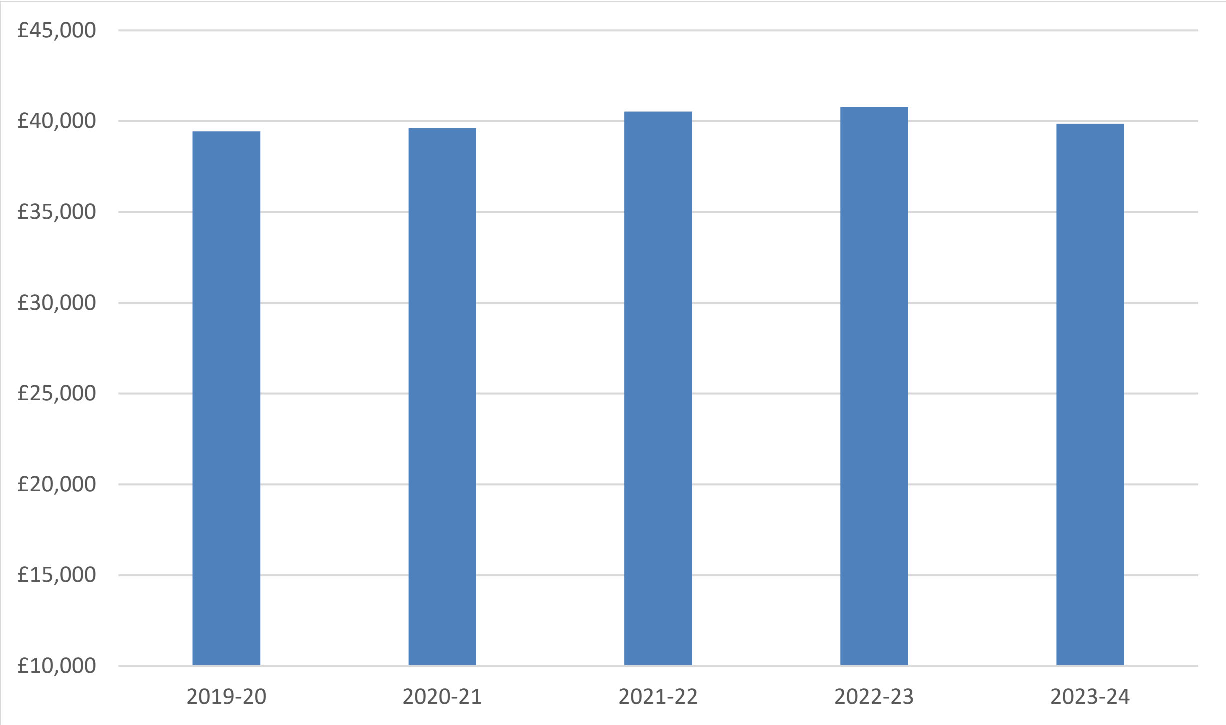
Borough/ Area	2019	2020	2021	2022	2023	5 Year Average
Hammersmith and Fulham	1.14	1.19	1.12	1.16	1.17	1.16
Haringey	0.45	0.49	0.49	0.58	0.52	0.51
Harrow	0.53	0.53	0.50	0.54	0.58	0.54
Havering	0.60	0.59	0.64	0.67	0.63	0.63
Hillingdon	1.03	1.03	1.01	1.07	0.98	1.02
Hounslow	0.95	0.86	0.86	0.91	0.90	0.90
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
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

Borough/ Area	2019	2020	2021	2022	2023	5 Year Average
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

2.2.21 The graph below shows median household incomes in London over the 2019-20 to 2023-24 period. This is a factor to consider when determining the maximum income thresholds for intermediate housing, in line with London Plan paragraph 4.6.8.



Source: Household Below Average Income data, Department for Work and Pensions. Adjusted for inflation.

Business vacancy rates

Table 2.2.33 Vacancy Rate in sqm for Q1 2020 to Q1 2024

Type	Q1 2020	Q1 2021	Q1 2022	Q1 2023	Q1 2024
Office	2,001,648	2,838,164	3,318,456	3,499,694	3,891,722
Industrial	426,798	667,002	648,284	717,500	880,694

Type	Q1 2020	Q1 2021	Q1 2022	Q1 2023	Q1 2024
Retail	289,819	489,062	560,684	552,210	600,111
Light Industrial	41,666	52,440	90,969	112,216	124,917

Date of Download: Aug 2025 (Source: CoStar)

Table 2.2.34 Vacancy Rate as a percentage for Q1 2020 to Q1 2024

Type	Q1 2020	Q1 2021	Q1 2022	Q1 2023	Q1 2024
Office	5.3%	7.4%	8.7%	9.2%	10.1%
Industrial	2.5%	3.9%	3.8%	4.2%	5.2%
Retail	1.3%	2.2%	2.5%	2.5%	2.7%
Light Industrial	1.3%	1.6%	2.8%	3.5%	3.9%

Date of Download: Aug 2025 (Source: CoStar)

Development plan boundary changes

2.2.22 All data here has been obtained from the respective borough's Local Plan data and reflects changes in area recorded as a result of development plans adopted during the 2023-24 monitoring period.

2.2.23 Only Bexley and Islington adopted development plans during the monitoring period.

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

Planning Authority	Net Gain or Loss
Bexley	29.482
Islington	-18.523

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

Planning Authority	Net Gain or Loss
Bexley	N/A

Planning Authority	Net Gain or Loss
Islington	N/A

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

Planning Authority	Net Gain or Loss
Bexley	N/A
Islington	N/A

Permitted development

Table 2.2.38 Non-residential floorspace lost (sqm) through Permitted Development by Class (prior approval: changes of use to residential) for 2019-20 to 2023-24

Original use changed to residential	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Office	177,147	174,785	196,707	99,593	53,462	140,339
Storage	4,902	5,775	1,568	1,100	0	2,669
Retail/takeaway	3,729	2,464	1,826	1,013	393	1,885
Class E	0	0	0	236	1,970	441
Retail/service/takeaway/etc	0	26	452	860	611	390
Light industrial	0	0	82	273	0	71
Agriculture	140	0	0	0	0	28
Amusements/casinos	0	35	97	60	0	38
Total	185,918	183,085	200,732	103,136	56,436	145,861

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 2.2.39 Residential units gained through Permitted Development by Class (prior approval: changes of use to residential) for 2019-20 to 2023-24

Original use changed to residential	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Office	1,892	1,754	2,245	1,332	697	1,584
Storage	73	113	21	19	0	45
Retail/takeaway	71	52	53	29	8	43
Class E	0	0	0	25	36	12
Retail/service/takeaway/etc	0	1	9	20	16	9
Light industrial	0	0	2	8	0	2
Agriculture	1	0	0	0	0	0
Amusements/casinos	0	1	3	1	0	1
Total	2,037	1,921	2,333	1,434	757	1,696

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

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 2019-20 to 2023-24 where this is below 100 per cent

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24
Barnet	96.05%	-	-	-	-
Bexley	99.48%	-	-	-	-
Brent	99.81%	-	-	-	-
Bromley	99.81%	-	-	-	-
Ealing	-	99.62%	-	-	-
Enfield	99.86%	-	-	-	99.65%
Haringey	99.37%	-	-	-	-
Havering	99.80%	-	-	-	-
Hillingdon	96.91%	-	-	-	-
Hounslow	-	-	99.95%	-	99.79%
Kingston	99.30%	-	-	-	-

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

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. The data in these tables is obtained from the respective borough's Local Plans. For this monitoring period (2023–24), only two boroughs (Bexley and Islington) adopted relevant plans, 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 (hectares)

Planning Authority	Net Gain or Loss
Bexley	N/A

Table 2.3.3 Gains and losses of land designated as Metropolitan Open Land through Local Plan or other Development Plan Documents (hectares)

Planning Authority	Net Gain or Loss
Bexley	N/A
Islington	-1.769

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

Planning Authority	Net Gain or Loss
Bexley	-15.890
Islington	16.399

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 (hectares)

Planning Authority	Net Gain or Loss
Bexley	-13.086
Islington	4.612

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	2023-24	Cumulative Total
Barking & Dagenham	826,458	2,041,863	5,000,023	13,918,104
Barnet	7,074,911	7,539,090	4,610,493	50,331,717
Bexley	1,266,821	1,199,255	1,144,241	11,864,216
Brent	4,510,413	6,832,117	8,505,553	58,079,065
Bromley	2,283,462	1,589,219	1,942,532	20,606,717
Camden	3,943,441	6,325,604	7,212,404	45,478,043
City of London	10,019,927	27,198,935	31,684,769	115,472,035
Croydon	1,448,391	964,774	579,917	17,466,293
Ealing	4,471,616	5,366,722	4,954,780	38,676,050
Enfield	2,324,552	1,934,613	899,789	14,033,624
Greenwich	3,056,502	3,001,146	2,918,103	37,508,812
Hackney	2,795,907	4,494,231	2,757,719	39,194,607
Hammersmith & Fulham	7,280,379	4,885,646	9,378,577	68,294,077
Haringey	3,706,647	2,283,760	2,610,585	28,115,035
Harrow	1,266,432	3,814,411	1,475,731	18,500,426
Havering	789,907	684,462	716,422	8,935,611
Hillingdon	7,951,143	2,672,319	3,114,593	34,806,493
Hounslow	2,470,163	3,804,180	1,154,704	39,257,665
Islington	3,739,131	1,381,996	2,917,095	34,813,634
Kensington & Chelsea	2,891,980	1,209,846	1,938,111	21,863,011

Borough	2021-22	2022-23	2023-24	Cumulative Total
Kingston	1,786,372	2,360,542	1,986,188	18,019,273
Lambeth	2,295,750	6,363,413	4,314,569	45,793,678
Lewisham	2,697,472	3,872,120	710,384	20,381,177
LLDC	546,889	2,764,272	5,582,912	32,062,451
Merton	1,810,513	2,540,163	1,995,284	18,039,878
Newham	4,677,280	2,790,479	1,251,806	26,399,142
OPDC	1,458,983	1,766,589	5,048,454	15,961,492
Redbridge	956,840	810,648	2,178,497	7,332,662
Richmond	745,615	730,436	1,531,062	10,253,119
Southwark	12,985,082	20,606,091	5,738,564	81,080,604
Sutton	431,206	465,648	377,971	6,161,184
Tower Hamlets	12,166,815	7,848,033	11,940,767	122,449,825
Waltham Forest	3,553,025	4,930,936	1,417,322	18,678,430
Wandsworth	11,098,609	10,228,841	4,960,171	72,481,486
Westminster	11,815,041	11,414,675	11,691,209	121,082,184
Total	143,143,675	168,717,072	156,241,302	1,333,391,821

Date of Download: Oct 2025 (Source: MCIL Annual Return Overview (2012-2024))

2.3.5 The London boroughs, City of London and Mayoral Development Corporations collect MCIL on the Mayor's behalf. Table 2.3.6 shows funding secured to the end of the 2023-24 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 review on various aspects of how CIL receipts are being spent. The review is biennial with the last publication reporting up to the 2022-23 monitoring period (covered in AMR 20). As such the respective tables have been omitted from this AMR and readers are referred to AMR 20 for information on the use of CIL and s106 receipts.

Design reviews

Table 2.3.7 Use of Design Review Panels

2.3.7 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	2023-24
Barking and Dagenham	1	1
Barnet	0	2
Bexley	0	2
Brent	2	6
Bromley	3	1
Camden	2	4
City of London	2	2
Croydon	2	3
Ealing	9	9
Enfield	0	0
Greenwich	0	6
Hackney	2	3
Hammersmith and Fulham	0	1
Haringey	1	4
Harrow	0	0
Havering	0	0
Hillingdon	1	0
Hounslow	1	1

Planning Authority	2022-23	2023-24
Islington	1	2
Kensington and Chelsea	0	3
Kingston upon Thames	1	1
Lambeth	4	1
Lewisham	2	0
LLDC	0	6
Merton	1	0
Newham	0	2
OPDC	0	4
Redbridge	0	0
Richmond	0	0
Southwark	4	7
Sutton	1	3
Tower Hamlets	0	4
Waltham Forest	2	2
Wandsworth	4	2
Westminster	0	1
Total	46	83

Date of Last Update: 7 Nov 2025 (Source: Arcus Referrals Database)

Tall buildings

Table 2.3.8 Tall Buildings approvals by Borough for year 2019-20 to 2023-24

2.3.8 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	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Barking & Dagenham	5	2	1	1	0	9	2
Barnet	3	7	18	3	0	31	6
Bexley	4	0	0	0	0	4	1
Brent	9	1	1	0	1	12	2
Bromley	0	1	3	3	6	13	3
Camden	7	1	0	0	2	10	2
City of London	0	0	1	0	0	1	0
Croydon	3	0	1	3	0	7	1
Ealing	7	1	10	11	10	39	8
Enfield	0	0	7	3	0	10	2
Greenwich	2	1	2	5	9	19	4
Hackney	6	5	1	5	0	17	3
Hammersmith & Fulham	0	0	3	2	1	6	1
Haringey	0	1	2	5	5	13	3
Harrow	1	0	0	2	1	4	1
Havering	0	0	0	2	18	20	4
Hillingdon	3	2	19	6	3	33	7
Hounslow	7	0	3	0	5	15	3
Islington	0	0	3	18	0	21	4
Kensington & Chelsea	0	1	0	0	0	1	0

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Kingston	2	2	1	2	0	7	1
Lambeth	8	3	2	1	0	14	3
Lewisham	6	2	8	0	0	16	3
LLDC	2	0	0	2	0	4	1
Merton	0	1	2	2	0	5	1
Newham	10	4	2	10	0	26	5
OPDC	1	1	0	0	0	2	0
Redbridge	0	1	3	1	1	6	1
Richmond	0	0	0	6	0	6	1
Southwark	7	6	8	2	0	23	5
Sutton	1	0	4	5	0	10	2
Tower Hamlets	18	2	1	1	3	25	5
Waltham Forest	0	0	2	4	0	6	1
Wandsworth	6	0	1	1	0	8	2
Westminster	28	0	6	4	5	43	9
Total	146	45	115	110	70	486	97

Date of Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

Table 2.3.9 Tall Buildings Completions by Borough for year 2019-20 to 2023-24

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
Barking & Dagenham	2	2	3	1	1	9	2
Barnet	2	5	2	2	2	13	3

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
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
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

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	Total	5 Year Average
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
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 Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

Restoration of rivers and streams

Table 2.3.10 River restoration in London

2.3.9 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 London Rivers Restoration Group (LRRG) monitoring.

River Restoration	2019	2020	2021	2022	2023	5 Year average
Amount restored (m)	5,840	5,805	5,742	3,010	3,190	4,717
Number of schemes	10	12	7	12	7	10

Date of Download: Oct 2025 (Source: LRRG Monitoring Report)

Carbon emissions

Table 2.3.11 Cumulative carbon emissions and savings (tCO2/year) broken down by the relevant stage of the energy hierarchy for year 2023

2.3.10 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	55,935	N/A	N/A	N/A
After 'be lean' (energy efficiency)	47,383	8,552	8,552	15.3%
After 'be clean' (heat network connections)	43,632	3,750	12,302	22.0%
After 'be green' (renewable energy)	23,828	19,805	32,107	57.4%

Date of Download: Oct 2025 (Source: 2023 Energy Monitoring Report)

Disabled parking bays

Table 2.3.12 Gross Disabled Parking Bay approvals by planning authority for 2019-20 to 2023-24, including five-year average

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year average
Barking & Dagenham	110	27	11	30	5	37
Barnet	2	84	44	17	0	29

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year average
Bexley	4	19	32	34	0	18
Brent	60	173	118	172	48	114
Bromley	1	15	51	13	2	16
Camden	5	2	35	16	23	16
City of London	0	0	0	0	0	0
Croydon	60	10	4	1	3	16
Ealing	59	157	170	91	117	119
Enfield	4	17	23	69	9	24
Greenwich	32	38	254	103	59	97
Hackney	16	11	33	13	9	16
Hammersmith & Fulham	64	0	0	7	0	14
Haringey	19	4	8	24	31	17
Harrow	46	76	15	31	14	36
Havering	147	38	104	40	179	102
Hillingdon	235	65	64	64	41	94
Hounslow	77	18	108	77	168	90
Islington	2	2	11	63	24	20
Kensington & Chelsea	0	50	22	53	3	26
Kingston	12	0	0	0	4	3
Lambeth	94	60	43	15	0	42
Lewisham	238	27	75	11	15	73

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year average
LLDC	14	5	24	30	141	43
Merton	6	21	8	6	26	13
Newham	51	25	8	13	0	19
OPDC	13	0	0	0	13	5
Redbridge	15	26	52	47	12	30
Richmond	19	6	6	19	0	10
Southwark	28	6	90	0	0	25
Sutton	3	7	19	3	0	6
Tower Hamlets	165	34	125	160	74	112
Waltham Forest	27	6	107	40	23	41
Wandsworth	49	41	80	35	14	44
Westminster	0	2	2	0	0	1
Total	1,677	1,072	1,746	1,297	1,057	1,370

Date of Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

Table 2.3.13 Net Disabled Parking Bay approvals by planning authority for 2019-20 to 2023-24, including five-year average

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year average
Barking & Dagenham	107	23	6	14	0	30
Barnet	2	48	29	16	0	19
Bexley	0	17	32	2	0	10
Brent	24	136	84	35	42	64
Bromley	0	15	50	11	0	15

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year average
Camden	0	2	15	14	-9	4
City of London	0	0	0	0	0	0
Croydon	14	8	4	1	1	6
Ealing	8	150	98	72	101	86
Enfield	2	17	17	6	2	9
Greenwich	24	33	172	71	49	70
Hackney	-3	9	5	9	5	5
Hammersmith & Fulham	27	0	0	7	0	7
Haringey	11	0	5	20	24	12
Harrow	3	76	3	24	3	22
Havering	2	11	70	24	69	35
Hillingdon	81	25	40	31	24	40
Hounslow	0	16	67	44	112	48
Islington	2	0	11	53	2	14
Kensington & Chelsea	0	37	7	50	1	19
Kingston	0	0	0	0	4	1
Lambeth	11	21	30	11	0	15
Lewisham	116	2	34	7	11	34
LLDC	0	0	24	30	133	37
Merton	6	14	8	5	13	9
Newham	44	23	7	12	0	17

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year average
OPDC	13	0	0	0	13	5
Redbridge	7	24	21	44	12	22
Richmond	9	5	0	19	0	7
Southwark	1	4	90	0	0	19
Sutton	3	7	18	0	0	6
Tower Hamlets	159	8	116	140	74	99
Waltham Forest	1	6	46	31	20	21
Wandsworth	42	-17	71	25	12	27
Westminster	0	1	2	0	0	1
Total	716	721	1,182	828	718	833

Date of Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

Table 2.3.14 Gross Disabled Parking Bay approvals by Development Type for 2019-20 to 2023-24, Including five-year average

Type of scheme	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Residential	722	336	429	298	245	406
Mixed use	520	441	562	269	296	418
Non-residential	381	173	226	367	364	302
Other	54	122	529	363	152	244
Total	1,677	1,072	1,746	1,297	1,057	1,370

Date of Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

Table 2.3.15 Net Disabled Parking Bay approvals by Development Type for 2023-24 to 2023-24, Including five-year average

Type of scheme	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Residential	282	244	371	274	230	280
Mixed use	260	307	526	257	332	336
Non-residential	154	140	81	197	131	141
Other	20	30	204	100	25	76
Total	716	721	1,182	828	718	833

Date of Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

Table 2.3.16 Gross Disabled Parking Bay completions by planning authority for 2019-20 to 2023-24, Including five-year average

Planning Authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Barking & Dagenham	11	21	62	0	1	19
Barnet	78	79	26	2	3	38
Bexley	18	14	0	42	2	15
Brent	69	36	281	36	20	88
Bromley	32	14	0	8	9	13
Camden	40	22	6	3	9	16
City of London	0	1	0	0	0	0
Croydon	72	107	72	27	33	62
Ealing	32	41	10	27	0	22
Enfield	10	15	70	8	5	22
Greenwich	175	4	34	34	0	49
Hackney	25	48	2	58	0	27

Planning Authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Hammersmith & Fulham	4	31	50	87	146	64
Haringey	41	73	16	20	5	31
Harrow	128	47	17	35	30	51
Havering	24	11	14	41	0	18
Hillingdon	75	76	21	12	27	42
Hounslow	62	33	29	22	25	34
Islington	31	29	0	2	2	13
Kensington & Chelsea	31	1	1	29	0	12
Kingston	40	1	9	5	6	12
Lambeth	81	139	16	9	10	51
Lewisham	36	4	13	1	11	13
LLDC	127	132	36	150	0	89
Merton	19	37	4	8	3	14
Newham	155	94	45	0	114	82
OPDC	2	0	35	81	0	24
Redbridge	20	26	5	4	2	11
Richmond	5	1	10	5	6	5
Southwark	139	40	27	68	0	55
Sutton	47	24	1	0	6	16
Tower Hamlets	200	31	56	57	0	69
Waltham Forest	16	70	0	53	0	28

Planning Authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Wandsworth	116	41	41	13	1	42
Westminster	20	68	1	90	5	37
Total	1,981	1,411	1,010	1,037	481	1,184

Date of Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

Table 2.3.17 Net Disabled Parking Bay completions by planning authority 2019-20 to 2023-24, Including five-year average

Planning Authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Barking & Dagenham	11	17	62	0	1	18
Barnet	78	68	26	2	3	35
Bexley	8	2	0	40	2	10
Brent	23	17	255	4	2	60
Bromley	24	0	0	6	9	8
Camden	10	9	0	1	0	4
City of London	0	1	0	0	0	0
Croydon	47	30	43	8	3	26
Ealing	0	0	0	6	-1	1
Enfield	5	3	44	5	5	12
Greenwich	100	4	34	30	0	34
Hackney	4	15	-18	0	0	0
Hammersmith & Fulham	0	0	0	42	13	11
Haringey	17	45	16	0	0	16

Planning Authority	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Harrow	0	19	6	14	8	9
Havering	0	1	-3	2	0	0
Hillingdon	54	31	13	8	7	23
Hounslow	19	6	22	10	21	16
Islington	0	1	0	0	2	1
Kensington & Chelsea	31	1	0	27	0	12
Kingston	-1	1	3	4	0	1
Lambeth	0	0	0	0	5	1
Lewisham	35	4	13	1	9	12
LLDC	56	0	5	0	0	12
Merton	5	32	0	8	3	10
Newham	86	6	28	0	114	47
OPDC	0	0	35	81	0	23
Redbridge	5	13	4	3	2	5
Richmond	0	0	7	5	1	3
Southwark	7	0	1	0	0	2
Sutton	46	13	1	0	1	12
Tower Hamlets	2	14	2	4	0	4
Waltham Forest	15	54	0	20	0	18
Wandsworth	113	41	41	13	1	42
Westminster	8	0	0	90	0	20
Total	808	448	640	434	211	508

Date of Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

Table 2.3.18 Gross Disabled Parking Bay completions by Development Type for 2019-20 to 2023-24, Including five-year average

Type of Scheme	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Residential	1,100	643	683	376	193	599
Mixed use	662	575	291	577	268	475
Non-residential	202	129	28	69	12	88
Other	17	64	8	15	8	22
Total	1,981	1,411	1,010	1,037	481	1,184

Date of Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

Table 2.3.19 Net Disabled Parking Bay completions by Development Type for 2019-20 to 2023-24, Including five-year average

Type of Scheme	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Residential	457	230	492	148	143	294
Mixed use	316	162	130	265	57	186
Non-residential	35	35	10	18	10	22
Other	0	21	8	3	1	7
Total	808	448	640	434	211	508

Date of Last Update: 28 Sept 2025 (Source: Planning London Datahub (PLD))

Class sizes

Table 2.3.20 Average Classroom size in primary school by Borough for 2019-20 to 2023-24

Borough	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Barking and Dagenham	27.2	26.6	26.6	27.0	27.2	26.9

Borough	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Barnet	27.9	27.1	27.4	27.9	27.5	27.6
Bexley	28.1	27.7	27.5	27.4	27.3	27.6
Brent	27.4	27.0	27.2	27.5	27.7	27.4
Bromley	27.8	27.5	27.2	27.5	27.5	27.5
Camden	26.9	25.9	26.2	25.9	25.6	26.1
City of London	20.0	18.5	30.3	29.4	12.0	22.0
Croydon	26.9	26.8	27.0	27.3	27.4	27.1
Ealing	27.7	26.9	26.9	27.1	26.9	27.1
Enfield	27.7	26.7	26.7	26.7	26.6	26.9
Greenwich	27.4	26.6	26.2	26.1	26.2	26.5
Hackney	25.7	24.6	24.0	24.3	24.4	24.6
Hammersmith and Fulham	26.4	25.6	25.3	24.9	24.9	25.4
Haringey	27.1	26.3	26.0	26.2	26.2	26.4
Harrow	28.2	27.8	28.0	28.4	28.3	28.1
Havering	28.3	27.8	28.1	28.5	28.9	28.3
Hillingdon	27.3	26.5	26.5	26.9	26.4	26.7
Hounslow	27.9	27.2	27.1	27.6	27.2	27.4
Islington	26.1	25.9	25.4	24.7	24.9	25.4
Kensington and Chelsea	25.7	24.8	24.7	24.7	24.2	24.8
Kingston upon Thames	27.3	27.4	27.8	27.5	27.5	27.5
Lambeth	25.2	24.6	24.1	24.1	24.2	24.4

Borough	2019-20	2020-21	2021-22	2022-23	2023-24	5 Year Average
Lewisham	27.2	26.4	26.4	25.9	26.3	26.4
Merton	25.7	24.8	24.6	24.5	24.8	24.9
Newham	26.9	26.1	26.0	26.3	26.0	26.3
Redbridge	28.7	28.2	28.0	28.2	28.1	28.2
Richmond upon Thames	27.8	26.8	27.0	27.5	27.2	27.3
Southwark	25.6	24.8	24.6	24.6	25.2	25.0
Sutton	28.1	27.7	28.0	28.0	27.3	27.8
Tower Hamlets	26.8	26.4	26.7	26.5	26.0	26.5
Waltham Forest	26.6	26.0	26.0	26.7	26.7	26.4
Wandsworth	25.2	24.4	23.9	23.9	23.7	24.2
Westminster	23.9	22.8	23.1	22.7	23.2	23.1
Total	27.1	26.4	26.4	26.5	26.5	26.6

Date of Download: 05 June 2025 (Source: Department for Education)

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 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:

- Adopted boundaries 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.
- 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).
- A boundary to be defined are those where a defined boundary is yet to be published.

3.1.6 Opportunity Areas often transcend borough boundaries, where 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 Planning policy mechanisms by OA developed as of 2023-24

Opportunity Area	Borough	Boundary status	Planning policy instrument
Bexley Riverside	Bexley	Boundary to be defined	Others
Brent Cross/Cricklewood	Barnet, Brent	Adopted boundary	SPG / OAPF, Local Plan

Opportunity Area	Borough	Boundary status	Planning policy instrument
Bromley	Bromley	Emerging boundary	SPD
Canada Water	Southwark	Adopted boundary	AAP, 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, Local Plan (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	SPD / SPG
Great West Corridor	Hounslow	Emerging boundary	Local Plan
Greenwich Peninsula	Greenwich	Adopted boundary	SPD
Harrow and Wealdstone	Harrow	Adopted boundary	AAP
Hayes	Hillingdon	Boundary to be defined	N/A
Heathrow	Hounslow, Hillingdon	Emerging boundary	Local Plan (Hounslow)

Opportunity Area	Borough	Boundary status	Planning policy instrument
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, Merton	Adopted boundary	OAPF
New Cross/Lewisham/Catford	Lewisham, Greenwich, Southwark	Adopted boundary	Local Plan, SPD, Others
New Southgate	Enfield, Barnet, Haringey	Boundary to be defined	N/A
Old Kent Road	Southwark	Adopted boundary	AAP, Local Plan
Old Oak/Park Royal	Brent, Ealing, Hammersmith and Fulham, ODPC	Adopted boundary	Local Plan, OAPF
Olympic Legacy	Hackney, Newham, Tower Hamlets, Waltham Forest, LLDC	Adopted boundary	Local Plan, SPG

Opportunity Area	Borough	Boundary status	Planning policy instrument
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
White City	Hammersmith and Fulham	Adopted boundary	OAPF

Progress of OA planning policy mechanisms

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

Table 3.1.2 OA planning policy mechanisms by OA developed during 2023-24

Borough(s)	Opportunity Area	OA planning instrument	OAPF name	Process during 2023-24
Havering	Romford	SPD	Romford Masterplan SPF	Public Consultation
Newham	Royal Docks and Beckton Riverside	OAPF	Royal Docks and Beckton Riverside OAPF	Royal Docks and Beckton Riverside OAPF adopted (May 2023

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

3.2 Residential development

Residential completions

3.2.1 OAs (with adopted boundaries) account for over 39 per cent of homes delivered across London in 2023-24. 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 2023-24 (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	2023-24
Brent Cross/Cricklewood	-39	47	502
Canada Water	21	796	316
Charlton Riverside	146	0	2

Opportunity Area	2021-22	2022-23	2023-24
City Fringe/Tech City	696	1,877	527
Colindale/Burnt Oak	1,291	963	111
Croydon	482	1,382	805
Deptford Creek/Greenwich Riverside	195	128	-1
Earl's Court/West Kensington	0	-11	38
Elephant and Castle	63	-6	16
Euston	1	-2	0
Greenwich Peninsula	386	157	241
Harrow and Wealdstone	378	461	658
Ilford	17	96	82
Isle of Dogs	2,931	1,383	221
King's Cross	0	0	381
Lee Valley	2,252	1,182	846
London Bridge/Bankside	253	402	172
London Riverside	849	2,526	957
New Cross/Lewisham/Catford	135	46	508
Old Kent Road	554	121	506
Old Oak/Park Royal	1,078	253	1,302
Olympic Legacy	1,885	3,167	259
Paddington	7	0	0
Royal Docks and Beckton Riverside	1,122	268	1,420
Southall	508	405	128

Opportunity Area	2021-22	2022-23	2023-24
Thamesmead and Abbey Wood	222	409	115
Tottenham Court Road	1	0	92
Vauxhall Nine Elms Battersea	2,256	1,144	1,782
Victoria	0	268	0
Waterloo	-70	5	0
Wembley	2,071	1,283	31
White City	796	577	917
Wimbledon/Colliers Wood/South Wimbledon	145	103	91
Woolwich	307	263	276
Total	20,939	19,693	13,301

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 3.2.2 Net residential completions in OAs with adopted boundaries for 2021-22 to 2023-24 (Self-contained)

Opportunity Area	2021-22	2022-23	2023-24
Brent Cross/Cricklewood	-39	47	502
Canada Water	21	28	316
Charlton Riverside	146	0	2
City Fringe/Tech City	696	961	527
Colindale/Burnt Oak	1,291	963	111
Croydon	602	565	805
Deptford Creek/Greenwich Riverside	195	128	-1
Earl's Court/West Kensington	0	-11	38
Elephant and Castle	63	6	16

Opportunity Area	2021-22	2022-23	2023-24
Euston	1	-2	0
Greenwich Peninsula	386	157	241
Harrow and Wealdstone	154	461	551
Ilford	15	96	82
Isle of Dogs	2,931	1,383	221
King's Cross	0	0	381
Lee Valley	2,248	1,150	826
London Bridge/Bankside	253	223	172
London Riverside	837	2,518	957
New Cross/Lewisham/Catford	135	38	245
Old Kent Road	542	131	239
Old Oak/Park Royal	1,078	253	1,302
Olympic Legacy	1,939	1,773	205
Paddington	7	0	0
Royal Docks and Beckton Riverside	1,122	265	1,420
Southall	493	405	117
Thamesmead and Abbey Wood	222	559	115
Tottenham Court Road	1	0	92
Vauxhall Nine Elms Battersea	1,415	1,144	1,782
Victoria	0	268	0
Waterloo	-70	5	0
Wembley	1,472	1,183	31

Opportunity Area	2021-22	2022-23	2023-24
White City	796	577	917
Wimbledon/Colliers Wood/South Wimbledon	145	95	81
Woolwich	307	263	276
Total	19,404	15,632	12,569

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 3.2.3 Net residential completions in OAs with adopted boundaries for 2021-22 to 2023-24 (non-self-contained)

Opportunity Area	2021-22	2022-23	2023-24
Canada Water	0	768	0
City Fringe/Tech City	0	916	0
Croydon	-120	817	0
Elephant and Castle	0	-12	0
Harrow and Wealdstone	224	0	107
Ilford	2	0	0
Isle of Dogs	0	0	0
Lee Valley	4	31	20
London Bridge/Bankside	0	179	0
London Riverside	12	8	0
New Cross/Lewisham/Catford	0	8	263
Old Kent Road	12	-10	267
Old Oak/Park Royal	0	0	0
Olympic Legacy	-54	1,394	54
Royal Docks and Beckton Riverside	0	3	0

Opportunity Area	2021-22	2022-23	2023-24
Southall	15	0	11
Thamesmead and Abbey Wood	0	-150	0
Vauxhall Nine Elms Battersea	841	0	0
Wembley	599	100	0
White City	0	0	0
Wimbledon/Colliers Wood/South Wimbledon	0	8	10
Total	1,535	4,060	732

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 3.2.4 Percentage of total housing per LPA completed within designated OA(s) with an adopted boundary from 2019-20 to 2023-24

3.2.4 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.

3.2.5 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	2019-20	2020-21	2021-22	2022-23	2023-24
Barking & Dagenham	97%	77%	84%	98%	88%
Barnet	20%	37%	50%	47%	23%
Bexley	-38%	1%	30%	52%	0%
Brent	90%	80%	58%	57%	5%
Camden	8%	18%	0%	-1%	58%
Croydon	26%	34%	22%	42%	38%
Ealing	51%	36%	26%	20%	35%

Planning authority	2019-20	2020-21	2021-22	2022-23	2023-24
Enfield	65%	52%	43%	14%	29%
Greenwich	84%	47%	57%	63%	64%
Hackney	82%	78%	90%	86%	66%
Hammersmith & Fulham	46%	44%	66%	44%	59%
Haringey	9%	59%	47%	44%	41%
Harrow	31%	73%	57%	59%	71%
Havering	3%	23%	27%	64%	21%
Islington	0%	1%	6%	0%	11%
Kensington & Chelsea	0%	0%	0%	0%	14%
LLDC	100%	100%	100%	100%	100%
Lambeth	48%	174%	86%	-30%	5%
Lewisham	66%	95%	115%	32%	38%
Merton	0%	0%	50%	24%	23%
Newham	86%	52%	58%	55%	50%
OPDC	100%	100%	100%	100%	100%
Redbridge	19%	24%	8%	31%	24%
Southwark	80%	49%	68%	40%	67%
Tower Hamlets	74%	94%	86%	87%	57%
Waltham Forest	48%	79%	34%	39%	3%
Wandsworth	51%	27%	107%	48%	58%

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 3.2.5 Net residential completions by tenure in OAs with adopted boundaries in 2023-24 (self-contained)

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied by applicant	Total
Brent Cross/Cricklewood	0	0	500	2	502
Canada Water	41	79	196	0	316
Charlton Riverside	0	0	2	0	2
City Fringe/Tech City	43	63	394	27	527
Colindale/Burnt Oak	0	0	9	102	111
Croydon	164	55	586	0	805
Deptford Creek/Greenwich Riverside	0	0	-2	1	-1
Earl's Court/West Kensington	0	0	38	0	38
Elephant and Castle	0	0	16	0	16
Greenwich Peninsula	10	27	204	0	241
Harrow and Wealdstone	154	165	232	0	551
Ilford	0	0	82	0	82
Isle of Dogs	48	108	64	1	221

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied by applicant	Total
King's Cross	83	36	262	0	381
Lee Valley	125	190	509	2	826
London Bridge/Bankside	0	0	172	0	172
London Riverside	86	211	576	84	957
New Cross/Lewisham/Catford	0	1	240	4	245
Old Kent Road	15	123	101	0	239
Old Oak/Park Royal	388	0	914	0	1,302
Olympic Legacy	9	15	180	1	205
Royal Docks and Beckton Riverside	344	310	766	0	1,420
Southall	0	0	117	0	117
Thamesmead and Abbey Wood	0	29	86	0	115
Tottenham Court Road	0	0	92	0	92
Vauxhall Nine Elms Battersea	191	256	1,336	-1	1,782
Wembley	0	0	30	1	31
White City	116	164	637	0	917

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied by applicant	Total
Wimbledon/Colliers Wood/South Wimbledon	0	0	81	0	81
Woolwich	0	0	276	0	276
Total	1,817	1,832	8,696	224	12,569

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Residential approvals

Table 3.2.6 Net residential approvals in OAs with adopted boundaries by year since 2019-20 (all types of supply)

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

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Brent Cross/Cricklewood	64	43	251	16	841	1,215
Canada Water	25	298	69	14	398	804
Charlton Riverside	0	148	1	1,469	3	1,621
City Fringe/Tech City	2,644	916	1,123	643	690	6,016
Colindale/Burnt Oak	1,226	1,641	2,601	154	102	5,724
Croydon	887	1,425	99	239	679	3,329
Deptford Creek/Greenwich Riverside	55	453	294	147	227	1,176
Earl's Court/West Kensington	38	0	-11	1	42	70
Elephant and Castle	212	14	15	-5	270	506

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Euston	1	12	27	3	2	45
Greenwich Peninsula	122	119	874	8,702	1,166	10,983
Harrow and Wealdstone	554	1,568	960	188	68	3,338
Ilford	186	484	259	729	49	1,707
Isle of Dogs	2,540	431	2,783	1,354	2,878	9,986
Lee Valley	282	1,128	1,725	4,599	916	8,650
London Bridge/Bankside	27	377	254	249	-20	887
London Riverside	3,555	1,754	847	3,682	342	10,180
New Cross/Lewisham/Catford	1,499	467	2,951	957	2,031	7,905
Old Kent Road	1,412	1,543	3,218	1,199	5	7,377
Old Oak/Park Royal	352	825	1,832	390	2,412	5,811
Olympic Legacy	2,268	931	3,689	2,887	5,855	15,630
Paddington	7	0	0	0	0	7
Royal Docks and Beckton Riverside	3,780	1,649	5,172	1,210	85	11,896
Southall	2,971	2,578	2,617	754	107	9,027
Thamesmead and	5	318	1,949	652	349	3,273
Tottenham Court Road	0	5	2	0	14	21

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Vauxhall Nine Elms Battersea	3,214	2,673	3,294	704	255	10,140
Victoria	2	1	0	98	-1	100
Waterloo	165	0	-1	12	4	180
Wembley	273	1,116	2,969	1,386	1,895	7,639
White City	1,063	2	374	14	1,760	3,213
Wimbledon/Colliers Wood/South Wimbledon	0	3	183	1,135	126	1,447
Woolwich	20	9	1,412	762	702	2,905
Total	29,449	22,931	41,832	34,344	24,252	152,808

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

Table 3.2.7 Net residential approvals by tenure in OAs with adopted boundaries in 2023-24 (Self-contained)

3.2.7 Residential approvals below include self-contained units only.

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied by applicant	Total
Brent Cross/Cricklewood	168	0	671	2	841
Canada Water	115	112	171	0	398
Charlton Riverside	0	0	2	1	3
City Fringe/Tech City	68	107	472	43	690

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied by applicant	Total
Colindale/Burnt Oak	0	0	0	102	102
Croydon	101	6	74	0	181
Deptford Creek/Greenwich Riverside	0	0	6	221	227
Earl's Court/West Kensington	9	12	21	0	42
Elephant and Castle	0	0	11	0	11
Euston	0	0	2	0	2
Greenwich Peninsula	0	0	1,166	0	1,166
Harrow and Wealdstone	0	0	34	31	65
Ilford	3	0	33	0	36
Isle of Dogs	160	174	1,031	1	1,366
Lee Valley	4	8	169	-4	177
London Bridge/Bankside	0	0	-20	0	-20
London Riverside	0	14	328	0	342
New Cross/Lewisham/Catford	55	54	566	455	1,130
Old Kent Road	0	0	5	0	5

Opportunity Area	Intermediate tenures	Low-Cost Rent	Market	Not supplied by applicant	Total
Old Oak/Park Royal	366	88	1,574	0	2,028
Olympic Legacy	735	494	2,500	83	3,812
Royal Docks and Beckton Riverside	6	18	61	0	85
Southall	0	2	105	0	107
Thamesmead and Abbey Wood	0	14	325	1	340
Tottenham Court Road	7	12	-5	0	14
Vauxhall Nine Elms Battersea	0	0	256	-1	255
Victoria	0	0	-1	0	-1
Waterloo	21	44	0	-61	4
Wembley	118	208	582	22	930
White City	266	89	1,405	0	1,760
Wimbledon/Colliers Wood/South Wimbledon	0	98	27	1	126
Woolwich	210	139	353	0	702
Total	2,412	1,693	11,924	897	16,926

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

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 2019-20.

Table 3.3.1 Non-residential floorspace (net sqm) approved in OAs with adopted boundaries by year since 2019-20.

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Brent Cross/Cricklewood	-1,264	-7,152	-2,861	25,999	18,443	33,165
Canada Water	106	522,996	55	48,824	129,376	701,357
Charlton Riverside	-1	0	-1,137	-3,508	0	-4,646
City Fringe/Tech City	153,209	18,571	203,989	4,327	15,301	395,397
Colindale/Burnt Oak	623	-4,807	1,138	269	1,071	-1,706
Croydon	378	-1,976	-15,336	-13,173	-518	-30,625
Deptford Creek/Greenwich Riverside	-513	2,247	-3,088	5,647	-14	4,279
Earl's Court/West Kensington	149	0	1,172	3,629	-271	4,679
Elephant and Castle	738	183	744	62,721	13,807	78,193
Euston	-99	-582	7,285	99	18	6,721
Greenwich Peninsula	8,067	0	543	26,813	6,156	41,579
Harrow and Wealdstone	5,968	-18,545	-4,610	-5,931	1,748	-21,370
Ilford	-10,319	-6,393	499	-10,821	80	-26,954

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Isle of Dogs	12,278	172,109	311,267	124,934	108,065	728,653
King's Cross	1,350	0	24	0	0	1,374
Lee Valley	5,127	-12,037	4,010	-8,435	46,254	34,919
London Bridge/Bankside	7,195	30,890	123,277	27,245	41,125	229,732
London Riverside	-71,663	-10,904	3,780	11,128	10,289	-57,370
New Cross/Lewisham/Catford	41,528	-3,243	43,010	6,707	18,851	106,853
Old Kent Road	304	27,253	1,199	-250	17,633	46,139
Old Oak/Park Royal	6,782	442	28,135	42,218	26,462	104,039
Olympic Legacy	80,401	15,229	11,089	49,565	151,342	307,626
Paddington	-5,338	65,575	97	111	3,463	63,908
Royal Docks and Beckton Riverside	90,343	-3,081	20,290	32,023	14,916	154,491
Southall	-4,267	-498	-2,682	6,482	5,359	4,394
Thamesmead and Abbey Wood	523	31	1,851	3,727	1,370	7,502
Tottenham Court Road	60	189	1,062	57	5,044	6,412
Vauxhall Nine Elms Battersea	249,867	176,237	5,339	1,966	44,104	477,513
Victoria	26,024	0	20,839	-6,997	9,949	49,815
Waterloo	5,163	110,437	15,658	10,078	192,694	334,030
Wembley	-121	137	3,716	21,405	40,928	66,065
White City	1,832	0	-24,433	4,217	4,077	-14,307

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Wimbledon/Colliers Wood/South Wimbledon	0	1,964	-117	8,451	1,310	11,608
Woolwich	-260	-3,315	-30,130	-3,653	769	-36,589
Total	604,170	1,071,957	725,674	475,874	929,201	3,806,876

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Non-residential completions

3.3.3 Table 3.3.2 shows the net floorspace completed across OAs with adopted boundaries since 2019-20.

Table 3.3.2 Non-residential floorspace (sqm net) completed in OAs with adopted boundaries by year since 2019-20.

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Brent Cross/Cricklewood	0	-31	-285	-745	2,918	1,857
Canada Water	53,564	-1,729	-1,122	77	5,931	56,721
City Fringe/Tech City	137,345	26,701	94,727	87,811	17,828	364,412
Colindale/Burnt Oak	38,892	3,958	0	351	0	43,201
Croydon	-14,222	1,136	1,481	1,635	2,290	-7,680
Deptford Creek/Greenwich Riverside	997	-1,835	-432	712	0	-558
Earl's Court/West Kensington	0	864	0	1,144	0	2,008
Elephant and Castle	1,962	7,791	83	-7	0	9,829
Euston	-59	17,220	0	0	0	17,161
Greenwich Peninsula	29,064	0	0	0	0	29,064

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Harrow and Wealdstone	422	-1,249	-34,702	11,041	14,999	-9,489
Ilford	-998	-6,370	-1,005	-87	-3,953	-12,413
Isle of Dogs	14,207	-10,919	635	-8,232	21	-4,288
King's Cross	23,640	76,614	0	0	2,733	102,987
Lee Valley	-25,892	19,888	3,199	93,585	1,492	92,272
London Bridge/Bankside	3,896	-3,757	27,130	13,108	2,234	42,611
London Riverside	-27,057	-7,844	11,849	101	-1,470	-24,421
New Cross/Lewisham/Catford	2,679	13,831	-2,783	-95	0	13,632
Old Kent Road	-2,614	-1,245	8,823	26	290	5,280
Old Oak/Park Royal	9,361	2,726	981	1,712	356	15,136
Olympic Legacy	6,568	13,221	14,702	18,823	-162	53,152
Paddington	8,688	42,820	0	12	0	51,520
Royal Docks and Beckton Riverside	22,564	35,718	-20,237	-141	1,267	39,171
Southall	515	1,062	-1,590	1,456	-29	1,414
Thamesmead and Abbey Wood	1,505	345	0	10,792	0	12,642
Tottenham Court Road	43,945	0	5,479	0	18,321	67,745
Vauxhall Nine Elms Battersea	30,850	14,538	-8,288	-18,964	10,211	28,347
Victoria	4,137	0	0	0	0	4,137
Waterloo	-20,152	2,319	-178	8,866	10,018	873

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Wembley	-24,686	2,396	5,757	2,827	1,240	-12,466
White City	3,989	8,358	25,178	0	16,722	54,247
Wimbledon/Colliers Wood/South Wimbledon	-4,280	0	-352	-349	0	-4,981
Woolwich	527	160	0	3,215	0	3,902
Total	319,357	256,687	129,050	228,674	103,257	1,037,025

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

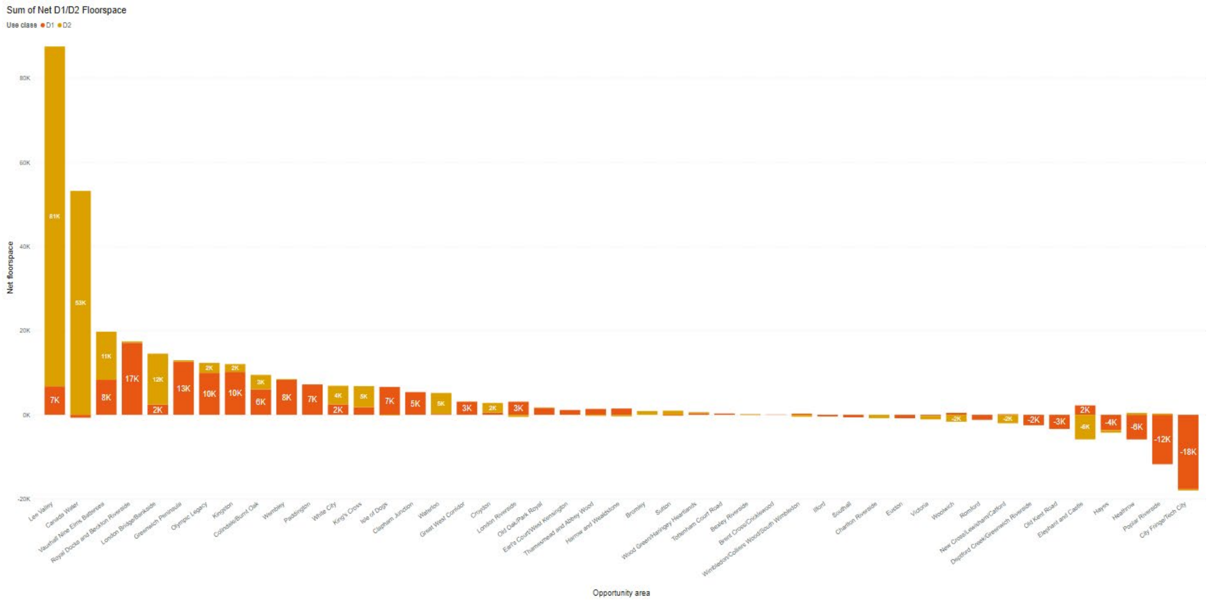
3.4 Social infrastructure

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 2019-20 and 2023-24 per use class.

3.4.2 OAs with adopted boundaries account for 57 per cent of the non-residential floorspace delivered as D1 and D2 across London since 2019-20.

Figure 3.4.1 D1 and D2 non-residential floorspace completed in OAs with adopted boundaries by year from 2019-20 to 2023-24

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 Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

Table 3.4.1 Non-residential floorspace (sqm net) in use class D1 and D2 completed in OAs with adopted boundaries by year since 2019-20

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Brent Cross/Cricklewood	0	0	69	0	0	69
Canada Water	53,200	0	-1,122	0	417	52,495
City Fringe/Tech City	-11,467	2,295	329	2,852	1,747	-4,244
Colindale/Burnt Oak	8,729	746	0	0	0	9,475
Croydon	559	1,727	421	-319	910	3,298
Deptford Creek/Greenwich Riverside	316	-50	0	-59	0	207
Earl's Court/West Kensington	0	0	0	1,144	0	1,144
Elephant and Castle	310	770	1,811	0	0	2,891
Greenwich Peninsula	12,962	0	0	0	0	12,962
Harrow and Wealdstone	715	-111	639	-174	348	1,417
Ilford	-439	0	183	0	0	-256
Isle of Dogs	6,528	-72	0	28	0	6,484
King's Cross	0	5,461	0	0	1,354	6,815
Lee Valley	-4,810	10,263	-986	83,065	0	87,532
London Bridge/Bankside	67	532	0	12,133	1,798	14,530
London Riverside	-328	-188	3,130	0	0	2,614
New Cross/Lewisham/Catford	246	1,112	0	0	0	1,358

Opportunity Area	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Old Kent Road	-3,481	0	68	40	0	-3,373
Old Oak/Park Royal	0	0	1,370	377	0	1,747
Olympic Legacy	3,186	2,109	3,277	6,843	0	15,415
Paddington	7,215	0	0	0	0	7,215
Royal Docks and Beckton Riverside	8,143	7,377	9,817	0	0	25,337
Southall	0	384	-1,192	200	0	-608
Thamesmead and Abbey Wood	240	87	0	2,064	0	2,391
Tottenham Court Road	300	0	0	0	0	300
Vauxhall Nine Elms Battersea	10,879	9,233	-12,897	10,841	1,924	19,980
Victoria	490	0	0	0	0	490
Waterloo	0	1,846	-467	3,808	0	5,187
Wembley	2,634	3,368	830	1,293	354	8,479
White City	0	3,820	0	0	3,075	6,895
Wimbledon/Colliers Wood/South Wimbledon	-452	0	0	0	0	-452
Woolwich	0	0	0	918	0	918
Total	95,742	50,709	5,280	125,054	11,927	288,712

Date of Last Update: 02 Oct 2025 (Source: Planning London Datahub (PLD) Non-Residential Database)

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 set of opportunities and challenges 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 in Table 2.1 of the London Plan.

3.5.5 For the purposes of this section the adopted boundaries as they stand in 2023-24 (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 2023-24.

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 2023-24
Brent Cross/ Cricklewood	5,000	10,000	10,000	10,000	1,079	9,500	544
City Fringe/ Tech City	1,500	5,000	7,000	8,700	22,606	15,500	5,933
Croydon	2,000	2,700	10,000	7,300	5,729	14,500	3,867
Deptford Creek/ Greenwich Peninsula	1,000	8,000	5,000	5,000	5,914	5,500	697
Elephant and Castle	4,200	6,000	4,000	5,000	3,520	5,000	2,869
Greenwich Peninsula	7,500	15,000 Refers to Woolwich Thamesmead & Charlton Riverside East	13,500	13,500	4,530	17,000	2,262
Ilford	5,500	6,000	5,000	5,000	1,355	6,000	575

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 2023-24
Isle of Dogs	3,500	10,000	10,000	10,000	11,221	29,000	8,409
King's Cross	1,250	2,250	1,900	1,900	1,858	1,000	442
Lee Valley	900	7,000	9,000	20,100	11,700	21,000	6,945
London Bridge/ Bankside	500	2,500	1,900	1,900	5,507	4,000	824
London Riverside	13,000	20,000	25,000	26,500	4,471	44,000	6,534
Old Oak/ Park Royal	-	500	1,500	25,500	3,174	25,500	3,800
Olympic Legacy	10,500	32,000	32,000	32,000	19,592	39,000	9,439
Paddington	3,000	3,000	1,000	1,000	1,369	1,000	304
Royal Docks and Beckton Riverside	6,000	14,000	11,000	11,000	8,266	30,000	6,725
Vauxhall, Nine Elms, Battersea	1,500	3,500	10,000	20,000	9,701	18,500	7,482

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 2023-24
Waterloo	500	1,500	1,900	2,500	1,262	1,500	742
Wembley	400	5,000	11,500	11,500	7,487	14,000	7,272
White City	1,200	1,200	5,000	6,000	986	7,000	2,998
Woolwich	1,000	15,000 Refers to Woolwich Thamesmead & Charlton Riverside East)	5,000	5,000	2,874	5,000	1,275

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

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 2023-24
Euston	200	1,000	1,000	2,800 – 3,800 depending on station design and constraints	400	2,800 – 3,800 depending on station design and constraints	56
Colindale/ Burnt Oak	2,000	10,000	12,500	12,500	5.553	7,000	3,920
Tottenham Court Road	200	1,000	420	500	304	300	196
Victoria	200	1,000	1,000	1,000	797	1,000	268
Charlton Riverside	N/A	15,000 Refers to Woolwich Thamesmead & Charlton Riverside East	3,500	3,500	7	8,000	148

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 2023-24
Thamesmead and Abbey Wood	N/A	15,000 Refers to Woolwich Thamesmead & Charlton Riverside East	3,000	3,000	384	8,000	754
New Cross/ Lewisham/ Catford	N/A	815	8,000	8,000	9,416	13,500	2,324
Canada Water	N/A	2,000	2,500	3,300	2,036	5,000	1,453
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	274	6,500	157
Southall	N/A	N/A	4,000	6,000	176	9,000	1,848
Harrow and Wealdstone	N/A	N/A	1,500	2,800	2,389	5,000	2,287

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 2023-24
Old Kent Road	N/A	N/A	N/A	2,500	506	12,000	1,235

Date of Last Update: 23 Sept 2025 (Source: Planning London Datahub (PLD) Residential Database)

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	2023-24
Bankside, Borough and London Bridge	1	0
Canada Water	0	1
City Fringe/Tech City	3	5
Croydon	2	1
Deptford Creek/Greenwich Riverside	0	2
Elephant and Castle	1	0
Euston	0	1
Greenwich Peninsula	0	2
Isle of Dogs	0	1
Lee Valley	1	2
London Bridge/Bankside	1	2
London Riverside	1	1
Old Kent Road	0	1
Old Oak/Park Royal	3	4
Olympic Legacy	1	7
Royal Docks and Beckton Riverside	0	1
Southall	2	3
Tottenham Court Road	0	1
Upper Lea Valley	2	0

Opportunity area	2022-23	2023-24
Vauxhall Nine Elms Battersea	2	1
Waterloo	1	0
Wembley	1	4
Woolwich	0	1
Total	22	41

Date of Last Update: 7 Nov 2025 (Source: Arcus Referrals Database)

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 2023. All monitoring of referable applications is by calendar year.

4.1.2 Data in this section has been sourced from the Arcus datastore obtainable from the London Datastore.

Table 4.1.1 Planning applications referred to the Mayor 2012 to 2023

4.1.3 Total referrals are 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.

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

4.1.5 Call-ins shows the total number based on the date the case was called-in.

Year	Total Referrals	Stage 2 Referrals	Call-ins
2012	239	131	1
2013	364	202	4
2014	364	171	1
2015	455	104	5
2016	388	162	0
2017	378	178	1
2018	337	180	0
2019	334	143	1
2020	331	163	3
2021	324	176	3
2022	282	160	0
2023	248	105	1

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

4.1.6 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
2023	92	20

4.2 Affordable Housing Secured in Referable Applications

4.2.1 All data in this section have been sourced from The Affordable Housing in Planning Applications Referred to the London Mayor's report from October 2023 as well as the Arcus datastore.

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%
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%
2023	11,725	30,609	38%

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

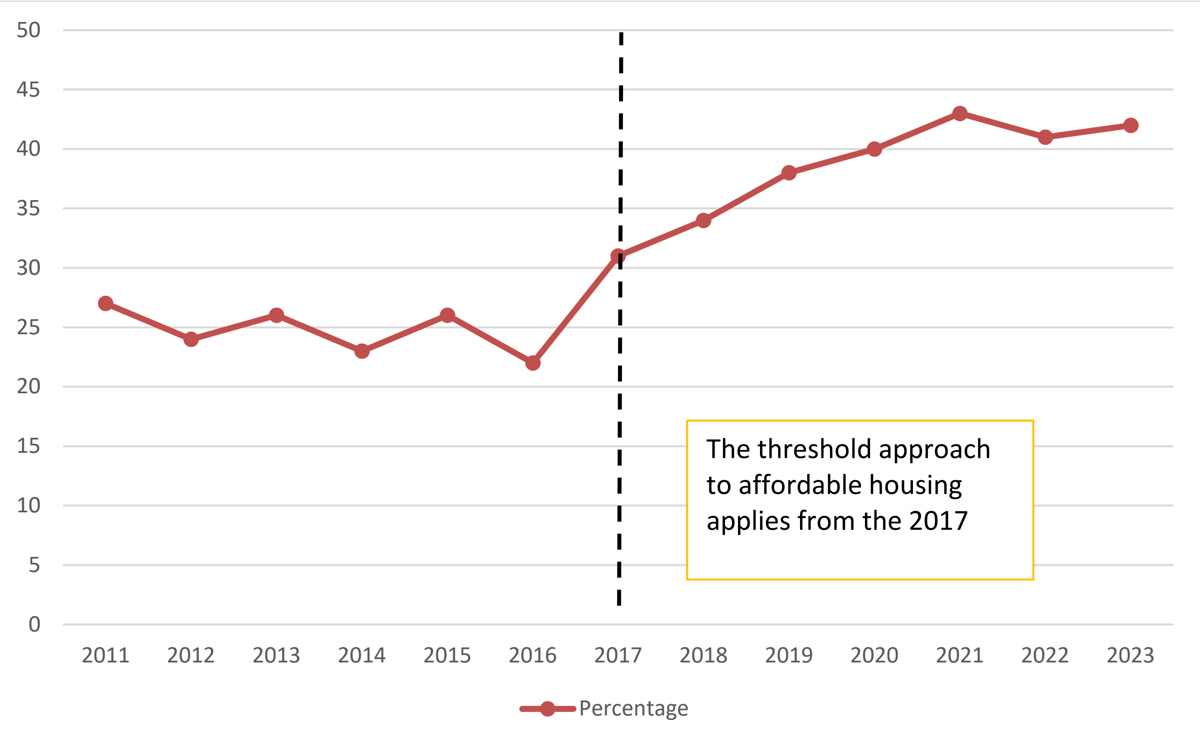


Table 4.2.2 Average affordable housing percentage per scheme approved by the Mayor

Calendar Year	By unit	By habitable room
2012	24%	-

Calendar Year	By unit	By habitable room
2013	26%	-
2014	23%	-
2015	26%	-
2016	22%	21%
2017	31%	32%
2018	34%	35%
2019	38%	39%
2020	40%	42%
2021	43%	45%
2022	41%	45%
2023	42%	46%

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	98	52	53%	82	22	27%
2019	62	50	81%	54	21	39%
2020	94	74	79%	83	41	49%

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
2021	87	72	83%	80	49	61%
2022	82	69	84%	65	43	66%
2023	56	43	77%	40	21	53%

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

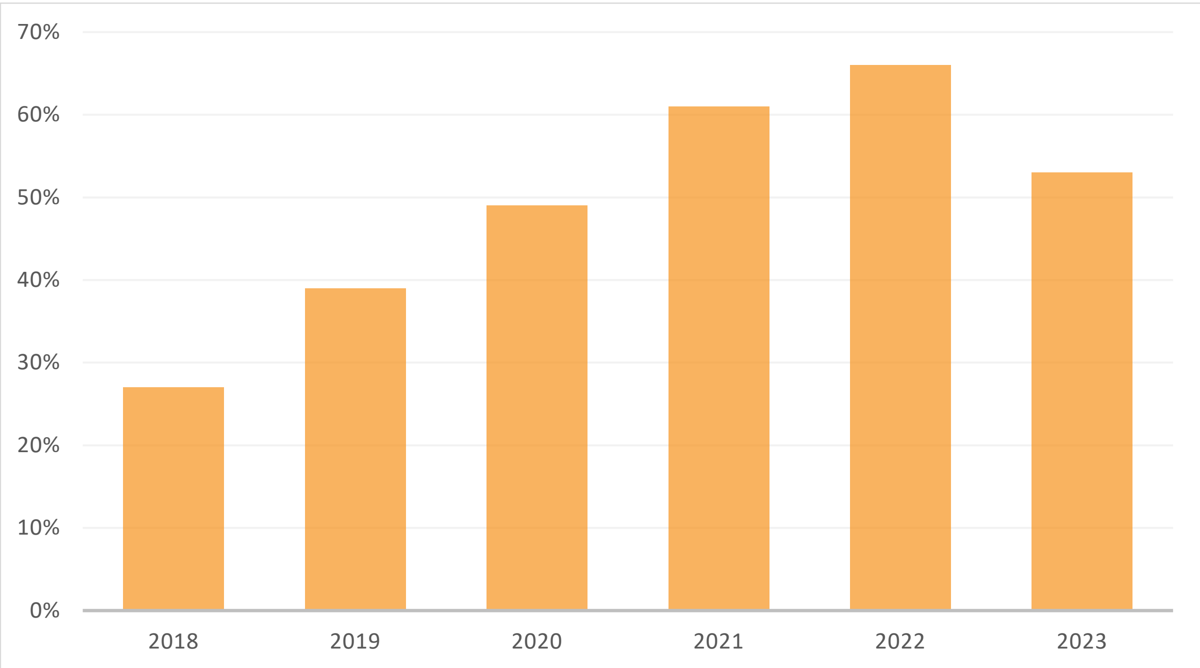


Table 4.2.4 Affordable Housing Units by Tenure in Referable applications

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%

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
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	6,788	48%	7,353	52%
2019	5,739	52%	5,196	48%
2020	6,495	45%	7,842	55%
2021	6,490	55%	5,207	45%
2022	10,963	61%	7,080	39%
2023	6,684	57%	5,041	43%

4.3 Purpose Built Student Accommodation (PBSA)

4.3.1 All data in this section have been sourced from The Affordable Housing in Planning Applications Referred to the London Mayor's report from October 2023 as well as the Arcus datastore.

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%

Calendar Year	Number of PBSA Schemes	Total PBSA Rooms	Total Affordable Student Accommodation	Average Affordable Student Accommodation secured as a proportion of total PBSA
2021	5	2,060	723	35%
2022	13	13,122	4,646	35%
2023	5	1,911	320	17%

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

4.4.1 All data in this section have been sourced from The Affordable Housing in Planning Applications Referred to the London Mayor's report from October 2023 as well as the Arcus datastore.

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
2023	1	609	£61,000,000

*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 GG1 promotes early, inclusive engagement and place-making so developments help strengthen local identity, access to services and safe, welcoming public spaces. Its purpose is to reduce inequality and ensure everyone — regardless of age, disability, background or circumstance — can participate in and benefit from city life.

5.1.2 The Planning for London Programme was established to inform the next London Plan, commencing during December 2021, with a call for evidence.

5.1.3 Several deliberative events were held during the previous monitoring period (2022-23) and have been reported on in AMR 20. During this current monitoring period (2023-24), no additional events of this kind took place. However, thematic stakeholder events were held throughout 2023. Here Londoners were invited to share their views on the challenges the city faces and how this might shape the future London Plan. The events were focused on a variety of themes including infrastructure, climate change, the environment, housing, the economy as well as some place-based events.

5.1.4 The Planning for London Programme also held a Talk London campaign, asking the online community for their views on the opportunities and challenges affecting London and its future. The survey received over 1,200 respondents offering their opinions on various key themes including housing, jobs, transport and the environment.

5.1.5 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. Throughout 2023, consultations were held on housing design standards, the embedding of social value into the London Plan and the role that technology should play in the built environment. These consultations brought together various groups, organisations and industry leaders and supported the inclusivity of the Planning for London Programme.

5.1.6 This is the third monitoring period since the creation of the Opportunity Area (OA) monitoring dashboards. These were created to support a more inclusive approach to OAs. OAs have been in place since 2004 but there had been limited assessment of their impact on existing communities, including who benefits from the development and who does not benefit or is 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 third year of the Design Future London programme, aimed at bringing more children and young people into the built environment sector, with structured workshops being held during December 2023. The wider programme included industry mentoring, classroom lessons and participation in the design challenge itself. Feedback indicated that this has very successful in making students aware of careers in urban development and getting children and young people engaged in the built environment.

5.1.8 The Mayor has consulted on and will soon confirm his plans for Key Worker Living Rent homes, a form of intermediate rent home with rents linked to key workers' incomes.

5.2 GG2 Making the best use of land

5.2.1 GG2 requires efficient, design-led, mixed-use and higher-density development in well-connected places (especially brownfield, town centres and Opportunity Areas) while protecting green and heritage assets. The aim is to maximise homes, jobs and infrastructure without expanding into protected land.

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

5.2.3 Opportunity Areas (OAs) make up a significant contribution to housing delivery, with over 39 per cent of completions over the monitoring period (i.e. 13,301 homes out of a total for the whole of London of 33,389 homes).

5.2.4 Housing completed in designated town centres was lower than the long-term average at 5,772 homes, or 17 per cent of the London total. Croydon Metropolitan and Canning Town District town centres accounted for over 22 per cent of this total.

5.2.5 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 also continued to be reflected in this monitoring period.

5.2.6 Non-residential development completions in the CAZ were down on the long-term average, declining by 28,253 sqm or 33 per cent relative to the previous year. However, development in Inner London saw a significant reversal on the previous year with 61,112 sqm completed during the 2023-24 period. This is in comparison to a loss of over 440,000 sqm during the 2022-23 period. As these are the most accessible locations outside CAZ, this observed volatility will need to be monitored closely to determine whether the loss in 2022-23 was a singular event or part of a trend. Outer London saw a reversal of the net gains observed in 2022-23 with a recorded net loss of 51,397 sqm which aligns with the long-term average of net losses.

5.2.7 The biggest gains in non-residential completions in town centres were in the Hammersmith Major and West End International town centres, with net changes of 82,456 sqm and 19,353 sqm, respectively. The largest net loss was the Ilford Metropolitan town centre, with a decrease in floorspace of 20,499 sqm. There were gains in designated town centres within Bexley, but losses in Islington. No gain or loss was recorded in industrial land across London during the monitoring period. 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.

5.2.8 Meanwhile, there were negligible changes in green belt boundaries, a slight loss in designated Metropolitan Open Land and a gain in designated Sites of Importance to Nature Conservation (SINC) in Islington. A more significant loss of SINC land in Bexley was also recorded. Changes in land designated for other open space saw a gain and loss of land comparable in size in Islington and Bexley, respectively.

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) dropped by 32 per cent over the monitoring period compared to the previous year. The largest gains were in Vauxhall Nine Elms Battersea and Royal Docks Beckton Riverside. Non-self-contained housing made up a significant proportion of completions in Old Kent Road and New Cross/Lewisham/Catford. Tottenham Court road saw the most significant completions of non-residential floorspace, with gains of 18,321 sqm, although significant increases were also seen in White City, Harrow and Wealdstone, and City Fringe/Tech City.

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 consider 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 Adoption of LPGs that support the policy approach to characterisation and growth strategies, optimising site capacity and small sites design codes all contribute towards GG2. In particular, 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 GG3 embeds health in planning through the Healthy Streets approach, healthier buildings, better air quality, green space and active travel, and by assessing and mitigating health impacts of development. Its goal is to improve wellbeing and reduce health inequalities across London.

5.3.2 Travel behaviour continues to rebound post-pandemic, but the shift toward active and sustainable modes does not yet meet the Mayor’s 80% goal. Encouragingly, most major developments now meet air quality neutral standards, signalling growing alignment between planning and environmental performance expectations.

5.3.3 In terms of air quality, despite progress towards World Health Organisation interim air quality targets, all of London exceeds WHO annual average guidelines. According to the Air quality in London 2016-2024 Report, 2023 was the first year since record keeping started when annual mean particulate matter (PM2.5) concentrations did not exceed the latest interim World Health Organization (WHO) air quality target (10 µg/m3) across London's active air quality monitoring sites (although seven monitoring sites did exceed it). There were 14 monitoring sites that exceeded the latest interim WHO target for annual mean PM10 (20 µg/m3) in 2023.

5.3.4 In 2023, the limit value for the NO2 annual mean (40 µg/m3) was breached at five sites. Average roadside concentrations have exceeded the annual mean WHO AQG for NO2 of 10 µg/m3 in 2023.

5.3.5 Investment partners for new homes in London are required to adhere to six new sustainability standards as a condition of funding, that include net zero carbon homes, whole life-cycle carbon assessment, energy monitoring, air quality, urban greening and managing heat risk.

5.3.6 New buildings in London demonstrate high levels of energy efficiency (and therefore are well-insulated) with a 15.3 per cent improvement over the 2013 Building Regulation baseline achieved by energy efficiency alone. Overall emissions savings through the hierarchy delivered a 57.4 per cent improvement on Part L 2013, or savings of an additional 32,000 tCO2/year over the monitoring period.

5.3.7 During this monitoring period, the cost-of-living crisis continues to impact on the health of Londoners. Along with shifts in the housing market and escalating climate risk, this has exacerbated ethnic and socioeconomic inequalities in London across education, income and poverty, crime, the built environment and climate. As London responds to the climate emergency, climate risks disproportionately affect the most deprived and disadvantaged individuals who are both more exposed and more vulnerable to their impacts, with reduced capacity to adapt. Healthy life expectancy has stalled in London in recent years, with variation of over a decade between different boroughs or communities. London saw a decrease in all cause premature mortality from 2021 to 2022, returning to pre-pandemic levels. However, latest estimates show rates nearly three times higher in the most deprived areas compared to the least.

5.3.8 It is noted that many other factors, reported elsewhere in this report, also contribute to the wider determinants of health including access to housing and good jobs.

5.3.9 The principal purpose of GG3 is to seek to ensure that these multivariate factors, related to the health of Londoners, are coordinated in a systematic way.

5.4 GG4 Delivering the homes Londoners need

5.4.1 GG4 aims to drives up housing supply, quality and affordability (including a strategic 50% genuinely affordable target), diverse delivery routes and faster build-out with necessary infrastructure. It seeks mixed, inclusive communities and the specialist homes London requires.

5.4.2 Compared to the previous year, overall housing completions declined and were also below 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, although completions in Inner London were slightly lower than the respective average.

5.4.3 Completed homes for low-cost-rent and intermediate tenures show relatively little change year-on-year but were up against the long-term average. As observed in the previous monitoring period, there was, once again, a decline (year-on-year and against the long-term average) in market homes. A total of 8,749 self-contained affordable homes were completed over the monitoring period.

5.4.4 Net housing approvals significantly declined year-on-year and were also down 24 per cent against the long-term average. The reduction in completions and approvals reflects a period of challenging market conditions, where higher interest rates, build cost inflation and additional regulatory requirements have negatively impacted housing delivery throughout the UK. This is particularly felt in London, given the large concentration of high-density developments, a building type which has been particularly constrained by this context.

5.4.5 Total housing approvals were 48,155 homes down from the peak of approx. 94,000 in 2018-19. The largest number of approvals by borough were Hounslow at 4,612 homes followed by Tower Hamlets and the OPDC. The lowest approvals were in Kensington and Chelsea at 148 homes and Hackney at 159 homes.

5.4.6 Where the tenure is known, approvals of low-cost rent were at 66 per cent of the long-term average, while both intermediate and market housing dropped to 68 per cent and 70 per cent of the long-term average, respectively. There was an increase in affordable student accommodation with approvals of 1,911 rooms in referable schemes.

5.4.7 The proportion of total homes approved as affordable housing through the planning process was 24.8 per cent, a decrease on the previous monitoring period.

5.4.8 For referable application approvals, the monitoring period saw a slight decrease in schemes following the fast-track route to 53 per cent, securing 42 per cent of housing as affordable housing by unit or 46 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.

5.4.9 The London Plan recognises that significant investment is required to achieve the step change in housing delivery that London needs. The Mayor has launched a new £11.7bn London Social and Affordable Homes Programme which will provide investment in new affordable and social homes. Last year, the Mayor announced emergency measures intended to accelerate housebuilding of all types of homes by improving viability and speeding up delivery (see Support for Housebuilding LPG).

5.4.10 The London Plan provides for adjustments to be made to the maximum income at which households can access intermediate rented housing, through the AMR. As household incomes had increased since the publication of the London Plan in 2021 and fewer middle-income earners were able to access intermediate rent, AMR19 increased the maximum household income cap for intermediate rent to £67,000 in May 2024.

5.4.11 In December 2024 the GLA published the Accelerating Housing Delivery Practice Note which set out a range of planning and funding approaches to support the delivery of intermediate rent. A commitment was made in the Practice Note to update the threshold further as part of the AMR process in 2025.

5.4.12 While rent levels for intermediate homes should continue to be secured at levels to suit a range of incomes, it is considered that intermediate rent should be available to a higher proportion of households than is currently the case (in light of a decrease in households' ability to access intermediate sale housing due to higher borrowing costs).

5.4.13 To determine the appropriate maximum household income cap that could be applied to enable more households who cannot afford to meet their needs through market housing to access intermediate rent, the GLA have considered the latest available data. This shows the annual gross income of the 65th percentile of London's households is £75,193 (Department for Work and Pensions, Households Below Average Income 2023/24).

5.4.14 This AMR therefore increases the maximum household income threshold for accessing intermediate rent from £67,000 to £75,000 from the date of publication of this document. From this point, £75,000 will form the basis of eligibility for intermediate rent homes. Where a provider anticipates any increase in housing costs arising from the updated threshold to existing tenants of intermediate rented housing, they should ensure prior written notice to the tenant as soon as possible, maximising the period over which notice is given.

5.4.15 This intermediate rent household income increase seeks to enable more households to access intermediate rented housing and contribute to GG4. The household income cap for intermediate sale homes remains significantly higher than the median London income, therefore, it will remain at £90,000.

5.4.16 The maximum household income thresholds for intermediate housing are available on the London Plan Monitoring web page. London Living Rent benchmarks will continue to be updated and published by the GLA on a ward basis outside of the AMR.

5.5 GG5 Growing a good economy

5.5.1 GG5 promotes a diversified, inclusive economy that spreads benefits across the city by planning for the right mix of employment and industrial space, skills, digital infrastructure and town-centre growth. It supports agglomeration, innovation and a transition to a low-carbon circular economy.

5.5.2 London's GVA grew by 1.1% in 2024. Both London and the UK expanded at a similar pace in 2023 and 2024, with London slightly outperforming in 2024 based on projections. Over 1.1 million total square metres of non-residential floorspace was approved in 2023-24 up from 741,202 sqm in the 2022-23 monitoring period. By Q4 2023, the gap between business births and closures narrowed significantly; births have remained above closures throughout 2024.

5.5.3 Between December 2024 and February 2025, London's employment rate fell by 1.4 per cent, according to the ONS Labour Force Survey. This is an "Official Statistic in Development" and should be treated with caution due to data quality concerns since mid-2023.

5.5.4 Footfall in 90 per cent of London's town centres and high streets grew in 2024, across both daytime and nighttime periods. Spending also increased: Inner London saw higher daytime spend, while Outer London saw more nighttime spend. Vacancy rates improved, with London's rate at 9.6 per cent, compared to 10.5 per cent across the UK. A lower vacancy rate indicates a healthier high street environment, with more active businesses and stronger consumer engagement.

5.5.5 Foreign Direct Investment projects in London stabilized at 439 in 2024, continuing the post-pandemic recovery.

5.6 GG6 Increasing efficiency and resilience

5.6.1 GG6 focuses on reducing carbon and resource use, adapting buildings and infrastructure to climate risks (heat, flooding), improving safety and emergency resilience, and taking an integrated, smart approach to strategic infrastructure. The objective is a more efficient, resilient city that can withstand and adapt to future shocks.

5.6.2 In 2023 on-site carbon emissions were reduced by over 55 per cent from proposed new, referable developments when compared to the levels that would have been produced merely to meet national Building Regulations. This is a saving of over 32,000 tCO2 per year. Energy efficiency measures alone (such as building fabric) resulted in savings of 8,552 tonnes of CO2 emissions, equivalent to adding loft insulation to over 13,000 homes, so new homes are warmer in winter and cooler in summer. A total of 92 per cent of developments are to include solar PV, a cumulative area of around 70,000 sqm -approximately 14 Wembley football pitches, leading to approximately £21 million in new investment.

5.6.3 London's first sub-regional Local Area Energy Plan (LAEP) was completed in July 2023 for West London, with the GLA playing a key role in funding and leading it. This was the commencement of a new whole system approach to energy planning on a cross-boundary basis in London, combining future demand modelling and engagement, and considering growth, low carbon and resilience objectives to be delivered through both new development and retrofit. As LAEPs are rolled out at sub-regional and borough levels, plan-led development should be much better informed about future energy system needs and opportunities to address them. They may also be useful in the development management context.

5.6.4 Climate resilience continued to be a significant issue with several notable flood events in 2023, primarily in June due to heavy rain and thunderstorms, and again in late October/early November, which included the impacts of Storm Babet and an unusually high tide in the Thames. The June flooding affected areas like Golders Green, while the autumn flooding impacted southwest London, particularly Mortlake, due to a combination of the storm's rainfall and high tides, causing widespread disruption.

5.6.5 Provisions in the London Plan and supporting LPGs that ensure new developments address climate extremes e.g. through urban greening, building design and Sustainable Urban Drainage continued to create overall improvements at the site specific and London-wide level. Work also commenced on preparation of the London Surface Water Strategy; this included compiling new data on surface water management assets (London Surface Water Strategic Group AMR July 2023 Annual Monitoring Report).

5.6.6 Community resilience shows a mixed picture over the monitoring period. Compared with England overall (61 per cent), the proportion of adults who felt a sense of belonging to their neighbourhood was lower than the England average in the London (57 per cent) ITL1 region; this was also the case with levels of neighbourhood trust (32 per cent cf. 41 per cent national average), though there were some boroughs where scores were higher (Community Life Survey 2023/24: Neighbourhood and community - GOV.UK). A poll conducted by the Mile End Institute at Queen Mary University of London showed that there has been a significant erosion of trust in the Metropolitan Police across the capital since Spring 2022. In 2023, 41 per cent of Londoners said they trusted the Metropolitan Police. This suggests that community safety and inclusion initiatives and London Plan policies which seek to foster them particularly through design and housing mix continue to be important.

5.6.7 More broadly, the London Resilience Partnership and London Resilience Forum, chaired by the GLA, continued to meet regularly in this period. Collaborative work to manage and respond to risks and newly emergent issues as set out in the London Risk Register included a response to the 999 outage in June 2023 (London Resilience Forum Minutes June 2023).

Chapter 6
Social, Environmental and Economic Value and Equality Impacts

6.1 Social value

6.1.1 This section focuses on how London's growth helped deliver wider community benefit beyond physical development in the monitoring period. Social value is created through inclusive design, community engagement, access to affordable housing, local employment, and improved public spaces and services.

6.1.2 Approximately 8,700 net self-contained affordable homes were completed over the monitoring period, evenly split between low-cost rent and intermediate products. This is slightly greater than the previous monitoring period which reported completion of approximately 8,600 respective homes. This is the third monitoring period to report accessible housing. According to the data, only about 30 per cent of the eligible homes identify as providing M4(2) Accessible and adaptable dwellings whilst approximately 2,000 homes met M4(3) Wheelchair user dwellings standards. Hammersmith & Fulham, Kingston, Newham and Wandsworth all had completions of over 100 M4(3) homes, whilst Barking & Dagenham, Bexley, Brent, Bromley, Camden, City of London, Greenwich, Harrow, Havering, the LLDC, Merton and the OPDC all reported single digit or no M4(3) homes over the monitoring period. Monitoring and improving 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 has made it much more 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 D1 Non-residential institutions, but losses for D2 Assembly and leisure. Gains for D1 are only 17 per cent of the long-term average. It is noted however that there is significant year-to-year variation, particularly with respect to D2 floorspace which saw a significant gain of over 100,000 sqm over the previous monitoring period (2022-23). In terms of Opportunity Areas, White City saw a significant increase in D2 floorspace completions, followed by King's Cross. Other notable D1 and D2 completions were in the Kingston and Vauxhall Nine Elms Battersea 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 has improved since, but, at 37 per cent has not yet recovered to pre-pandemic levels.

6.1.7 Adoption of the sustainable transport, walking and cycling guidance should facilitate improvements, whilst recognising that this will take time.

6.1.8 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 This section assesses how London's growth contributes to environmental sustainability, including reductions in carbon emissions, improved air quality, efficient use of land and resources, and resilience to climate change.

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

6.2.3 London's renewable generation continues to grow. Over 85 per cent of the increase in installed capacity and 45 per cent of the generation between 2016 and 2023 was from solar PV.

6.2.4 In 2023 on-site carbon emissions were reduced by over 55 per cent from proposed new, referable developments when compared to the levels that would have been produced merely to meet national Building Regulations.

6.2.5 Adoption of the Be seen energy monitoring guidance in the 2021-22 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 This section considers how development supports a fair, inclusive and resilient economy that benefits all Londoners.

6.3.2 Average income inequality over the past three monitoring periods (2021-22 to 2023-24) is more than double that of the rest of the country, despite the median equivalised income after housing costs being roughly 10 per cent more. 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 One in five or 19 per cent of Londoners were found to be living in households with less than 50 per cent of the contemporary national income (after accounting for housing costs). This has risen from 17.3 per cent over the previous monitoring period and is greater than the average rate across the UK at just under 15 per cent. Inner London shows particularly high rates of poverty at 23 per cent, whilst approximately 18 per cent of residents in Outer London are found to be living in poverty.

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. Demand broadly continued to recover during this monitoring period but remained below pre-pandemic levels. As of March 2024, demand stood at 85 per cent of pre-pandemic levels for buses and 84 per cent for the Tubes (as weekly averages) – a 2 and 15 per cent increase from the previous period, respectively.

6.3.5 Full fibre broadband was available to 62 per cent (or 2.5m) of premises (business and residential) in London as of January 2024, compared to 61 per cent in the rest of the UK.

6.4 Significant, unanticipated equality impacts

6.4.1 This section identifies and monitors any unforeseen equality impacts arising from the implementation of the Plan. It helps ensure that policies and outcomes remain fair, inclusive and compliant with the Public Sector Equality Duty.

6.4.2 Income inequality has worsened in the most recent three-year period (2021-22 to 2023-24) with an 11x difference between the top and bottom 10 per cent (compared to 9.7x difference for 2019-20 to 2022-23). This data likely reflects the continuing impact the cost-of-living crisis has on the economic and financial position of Londoners.

6.4.3 Additionally, the continued downward trend in housing completions, as reported in this AMR, contribute to the further undersupply of homes. If this trend continues, there will likely be further impacts on equality, as identified in the IIA which accompanies the London Plan.

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 (under section 24 (1)(b) of the Planning and Compulsory Purchase Act 2004) set out in date order:

- Bromley Regulation 18 (Issues and Options)
- Barking and Dagenham Initial Modifications
- Richmond Upon Thames Local Plan Regulation 19
- Ealing Additional site allocations for Gypsy and Traveller Pitch Provision Regulation 18
- Waltham Forest Local Plan Part 1 Main Modifications
- Enfield Traveller Local Plan Regulation 19
- Wandsworth Local Plan Partial Review Regulation 18
- Hounslow Local Plan Review Regulation 18
- Tower Hamlets Regulation 18
- Kent Minerals and Waste Local Plan Regulation 19
- Camden Local Plan Regulation 18
- Royal Borough of Kensington and Chelsea Main Modifications
- Merton Local Plan Main Modifications

7.2 Strategic plan-making

London Plan Guidance (LPG) and GLA Practice Notes

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

7.2.2 Consultation:

- Digital Connectivity LPG
- Purpose-built Student Accommodation LPG
- Industrial Land and Uses LPG

7.2.3 Adoption:

- Characterisation and growth strategy LPG
- Optimising site capacity – a design-led approach LPG
- Small site design codes LPG
- Housing design standards LPG
- Large-scale Purpose-Built Shared Living LPG

7.2.4 The following Practice Notes were also published during the monitoring period:

- Heritage Impact Assessments and the Setting of Heritage Assets

7.3 GLA planning evidence base and data progress

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

- Local Area Energy Plan for West London (July 2023)
- Subregional Integrated Water Management Strategy (East London) (July 2023)
- Housing in London Report (November 2024)
- Planning London Datahub Portal

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 January 2024 Greater London Authority
- The State of London June 2025 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 2003-2024: Installed Capacity Department for Energy Security and Net Zero
- Regional Statistics 2003-2024: Generation Department for Energy Security and Net Zero
- Annual Report and Statement of Accounts 2023-24 Transport for London